

Bicentennial Quilters Get Project Under Way

Residents Blast Condominium Plan; Alternatives Proposed At Hearing



NEEDLEWORKER Sarah Resor puts finishing touches on one segment of 25 that

Plans continue to shape up for Terrace Park's Bicentennial events, which will center around a Memorial Day program at the Community House and a Fourth of July celebration on the Village Green.

One key job now in the works is a 104-inch-square Bicentennial Quilt, being made by a small army of Terrace Parkers. It will be raffled off at the end of the Fourth of July observance to help "provide funds for the Bicentennial celebration on Memorial Day and July Fourth and for a permanent memorial to the Bicentennial in Terrace Park, according to Marie Gerwin, bicentennial program chairwoman.

The quilt is expected to be finished in time for display at the Community House on Memorial Day.

Its 25 segments include 12 scenes from Terrace Park's past, 12 scenes of the park today, and a special Bicentennial segment.

Artists who made drawings for needleworkers to follow include Bobby Rope, Bud Compton, Trudy Stev-

will make up Bicentennial Quilt. More than 40 villagers are involved on project.

ens, Beverly Meyers, Bob Whittaker, Kebbie Blum, Gail Morrison, Stan Thomson, Kay Everhart, Jane Peterson, Doug, Anne and Meg Cherry, Cathy Douglas, Rosie Shundich, Marlene Scholl and Archie Frost.

Needleworkers contributing efforts so far include Lizie Allison, Peg Maupin, Virgie MacMillan, Bunny Proctor, Ruth Hickenlooper, Ann Lindell, Sarah Resor, Carol Fahrnbach, Peggy Reynolds, Betsy Holloway, Margaret Hodges, Dottie Vickers, Julie Northrop, Pepper Miller, Jan McAllister, Lolly Bailey, Joann Kennedy, Sally Eggleston, Kay Quist, Margaret Wunker, Kay Everhart, Jane Peterson, Marie Gerwin, and Trudy Stevens.

More details of plans for the village's Bicentennial year celebration will be in the March issue of Village Views.

Raffle tickets for the quilt will be sold to Terrace Park residents only, and will be \$1 each (or six for \$5), according to Chairwoman Gerwin.

Terrace Park Council has until March 8 to decide whether to grant BBS Co. a rezoning that would allow development of condominium housing at the southeast corner of Elm Rd. and Wooster Pike.

The zoning proposal was aired by council February 17 at a two and a half hour public hearing.

Some alternatives to rezoning were suggested at the hearing by residents in attendance. One was to circulate a referendum petition to block the zone change or mandate some other zone change; another was to put a bond issue to raise money for the village to buy the land for recreation.

Specifically at issue in the hearing was the plan of BBS Co., headed by E. Jack Brendamour, an Indian Hill real estate investor, to get zoning changed on the southeast corner of Elm and Wooster. About 125 attended the hearing; most who spoke opposed the plan.

The tract is zoned for offices now. Brendamour wants a change to permit multiple-unit residences. He also plans to build condominiums on the northeast corner of the intersection, an area already zoned for residences.

The rezoning he seeks is recommended by the Village Planning and Zoning Commission, whose chairman, former mayor Frank Corbin, defended the recommendation at the hearing's outset. His main reason was that if rezoning is not granted, Brendamour would go to court to test the village's zoning code. Corbin said, "The likelihood, I am told, is that we would lose." He did not say who told him this.

Corbin said development of offices on the tract is "not an attractive plan" financially, to Brendamour.

Brendamour said at the hearing that he plans to build 30 condominium units, in clusters of 2, 3, 4, and 5 units per building. He said the units would cost \$50,000 to \$75,000 and would have two or three bedrooms, two car garages, enclosed patios, and on-street "visitor parking" for about five cars per unit.

One bone of contention at the hearing (although legally not an issue) was a sewage treatment plant proposed for the project. It would be one-fifth of a mile beyond the village limits.

The plant -- hence the entire project -- is still bogged down due to an injunction seeking to block it, filed by Little Miami, Inc., an environmental group.

Councilman Donald Frei-- the only member of the Planning and Zoning Commission who opposed recommending rezoning of the tract -- disputed Corbin's view that present zoning would not hold up in court. He called office zoning for the tract "perfectly defensible."

Corbin also said his studies show the condominium project would produce more in tax revenue than it would cost the village to provide it with police and fire protection, garbage collection, and street service. Some residents disputed this; one said flatly she does not believe it.

Brendamour said the condominiums would "enhance the value of property" in Terrace Park, but did not indicate how. He said his plans are to sell units for \$50,000 to \$75,000.

