

Centerville City Council
Work Session Meeting
August 29, 2000

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

Dr. Gresham shared with Council a draft prepared to the voters of Centerville and Washington Township addressing the waste of tax dollars by the Washington Township Trustees in their fight against annexations filed by Centerville with Montgomery County. Some suggested changes were offered by members of Council. The majority of Council supported publication of this information.

Mr. Horn reviewed for Council an analysis of requests made by Yankee Trace Development, Inc., dated August 7, 2000, concerning residential developments at Yankee Trace: the current agreement between the developer and the City of Centerville, modifications requested by the developer, and concessions which would be granted by the City of Centerville. Also reviewed were revised development agreement points, points tentatively agreed to by both parties and points which require further discussion. Mr. Horn reviewed with Council, item by item, the following commitments the City made to Great Traditions Land and Development Company in a letter to Great Traditions dated March 10, 2000, additional commitments the City will offer, and additional requests from Great Traditions and the City of Centerville:

A. Commitments included in the March 10th letter to Great Traditions:

1. 35% maximum attached units
2. Mansion product
3. Elimination of the gross receipts "kicker" \$1,134,000
4. Limit annual increase of lot prices (2% every other year) 66,000
5. Purchase of non-golf portions of Parcel 14 & 15 at \$25,000/acre 249,000
6. Split relocation costs of DP&L power line \$50,000 -100,000
7. Allow wetland remediation to be pursued by Developer
8. Allow additional SAF to be issued on the New Project

B. Additional Requests from Great Traditions:

1. Eliminate deferred purchase price per lot for Parcel 12 (sell to City at \$30,000/acre) \$679,000
2. Allow development of the wetlands parcel without deferred purchase price per lot (sell to City at \$30,000/acre) 218,000
3. Eliminate the \$1,000 and \$2,500 per acre payments for additional property 160,000
4. City is responsible for a pro-rata share of Paragon Road improvements \$150,000 - 200,000
5. Elimination of the Requirement to issue a Letter of Credit when Future SAF is issued

C. In addition to the Commitments from the March 10th letter, the City will offer:

1. Allow development of the wetlands parcel without deferred purchase price per lot (sell to City at \$30,000/acre). Must be developed In 16 Club lots \$218,000
2. Eliminate the \$1,000 and \$2,500 per acre payments for additional property 160,000
3. Utility savings obtained from Montgomery County \$200,000 - 250,000
4. Elimination of the Requirement to issue a Letter of Credit when future SAF is issued

D. The City will request the following items:

1. Great Traditions to pay all for all civil engineering services (includes all services not covered in the contract with Gene Bates) \$ 50,000 - \$ 80,000
2. Great Traditions will pay for the boundary survey 10,000 - 20,000
3. Great Traditions will pay for the entire cost of the Paragon Road improvements 150,000 - 200,000
4. Development west of Paragon Road:
 - Clubs/Villas and one 17 acre condo parcel with a 4.9 maximum dua
5. Development east of Paragon Road:
 - Maximum 6.0 dua on one 27 acre parcel
 - No rentals
 - Same materials
 - Maximum 5 units per building
6. Great Traditions will pay for fairway utility crossings

Council concurred with all the above mentioned commitments, additions and requests and that the following changes be made:

- A. Numbers 1 and 2 be deleted.
- B. Numbers 1 and 4 be deleted
Number 2: \$30,000 be changed to \$25,000
- C. Number 1: \$30,000 be changed to \$25,000
- D. Number 5: rentals be changed to apartments.

Mr. Feverston reviewed for Council proposed changes to the design criteria and materials for lots 549 through 563 in Yankee Trace, Section 23 relative to all rear building elevations and side building elevations that may be principally viewed from the golf course or adjoining public right-of-way. He asked that these be reviewed by City Council and comments be passed to the Clerk's Office for Planning Commission's consideration.

Marilyn J. McLaughlin
Marilyn J. McLaughlin, Clerk of Council

Approved: Sally D. Beak
Mayor