

**REGULAR MEETING
CITY COUNCIL OF THE CITY OF NASHVILLE
COUNTY OF BERRIEN
MAY 11, 2015
6:00 P.M.**

INVOCATION: Mayor Travis Harper

PLEDGE: Pledge of Allegiance was led by Mayor Travis Harper

WELCOME: Mayor Travis Harper

ROLL CALL: Members of the City Council present included Mayor Travis Harper, Aldermen Scott Stalnaker, Billy Retterbush, Eric Gaither, Antonio Carter, Walter Steward and Alderwoman Mellisa Watson.

STAFF PRESENT: Mandy Luke, Jackie Jordan, John Reynolds, Peter Schultz, Dawn Morrison, Henry Yawn and Mitchell Moore

ADOPTION OF THE MINUTES FROM THE PREVIOUS MEETING – Eric Gaither made the motion to adopt the minutes from the previous meeting. Billy Retterbush seconded the motion and the motion carried unanimously.

ADOPTION OF FORMAL AGENDA – Scott Stalnaker made the motion to adopt the formal agenda. Mellisa Watson seconded the motion and the motion carried unanimously.

NEW BUSINESS

1. **Project Rawhide – Crissy Staley** – Crissy Staley said The Development Authority has funds that was appropriated to them through Congressman Jack Kingston several years ago that was to help develop a sewer system for the North Berrien Industrial Park in Enigma. She said the amount, which is \$294,000, is not enough to support a sewer system at this time at that location. She said Project Rawhide members have submitted a request to tie in to the City’s sewer system. The request was sent with preliminary plans to Mr. Hunkele with HUD, who administers and holds that money, to see if that money can be used in partnership with some City funds that are available to complete that sewer project and were given permission to use those funds toward that project. The Development Authority met last Thursday and unanimously voted to spend the money that way. She said this money has a shelf life meaning it has to be completely spent by

September 15th or what has not been spent will be lost. She said they had asked if it could be repurposed for different uses for The Development Authority and the North Berrien Industrial Park in Enigma. She said that because it is a congressional appropriation it states the funds must be used for sewer. She met with John Reynolds and Brandon Rice with the City's Water and Sewer Department last week along with Kim Hobbs with DCA to see if it can be combined with EIP money from DCA. She said Kim Hobbs said DCA is open to let us use the \$294,000 prior to the EIP application being submitted and funded as long as it can be shown that the work completed is directly tied to the work proposed in the EIP. She said she has another meeting scheduled with Kim Hobbs, John Hunkele and Project Rawhide members tomorrow. She said The Development Authority's position is the Project Rawhide property is important to Berrien County's economy and they do not want to be in jeopardy of losing these funds. Scott Stalnaker, who is on the board of The Development Authority, said it would be a win-win situation all the way around. Crissy further explained there is no match needed for these funds. She said she will remain in contact with HUD on this project. Eric Gaither asked if she has a total of how much it would take to complete the project. She said Mr. Hunkele gave her a figure of a little over \$700,000. Billy Retterbush asked if we received a grant for the other part or had it been applied for. John Reynolds said it has been applied and there's no guarantee but it looked good. Crissy further explained that EIP Grant money comes with limit ties so for every job there would be \$10,000 in grant money and Project Rawhide members would be held to a private investment. She further stated this is very similar to the water extension project that was just done. Eric asked how much the grant is for and Crissy said it is \$500,000. Billy stated it sounds like it would be paid for. Scott Stalnaker is abstaining from any action concerning this since he is on the board of The Development Authority. Mitchell Moore asked about the match by the private investor.

2. **The Griner Gardens Presentation – Mandy Young, AEP Inc.** – Dawn Morrison introduced Dennis Waters and Kea Calame from BSR Trust, LLC who is here with Mandy Young with Affordable Equity Partners, Inc. Dawn stated this project would be an \$8,000,000 investment into our community, \$1,300,000 annually to our local businesses and \$200,000 in city services. Mrs. Calame said BSR Trust Management is out of Montgomery, Alabama and explained BSR is an apartment owner and operator meaning they develop apartments and manage apartment complexes. She said they are in ten states with 115 complexes with approximately 14,000 apartment units. She said they manage everything they own and that they are not a developer that just outsources to a third party management company. She said they believe community services are very important and they don't treat an apartment complex as a temporary rental unit that it is more like a home. Mandy Young said they are looking forward to working with BSR Trust to put a great project together for our community.
3. **Rezoning of Steven Dixon Property from R-15 to R-6 – Henry Yawn** – Henry Yawn stated there was a 5:30 meeting this afternoon and he had some citizens wanting to inquire about possible widening of some of the roads in the area. Keith Stone stood up and explained the roads are narrow and right now there's only a little traffic but with this

project, there would be an increase in the traffic. He asked about the possibility to widen the roads. He asked if possible to widen Edgewood on the west and Smith Street on the North side to prevent taking the current landowners' property. Eric Gaither asked Mitchell Moore about the City having to purchase the property from the landowners in order to do this. Keith Stone also mentioned having the crossing guard direct the traffic differently. Mayor Travis Harper said the Council can't make a promise right now to widen the road but said they will definitely take this into consideration to figure out how to make the traffic flow more effective. The Mayor asked the Council what direction they would like to take on this matter. Eric Gaither said he would like to make a motion to rezone the property. Mellisa Watson asked when we will know if the project has passed and Mandy Young said it will be November. Eric said he wanted to make a motion to rezone subject to the project being approved. Travis asked what would happen to the deal between Mr. Dixon and AEP/BSR if the project is not approved. Mandy Young said they would evaluate it and determine if they would want to re-submit the application again next year and there is contingencies in the contract that would allow for that. Mandy Young said they would know something in November and explained it has to be zoned correctly to submit an application. Eric made a motion to rezone the property from R-15 to R-6. The motion was seconded by Walt Steward and the motion passed five (5) to one (1) with Antonio Carter voting against it.

4. **Possible One Way Street next to Post Office – Mellisa Watson** – Mellisa Watson said she has had several complaints and with the number of wrecks next to the Post Office, she is in favor of making the street next to the Post Office one way. Antonio Carter stated he thinks this might cause more problems. Mayor Travis Harper explained he had previously wanted to make it one way and put a barricade just past the mail drop boxes. He said, at that time, he had spoken with the Farmers & Merchants bank about putting a right turn only sign coming out of their drive way and had spoken with Stan, the Post Master General, at the Post Office and they said would be willing to restripe the parking spots to park at an angle to go with the flow of the traffic. The Mayor said concerns of confusion killed the idea before. Travis further explained we would need to put up signs and barricades and run a public notice in the paper and advertise it beginning the one way effective Monday June 29th with the traffic flowing in a westerly direction. Scott Stalnaker said he thinks we should at least try it. Billy Retterbush said he feels this would be upsetting to people especially those going back and forth to the church. Scott Stalnaker made a motion to try for six (6) months making the traffic flow one way in a westerly direction from the stop sign to McKinley Street beside the bank. Mellisa Watson seconded the motion and the motion passed five (5) to one (1) with Billy Retterbush voting against it.

REPORTS

5. **City Manager's/Finance Director's Report** – Mandy Luke reminded everyone of the Service Delivery Strategy meeting at the County Administrative building this Thursday at 6:00. Mandy presented a Resolution for the Council to approve and sign for the renewal of the loan at the Citizens Bank which was to purchase the Police Department. The loan

was originally for three years and needs to be renewed. Scott Stalnaker made a motion to approve the Resolution. Billy Retterbush seconded the motion and the motion carried unanimously.

6. **City Attorney's Report** – Mitchell Moore discussed and presented the revision of the Resolution of the bylaws of the Nashville Urban Redevelopment Agency for approval and signature. Mitchell brought up the subject of the inert land fill. He said Peter Schultz is working on it and stated he had briefly discussed it today with John Hunkele. He said an engineer was not necessary to close it out unless we were going to apply for a permit which we are trying to avoid. He further stated we are currently operating under a permit by rule so we need to close it out by the end of May. He said we need to take bids because it will require burying what is there. He said Peter has checked with individuals who have the equipment but we have not obtained bids. Billy Retterbush asked what the bids would specifically be for. Mitchell explained more about the exemptions and what may and may not be allowed to be buried. Billy mentioned asking the County for the help and there was a brief discussion about that.
7. **Department Head's** – Peter Schultz updated the council that the new backhoe was delivered last Thursday.

PUBLIC COMMENTS

James William Huntley stated he lives at 601 North Davis operating a care home at 1010 East Sixth Street. He said they are having issues with kids hanging at the corner there and had requested a street light be put up so they can see who they are stating they disperse as soon as the Police Department shows up. Mayor Harper said they would ride around there at dark to check it out. Mr. Huntley said the Police had been called several times and the individuals take off as soon as the Police shows up. He said they are hanging out trying to use their Wi-Fi, etc. Bryan Shaw stated his trash had not been picked up at his residence of 400 East Avera for the past two weeks. He said he called City Hall about it and was told it was being looked into. He said it was no problem if they missed it but would like for them to come back to get it when he has called to make them aware of it but it has not been done. Mayor Harper said they should not be missing it. Billy Retterbush asked Mandy Luke if she could check into it. Keith Stone asked about having something done with portions of Griner and Smith Streets that have become a problem for dumping and other illegal activity. He further stated the Police Department has been called several times.

COUNCIL COMMENTS

Mellisa Watson asked what needed to be done concerning the issue brought up by Keith Stone and the decision was to barricade the road at this time to prevent access. Mayor Harper stated

the next scheduled meeting is Monday, May 25th, which is Memorial Day. The Council decided to post pone it to Tuesday, May 26th, if needed. Scott Stalnaker thanked everyone for their help with the Fishing Rodeo commenting what a great success it was.

ADJOURNMENT

There being no further business to conduct, Billy Retterbush made a motion to adjourn the meeting at 6:50 p.m. Scott Stalnaker seconded the motion and the motion carried unanimously.

Mayor Travis Harper

Alderman Eric Gaither

Alderwoman Mellisa Watson

Alderman Antonio Carter

Alderman Billy Retterbush

Alderman Scott Stalnaker

Alderman Walter Steward

ATTEST:

Jackie Jordan, City Clerk