

Village Views

Volume 15, Issue 12

Terrace Park, Ohio

December, 1983

Village Tax Rate On Top?

Terrace Park property owners will be paying the highest real estate taxes in the county when half-year tax bills are sent out late this month, according to the county auditor's office.

That comes from approval at the November elections of a 3.71 mill levy for general village operations, and a five-year 1.6 mill levy intended for tree renovation. There is also a new 1.89 mill county levy for Drake Hospital operations.

Village voters also approved renewal of three village levies of 7.4, 2.4, and 3.11 mills.

The renewals and the new levies put the tax rate for village purposes at 19.72 mills. The total tax rate in the village will be 83.86 mills, passing Wyoming's total of 81.04 mills.

Tax bills sent out in December are technically for the last half of the year. In the past, new taxes voted did not appear on the bills until midyear, but a change in state law in recent years made them applicable immediately so that governmental units would not need to borrow money in anticipation of payment.

Council Vacancy Unfilled

Who will take Les Overway's seat on village council when Overway takes over the mayor's office on January 1 still was unknown as *Village Views* went to press.

Overway said he had given no particular thought to the matter, noting that council will have 30 days in which to fill the post after its organizational meeting on January 1.

Overway at that time will replace Charles Rockel, who chose not to run for reelection. At that meeting also, Bob Payne will be seated for another term and Jack Schmidt will be sworn in as a councilman as a result of his election in November.

Permits Up

Building Inspector Bob Corey reported at the December council meeting the issuance this year of 94 building permits involving construction costing \$560,600.

Only 21, however, involved major projects. They included one new house, 21 additions to living space, 19 furnace and air conditioning installations, 12 new roofs, 10 fences and nine decks.



Former Village Resident Becomes Milford's Mayor

Ties between Terrace Park and Milford became a little closer recently when Milford's council chose former Terrace Park resident Douglas W. Thomson as mayor of that community. Son of Mr. and Mrs. Stanley B. Thomson of 831 Douglas Ave., he is a 1971 graduate of Mariemont High School, earned his BA degree at Vanderbilt and his law degree at Ohio Northern, and became legal counsel and secretary for Structural Dynamics Research Corp. in Milford Tech Center after some years in private law practice in Findlay, Ohio, and as assistant solicitor for Arlington, Ohio. Currently president of the Milford Rotary Club, he makes his home at 980 Wallace Ave., Milford, with his wife, Gretchen.

The new mayor, center, is pictured being sworn in with Fred Gatch (left) named vice mayor, by Milford city solicitor Michel Minniear. (Picture courtesy of the *Milford Advertiser*.)

Pschesang Discloses Plans To Relocate

Dr. Paul Pschesang is planning to move his dental offices to Milford, following defeat of an initiated ordinance at the polls in November.

Nevertheless, village council at its December meeting gave final approval to its own rival ordinance restricting his operations at 406 Western Avenue. Councilman Les

Overway sought to table the measure as possibly moot, but others on council said they felt an obligation to the voters to carry out their announced intentions.

The final vote was preceded by a call for a public hearing, but not a voice was raised for or against.

Dr. Pschesang told *Village Views* that he has not yet

Bus Loop Proposal Stirs Village Protest

A Queen City Metro proposal to eliminate the Terrace Park bus loop ran into a storm of opposition at a hearing preceding the December 13 meeting of village council.

Paul Stewart and Tom Knopf particularly challenged the validity of Metro ridership studies which Knopf called "spurious." Others similarly disputed Metro figures of a five-minute saving by eliminating the loop, cited hardship to residents and domestic help with no other means of transportation, and parking and safety problems which would arise from bus service only on Wooster Pike.

The proposals, and findings developed at five such hearings here and elsewhere, are to be presented to SORTA, the transportation controlling body, at a meeting during the first week in January. The protestors were told that Metro would welcome and present written comments addressed to Nancy Core, Senior Service Designer, Queen City Metro, 6 East Fourth Street, Cincinnati 45202.

At its subsequent meeting, village council adopted a resolution opposing elimination of the loop, especially in rush hours.

Council Approves Flood Act

Still uncertain as to the full implications of the measure, village council at its December meeting again delayed final action on a federally-sponsored flood insurance ordinance.

But, facing a January 5 federal deadline, it announced plans for a special meeting before the end of the year for a yes-or-no decision.

Village council approved at a special meeting on December 18 a flood plain regulatory ordinance urged by the federal government. —

The move to delay followed a long public discussion after explanations by Carrie Groves of Columbus, representing the Ohio Department of Natural Resources. What Councilman Rich Gilchrist called "the plusses and minuses" of the issue boiled down to:

- The approximately dozen residents whose homes apparently fall in what would be designated as flood plain objected to the measure's regulatory provisions. In essence, those rules provide that a home substantially damaged by any cause, not only flood, could be rebuilt only in ways to raise it above flood level.

- Others facing possible mudslides or flooding from creek, dry-well or other overflow voiced concern that they would be unable to obtain insurance against such happenings if the ordinance should not be passed.

While the program is aimed primarily at flood plain occupancy, Groves noted that it did provide for federally-subsidized insurance against damage resulting from surface water in other areas of a covered community. Her view was supported by Stu Proctor, called on for his insurance expertise. Urging approval of the ordinance, Proctor said that there is no flood insurance available to homeowners other than the federally-subsidized program.

A point of difficulty was that maps available did not show precisely what homes would fall in the flood plain zone. Most concern was expressed by residents on the east side of Michigan Avenue. Most of them assumed that they probably would be affected although figures developed in a survey by Roger Ward indicated at least some of them would not. Groves responded that who was, and who was not, affected would have to be determined on a case-by-case basis, but it was not clarified as to who would make that determination.

Establishment of the flood plain is based on the highest flood in 100-year experience, in this instance the flood of 1937. Many at the hearing objected that maintaining that level did not take into account flood control dams built on both branches of the Little Miami River. Groves said she believed the effect of the dams had been considered, and said she felt also that increasing urbanization was offsetting the effect of the dams by increasing run-off. Ward, a veteran of U.S. Army Engineers service, noted that the 1937 flood level here resulted from backwater from the Ohio which would not be affected by Little Miami dams.

Both Groves and Councilman Bob Payne noted that if the ordinance is not passed, existing flood policies would expire at the end of the current policy year and no other such protection will be available. Groves said that records show 11 such interim policies in force for a total of \$311,000. She did add that the village undoubtedly could enter the program later than January 5, but said any insurance would be imperilled in the meantime.

Councilman Gilchrist raised the possibility of suits against the village for flood damage if the ordinance

(Continued on Page 2)

(Continued on Page 2)

Council Raises Village Pay, Sees Saving In New Health Plan

Village council in its last regular meeting of the year approved a 5% pay increase for members of the village street maintenance department, and approved also a revision of their Blue Cross coverage estimated to save \$3,000 to \$4,000 a year in premium payments.

The new Blue Cross contract increases employee benefits. It also increases the deductibles they are called on to pay, but council declared its intention to meet any deductibles above the \$100 for outpatient and major medical care the men now are required to meet.

Police Chief Ron Pottorf also was voted a \$200 increase in the token pay he now receives for also acting as village street commissioner. Councilman Les Overway praised Pottorf's work, saying that the Park had never looked better though far less overtime had been needed to accomplish the task.

Councilman Rich Gilchrist proposed resolutions thanking residents for gifts of trees and tree work on village land. Gifts were received from Mr. and Mrs. Mel Aichholz, Mr. and Mrs. Robert Payne, Mr. and Mrs. Richard Fluke, Mr.

and Mrs. Orison Stieringer, and a second gift from Diana Greer.

In expressing thanks for this concern for preserving the "true character" of Terrace Park and for passage of the tree levy, Gilchrist urged any residents interested in donating to this cause to contact him. He added that he felt such gifts would probably be tax deductible.

Councilman Bob Payne presented a housekeeping budget revision which included a payment of \$20,000 on the \$140,000 notes on the former B.B.S. Co. property now owned by the village. With extra revenue available, he urged passage to keep the village credit rating high and reduce interest on the remaining loan. The ordinance passed.

In other action, council also — Heard that once-a-year on site building inspections will be made by the building inspector of commercial properties.

— Passed an ordinance requiring all members of the Terrace Park Fire Department to be residents or work in Terrace Park at least four hours a day.

— Received formal notice of Cincinnati Gas & Electric

Co.'s intention to seek a 7% increase in gas rates and a 10% increase in electric rates.

— Heard Mayor Rockel's thanks to Councilman Roger Miller for his six years of service. Miller, who was not present, is ending his council term and did not seek re-election.

Rideshare Plan Still Available

If eight more riders can be found from Milford and Terrace Park, a van service to and from town will be set up by the Rideshare program of the Ohio/Kentucky/Indiana Regional Council of Governments.

In fact, said Len Grothaus, coordinator of the vanpool program, he is prepared to set up service on a trial basis if four more riders can be found to join the six from Milford who have indicated interest.

Those interested should contact Grothaus at 241-RIDE.

Flood

(Continued from Page 1) should not be passed. Groves said some such suits had been filed elsewhere, although she was unaware of the outcome.

Although Proctor again emphasized that no flood insurance would be available if the ordinance is not approved, nine residents whose homes are believed to be in the flood plain opposed passage in a straw vote taken by Councilman Bill Konold.

VILLAGE VIEWS STAFF

Editor:
Ellis Rawnsley
Business Manager:
Jan McAllister
Makeup:
Jane Peterson
Mailing:
Bonnie Rawnsley
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Ruth Binkley

Realty Activity Takes A Jump

By Mel Aichholz

Real estate sales in 1983 continued to reflect premium values in Terrace Park. The average realized about \$20,000 more than in other communities. Realtors term this "community value," including good government, schools, churches, services and recreation.

There were 38 sales, averaging \$100,247, compared with 22, averaging \$92,286, a year ago. Following is a tabulation of the sales recorded at the Hamilton County Court House in 1983:

619 Amherst	\$ 82,000	2 Oxford	\$196,000
414 Cornell	88,000	307 Oxford	116,500
2 Elmledge	195,000	910 Princeton	132,000
107 Fields:one	83,000	916 Princeton	153,500
108 Fields:one	75,000	99 Red Bird	90,000
710 Floral	178,500	314 Rugby	60,000
720 Floral	160,000	206 Stanton	148,500
707 Franklin	86,500	401 Stanton	52,000
708 Franklin	103,500	600 Stanton	95,000
717 Franklin	145,000	9 Sycamore	50,500
316 Harvard	86,500	11 Sycamore	40,000
741 Indian Hill	87,400	17 Sycamore	45,000
1 Kris Circle	95,000	211 Terrace Place	75,000
2 Lexington Circle	165,000	125 Windingbrook	95,000
811 Lexington	90,000	131 Windingbrook	100,000
501 Miami	137,500	136 Wrenwood	80,000
601 Myrtle	73,500	607 Yale	95,200
607 Myrtle	77,500		
716 Myrtle	62,000		
806 Myrtle	60,000		
814 Myrtle	149,300		

Feds Will Step In If We Don't Watch Out

By Sgt. Jeff C. Harlan

Terrace Park Police Dept.

Ah, the Holiday Season is upon us! I have seen such a difference in our community just over the past few weeks. The lights are beautiful; and the people are displaying a good beginning to the Christmas spirit.

To all good things there always drawbacks. Along with the beautiful lights come the rather shiny noses of quite a few drivers.

The federal government has made some motions toward forcing a big change in how we view the drunk driver, including a requirement to raise the drinking age to 21. Uncle Sam does not have the power to legislate such a change but he can tell the states that federal highway money will be cut off if the individual states do not com-

ply. (That is how we got the 55 mile per hour speed limit.)

The only reason the Feds see the need is that we are not taking it upon ourselves to control the problem at the local level. We parents, teachers, clergy, and public officials must be the ones to decide what course to choose.

How does this relate to the drunk driver? Simple. If we let ourselves drink drunk, then we are asking Big Brother to take that privilege (or right) to drink away. If we let our children drive drunk, then we are telling Uncle Sam that we want him to take over our jobs as parents.

If we ignore the problem it won't go away. This Christmas it might come home in a tragic death at the hands of the drunken driver.

Pschesang To Move

(Continued from P. 1) associate. It was that presence which council contended was one of the points in violation of a 1966 agreement charged against Dr. Pschesang, and a presence which is prohibited under the new ordinance.

The long dispute was precipitated by Dr. Pschesang's application for a permit to build a 10-foot addition to the Western Avenue building. Denial of the application was

carried to the Ohio Supreme Court which ruled that his occupancy was illegal under village zoning laws. A village order to him to vacate inspired the initiative ordinance to legalize his position.

Complicating his proposed move, said Dr. Pschesang, is the extensive remodeling to the building he has occupied for 26 years to restore it to residential use as required by the new village ordinance.

Bus Move Protested

(Continued from P. 1) area. The only other proposal affecting Terrace Park involves contemplated route consolidation which would go to and from town via Eastern Avenue between 9 a.m. and 3 p.m. Rush-hour express buses would continue to use Columbia Parkway. The midday bus fare would be reduced by 10 cents.

Metro's representative argued that four surveys taken since last June showed an average of only 32 passengers a day on 37 bus runs through the village, as against 300 — or 30% — from Milford. Bus riders among those present strongly challenged the figures and the survey methods. Stewart said a survey of his own, on 13 days in December, showed 43% of the riders on the 8:40 a.m. bus were from Terrace Park.

The estimate of a five-minute saving in the run by eliminating the loop drew equally-strong criticism, and a concession that the actual figure very likely was smaller, since there was no informa-

tion as to how many stops there would be on Wooster Pike and where they would be located.

Even though an earlier Milford hearing was reported as favoring elimination of the loop, a Milford resident present accused the bus company of considering statistics instead of people.

Hazards to the elderly and disabled in having to cross the pike to board inbound buses also were cited, and Police Chief Ron Pottorf charged bus officials with giving too little consideration to safety. He noted that Terrace Park police already have law enforcement problems with ride-and-park passengers because of the lack of parking space, and said he saw the likelihood of outsiders parking here instead of catching a bus elsewhere.

The proposed change, it was charged, amounted to slighting Terrace Park in an admitted effort to increase Milford ridership. That, said Stewart, "doesn't sound like extending service to me."

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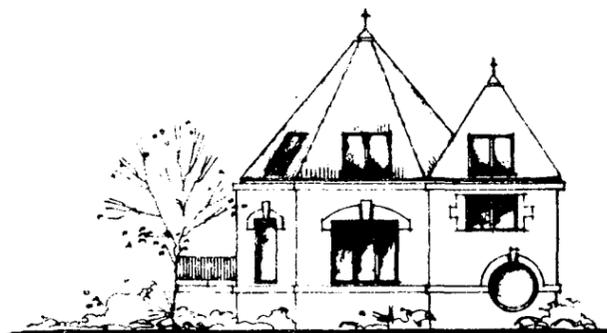
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Anne Konold, a Cincinnati rehabilitation counselor, has been named a Young Career Woman (YCW) by the Oxford Chapter, Business and Professional Women's Club, Inc. Assistant to the director of Inter Parish Ministry, Inc., she will represent the Oxford BPW Club in district-wide YCW competition early in 1984. The YCW program, inaugurated by the National BPW Federation in 1963, highlights the outstanding achievements of young career women.

Anne is the daughter of Bill and Carolyn Konold, 311 Harvard Ave.

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**AARP Chapter
Officers Named**

Fred Vordenberg of Mariemont has been chosen as the new president of the local chapter of the American Association of Retired Persons, succeeding Ray Allison of Terrace Park.

Robert Rinckhoff of Milford and Janet Kircher of Terrace Park were elected first and second vice presidents respectively; Ruth Oberle and Dorothy Aichholz of Terrace Park were re-elected recording and corresponding secretary; Gladys Graves of Mariemont re-elected as treasurer, and Ada Bickell of Milford named as board member at large.

The new officers will be installed by Second District congressman Willis Gradison at its January 10 meeting in the undercroft of St. Thomas Church.

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The newly-formed Cincinnati Aquatic Club is getting ready to host its first Queen City League meet at the Peter Levinson natatorium of Cincinnati Country Day School in Indian Hill. The meet, which is for 8 & unders and 9-10 years olds, will be held on Saturday, January 21, starting at 9 a.m.



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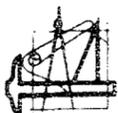
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**Show Cast
Is Picked
By Players**

On February 10, 11, 17, and 18, and on the 24th and 25th, get yourself over to the Community House for the Terrace Park Players production of "See How They Run," a farce by Philip King.

The show is being produced by Mike Ross and directed by Angela Douglas. The cast is made up of Marcy McClelland, Pat Lipka, Kathy Woodruff, Robert Hughes, Frank Kopick, Ken Ratterre, Wayne McClelland, Bill Coburn, and Bob Lipka.

The action of the play takes place in the Vicarage, Merton-Cum-Middlewick. You will be introduced to Ida, the maid to the Rev. Mr. Toop and his wife Penelope, an American. There will be Miss Skillon, an old maid whose behavior will surprise you. Then there's Clive Winton, an old friend of Penelope Toop. It would be easy to say more, but in a way that would spoil it. So in February treat yourself to dinner and a great show.

Open House Planned

Cincinnati Country Day School (CCDS) will hold its annual open house on Sunday, January 29, from 2 to 5 p.m. Teachers and students will be on hand to guide interested families through the school, introduce the curriculum, and answer questions.

CCDS is a college preparatory school for boys and girls from preschool through high school. Located at 6905 Given Rd., Indian Hill, the school draws 720 students from the entire Greater Cincinnati area.

In "Nutcracker"

Larissa and Louise Myslik of Yale Avenue, students at Cincinnati Country Day School, appeared in the Cincinnati Ballet Company's production of "The Nutcracker" December 16-23. Larissa, age 8, played a page; Louise, a mouse. Both girls study ballet in the preparatory division of the University of Cincinnati College-Conservatory of Music.

**Miniature Book
Poses Problems**

A miniature book on roses — it's only one by 13/16 inches — written by Ellis Rawnsley, 717 Wooster Pike, has just been published by Mosaic Press of Wyoming, which specializes in such collectibles.

Because of the small size of the 30 pages, the author says it is no great addition to rose literature, but it posed some interesting challenges, particularly in having to write in 22-character lines. That involved considerable word and phrase juggling to avoid ending lines with hyphens. There was, too, the problem of autographing, in the small space available, a specially-ordered edition of 50 leather-bound copies.



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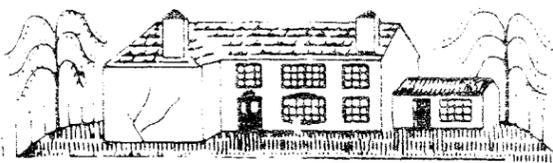
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