Several residents expressed fears that if the condominium market were to sour-- as some said it already is doing--the BBS units might fall in value and the project not be completed, leaving a few early buyers unable to

meet such long-term expenses as maintaining their sewage treatment plant.

Brendamour took exception at one point in the hearing to residents' references to persons who would live there as "tenants." He said there is confusion over this (and some residents' comments bore him out).

But he did acknowledge that if he were unable to sell all the units, he might then rent them as apartments. He added, however, that present homeowners in the village can, similarly, rent their homes if they want.

Eileen Burklow of Miami Avenue drew loud applause when she said she fears the project would be "inviting a constituency with negative or passive interest" in the community.

"I'm very liberal," she said, "but the main reason I like living in Terrace Park is that it is conservative."

Paul Westerfield, Princeton Dr., a lawyer experienced in real estate and zoning matters, said he feels that if the condominiums are allowed now on the Elm-Wooster tract, "all of Wooster Pike is outflanked for a zoning attack all the way from King Kwik. Almost any court in the country," he added, "will tell you within five years you've got to rezone any property on Wooster Pike, on request."

Later, one Wooster Pike property owner said that if the BBS rezoning is approved, he would immediately seek similar rezoning. "I won't be the first," he said, "but I won't be the last."

Peter Minges, Floral Ave., suggested the village consider a bond issue to buy the land for recreation. Mayor Ray Cadwallader estimated its value at \$75,000 to \$120,000; Village Solicitor Robert Leming said if a price could not be negotiated, a jury would decide the price.

His plan, Minges said, "would get Mr. Brendamour out of his misery, would be a viable alternative use of the land, and would put the whole matter to rest."

Swim Club's Board Planning '76 Season

The Terrace Park Swim Club Board of Trustees has started working towards the opening of a new season.

At a meeting in January, Barbara Johnson, president, confirmed that Doug Cherry would be vice president for administration; Bob Sluka, vice president for pool and grounds; Peter Minges, treasurer; Karen Roberts and Bob Morrison, tennis chairmen.

The new officers were introduced and appointed to their positions. They are Chuck Conway, swim chairman, Sidney Frost, membership chairman and Sally Pschesang, secretary and social chairman. Frank Taylor was appointed assistant to the treasurer.

The nominating committee for 1976 was also elected. It consists of Stan Brown, Pat Bodner and James Madewell. Anyone interested in pool membership should contact Sidney Frost.

**More Council News
On Page 3**



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Editorial

"Characters" Is Dollars, Too

One of the hottest issues in recent years in Terrace Park -- almost a running battle, in fact -- has been the matter of rezoning the "Elm-Wooster" property.

The issue is flaring again, what with the new proposals to rezone tracts on both sides of the corner, and the recent public hearing before council.

Rezoning hearings in suburban communities take a rather predictable course.

Developers come in with fine looking plans and promise to build only the loveliest of buildings with the greenest of buffer zones and the most expensive of sewer systems and other amenities.

Opponents object strenuously that "apartments" (all multi-unit housing is "apartments" to some) flood the streets with traffic, overload the schools, and run counter to the "character of the neighborhood."

Now this is by no means an endorsement of the proposals of BBS Co. for development of the Elm-Wooster tracts. But studies very carefully conducted by a variety of experts have shown most clearly, in other places and situations, that apartments (or condominiums) do not overload the streets all that much and do not come close to overloading the schools. In fact, multiple housing projects usually provide far more tax dollars per school-age child than single-family homes.

Whatever the outcome is of the Elm-Wooster rezoning issue, we hope it is decided on the basis of real issues, not unfounded fears. Changing the character of Terrace Park, for instance, is indeed a real issue.

The recent skyrocketing increase in what the county's tax assessors say Terrace Park property is worth makes it plain that the character of a community is worth a great deal.

Anything that tends to degrade the character of a community is, in one way or another, money out of the property owners' pockets. And if ever there were a real issue, that's it.

"Lolly Volley 1976" Is Skit Title



Seated, John and Lynn Hodges; standing, Margaret Hodges and racket.

The Mariemont Middle School Variety Show March 5 will feature skits by two Terrace Park families.

The skits in the program are being created by local playwrights Arnora and Dave Hummel, Rusty Bredenfaerder, Pat Baker, Barb Overway and Ellen Jackson.

The John Hodges family, 302 Oxford Avenue, will be featured in a skit called "Lolly Volley 1976," which includes a scene in which Mrs. Hodges serves up dinner on a tennis racket--for

reasons not yet quite clear.

Marion Richardson, Barb Overway, and Pat Baker will appear in a skit called "Nettie Needle, 1776," that has something to do with the story of Betsy Ross.

School administrators, teachers, students and parents are all involved in the show, which will be at 7:30 p.m. in the school auditorium; it is the only money-making project of the year for the Middle School PTA. Admission is \$1 for adults and 50 cents for children.

**United Fine Arts Fund
 Leaders Urge Support**

Letters are being delivered to homes throughout Greater Cincinnati, hand written by more than a thousand women who are asking their friends and neighbors to support the 1976 Fine Arts Fund.

During the past year, in addition to the countless thousands who enjoyed the free Symphony concerts in the parks and on Fountain Square Plaza, well over a million persons toured the Cincinnati Art Museum and Taft Museum, attended Symphony programs at Music Hall, and enjoyed performances by the opera company.

All four of these institutions depend upon the Fine Arts Fund for their operating budgets, which total \$1.1 million this year.

Mrs. David L. Meyers and Mrs. Harry Maxom III are UFAF co-chairwomen for Terrace Park, Mrs. Monte Huebsch is chairwoman for Mariemont. All three have recruited volunteers to write letters soliciting support for the fund.

No gift is too small, and it is hoped that a record breaking number of families and individuals will contribute to the 27th annual campaign for the fine arts.

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Clodhoppers Need You

Co-chairmen are needed for the '76-77 year and anyone interested in carrying on the long tradition of this club is urged to call this years co-chairman, Brenda Bigelow, 831-2111. Plan to attend the gala spring dance, March 20th.



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Village Bulletin Board

- Garden Club**
 March 2, 12:30, at the Community House; guest day "Birds and other wildlife" slide/talk with Mrs. Paul Connell
- Child Study**
 March 2, 7:30, at Jane Bowmans, 607 Home "Diagnosing problems early in children"
 Dr. John Morgan and Dr. Rees Sheppard, ophthalmologist guests
- League of Women Voters**
 March 11, 12:30 at Phyllis McAllisters, 407 Miami Joint meeting with Mariemont unit, Carol Stevenson leading:
 "Township and Government - structure survey"
- Clodhoppers**
 March 20, Spring Dinner-Dance, T.P. Country Club
 Call Gail Wiik for reservations, 831-5670

A Cold Evening With A Stripper?

Throughout the winter months on alternate Monday evenings, a course on furniture refinishing will be given Free-of-Charge at Bix Furniture Stripping in downtown Milford.

Bix has been in Milford since September under the partnership of Douglas Wiik and Stuart Gill. Bix specializes in stripping old paint and varnish from fine furniture. A procedure is used

which is a no-dip, cold-chemical, hand process; it leaves the wood looking and acting like new.

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Mark Pruiss Sets College Swim Marks For Wooster Team



SWIMMER MARK PRUISS

It's not often that a swimmer moves from high school into college ranks and immediately begins to break records, but that is exactly the case with Mark Pruiss of Terrace Park, a freshman at The College of Wooster.

In Wooster's first four meets, Mark has broken two school records and won seven events in leading the team to a 4-1 record. He has also been on several winning relay units.

His records have come in the 200 yd. individual medley, in which he shattered the existing record by six seconds with a time of 2:05.6, and in the 100 yd. freestyle with a time of 50.0.

His success comes as no surprise to Wooster coach Bob Wagner. While at Mariemont High School, Mark earned four swim letters and made it to the state meet in Columbus last year.

Mark is the son of Mr. and Mrs. Carl Pruiss, 112 Michigan Ave.

Ken Hinnners And Co. Carry On Tradition Of Service

This is the second of a series of articles on the businessmen and women of Terrace Park; the series is being done by Jeanne Sanker.

Meet the men of Union 76 who help to keep the wheels of Terrace Park on the move: Ken Hinnners, Bill Hays, Harold (Willie) Dill, and Bob Moore.

Their faces are familiar and their auto service is well known, but few of us have had the opportunity to be acquainted personally with this hard-working foursome. Most people know them only as busy, dependable, resourceful experts in their business.

In addition to their interest in the oil and automobile businesses, they have other things in common.

They are all natives of the Greater Cincinnati and soon they will all be residents of Milford (Bill Hays will be moving there from his present home in Buford, Ohio, a daily drive of about eighty miles).

Their homes and their active, large families are their prime interest. Ken and his wife, Charlene, have five children ranging in age from seventeen to four.

Six children, aged fourteen to 1 1/2 years, and wife, Elva, greet Bill Hays on his return each day.

Willie's and Sue's children range from seven to one and Bob and Jeannine now have only two children left at home from their family of ten.

The service station business is a family heritage



with the Hinnners and Hays families. Both Ken's and Bill's fathers owned stations in Milford for many years. Ken's brother is presently a station owner in Mt. Repose.

Ken started work in Terrace Park seven years ago as manager of the Zephyr Station. Prior to his arrival here he had spent a year driving a tractor-trailer to the East and the South. Two years later, Willie, who had been a family friend in Milford, came to work for him. The next year, Bill, Ken's lifetime friend, joined them here.

They all became Union 76 employees in 1974, and since then they have welcomed Bob Moore, a former operator of heavy construction equipment and a knowledgeable mechanic.

The men are all interested in participating in Union's certification program in air conditioning, brakes, tune-up, front-end alignment, emission control, and electrical systems. They all hope to reach their goal of certification in all categories.

Ken has received certification for completion of a course in management train-

PUMPING GAS is only one aspect of running a gas station. In background, Union 76 manager Ken Hinnners checks out a customer's VW engine.

ing. Please with the way the business has expanded these seven years, with 60% of it dealing with Terrace Park customers and the station open sixteen hours a day, Ken pays tribute to his employees when he says, "Your help --- it can either make or break you!"

Firehouse Project Near Completion



ADDITION to Terrace Park firehouse gets finishing touches from roofers in mid-February. Project, which will provide space for new pumper, is expected to be finished in March. Old section of firehouse is at left. Community House proper at far left.

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Council Debates Buying Acreage Near Swim Club As Park Buffer

Chuck Rockel, Parks and Recreation Committee chairman, triggered spirited discussion at the February 10 meeting of Terrace Park Village Council, when he moved to investigate the feasibility of purchasing land adjacent to the Swim Club.

His purpose: to ensure additional village-owned recreation space and a buffer zone between village and Kroger Hills Park boundaries.

The motion passed 3-2, but not before sharply divided opinion was expressed. At one point Mayor Ray Cadwallader turned over the gavel to Vice Mayor Griffith, so the Mayor could voice his personal views.

The property, roughly 9 acres, is owned by Walt Kuntz and extends along the road leading off Elm at the Swim Club back to Stumps Boat Club. Last year council offered to buy the land for \$3500 an acre, but abandoned negotiations when the principal countered with a demand for \$6000 an acre.

The State also wants this land and is currently negotiating the purchase of 112 acres stretching between Terrace Park and Avoca Park; this is in addition to Kroger Hills Park, which is now totally owned by the State. Cadwallader stated that to jump into the middle of these negotiations would only stir up trouble and, in his opinion, be a grave mistake.

Rockel advised there has been considerable citizen concern about the possible effects of the new state park on village life. "The time for council to be concerned is now, not after someone else has bought the land," he said.

Finance chairman Dick Bowman repeatedly asked, "where will we get the money to pay for this land?"

He pointed out that the improvement fund is totally committed for the year, primarily for purchase of the new pumper and firehouse remodeling. Pat Henley echoed Bowman's concern.

"How can we deal in good faith if we don't know where the money will come?" she asked.

Rockel acknowledged that timing is poor, particularly in view of recent property tax increases. Still, he said he thinks the purchase idea should be explored. To this extent, he was supported by councilmen Dick Griffith and Don Frei. Frei pointed out advantages of having additional recreation space next to the Swim Club with its available parking.

The Mayor said all agencies involved in development of the new park have pledged cooperation with Terrace Park, even entering into a "management contract" and planning a green-belt buffer zone. Cadwallader has been closely associated with the park's development since the idea was originally conceived four years ago, and he urged council "not to muddy the waters - - - this would only show a lack of good faith and loyalty."

Rockel cited several assets which the village might sell to help raise money for purchasing the land. These include: the lot behind the village market; some of the land at the log cabin, and "possibly some help from the Swim Club and Stumps."

Griffith moved to amend Rockel's motion that negotiations include the price at which the land could be purchased plus determination of how the money would

be raised, but the motion died for lack of a second.

In the end, wording of the motion was to investigate "the feasibility of purchase of the land." Members Henley and Bowman voted against the motion, with Griffith, Frei and Rockel voting for it. (Gene Desvernine was absent.)

Mayor Cadwallader then asked Chuck Rockel's committee to initiate the voted action.



Other Village Council Business In Brief

In addition to its concern with increased recreation space and the property tax increase, the February Village council agenda included:

- Referral to the Public Works committee for further study a chronic standing water problem in front of the David Hummel residence on Miami Avenue.

- First reading of an ordinance approving a stop sign for westbound traffic at Old Indian Hill and Indian Hill Roads.

