

NASHVILLE TOWN COUNCIL MEETING THURSDAY, MARCH 19, 2009

ATTENDANCE – Council members present – President Roger Kelso, Vice-President Robert Kirlin, Councilmember Charles B. King and Councilmember Arthur Omberg. Council members not present – Councilmember Dale Cassiday. Also in attendance –Town Superintendent Roger Bush, Chief Administrator Phyllis Carr, Town Attorney James Roberts and Clerk-Treasurer Brenda Young.

PUBLIC HEARING

1) CALL TO ORDER by President Kelso at 6:32pm.

2) PUBLIC HEARING FOR BLUE ELK CROSSING FISCAL PLAN

President Kelso explained this was a public hearing to present the fiscal plan for the Blue Elk Crossing project. He turned the meeting over to Town Administration. Town Superintendent Bush advised the fiscal plan has been reviewed by the Department Heads and the Town Attorney and he believes it is in its final form. President Kelso asked for a brief summary of the plan.

Town Superintendent Bush explained the sections of the fiscal plan for Phases I & II of the project. Vice-President Kirlin asked if the streets in this project would be dedicated to the Town. Town Superintendent Bush reported the streets would not be dedicated to the Town and they would not be doing snow removal or maintenance of the area.

President Kelso asked what the timeline would be for the project to begin producing income. Town Superintendent Bush advised there was a timeline in the fiscal plan. Steve Alexander explained the timeline was made assuming approval in March or April, and then starting construction in September and the first phase of sixty units would be done in about sixteen months. Fee income for connections would be in the fall of 2009 and property tax assessment would occur approximately a year after the completion of construction. Discussion.

President Kelso asked if the Developer's Agreement has been approved by the Town Attorney and that all the sureties are in the document as necessary. Town Superintendent Bush advised all the items are in the agreement and he would like to approve the agreement tonight as a part of the fiscal plan.

Vice-President Kirlin noted that Phase I is between one and ninety units and estimated construction and all costs is ten million dollars. He read that Mr. Alexander is anticipating applying for financing in April 2009 and anticipating and getting finances in September 2009. Mr. Alexander commented that was all correct and they have already applied for financing. Vice-President Kirlin asked about Phase II, the assisted living portion of the project, the determining factor is how successful Phase I is. Mr. Alexander reported that is not necessarily true as they are finding as much request for assisted living as they are for independent living apartments.

Discussion of water and sewer commitments. Town Attorney Roberts explained that the developer would have six years in which to complete the water and sewer hook-ons within Phase I of the project.

Town Attorney Roberts advised the contract has been worked through for several months and he is very familiar with it. President Kelso asked Town Superintendent Bush how he intends to handle the need for expansion of the wastewater treatment plant with this project coming in and the other projects going on. Town Superintendent Bush advised he already spoke with Mr. Alexander about this issue and told

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him the sewer expansion process has been delayed about six months and Mr. Alexander will delay his project to mirror up with the Town's timing. The treatment plant expansion will be a separate project from the sewer expansion. Discussion.

Council asked what they have to do at this meeting. Town Attorney Roberts noted that since they have now held the public hearing they can approve the plan at this point or approve it at subsequent meetings depending on the Council's disposition. President Kelso would like to hear from anyone in the audience that might have thoughts or questions. No questions or comments from the audience at this time.

President Kelso commented that the Developer's Agreement is a separate entity and did not see any reason why they could not approve it. Vice-President Kirlin made a motion to accept the Developer's Agreement as presented. Councilmember King seconded the motion. President Kelso asked if there were any questions. There were none. All were unanimously in favor of the motion.

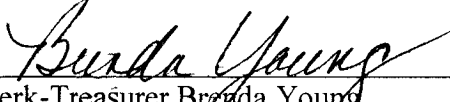
Mr. Alexander asked if they need to set the hearing date for the annexation. President Kelso asked Town Attorney Roberts what the minimum timeline would be right now. Town Attorney Roberts explained they can't pass the annexation ordinance until after they adopt the fiscal plan. They have had the first reading and the sixty days has already passed. Once they approve the Developer's Agreement they can pass the annexation ordinance. President Kelso suggested they set April 16th, 2009 for the adoption of the fiscal plan as that would give the public plenty of time to comment on the fiscal plan.

Vice-President Kirlin asked when the annexation would become effective. Town Attorney Roberts explained they can pass the annexation ordinance but it does not become effective until January 2nd, 2010.

ADJOURNMENT

Vice-President Kirlin made a motion to adjourn. The meeting was adjourned by President Kelso at 7:07pm.

The audio recording made at the Town Council meeting on 3-19-09 is retained in the office of the Town Clerk-Treasurer.


Clerk-Treasurer Brenda Young


President Roger Kelso


Vice-President Robert Kirlin

Councilmember R. Dale Cassiday


Councilmember Charles B. King

Councilmember Arthur Omberg