

**NASHVILLE TOWN COUNCIL MEETING
THURSDAY, OCTOBER 30, 2008**

ATTENDANCE – Council members present – President Roger Kelso, Vice-President Robert Kirlin, Councilmember Dale Cassiday, Councilmember Charles B. King and Councilmember Arthur Omberg. Also in attendance – Chief Administrator Phyllis Carr and Clerk-Treasurer Brenda Young.

REGULAR COUNCIL BUSINESS

1) **CALL TO ORDER** by President Kelso at 6:34pm.

2) **POSSIBLE PURCHASE – ROBERTS PROPERTY**

President Kelso read aloud a letter from Attorney William G. Garber written on behalf of the Roberts' family regarding the property located at 238 S. Jefferson Street. The family is requesting a proposal for purchase of the property on or before November 5, 2008 to be submitted in writing and include all terms appropriate to the offer. After the receipt of all proposals, the family will meet to determine whom it will sell the property to.

Council noted that in a past Council meeting they made a motion to pursue purchasing the property, but not absolutely to purchase the property. Council reviewed the minutes of the Parking and Public Facilities Commission. President Kelso commented that the Town's Attorney wrote a draft letter and included a resolution to advise that the average of the two lowest appraisals was \$80,000. Also included in the proposal are contingencies stipulated of the offer. President Kelso noted that he received a note from the Town Attorney that the Town could offer \$75,000 with a ten day window to raise the offer if needed.

The Council reviewed the appraisals, two appraisals were for \$80,000 each and one appraisal for \$144,000.

Councilmember Omberg expressed concern that this property is in the flood plain and does not see it being able to park that many cars. He noted that the other parking lots in town do not seem to be full. Vice-President Kirlin commented that they do need the additional parking and sees this as a place to look more inviting. The only way they can use the money in the Food and Beverage fund is for parking and restroom facilities. Clerk-Treasurer Young advised the balance in this fund as of the beginning of October was \$204,204.35. She further noted the balance they have left in appropriations to spend for the budget year as of October 1st was \$186,429.62. Councilmember Omberg asked what the Town receives each year to this fund. Clerk-Treasurer Young answered that this amount fluctuates from year to year. Vice-President Kirlin guessed the income is approximately \$150,000-\$180,000. Clerk-Treasurer Young noted that revenue to date for this year as of October 1st was \$112,471. Councilmember Omberg discussed the operations budget of this fund.

Councilmember Omberg announced that he is opposed to purchasing this property because it does not give them enough bang for the buck. Councilmember King commented that anytime they have the opportunity to buy something for parking, they should do so if they have the money so he is for the purchase of the property. Councilmember Cassiday noted that he has not seen the existing parking lots full this year. There are a couple of lots that fill up, but not all of them. President Kelso suggested they should be looking toward the future and hopefully the town will actually grow. Councilmember Cassiday noted that the only thing that sways him toward purchasing this property is that they cannot use that money for anything else. Discussion. Councilmember Omberg would rather see their

TOWN COUNCIL MEETING, OCTOBER 30, 2008

resources go to a bigger area, like the field that is on the way out of town that is for lease every year. Vice-President Kirlin made a motion that the Town of Nashville put in a bid of \$80,000 for the property located at 238 South Jefferson and the bid is to be forwarded to Attorney William Graber in Columbus, Indiana. Councilmember Omberg seconded the motion.

Mr. Andy Rogers addressed the Council and noted that they have messed around with this piece of property for several years now. He felt the property should belong to the Town, it is not a commercial piece of property and no one can really build on it. He commented that it should be in the Town's hands so they can control what happens to that property.

President Kelso asked for a roll call vote on the motion. Councilmember Omberg voted nay, Councilmember King voted yes, President Kelso voted yes, Vice-President Kirlin voted yes and Councilmember Cassidy voted yes. The motion passed 4-1.

President Kelso asked if Council wanted to add to the final language to have the ability to negotiate up since they actually have three appraisals with the average being somewhat higher than \$80,000. Discussion. Council chose not to add the language.

President Kelso reviewed the terms written by Town Administration regarding the purchase of the property. Chief Administrator Carr did not hear comment from the Town Attorney regarding these terms. Discussion of adding an expiration date to the bid. Councilmember Omberg made a motion to put an end date or sunset of December 5, 2008 in the letter. Vice-President Kirlin seconded the motion. Discussion of conditions of the bid. All were unanimously in favor of the motion.

Vice-President Kirlin made a motion to adopt Resolution 2008-06 by title only. Councilmember King seconded the motion. All were unanimously in favor of the motion. President Kelso read Resolution 2008-06 by title only. Vice-President Kirlin made a motion to accept Resolution 2008-06. Councilmember King seconded the motion. All were unanimously in favor of the motion.

President Kelso reviewed a draft offer letter and noted the Town Attorney is to be instructed to review and execute the letter. Councilmember Omberg made a motion to have the Town Attorney review the offer letter once again, add the purchase price of \$80,000, submit the offer letter and authorize the President of the Town Council to sign the letter. Councilmember King seconded the motion. All were unanimously in favor of the motion.


Mr. Andy Rogers approached the Council regarding the discussion Town Superintendent Bush had with his engineers at the Season's about tapping into the water line. President Kelso summarized what was discussed at the last Council meeting regarding this issue stating they agreed that the Season's could go ahead and tap the water line for the fire suppression system. They also discussed that the feeder lines going up to this area are four inch and they would like to make that more robust with a six inch line and adding a fire hydrant adjacent to that property but these were two separate issues. President Kelso further explained that the Council's understanding was that Town Superintendent Bush would talk to Mr. Rogers about contributing to bring the six inch line up to the Season's. Mr. Rogers' has not spoken with Town Superintendent Bush regarding this issue.

ADJOURNMENT

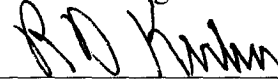
The meeting was adjourned by President Kelso at 7:15pm.

TOWN COUNCIL MEETING, OCTOBER 30, 2008


The audio tape recording made at the Town Council meeting on 10-30-08 is retained in the office of the Town Clerk-Treasurer.

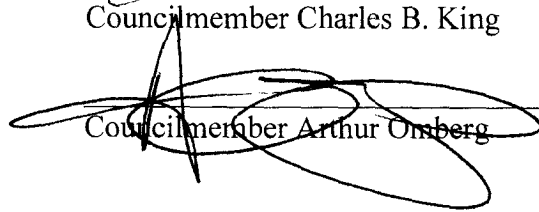

Clerk-Treasurer Brenda Young


President Roger Kelso


Vice-President Robert Kirlin


Councilmember R. Dale Cassidy


Councilmember Charles B. King


Councilmember Arthur Onberg