- A verbal warning from Building and Grounds Committee chairman Pat Henley that old, decaying trees are becoming more of a problem. Henley announced that more than \$1000 was spent in January, "mainly on custodial care of the aged." Her committee is preparing a new tree proposal to be submitted to council in March.

- Referral to the planning and Zoning Rules and Laws committee a request from Mariemont Village Council for support of their

position on relocation of Route 50.

- Agreement by Council with Safety chairman Dick Griffith's recommendation not to pay a \$5092 bill from the Hamilton County Communications Center, until an explanation has been received as to why the bill is \$2392 more than in 1975. The invoice notes only that 1976 minimum billing is \$1200, and Terrace Park receives separate billings for the Fire Department, Life Squad, and police calls.

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Furor Over Tax Bill Increases Dims From White Hot To Dull Red

What began with all the earmarks of a mass protest of increased property taxes in Terrace Park, appeared at mid-February to have dwindled.

It reached its peak at a public meeting January 29 in the Community House. About 250 persons attended, many of them stirred to outright anger by new values placed on their real estate in the countywide reappraisal.

When the semiannual property-tax bills had gone out a week earlier to homeowners, most discovered that early estimates were true--the reappraisal had, indeed, boosted the tax-assessment value of property in Terrace Park more than 50 per cent, an increase larger than in any other community in the county.

Even coupled with a reduction in the rate of taxation (millage) applied to the new assessed values, many property owners found themselves faced with tax bills 30, 40 and 50 per cent higher than last year.

The immediate upshot of the January 29 public meeting was formation of a group of about 20 persons interested in banding together to hire Village Solicitor Bob Leming as their attorney to file appeals of their new assessments.

A second meeting followed this a week later; only about 10 persons showed up.

By late February, it was still uncertain just how many Terrace Park property owners had filed appeals after paying their tax bills.

But Village Councilwoman Pat Henley commented later that many who originally may have intended to protest or appeal probably "just slunk back home

and started writing their checks. You just sort of succumb," she said.

A second upshot of the January 29 hearing is the possibility of a formal endorsement (by Council, by a private citizens group, or both) of a suit already filed by the Cincinnati Board of Education over the recent property reappraisal.

This suit, in brief, argues that the reappraisal boosted the taxable values of residential real estate far more than it increased the value of commercial and industrial property, leaving the private homeowner saddled with a disproportionate share of the burden.

An informal "lobby group" headed by Councilman Dick Bowman (finance committee chairman) and residents Len Goorian and James Parker, is studying steps to take regarding support of the Cincinnati Board of Education case.

One major issue that arose at the January 29 public meeting was whether or not the village, as well as the Mariemont School District, will receive a "windfall" of tax revenue because of the reappraisal's sudden increase in the values on which property taxes are paid.

Mayor Ray Cadwallader said it was his understanding that the millage levied by "all government bodies will be uniformly reduced so they get the same dollars."

Added the mayor: "We are not being benefitted by this." ("We" meaning the village treasury.)

Solicitor Leming explained: "If our tax duplicate (the value, for tax purposes, of property in the village) provides revenue that exceeds our budget, the county auditor automatically

lowers our millage."

Terrace Park property owners' total tax rate in fact was lowered, for this reason, from \$72.90 per \$1000 property value, to \$62.60 per \$1000.

But the increase in the village's property values, because of reappraisal, was so great that even the new lower tax rate will produce about \$119,000 more in total dollars than the old rate did when applied to the old property values.

Of this \$119,000 extra revenue, about \$85,000 goes to the Mariemont School District; about \$9300 goes to the village treasury. The rest goes to regional vocational schools, Columbia Township, and Hamilton County.

The main reason the lower millage does not compensate completely for the increase in property values is that the drop in millage (required by state law) applies only to millage over the "10-mill-limit" that local governments may assess against property without a vote of the people.

The approximately \$9300 extra the village will get represents an increase of about 8% in village revenue from real estate taxes. The \$85,000 extra Terrace Park property owners are paying to the school district represents an increase of about 19% in Terrace Park property-taxpayers' contribution to the school system.

Mariemont property owners' contribution, by comparison, increased because of reappraisal by about 7.5% -- meaning that Terrace Park is now assuming a larger share of the total property tax support to the school district.

T.P. Quits Columbia Twp.

Terrace Park recently qualified as, and was legally declared, its own township.

One benefit from this is additional financial return from the sale of motor vehicle licenses. Accordingly, all residents are asked to state their residence as Terrace Park Township, rather than Columbia Township, when applying for their new licenses this spring.

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