

Centerville City Council
Work Session Meeting
January 8, 2001

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: Susan Lienesch
Paul Gresham
C. Mark Kingseed
Roger Krass
Douglas Cline
Clerk of Council Marilyn McLaughlin
Assistant to the Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
Assistant to the City Manager Jesse Lightle

Council interviewed the following applicants for appointment as members of the City Beautiful Commission: Alex Pearl, Sue Anderson, Cathleen Gill and Lisa Bennett. Council concurred that all appointments be made.

Mayor Beals announced an open house planned by the Miami Valley Regional Planning Commission for Wednesday, January 24, 2001. This is being held in order to review the activities of the Commission. The open house will begin on the 4th floor of the Miami Towers at 6:00 P.M. and will proceed to the 3rd floor for a Commission meeting at 7:00 P.M.

Mayor Beals announced the opening of an office by the Dayton Chamber of Commerce in the Centerville/Washington Township area.

Mayor Beals advised that the Mayors and Managers Association of Montgomery and Greene Counties will host a seminar at Sinclair Community College sponsored by the Dayton Power & Light Company and a consumer group to educate attendees on energy deregulation.

Council concurred that the following reappointments be made:
Michael Haase - Centerville Arts Commission.
Robert Perkins - Centerville Property Review Commission.
Mary Higgins - City Beautiful Commission.

Mr. Cline left the meeting at this time due to a potential conflict of interest with the next agenda item.

Mr. Feverston reviewed an Appeal to City Council filed by Far Hills Baptist Church against a decision rendered by the Planning Commission during their meeting on November 28, 2000, to require brick rather than split-face concrete block on the building body of the new church facility to be constructed at 5800 Clys Road. He explained that an application was approved by the Planning Commission for the construction of a new church facility approximately one year ago on this site, but was never constructed. The original application proposed the entire structure to be constructed of brick material. The current application proposes a combination of building materials to include brick, E.I.F.S. and split-face concrete block. Mr. Feverston located the subject property on a map and reviewed the various elevations of the building. The Planning Commission, by a vote of 7-0, required the use of brick for areas shown as split-face concrete block on the architectural drawings for the building base. The Planning Commission's decision for all brick was based upon the building materials of surrounding residences and commercial buildings.

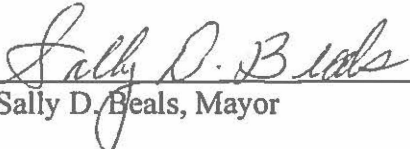
Mr. Cline returned to the meeting at this time.

Mr. Brice Nickel, Assistant Vice President of DPL Energy Resources, Inc. was present at this meeting to review for Council energy deregulation: rates, choices and things to think about in the future. He outlined the potential relationship between the City of Centerville and DPL Energy Resources. The execution of a contract would lock in electric generation costs for a period of three years at the current rate of \$80,000.00 per year. Mr. Horn sees such a contract as a way for Centerville to look out for Centerville. Council concurred that a contract be executed between the City and DPL Energy Resources, and that the City's intent be expressed to other member Municipalities of Gov Tech.

Mr. Horn reviewed an existing drainage problem in a natural swale which flows through Nestle Creek in the area of Baldwin Drive. Residents have asked the City for some relief for the removal of silt which has accumulated near Clys Road. This silt may have resulted from the construction of Clys Road to Wilmington Pike. Upon suggestion of Mr. Horn, Council concurred that the City spend up to \$5,000.00 to remove some of this silt in just this particular area of Nestle Creek.

Mr. Cline moved that Council convene into Executive Session to discuss the purchase of real estate. Mr. Kingseed seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.


Marilyn J. McLaughlin, Clerk of Council

Approved: 
Sally D. Beals, Mayor