

**REGULAR MEETING  
CITY COUNCIL OF THE CITY OF NASHVILLE  
COUNTY OF BERRIEN  
OCTOBER 10, 2016  
6:00 P.M.**

**INVOCATION:** Mitchell Moore

**PLEDGE:** Pledge of Allegiance was led by Mayor Michael Richbourg

**WELCOME:** Mayor Michael Richbourg

**ROLL CALL:** Members of the City Council present included Mayor Michael Richbourg, Aldermen Scott Stalnaker, Eric Gaither, Walt Steward and Alderwoman Mellisa W. Brown.

**STAFF PRESENT:** Mandy Luke, Jackie Jordan, Jill Wise, John Reynolds, Peter Schultz, and Mitchell Moore.

**OTHERS PRESENT:** Cindy Knight, Bonnie Simmons

**ADOPTION OF THE MINUTES FROM THE PREVIOUS MEETINGS** – Eric Gaither made the motion to adopt the minutes from the previous meeting. Mellisa Brown seconded the motion and the motion carried unanimously.

**ADOPTION OF FORMAL AGENDA** – Mellisa Brown made the motion to adopt the formal agenda with the addition of Mike Sirmans to present the FY 2015 Audit Report as Item #1 and moving all items down one. Scott Stalnaker seconded the motion and the motion carried unanimously.

**NEW BUSINESS**

1. **FY 2015 Audit Report – Mike Sirmans, Meeks CPA, LLP** – Mike presented the report of the FY 2015 Audit to the Council focusing on the three (3) major funds: General Fund, Water/Sewer Fund and the Natural Gas Fund. He briefly explained an increase in the balance sheet for each stating that was a positive change which is a sign of good City management. Mr. Sirmans extended his appreciation to the City and Council.

2. **Adoption of Tax Millage Rate – Mandy Luke** – Mandy stated the five year history and current tax digest history has been advertised for two weeks in the paper. She said there is no change in the millage rate and the numbers received from the County of the net taxes levied actually decreased some. She said they need to adopt the millage rate of 8 mills so the property tax notices can be mailed out by October 20<sup>th</sup>. Eric Gaither made a motion to adopt the tax millage rate of 8 mills. Walt Steward seconded the motion and the motion carried unanimously.
  
3. **2017 LMIG Street List – Mandy Luke** – Mandy said she received a list from the engineers where they have evaluated the streets in the worst condition and made a list showing the estimated project cost, miles, width and so forth. From that, Peter Schultz compiled a list of two options. Option one is Short Street, South Jackson, West Dennis, Gary and Day which totals \$90,946. The GDOT portion of LMIG is \$69,957 and our 30% match is \$20,987. Option two is M.L.K., Short and Day which totals \$87,776. Peter said Option one is more streets that have heavier traffic. Mellisa Brown made a motion to choose Option one with more streets. Eric Gaither seconded the motion and the motion carried unanimously.
  
4. **Public Works Building – Mandy Luke** – Mandy said she received the check for the damage to the building. She said the insurance representative told her we would get the first check if we tear it down and if we repaired it, we would get the first check plus a portion they hold back which was \$2,200 and since we had not decided yet, she would go ahead and send us the first check and then we could let her know what we decide to do. Mayor Richbourg asked what the building was used for other than storage. Peter Schultz explained it is where work control eats, meet, and so forth and there was one office at one time and since the damage to the building, they have been using the older building across the street from it next to City Hall. Mandy said it had been her thoughts to tear down both buildings since they are so old and so close to the road, put a parking lot with some nice landscaping in place of the one next to City Hall and rebuild in the place of the damaged building but further back from the road. She also said she has some prices, ideas and pictures from John Hunkele's son, who is an architect, of pre-engineered metal buildings, basic metal, custom metal, accessories, concrete foundation, labor, heating and air, plumbing and electrical per square feet. Mayor Richbourg said he had spoken with Kim Hobbs. Scott Stalnaker said Kim told them she was not sure if there were any funds available for demolition. Mandy said Peter said they could do it or

he spoke with someone who could tear them down and might use the material from the concrete blocks. Scott said he thought it was a general consensus they would like to remove the buildings, move it back and make it look much better versus just putting a new front on the existing structure since we may have the funds and look for any grant money that may be available. Mayor Richbourg and Scott said we would get bids and then possibly have a work session to make a decision. Scott Stalnaker made a motion to proceed with tearing down both buildings. Mellisa Brown seconded the motion. Eric Gaither said he would like to see the options of remodeling and voted no. Walt Steward asked if we were going to come up with a plan before tearing them down. Mayor Richbourg said we would need to have everything solidified first. Walt Steward said the general consensus is the old buildings need to go and we need something better. Mellisa Brown said we need to know what we are going to do before tearing them down. Mayor Richbourg and Scott Stalnaker said the motion is to let Mandy proceed to check around if anyone who needs the materials and can use them to get that part going and then go from there to come up with a committee to come up with a plan of sizes, square footage, material, etcetera. The motion passed three to one.

