

Centerville City Council
Work Session Meeting
November 20, 2000

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

Mr. Horn reviewed revisions to the proposed Fourth Amendment to the Agreement between Yankee Trace Development, Inc. and the City of Centerville relative to the expansion of The Golf Club at Yankee Trace and the revised Lifestyle Master Plan for Yankee Trace. Several last minute changes have been made to the Fourth Amendment dated November 17, 2000. The changes dated November 20, 2000 were made as follows:

- Revise Exhibit E to include "Social Row Road Widening September 30, 2002", in the Schedule of Developer Provided Skin Improvements.
- Page 1 - Item 1, change date to February 15, 2001.
- Page 2 - Paragraph d, correct spelling of "contamined" to "contaminated".
- Page 3 - Item c, "\$23,350.00" to "\$25,350.00".
- Page 5 - Item 8, change "400" to "399".
- Page 6 - Change "October 20, 2000" to "November 20, 2000".
- Page 8 - Item 13, change "lineal property frontage property" to "lineal feet of frontage property".
- Page 9 - Item 14, Add "The Developer is required to guarantee payment for a period of three years from the date the petition for SAF for such additional property is signed and filed with the City, but shall not be required to post security or letters of credit to secure payment of any portion of the special assessment financing except in the event that developer sells any or all of the additional property shown on Exhibit B as parcel 28 and parcel 31 on a bulk acreage basis for development by a third party. If the developer makes a bulk acreage transfer as described in the preceding sentence, then the developer shall be required to provide a guaranty in the form of a letter of credit equal to the debt service on fifteen percent of the lots or acre fees" etc.

Mr. Horn outlined for Council discussion held with representatives from the Dayton Power & Light Company relative to the annexation of their property located on the west side of Yankee Street across from The Golf Club at Yankee Trace.

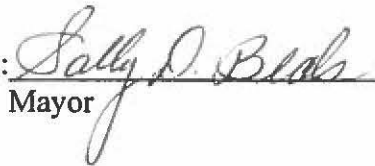
Mr. Horn distributed to Council a revised summary of proposed street light costs for the 2001 to 2006 agreement. The current total annual cost is \$40,987.08; in 2001-02 it will be \$39,563.16; in 2003-04 it will be \$38,122.80; and in 2005-06 it will be \$36,682.44.

Mr. Horn expressed concern with the use of rough cut concrete block as base material for the Police Facility. He has requested a price for brick or a better looking concrete material.

Mr. Horn advised that prior to an agreement being executed with Architect Gene Bates for the additional six golf holes and the modification of the three practice holes at The Golf Club at Yankee Trace, he will bring the proposed agreement to City Council for review.

The Work Session recessed at this time to begin review of the Budget for the year 2001.


Clerk of Council

Approved: 
Mayor