

Berne Storm Water Utility Management Board
Special Meeting
Friday, April 27, 2018
Berne City Hall 12:00 PM
Minutes

Kent Liechty- Present
Ron Sprunger- Present

Ernie Steiner- Present

The Storm Water Utility Management Board met in council chambers with Storm Water Utility Management Board Director Shannon Smitley and City Attorney Dave Baumgartner. Also in attendance; Mayor McKean. Notice of the meeting was sent according to IC 5-14-1.5-5 , and an agenda was posted at the door.

Ron verified a quorum and called the meeting to order.

Board Director Shannon Smitley reported to the board that he recently received an inquiry from a professional business asking to purchase a parcel of land owned by the city. Shannon explained to the board that in 2008, the Storm Water Board purchased 8 plus acres from Bruce Lehman to satisfy the city's obligation to provide adequate storm water capacity for one land owner and/or his successors at the Sprunger Pond. This was part of an agreement signed in 1992 and 1994 between the city and the landowner. With the purchase of the 8 acres for the creation of the Lehman Pond, which addresses the capacity issue at the Sprunger Pond, the city would have several parcels of land to sell for a professional business.

In compliance with Indiana state statute, in order to sell property, the city is required to receive a joint appraisal from two independent realtors. Mathew Halterman, Halterman Valuation LLC, Bluffton Indiana and James E Oswald, Oswald Realty, Bluffton Indiana, provided the appraisal and the parcel was appraised for \$54,000, meaning the city could not sell the property in question for less than the appraised amount.

Discussion was held by the board with some concern expressed about the nature of the business. While Shannon did not feel he was at liberty to state the exact nature of the business, he assured the Board that it is a professional business and would be in keeping with the surrounding area.

A Motion was then made by Ron and seconded by Ernie that the SWUM Board approves the sale by the City of the tract for the sum of \$54,000 to a professional business in that this use was contemplated when the Board purchased, planned and constructed the pond, and recommends to the City Council to strongly consider accepting an offer for such amount from the party that has expressed interest at this time. Motion carried.

Attorney Comments None

Council Comments None

Board Comments None

With nothing further to discuss and on a motion by Ron and a second by Ernie the meeting was adjourned.