

NASHVILLE TOWN COUNCIL MEETING MONDAY, DECEMBER 15, 2008

ATTENDANCE – Council members present – President Roger Kelso, Vice-President Robert Kirlin, Councilmember Dale Cassiday (arrived at 6:40pm) and Councilmember Charles B. King. Council member not present – Councilmember Arthur Omberg. Also in attendance – Town Superintendent Roger Bush and Clerk-Treasurer Brenda Young.

REGULAR COUNCIL BUSINESS

1) **CALL TO ORDER** by President Kelso at 6:31pm.

2) BLUE ELK DEVELOPMENT – FISCAL PLAN

President Kelso advised that the meeting this evening was to begin the review process of the fiscal plan for the Blue Elk Development. Town Superintendent Bush explained that the Department Heads, Town Attorney and Council President Kelso had reviewed the draft of the fiscal plan. The changes were sent to Steve Alexander in order for him to make corrections.

Steve Alexander passed out copies of the latest draft of the fiscal plan and stated for the record that the name of the development has been changed to Blue Elk Crossing instead of adding the words retirement village. He is asking Town Attorney Roberts to change the annexation ordinances to refer to the development as Blue Elk Crossing. Mr. Alexander advised he met with Town Superintendent Bush on Friday to go over the utility rates and made the corrections as needed. As far as comparable areas of comparison, Mr. Alexander used the Creekside Apartment area and the Salt Creek Plaza to the Brown County Inn area.

Councilmember King asked if this development would have individual meters at every residence or a meter servicing everything. Mr. Alexander noted the way it is set up now is individual meters; he and Town Superintendent Bush have talked about the possibility of having a master meter. The rates in the fiscal plan are the standard rates for the individual meters.

Mr. Alexander noted they do not have the updated statistics from the fire department yet and they have been requested. He does not believe the number of runs by the fire department has changed dramatically since 1993. Included in the plan are construction costs and the various capital improvements.

Vice-President Kirlin asked if both phases were being annexed in at the same time. Mr. Alexander noted that Town Attorney Roberts' directive said to annex one, have a vote, complete that annexation, then have another vote separate for the other phase. Town Superintendent Bush commented that in order for the area to be contiguous they have to do it that way. Vice-President Kirlin noted they would have to annex phase two first, then phase one. Mr. Alexander marked the plans with a highlighter to show the Council where the phases are located. He will start building in the phase one area first with the residential area. The second phase will consist of retail/artist village and the hotel/conference center. The first 90 residential units will take about eighteen months to build and if they see a great demand they will go through and build the whole thing. Mr. Alexander showed what type of residential homes he is building and explained rents would range from a one bedroom apartment at \$551 a month to a two bedroom garden home that would rent for about \$1,100 a month. There will also be homes for sale in the \$150,000 range. Discussion.

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Mr. Alexander advised they had to take the assisted living facility out of the plans as it was not included in the sewer study and they are only building what was in the study. The hotel cannot exceed 120 rooms according to what was written in the sewer study. Discussion. Vice-President Kirlin commented that there is a need for assisted living facilities in this area and he would like to see that happen. Mr. Alexander advised that one of the biggest market demands right now is dementia care and assisted living. Hospice care is also a big residential need as well.

President Kelso asked what the Town's fire rating is. Town Superintendent Bush believes the rating is seven. Mr. Alexander noted they would be providing twelve new fire hydrants and all the buildings with have sprinkler systems as well.

Vice-President Kirlin asked about the legal description and if it is accurate. Mr. Alexander reported that Roger Ward is their surveyor/civil engineer and he is double checking the description and will certify those legal descriptions. Vice-President Kirlin cautioned that the legal descriptions may be reversed. President Kelso asked that Mr. Ward coordinates well with the local surveyor as there are many oddities in the way the meets and bounds are done in this county. Mr. Alexander noted that Mr. Ward has already found discrepancies in the physical drawing based on the meets and bounds. Discussion.

President Kelso asked what is next on the schedule for this project. Mr. Alexander advised that on January 16, 2009 he needs to be able to represent to the State that they are adequately along in the approval process. He presented a letter for the Council to sign that acknowledges his application and that they are adequately along in the approval process. He also advised that he will have a PUD hearing on December 16, 2008 and that should show adequate progress. Mr. Alexander noted the soonest they could get under construction on Phase I would be June or July. The certificate of occupancy could then be obtained about twelve to fifteen months after the start of construction. He would like to have some units available before the fall of 2010.

President Kelso commented that the town's treatment plant cannot handle this development right now and what is our schedule to handle it? They have not even got the financing commitment from Rural Development. It could take us eighteen months for the sewer treatment plan to be upgraded to handle this development not to mention other areas.

Council, Department Heads and the Town Attorney all need to look at the latest draft of the Blue Elk fiscal plan. Mr. Alexander will get a copy in red to Town Attorney Roberts.

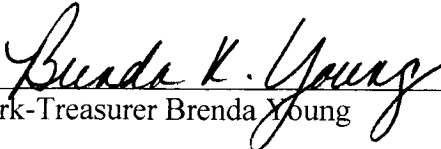
Council set January 5th, 2009 at 6:30pm for the Public Hearing for the Blue Elk Development. The alternative date for this meeting if the Town Attorney cannot be present will be January 7th, 2009. The sewer expansion hearings will be on January 6th, 2009 at 6:30pm for Orchard Hill and 7:30pm for Coffey Hill. February 10th, 2009 at 6:30pm will be the second hearing for the sewer expansion. At the January 5th meeting, Council will sign the letter that acknowledges the Blue Elk Development has been presented to them.

ADJOURNMENT

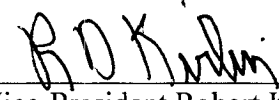
Vice-President Kirlin made a motion to adjourn the meeting. The meeting was adjourned by President Kelso at 7:45pm.

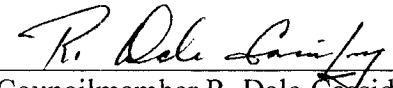
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The audio tape recording made at the Town Council meeting on 12-15-08 is retained in the office of the Town Clerk-Treasurer.

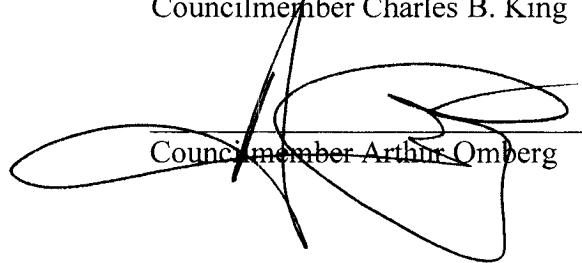

Clerk-Treasurer Brenda Young


President Roger Kelso


Vice-President Robert Kirlin


Councilmember R. Dale Cassidy


Councilmember Charles B. King


Councilmember Arthur Omberg