5. **First Reading of Derelict and Blighted Property Ordinance – Mitchell Moore** – Mitchell said he sent the ordinance to Judge Moon and Bryce Johnson for their input and they said it looked fine. He said this is the first reading and he will submit it to be available at City Hall and will have the second reading at the next meeting.

## **REPORTS**

6. **City Manager's/Finance Director's Report** – None
7. **City Attorney's Report** – Mitchell Moore stated Mrs. Grimes has not yet sent the loan documents for the REDLG. He also notified Guardian Bank their proposal had been accepted. He said the easements are in place on the WINFAB project. He asked Mandy about a check for the licensing and processing fees. Mandy said Brenda had already sent the check.
8. **Department Head's** – Jill Wise extended her thanks to all who helped with the Harvest Festival. She also let everyone know that Halloween will take place around the square on Monday, October 31<sup>st</sup>, from 6:00 to 8:00 and Watson's Pools would be doing a costume contest.

## **PUBLIC COMMENTS**

Bonnie Simmons of Janice Avenue expressed her concerns to the Council about possible drug activity in Nashville and abandoned properties around town. Mitchell stated the City is working on a new ordinance to address those properties. Mayor Richbourg also explained the new ordinance is to help move to the next level on these properties in trying to get something done and that she may want to speak to the Chief of Police about her concerns of drug activity. Mellisa explained the Chief is usually at the meetings but could not make it tonight. She also mentioned the park on the Adel Highway behind the store saying there is a table that needs to be repaired and said she would like to see the rocks removed from the playground area. She also mentioned the tennis courts and Mayor Richbourg said they are in process of re-doing those. She said they also need more bleachers for seating at the tennis courts. Mayor Richbourg said they do not have the plans yet but once they do, it will be advertised in the paper.

Cindy Knight of West McPherson said she has the same concerns on the abandoned property particularly because of one directly across the street from her which is affecting an appraisal she is having done on her home. She said the appraiser told her it was drastically pulling her property value down. She said it was her understanding there was a court order to fix it but nothing had been done. Mayor Richbourg and Scott Stalnaker said that is why they are working on this new ordinance to address those concerns.

## **COUNCIL COMMENTS**

Scott Stalnaker commended Billy Retterbush for approaching the County to ask for help with the tennis courts and said the County and School Board are going in with the City to split the costs three ways to get the courts re-paved and re-painted and hopefully re-pave the one at Tygart Park as well.

Mellisa Watson commended Mandy Luke for the good financial report from the audit. She also mentioned the parks and said they could use some work and cleaning such as pressure washing which she said she will donate the bleach.

Mayor Richbourg extended his appreciation to the County for helping the City by paying half of the new truck this year for the Fire Chief as well as helping with the tennis courts now. He asked about the detention center availability on helping with mowing, cleaning ditches and parks. Mandy said she had a voice mail from Patten Detention in Lakeland which said they have a supervisor from Adel or Ray City who could get a crew together to be available now. Eric Gaither asked the costs and she said the approximate cost per year would be \$39,000 plus the cost to

purchase a truck and equipment for them to use. There was further discussion on the costs involved, the number of hours they would actually be onsite working, what they could actually do and possible alternatives. Mayor Richbourg asked if the Council wanted to make a motion on this and asked Mandy her thoughts on it. Mandy mentioned her concerns of problems they had before which was them not showing up, being out a lot because of problems, getting here late and the contract allowed so many days they could miss and not come here. Mayor Richbourg asked if any changes could be made to the contract to protect us better. Mitchell said it had been years since they used them so it had been a long time since he reviewed it but they are usually pretty standard. Mayor Richbourg asked of any alternative ideas and briefly discussed hiring private contractors based on lists from department heads of what needs to be done. Mellisa Brown made a motion to put it out for bids from private contractors for general maintenance within the City limits on a quarterly basis, above and beyond what public works does now, and is to be determined by department heads each quarter. Scott Stalnaker seconded the motion and the motion carried unanimously.

### **ADJOURNMENT**

There being no further business to conduct, Eric Gaither made a motion to adjourn the meeting at 6:55 p.m. Mellisa Brown seconded the motion and the motion carried unanimously.

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Mayor Michael Richbourg

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Alderman Eric Gaither

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Alderwoman Mellisa W. Brown

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Alderman Antonio Carter

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Alderman Billy Retterbush

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Alderman Scott Stalnaker

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Alderman Walter Steward

**ATTEST:**

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Jackie Jordan, City Clerk