

**City of Shelbyville**  
**Mayor & City Council Special Called Meeting**

**Special Called Meeting: December 20, 2021**

**Time:** 12:00 PM

**Place:** Shelbyville Recreation Center, 220 Tulip Tree Road, Shelbyville, TN 37160

**I. Call to Order**

**II. Roll Call**

**III. Adopt the Agenda**

**IV. Public Hearings:**

**An Ordinance to Amend the Adopted Budget Ordinance (As Amended) of the City of Shelbyville, Tennessee Various Funds, for the Fiscal Year 2021-2022, the Period Ending June 30, 2022.**

**An Ordinance of the Shelbyville City Council to Amend Article V of the Shelbyville Zoning Ordinance by Amending Section 5.6.3 Related to the Heavy Industrial District (I-3) And Repealing Any Ordinance or Part of An Ordinance in Conflict Herewith.**

**Consideration of a motion to allow City Attorney to read captions only on Ordinances**

**V. Ordinance – Second Reading**

**A. An Ordinance to Amend the Adopted Budget Ordinance (As Amended) of the City of Shelbyville, Tennessee Various Funds, for the Fiscal Year 2021-2022, the Period Ending June 30, 2022.**

**B. An Ordinance of the Shelbyville City Council to Amend Article V of the Shelbyville Zoning Ordinance by Amending Section 5.6.3 Related to the Heavy Industrial District (I-3) And Repealing Any Ordinance or Part of An Ordinance in Conflict Herewith.**

**VI. Business Items:**

**A. Consideration of a motion to approve Professional Engineering Services from Griggs & Maloney, Inc. in an amount \$107,500.00 for surveying and civil engineering design for the needed drainage infrastructure improvements in the area of North Brittain Street and E. Lane Street/North Jefferson Street (S.R. 82 South), and to authorize the Mayor to sign any necessary agreements.**

**VII. Announcements**

**VIII. Adjourn**

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Mayor Wallace Cartwright

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE ADOPTED BUDGET ORDINANCE (AS AMENDED) OF THE CITY OF SHELBYVILLE, TENNESSEE VARIOUS FUNDS, FOR THE FISCAL YEAR 2021-2022, THE PERIOD ENDING JUNE 30, 2022.

WHEREAS, The Mayor and City Council of the City of Shelbyville on June 10, 2021, following public hearing adopted Ordinance No. 2021-1151 establishing the Fiscal Year 2021-2022 Annual Budget; and

WHEREAS, the City of Shelbyville, Tennessee is in need to make various adjustments and amendments to various funds within the Budget for FY 2021-2022 to reflect changes in revenues and expenditures.

NOW, THEREFORE, BE IT ORDAINED by the City of Shelbyville, Tennessee, as follows:

Section 1: That the FY 2021-2022 Annual Budget is amended in the following amounts:

SEE ATTACHMENT 1

Various Funds

Section 2: That this Ordinance shall repeal any Ordinance or parts of any Ordinance in conflict herewith, and shall take effect immediately upon its passage on second and final reading, and after public hearing, the general welfare of the City requiring same.

APPROVED:

\_\_\_\_\_  
Mayor Wallace Cartwright

ATTEST:

\_\_\_\_\_  
City Recorder Lisa Smith

APPROVED AS TO FORM:

1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
City Attorney Ginger Shofner

## BUDGET AMENDMENTS / NOVEMBER 2021

## FUND 110 GENERAL / FUND 610 INDUSTRIAL DEVELOPMENT/ FUND 705 POLICE EQUIPMENT / FUND 707 HOTEL/MOTEL / FUND 807 CAPITAL PROJECTS

110-27100	Fund Balance - General Fund	536,300		To lower estimated property tax revenue to reflect the approved property tax rate of \$1.59, not \$1.69 that was included in the original approved budget.
110-31121	Property Tax 2021		536,300	
110-36350	Insurance Recoveries	45,456		To appropriate insurance recoveries to specific departments based on claims filed/paid.
110-42100-261	Mtn & Repair - Vehicles - Police Dept.		4,431	
110-43200-261	Mtn & Repair - Vehicles - Sanitation		41,025	
110-27100	Fund Balance - General Fund	1,051,421		To appropriate funds to reflect the Aug 21 Council approval of moving funds from the General Fund Balance to the Industrial Fund to purchase the Carlton property (33 acres) plus closing costs.
110-49000-778	Transfer to Industrial Development Fund		1,051,421	
610-37850	Transfer from General Fund	1,051,421		
610-41990-906	Land Acquisition		1,051,421	
610-27100	Fund Balance - Industrial Development	12,000		To appropriate additional funds for professional services, including legal fees, in the Industrial Development Fund.
610-41990-127	Professional Services		12,000	
705-34231	Donations - Police Equipment Fund	45,000		To appropriate donation from an anonymous donor to be used to equip training rooms for the Police Dept. and Fire Dept. Purchases will include tables, chairs, audio/visual equipment, etc.
705-42100-960	Furnishings/Training Equipment		45,000	
707-27100	Fund Balance - Hotel/Motel Fund	35,000		To appropriate funds to reflect the Council's approval of \$35,000 to Shelbyville-Bedford Partnership, Inc. to engage the services of Buxton for a market analysis and also to reclass the \$40,000 budgeted for workforce development and paid to Shelbyville-Bedford Partnership, Inc.
707-41615-127	Professional Services	40,000		
707-41600-706	Shelbyville-Bedford Partnership Inc.		35,000	
707-41615-706	Shelbyville-Bedford Partnership Inc.		40,000	

## BUDGET AMENDMENTS / NOVEMBER 2021

807-27100	Fund Balance - Capital Projects Fund	21,938		To appropriate funds as approved by council at the June 21 meeting for hot water boiler replacement at the Rec Center. Installation and payment occurred in Aug 21. (\$17,000 was included in the FY21 budget for this item, but no funds were rolled into FY22 budget.)
807-44500-957	Other Equipment - Rec Center		21,938	
807-27100	Fund Balance - Capital Projects	16,375		To appropriate funds to reflect July Council action approving contract with TDOT Aeronautics for \$65,500 Airport Equipment Grant with a \$16,375 (25%) local match.
807-36660	Airport Grant	49,125		
807-44800-957	Other Equipment - Airport		65,500	
807-27100	Fund Balance - Capital Projects	39,560		To appropriate funds to reflect July Council approval of new Police Dept. K-9 vehicle purchase (including equipment and graphics) to replace the recently totaled unit. The city received a \$10,367.21 insurance recovery in June.
807-42100-958	Vehicles - Police Dept.		39,560	
807-27100	Fund Balance - Capital Projects	49,210		To update Capital Projects Fund estimated Revenue to reflect that the City was not awarded the Firehouse Sub grant or the Dog Park grant, both of which were included in the original budget.
807-36475	Fire Grant		24,210	
807-36661	Park Grant		25,000	

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF THE SHELBYVILLE CITY COUNCIL TO AMEND ARTICLE V OF THE SHELBYVILLE ZONING ORDINANCE BY AMENDING SECTION 5.6.3 RELATED TO THE HEAVY INDUSTRIAL DISTRICT (I-3), AND REPEALING ANY ORDINANCE OR PART OF AN ORDINANCE IN CONFLICT HEREWITH.**

WHEREAS, the current Bulk Regulations for the Heavy Industrial District (I-3) in the City of Shelbyville Zoning Ordinance are restrictive and were intended for industrial activities that are embarked upon primarily in open air; and

WHEREAS, the Municipal Planning Commission of the City of Shelbyville, at its November 29, 2021 meeting, has recommended approval of amendments to Shelbyville Zoning Ordinance Section 5.6.3 related to the Heavy Industrial District (I-3) to allow for more flexibility.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SHELBYVILLE, TENNESSEE THAT:

1. Article 5, Section 5.6.3 is amended by deleting the language as indicated by the strikethrough and adding the underlined language:

**5.6.3 HEAVY INDUSTRIAL DISTRICT (I-3)**

**A. DISTRICT DESCRIPTION:** This district is designed to provide suitable areas for those uses which have some special impact or uniqueness such that their effect on the surrounding area and environment cannot be determined in advance of the use being proposed for a particular location. ~~This district is also intended to be the primary location for industrial activities that are embarked upon primarily in open air.~~

**B. USES PERMITTED/PROHIBITED:** Refer to Appendix 1, Table of Uses

**C. BULK REGULATIONS:** All uses permitted in the ~~Outdoor Heavy Industrial Use Zone~~ District shall comply with the following requirements except as provided elsewhere in this ordinance. The actual size of the proposed lot of development will be rounded to meet the criteria of the nearest dimensional district criteria below.

**MEASURED IN FEET EXCEPT  
WHERE OTHERWISE NOTED**

MINIMUM LOT AREA	25 ACRES
MIN. LOT WIDTH AT BLDG. SETBACK	500

<del>MIN. FRONT YARD SETBACK</del>	<del>150</del>
<u>MIN. FRONT YARD SETBACK</u>	<u>50</u>
<del>MIN. SIDE YARD SETBACK</del>	<del>100</del>
<u>MIN. SIDE YARD SETBACK</u>	<u>50</u>
<i>Min. Side Yard Setback if Adjoining Residential</i>	150
<del>MIN. REAR YARD SETBACK</del>	<del>100</del>
<u>MIN. REAR YARD SETBACK</u>	<u>50</u>
<i>Min. Rear Yard Setback if Adjoining Residential</i>	150
MIN. STREET FRONTAGE	200
MIN. STREET FRONTAGE/CUL-DE-SAC	100
<del>MAX. BUILDING HEIGHT</del>	<del>40 FEET</del>
<u>MAX. BUILDING HEIGHT</u>	<u>90</u>
<del>MAX. LOT COVERAGE</del>	<del>40%</del>
<u>MAX. LOT COVERAGE</u>	<u>80%</u>

**D. OUTDOOR ACTIVITIES:** All uses permitted in the Heavy Industrial District shall be undertaken indoors and no outdoor activities, including exterior storage, are permitted.

2. This Ordinance will take effect 15 days after its passage on final reading.

**APPROVED:**

\_\_\_\_\_  
**Wallace Cartwright, Mayor**                      **Date**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Ginger B. Shofner, City Attorney**    **Date**

**ATTESTED:**

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**Lisa Smith, City Recorder**

**Date**

**First Reading:**

\_\_\_\_\_

**Public Hearing:**

\_\_\_\_\_

**Second Reading:**

\_\_\_\_\_



City of Shelbyville, Tennessee  
City Council Meeting Staff Summary

To: Mayor & City Council

From: Buck Vallad, Public Works Director

Date: 12/16/2021

Subject: Griggs and Maloney proposal for survey and design of stormwater infrastructure replacement.

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**Description:** Staff is recommending the City Council approve the attached proposal from Griggs and Maloney for survey and design of stormwater infrastructure replacement.

This proposal is for what would be the first step in replacement of existing stack stone box culvert that runs across and along South Brittain Street starting at the old box factory to East Lane Street and along East Lane Street to South Main Street (see attached map). The current condition of the existing box culvert poses a potential threat to health and safety of the general public and infrastructure. The existing structure has already collapsed and closed the road on South Brittain Street located behind the old box factory and next to Coffee Beanz.

Upon removal and inspection of this area of collapse and the remaining box culvert and the potential for new development where this box culvert is located, the City staff recommend removal and replacement of approximately 500' of this box culvert. I have enclosed an aerial map of the existing box culvert.

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**Economic Impact:** This project was not budgeted in the FY22 budget. This is an emergency repair project that was located on inspection. The engineering for this project is estimated at \$107,500.

Construction for this project could be \$500,000 - \$1,000,000. Staff is investigating using ARPA funds to provide for this project.





P.O. Box 2968  
Murfreesboro, TN 37133-2968  
(615) 895-8221  
Fax: (615) 895-0632

December 3, 2021

Mr. Buck Vallad  
City of Shelbyville, Public Works Director  
714 Industrial Parkway  
Shelbyville, Tennessee 37160

Re: Proposal for Professional Services for Drainage Infrastructure Improvements near North Brittain St. and E Lane St./N Jefferson St. (S.R. 82 South)

Mr. Vallad:

Per your request, Griggs and Maloney, Inc. (G&M) is happy to submit the below proposal to the City of Shelbyville for surveying and civil engineering design for the needed drainage infrastructure improvements in the area of North Brittain St. and E. Lane St./N. Jefferson St. (S.R. 82 South).

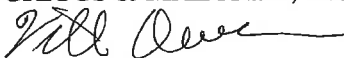
G&M will coordinate and obtain field survey data including contours (1-foot intervals), property boundaries and R.O.W. locations, building locations, driveways, and public improvements (utilities, roads, drainage structures, ditches, etc.) in the project area for the purposes of using the data for the basis of a civil engineering design for the needed stormwater infrastructure improvements. Additionally, G&M will provide full civil engineering design resulting in construction plans and specifications to be used for the purposes of bidding the construction of the designed improvements. Lastly, G&M will provide bidding assistance in the form of advertising for and conducting the bid opening.

It is understood that the City desires for this project to be designed and bid at the absolute earliest possible date. We will strive to have the draft plans completed for City review by January 31, 2022 with a target bid opening date on or before February 28, 2022.

The above scope of work can be provided to the City for a lump sum fee of **\$107,500**.

Construction Phase Services can be provided at an additional cost at our standard hourly rates and are not part of this proposal.

We have greatly enjoyed working with the City of Shelbyville in various capacities over the past several years. We look forward to continuing that type of relationship with the City for years to come!

Sincerely,  
GRIGGS & MALONEY, INC.  
  
Will Owen, P.E.  
Vice-President

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
(date) (month)

By \_\_\_\_\_  
(Authorized City Representative)



# Tennessee Property Viewer

Aerial Photography Street Map Show FEMA DFIRM Flood Map Show Property Lines

