

Centerville City Council
Work Session Meeting
April 09, 2012

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: Doug Cline
Paul Gresham
Belinda Kenley
James Singer
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
Public Works Director Robert James
City Engineer Douglas Spitler
Operations Manager Mary Lou Pence
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Mr. Jim Rozelle, Stantec Consulting Services, gave a presentation on creating a stormwater utility for the City. Mr. Horn advised that a stormwater utility is something the City should consider in light of the state cuts in Local Government Funds and Estate Taxes. Mr. Rozelle explained that cities must comply with the mandated National Pollutant Discharge Elimination System (NPDES) Phase II permit program. This program includes six minimum control measures that a city must perform over a five year permit program. The Ohio EPA is taking more aggressive and direct action with regard to auditing these permits. He further explained that the City has 65 miles of storm sewers. The basic elements of stormwater management are the Federal/State NPDES Phase II Stormwater Permit Program, the operation and maintenance of the City's existing stormwater system and related Capital Improvements Program expenses. It takes about a year to put a Stormwater Utility together. Pros and cons were discussed. Considerations included that City is losing money on the budget, the City is facing increased federal and state NPDES permit requirements, and the City is spending about \$400,000 per year on stormwater operation and maintenance. Costs to residents would be small (\$3.00-4.00 per month).

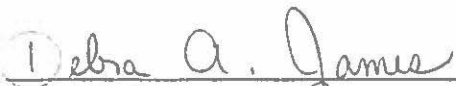
Mr. Richard Carr came in to discuss with Council the Woodbourne Library access drive project. The Library Board is requesting that the City and Washington Township each contribute \$50,000 toward the \$450,000 project. He has met with the Washington Township officials and they have expressed an interest in the project. It was suggested to get a Memorandum of Understanding signed by Mr. George Wang, the owner of North China Restaurant, and The Connor Group. Mr. Carr proposed to draft a joint project agreement between the City, Library and Washington Township. The City had previously agreed to do the engineering services.

After Mr. Carr left the meeting, Council continued to discuss concerns. Mr. Beals, who is out of town, sent an email that he would prefer a two direction drive even if it is a bit narrowed. More cost would be involved, possibly \$100,000 more, to make that improvement. Mr. Horn will talk further with Mr. Beals and begin to prepare a draft agreement. Council wished to avoid having a future Council deal with details and responsibilities 30-40 years from now that have not been defined at this time. Questions remain whether this is going to be a public street/bridge and who will be responsible for maintenance including repaving of the street and replacement of the bridge when that is needed. These responsibilities should be specified in the agreement.

A text amendment to the UDO regulating Internet Sweepstakes Cafés is scheduled for public hearing on Monday, April 16. Because these businesses have factors that are similar to gambling, many jurisdictions are either banning or regulating them. Mr. Liberman reviewed the Ordinance and the background with Council and said that the ordinance is more restrictive than some others in the area. The City will be able to license, collect fees and monitor these businesses. Also a Resolution will be on the Agenda to extend the moratorium on Internet Cafes until legislation can take effect.

Mr. Cahall reviewed the appeal filed by Mr. Eric Sauer on behalf of the Fiat dealership which is owned by Bob Ross Motors located at 91 Loop Road. The Planning Commission denied the two variances for signs at its February 28, 2012 meeting as it must follow the regulations in the Unified Development Ordinance. The Planning Commission did not find undue hardship and thus denied the applications. One variance was for the size of a sign and the other for the number of signs on the Fiat building. The applicant requested an area of 8.8 square feet for a sign over the service doors and permission to reuse a "Certified Pre-owned Sign" which is located on the west side of their building. (This sign is 4 1/2 times bigger than would be allowed under the code). This would also total as a fourth sign on the building frontage. The Applicant had stated that the service sign was too small. Customers have had a hard time finding the service department at the recently renovated Mercedes dealership because the sign is so small. Mr. Cahall noted that there are other options for directional signs other than wall signs. Mr. Liberman stated that at the Planning Commission meeting there had been the statement that Council could give instructions related to the UDO and guide any update to the standards. Staff feels it would be a slippery slope to go down and that the other dealerships in the area are in compliance with the standards.

Council concurred to reappoint the following individuals at the April Council Meeting: Jim Brunner to the Planning Commission, Kera Estep to the Arts Commission, Debbie Schmidt of the City Beautiful Commission, Pam Cima and Judi Budi to the School Personnel Appeals Board. It was agreed to grant a six month leave of absence to Allen Nelson of the City Beautiful Commission.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor