

Centerville City Council
Work Session Meeting
March 4, 2013

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Doug Cline
Paul Gresham
Belinda Kenley
Jim Singer
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Steve Feverston
Public Works Director Rob James
City Engineer Doug Spitler
Assistant to the City Manager Jennifer Wilder
Municipal Attorney Scott Liberman

Mrs. Kenley made a motion to convene into Executive Session regarding Personnel. Mr. Cline seconded the motion. A roll call vote resulted in five ayes. Dr. Gresham, Mr. Singer and Mr. Horn entered the meeting. At such time, after no official business was conducted, Mr. Beals moved that Council adjourn out of Executive Session. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes.

Mr. Bryce Nickel will be appointed to serve on the Centerville City School District Personnel Appeals Board and the City of Centerville Personnel Appeals Board at the March 18, 2013 Council Meeting.

Mr. Horn shared a copy of the latest agreement for the Woodbourne Library egress drive. Council concurred to move forward with this agreement although the Library Board has requested to take out language with regard to a similar interconnectivity project adjacent to the Centerville Library, 111 West Spring Valley Road, that was proposed as a future possibility.

Mr. Feverston explained updates for the annual clean-up ordinance amending the Unified Development Ordinance. This text amendment simplifies public hearing requirements, establishes standards for food vending including mobile food vehicles, and clarifies language for various sections that need to be improved. The ordinance will be set for Public Hearing on March 18, and the Public Hearing will be held on May 20, 2013.

Mr. Singer brought up that the Walmart and Walgreens chains are putting solar panels on all

of their businesses. When he asked Mr. Feverston if the City would allow this under the Ordinance, Mr. Feverston replied that the City would allow solar panels on a flat roof as long as there was adequate Fire Department access. Mr. Singer asked Mr. Feverston to keep his eye on this development.

Mr. Feverston reviewed the Record Plan for the Centerville-Washington Park District and located the property on an aerial view map. The CWPD has purchased the land known as the Smith Farm situated at 2230 East Centerville Station Road. The intent is to incorporate the Smith Farm into Bill Yeck Park and the Forest Field complex and convert the house into an education and conference center. Mr. Feverston explained that the Record Plat would dedicate 35 feet of public right-of-way along Centerville Station Road and establish necessary utility and access easements. At its meeting on February 26, the Planning Commission recommended approval to Council, subject to the following eight conditions:

1. In lieu of construction of the required improvements prior to the recording of this plat, a performance bond in an amount equal to the required public improvements shall be posted by the developer with the City subject to approval by the City Engineer and a subdivider's agreement entered into with the City by the developer.
2. The applicant shall provide review and inspection fees in the amount subject to approval by the City Engineer.
3. Centerville Station Road shall be widened in accordance with Article 9.13 of the UDO to include an additional lane of pavement, curb, gutter, storm sewer, and a sidewalk subject to approval by the City Engineer. In lieu of constructing these improvements, the applicant may place money in escrow with the City in an amount approved by the City Engineer to be used for the future improvement of Centerville Station Road.
4. The applicant shall verify the location of the section line, property and centerline along Centerville Station Road subject to approval by the City Engineer.
5. The record plat shall be modified to show all existing easements including the sanitary sewer easement along the east side of the property subject to approval by the City Engineer.
6. The contractor shall obtain a right-of-way permit for any work performed in the public right-of-way.
7. The contractor shall notify the Centerville Public Works Department prior to any earth disturbing activity for inspection of erosion control measures.
8. A temporary right-of-way for road construction purposes shall be donated to the City at the time of construction of Centerville Station Road to address grading issues.

This Record Plan will be on the March Council Meeting agenda. To cover the future expense of widening Centerville Station Road, the Park District would place money in escrow with the City

in an amount approved by the City Engineer. Currently staff and the Park District are \$50,000 apart on estimates of the cost. Mayor Kingseed suggested incorporating the exact amount to be paid by the Park District for the widening of Centerville Station Road into the condition as the motion is made for approval of the plat.

Mr. Liberman entered the meeting at this time.


Mr. Horn and Mr. Feverston explained the Social Row Road/Washington Trace Park on the south side of Social Row Road. Mr. George Oberer, Washington Township, and the Park District are going to be cleared of any financial requirement for the future widening of Social Row Road. Mr. Horn and staff recently met with Mr. Gruner, County Engineer, who stated that he is limited by the Ohio Revised Code, so his department is forced to deal with it. Mr. Horn posed the question what he should tell a future developer on the north side of the road in light of what has happened on the other side.

Mr. Feverston stated that the Planning Department has received an application to rezone the entire 60+ acres on the north side of Social Row Road between Sheehan Road and Paragon Road from R-1c to R-PD. The request will go before the Planning Commission at its March 26 meeting.

Mr. Liberman explained that the draft of the Solicitation Ordinance mirrors what the City of Englewood has formulated following a challenge in the U.S. Court of Appeals of its ordinance banning all door-to-door solicitation after 6 p.m. Centerville's draft ordinance would include curfew times for door-to-door activity, a do-not-solicit list maintained by the City Manager and registration for a license. Mayor Kingseed suggested that Council look over the draft ordinance and revisit the matter at the Council Work Session on March 11, 2013.

Mr. Horn reported that Chief Gaul asked the City to pass resolutions of support adopting the 2010 Strategic Plan and the Department's Standards of Cover for 2013. Mr. Horn will get copies of these two documents to Council.

Mr. Compton made a motion to convene into Executive Session regarding Litigation. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted Dr. Gresham moved that Council adjourn out of Executive Session. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor