

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

TOWN OF FAIRMOUNT HEIGHTS, MARYLAND  
2004 – 2005 Legislative Session

Ordinance No.: O-03-04

Introduced By: Town Council

Co-Sponsor: \_\_\_\_\_

Session: Regular

Date of Introduction: December 15, 2004

**ORDINANCE**

**An Ordinance Authorizing the Town to Enter into a Contract with City View Company, L.L.C. for the Development of Townhouses on Property Owned by the Town at 5345 Sheriff Road and the Sale of 5345 Sheriff Road to City View Company, L.L.C.**

**WHEREAS**, the Town of Fairmount Heights has been working on a plan for the revitalization of the Town; and

**WHEREAS**, the Town owns an approximately 4.39 acre parcel of real property located in the Town of Fairmount Heights and known as the East Part of Parcel A, Fairmount Gardens (District 18, Tax Account Number 2104180), and the West Part of Parcel of A, Fairmount Gardens (District 18, Tax Account Number 2092708), located at street address 5345 Sheriff Road, Fairmount Heights, MD 20743 (“5345 Sheriff Road”); and

**WHEREAS**, the real property at 5345 Sheriff Road is not needed for the public use; and

**WHEREAS**, as part of the Town’s revitalization plan, the real property at 5345 Sheriff Road was identified as a viable parcel for residential development; and

**WHEREAS**, City View Company, L.L.C. (“City View”) submitted a proposal to develop 26 new residential townhouses on the Town’s property at 5345 Sheriff Road; and

**WHEREAS**, under the City View proposal, in return for the development rights to 5345 Sheriff Road, City View will pay the Town \$330,000.00 for the real property and \$10,000.00 for each townhouse it sells; and

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91

**WHEREAS**, the major terms of the City View proposal are set forth in the "Contract Summary Information for New Residential Development in Fairmount Heights, Maryland," a copy of which is attached to this Ordinance and incorporated into this Ordinance; and

**WHEREAS**, the Town Council has evaluated the City View development proposal and finds this proposal to be consistent with the Town's revitalization plan and in the best interests of the Town; and

**WHEREAS**, the Town Council desires to award a contract for the development rights to and to sell the real property at 5345 Sheriff Road to City View, and

**WHEREAS**, in accordance with Section 1-18(B)(47) of the Town Charter, the Town desires to give at least 20 days public notice of the proposed conveyance of the Town-owned property at 5345 Sheriff Road to city View.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF FAIRMOUNT HEIGHTS THAT:**

**SECTION 1.** The approximately 4.39 acre parcel of Town-owned real property at 5345 Sheriff road Fairmount Heights, MD 20743 is not needed for the public use.

**SECTION 2.** The Town of Fairmount Heights shall enter into a contract with City View Company, L.L.C. for the sale of the approximately 4.39 acre parcel of Town-owned real property at 5345 Sheriff Road, Fairmount Heights, MD 20743, and for the development of 26 new residential townhouses on the property. The Mayor is authorized to negotiate and approve the specific terms and conditions of such contact, in accordance with the provisions of this Ordinance, and to execute a contract and all other necessary documents with City view for the sale and development of 5345 Sheriff Road as set forth in this Ordinance.

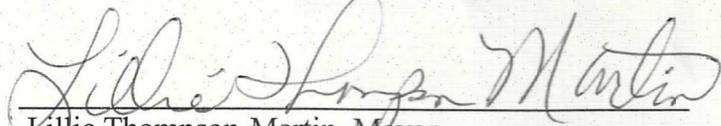
**SECTION 3.** The Town shall give at least 20 days public notice of the proposed conveyance of the approximately 4.39 acre parcel of Town-owned real property at 5345 Sheriff Road, Fairmount Heights, MD 20743; such public notice to include publication of a notice in a newspaper of general circulation in the Town.

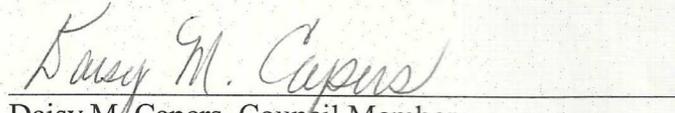
**SECTION 4.** In accordance with Section 1-12 of the Town Charter, this Ordinance shall become effective twenty (20) days after passage of this Ordinance.

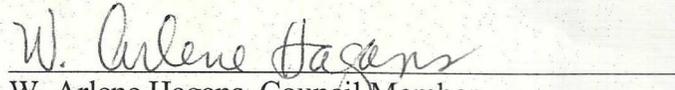
**THIS ORDINANCE IS ADOPTED BY THE COUNCIL OF THE TOWN OF FAIRMOUNT HEIGHTS ON THIS 15<sup>TH</sup> DAY OF DECEMBER, 2004.**

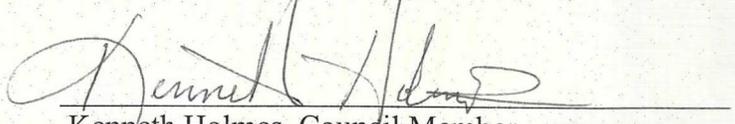
**COUNCIL OF THE TOWN OF FAIRMOUNT HEIGHTS**

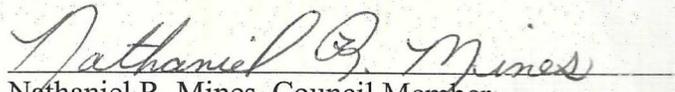
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137

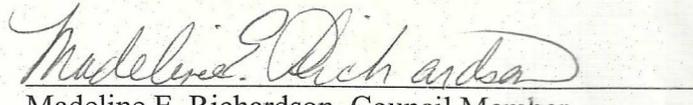
  
Lillie Thompson-Martin, Mayor

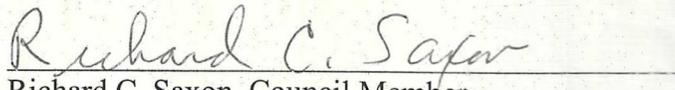
  
Daisy M. Capers, Council Member

  
W. Arlene Hagans, Council Member

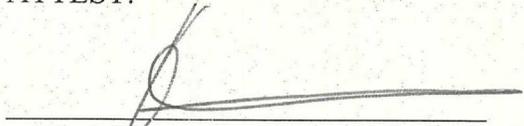
  
Kenneth Holmes, Council Member

  
Nathaniel R. Mines, Council Member

  
Madeline E. Richardson, Council Member

  
Richard C. Saxon, Council Member

ATTEST:

  
Clerk/Recording Secretary

**SUMMARY OF ORDINANCE AND PUBLIC NOTICE OF PROPOSED  
PROPERTY CONVEYANCE BY THE TOWN OF FAIRMOUNT HEIGHTS**

On December 14, 2004 the Council of the Town of Fairmount Heights passed an ordinance authorizing the Town to enter into a contract with City View Company, L.L.C. for the development of 26 residential townhouses on a 4.39 acre parcel of real property owned by the Town at 5345 Sheriff Road and for the sale of this property to City View Company, L.L.C. Under the proposed contract, City View Company, L.L.C. will pay the Town \$330,000.00 for the real property and \$10,000.00 for each townhouse that is sold.

The Town of Fairmount Heights hereby gives notice that the 4.39 acre parcel of real property known as Parcel A (both the east and west parts of Parcel A), Fairmount Gardens, located at street address 5345 Sheriff Road, Fairmount Heights, MD 20743 is not needed for the public use and that the Town intends to convey this property to City View Company, L.L.C.

For further information, please call Town Hall at (301) 925-8585.