

Centerville City Council
Work Session Meeting
August 11, 2014

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher
JoAnne Rau
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Douglas Spitler
Assistant City Engineer John Sliemers
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Having worked this summer to compile base information on the impervious areas of residential and commercial structures within the City, Ms. Elysa Smigielski, a GIS Intern, presented a Storm Water Data Report related to the implementation of storm water utilities fees for property owners. A storm water utility (SWU) is a defined revenue source where property owners pay a SWU fee based on the amount of impervious surface on the property. Ms. Smigielski shared information on SWU of other communities and also different scenarios for residential and commercial user fees. Because of demands on local government funds and other revenue sources due to reductions in State funding, a SWU could be useful in maintaining existing infrastructure drainage systems (catch basins, curbs and gutters) and in funding equipment and capital improvements for storm water related projects. Additional EPA mandates are expected in the future, so expenses are expected to increase over time. Council concurred to move forward. Mr. Horn noted Ms. Smigielski had created a product that could be used to explain SWU fees to our citizens. Mayor Kingseed asked for staff to prepare a detailed analysis, including reasonable rates of growth and a breakdown of items to be covered by storm water utility funds.

Mr. Rodney explained the Conditional Use Application filed by South Dayton Presbyterian Church at 1180 East Alex-Bell Road. The UDO requires a public hearing prior to the approval of the expansion of a grandfathered legally non-conforming use (churches with seating for more than 150) in an R-1B, Residential Zoning District. The applicant is requesting a 4,000 square foot addition, including a Sunday school wing, a kitchen area, a vestibule and additional parking spaces. There

have been no objections from the neighbors. The public hearing will be on the agenda for the Council Meeting on August 18, 2014.

Mr. Rodney also noted that South Dayton Presbyterian Church had filed an application for a revision to its record plat. The church currently owns two adjoining lots on the south side of E. Alex-Bell Road. The replat of the lot requested by the church moved the lot line to the west away from the addition and the expanded parking lot. However, the Planning Commission recommended approval to Council with the elimination of the lot line to consolidate the two lots. This record plan will be on the Council agenda for August 18, 2014.

Mr. Rodney continued the review of the last items in the proposed amendments for the Unified Development Ordinance which is being referred to as the 2014 Omnibus Ordinance. As he has noted in previous weeks, many of the suggested changes are the result of an administrative review. The Omnibus Ordinance will be on the August 18 Council Meeting agenda and be set for public hearing October 20, 2014.

Mr. Rodney gave a presentation on traffic calming, because a traffic calming study for Zengel Drive was a condition of the approval of the Preliminary Development Plan for the Zengel plat at the meeting of May 12, 2014. Prior to the approval of the Preliminary Development Plan for the 32.92 acres at 700 East Alex-Bell Road, residents of Pleasant Hill voiced concerns about speeders and increased traffic on Zengel Drive. Mr. Rodney defined traffic calming, discussed options for Council's consideration, noted different types of traffic calming measures and shared other issues to consider. Mr. Rodney explained the "Five E's" of traffic calming – engineering, education, enforcement, encouragement and evaluation. He reported that intersection treatments tend to be less effective and more expensive than other means of speed control. Estimated costs can range anywhere from \$1,500 - \$40,000. Staff recommended non-engineering efforts first.

Mayor Kingseed emphasized that the public must be aware of the process involved and the efforts being made. Initial efforts would be targeted enforcement, compilation of a variety of traffic counts using MVRCP equipment, and notification of the speed studies to residents who attended the public hearings for the Zengel development. The goal would be to come up with a community plan.

Mr. Horn noted that the public hearing is set for the Ordinance for removing background checks for Mobile Food Vehicle Vendors. There had been discussion concerning requiring background checks for mobile ice cream vendors. Mr. Liberman advised that requiring background checks cannot be reserved for select vendors - it had to be all or nothing. Council will take action on the Ordinance before them to remove the background checks for mobile food vehicle vendors at the August 18 meeting.

Mrs. Wilder passed out a survey on residential pre-sale inspections she compiled through member cities of the Ohio City Managers Association. Discussion followed regarding different aspects of a program. Council is interested in enforcing property maintenance standards and concurred to continue to pursue the program as a means to encourage property maintenance of the City's housing base. Staff will do a financial analysis, get in touch with the realtors' group and move forward.

Mrs. Rau moved that Council convene into an Executive Session for Personnel and Economic Development. Mayor Kingseed seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Dr. Gresham had to leave the meeting. At such time, after no official business was conducted, Mr. Beals moved that Council adjourn out of Executive Session. Mrs. Rau seconded the motion. A roll call vote resulted in five ayes.

Debra A. James
Debra A. James
Clerk of Council

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor