

City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Thursday, June 29, 2023**, at the Shelbyville Recreation Center, 220 Tulip Tree Road. The meeting was called to order at 6:00 PM by Mayor Randy Carroll.

The following were present: Mayor Randy Carroll, Councilmember William Christie, Councilmember Marilyn Ewing, Councilmember Stephanie Isaacs, Councilmember Bobby Turnbow, Councilmember Henry Feldhaus and Councilmember Gary Haile. Also, present were City Manager Scott Collins, City Treasurer Kay Parker, City Recorder Lisa Smith, and City Attorney Ginger Shofner.

Shelbyville Overlook Concepts Presentation – Neel-Schaffer: Sean Mayer with the Engineering Firm Neel-Schaffer introduced the project presentation advising these were preliminary concepts and could be changed as the Council desired. Matt Taylor with Studio Eight Design then went over each of the three (3) concepts noting they would appreciate any feedback from the Council. Additionally, they suggested holding a public meeting to get direction from the public on the design. Council liked all designs with Councilwoman Ewing stating she would like to see items from each concept incorporated into the final design.

Azure Land Lease w/ Airport: City Attorney Shofner reminded Council that Azure is subleasing the land they leased from the Airport to MTSU to allow for the relocation of the Students to move faster. The Airport Board, Airport Director and City Attorney have reviewed the Sublease and are working through a few items. The annual rent will be \$96,477.50 which represents the standard \$.35 a square foot. If all goes well, we should have MTSU planes here by March.

Annexation Request – Airport Land: City Manager Collins advised the City does own the property that is subject of this request. Planner Albakry stated the request to annex is for the former Carrick property and if the Council approves this request, it will be forwarded back to the Planning Commission for a full study and then brought back to the Council for consideration.

Habitat for Humanity – Funding Request: Collins noted Habitat had submitted this request earlier and Council voted not to fund the one-time request. They have requested the Council reconsider the \$10,000 request. Councilmember Ewing advised they had to shut the doors for the Thrift Store and that was very unfortunate, and she felt the Council could reconsider this and look at these requests on a case-by-case basis. Councilmember Feldhaus stated he did appreciate Habitat providing the financial statements, but he did have a concern about the amount of payroll of \$120,000 and he would like to know if that is going to the overhead for Staff or to the people hired to build the houses. Ewing stated she felt the driving force behind this request, which is a one-time request, is the loss of support during the 2020 and 2021 Covid years. After further discussion, Attorney Shofner suggested placing this item on next week's Agenda as a Business Item to authorize City Staff to do the Resolution and advertisement for this request as it is a non-profit.

Spring Street Buildings Contract: City Attorney Shofner advised she handed out a draft of the Contract for the Sale and Redevelopment of the Real Property on Spring Street. She further advised this will be on the Agenda next week as a Resolution, which creates a record of why the Council did what they did. The Contract will be attached to the Resolution and approved as a part of it at next week's meeting. Shofner then reviewed the Contract and noted it not only is a sales contract but also serves as a redevelopment contract. Councilmember Feldhaus stated his motivation for voting for this is that they were planning on spending \$2.7 million, and he is not held to the specific name of Grindstone Cowboy, which was a request from the purchaser that the contract be in the name of Bedco Investments, LLC. He said the main point is to renovate the buildings and put the investment stated into the property. Shofner stated she wanted to have things in place by next week, so please call with any questions.

Public Comments Guidelines: City Recorder Smith advised she had updated the Public Comments Guidelines as they had not been updated for some time and the new Statutory Requirement for Public Comments at all City meetings will go into effect on July 1st. She reviewed the changes made and Councilmember Feldhaus advised the new rule allows only comments concerning items on the Agenda and he wondered if we are going to continue to allow comments at a Study Session concerning any item concerning the City. Further discussion ensued Attorney Shofner stated the new law also allowed for equal time for opposing views. Noting there was several ways to interpret the new law Councilmember Feldhaus stated he would like to see Comments held to items on the Agenda. After further discussion it was decided to leave it as with Comments at all meeting, Comments at Study Session may be about any City issue and Comments at all other meetings must be related to items on the current meeting Agenda.

Historical Marker: City Manager Collins advised he had received a request to place a Historical Marker on the Public Square recognizing Charles C. Davis for leading a cavalry charge during the Battle of Shelbyville. There was a short discussion on this matter and Mayor Carroll stated he felt we needed more information.

Multi-Modal Grant – Phase 2: Public Works Director Buck Vallad stated this is the application process for Phase 2 on Sidewalks on Madison and will continue from Phase 1 at East Lane to Stanley if the money allows. It is a 90/10 Grant if awarded the City would be responsible for 10% of the project which is estimated at a total of \$1.2 million.

Pavement Assessment: Vallad advised this report was given to Council several months ago and we did not receive the Resolution at that time to accept the report on the Pavement Assessment for City Streets and acknowledged the Council will use in their best effort the Assessment for future planning of paving.

OLD BUSINESS:

ORDINANCES – Second / Final Reading and Public Hearing - None

NEW BUISNESS:

ORDINANCES – First Reading:

Amendment to Fieldstone Planned Unit Development (PUD) to add two (2) new duplexes close to the eastern entrance along HWY 231 North. (This item is anticipated to be on the Agenda after consideration by the Planning Commission on May 25th.) Planning Director Walled Albakry advised this is an Amendment to the Fieldstone PUD which will add 5 new units, remove the clubhouse, and remove the commercial area that fronts Highway 231 N. He advised the commercial area is too small to real be used for any commercial use. The Planning Commission gave a favorable recommendation on this item.

BUSINESS ITEMS: None

PURCHASING/BID ITEMS:

MSA self-contained breathing apparatus (SCBA) for the Fire Department: Purchasing Director Lori Saddler advised this is an annual item and is being purchased from Safe Industries in Easley, SC through HGAC national cooperative contract #EE08-19. The total purchase price is \$52,875, the FY24 budgeted amount is \$55,125.

Photography Services for Youth Sport League w/two 1-year options for renewal: Director Saddler requested this item be deferred to next month.

Various Rocks for City Departments w/two 1-year options for renewal: Saddler advised it is being recommended that this item go back to bid as there has been an increase in cost over the last two years.

APPOINTMENTS:

Airport Authority
Beer Board
Industrial Development Board (IDB)
Library

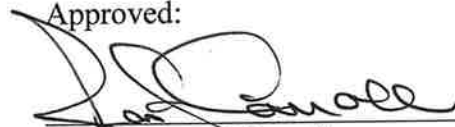
OTHER BUSINESS: None

ANNOUNCEMENTS:

City Hall will be closed on Tuesday, July 4th in observation of Independence Day. Tuesday's trash will be picked up on Wednesday, July 5th with Wednesday's regular route.

CITIZENS COMMENTS: None

ADJORN: With nothing further to discuss the meeting adjourned at approximately 8:14 PM.

Approved:

Mayor, Randy Carroll

Attest:


City Recorder Lisa Smith

Approved as to Form:


City Attorney Ginger Bobo Shofner