

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 17, 1993

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Caucus Room

PRESENT: Deputy-Mayor Brooks Compton
Councilmembers Sally Beals
James Singer
J. V. Stone
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Assistant City Manager Michael Haverland
Assistant to the City Manager Judith Gilleland

Mr. Horn outlined for Council plans committed, developed and begun in the Leonard E. Stubbs Memorial Park by Thomas Stolz for wild flower beds. Completion of these beds would cost approximately \$2,000.00. Council concurred to move forward with these plans and other developments in the Park started by Mr. Stolz.

Mr. Horn brought attention to correspondence received from residents in the Whispering Oaks Development relative to traffic being re-routed onto Fallenoak Trace during a traffic accident on Clyo Road at Ambridge Road on April 22, 1993. This matter has been researched through the Centerville Police Department.

Upon question of Mr. Compton, Mr. Horn advised that the City's street improvement projects should be completed before school begins this coming fall.

Mr. Horn reviewed the following two Council Meeting Agenda items:

Agreement between the City of Centerville and Montgomery County Commissioners in order to receive Federal assistance through the Community Development Act of 1974.

Bids received for the concrete street improvement program in the City of Centerville for 1993. He recommended acceptance of the low and best bid submitted by the R. A. Miller Construction Company in the amount of \$214,260.00 and that the City Manager be authorized to expend up to \$30,000.00 for additional repairs deemed necessary in conjunction with the concrete street repair program.

Director of Finance William Bettcher and Mr. Mike Robinette from BankOne Capital Corp, were present at this meeting to review for Council an Ordinance to amend Ordinance Number 10-93. It has become apparent that the marketing of the Bonds for Golf Course Recreational Purposes require an adjustment in the optional call provisions contained in Ordinance Number 10-93. Mr. Robinette outlined negotiations with investors.

Following the Regular Council Meeting this date, the Work Session reconvened into the Law Library for the purpose of meeting with Mr. Jim Dullea and Mr. Pete Elzi, The Norris Dullea Company, to review the status of the residential development involved in the Yankee Trace Golf Course Community. Outlined were the different types of homes and densities proposed for the various pods. Mr. Elzi outlined three options to be considered for Timberfields:

1. Ryland to purchase lots over a four year time frame.
2. Restructuring the agreement with Ryland to increase densities and lower lot prices.
3. Sell lots to other developers.

Council concurred with the following densities on various parcels in and around the Yankee Trace Golf Course:

Parcel 3 - Increase density negotiated with Ryland.

Parcel 5, 6, 7, 10 - 2.25 lots per acre.

Parcel 8, 9, 12 - 2 lots per acre.

Parcel 16, 17, 18, 19 - 4 lots per acre (clustered development)

Parcel 15 - same as Timberfields.

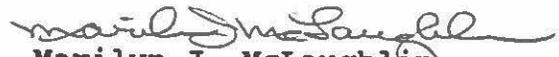
Parcel 11 - 5 lots per acre or 4 if profitable.

Parcel 20 - office/commercial.

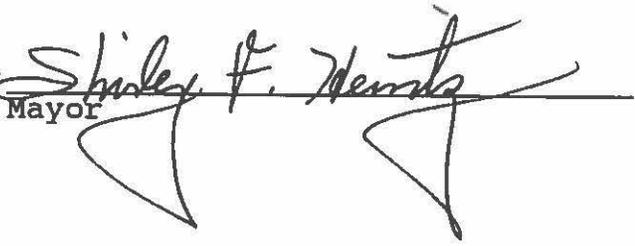
Parcel 1 - 2 lots per acre.

Council concurred that Example B as defined during this meeting be proposed to Yankee Development as a possibility for that property north of the golf course development if annexed to the City of Centerville.

Mr. Dullea outlined how densities have been contemplated in order to keep a balance between costs and return.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor