

Regular City Council Meeting Minutes

Regular Meeting: June 8, 2023

Place: Shelbyville Recreation Center, 220 Tulip Tree Road

Call to Order: 6:00 PM, Mayor Randy Carroll

Invocation: Matt Doak, Shelbyville Fire Chief

Pledge of Allegiance: Led by City Council

Roll Call: Roll was called by City Recorder Lisa Smith and the following were present: Councilmember Bobby Turnbow, Councilmember Marilyn Ewing, Councilmember William Christie, Councilmember Gray Haile, Councilmembers Henry Feldhaus and Stephanie Isaacs. Also, in attendance were Mayor Randy Carroll, City Manager Scott Collins, City Treasurer Kay Parker, and City Attorney Ginger Shofner. A quorum was declared and the meeting open for Business.

Adopt the Agenda: Mayor Carroll advised there was a request to Amend the Agenda. Attorney Shofner stated the request was to adding approval of a letter to MTSU clarifying they have the authority to demolish the buildings located on the property they are leasing from the City at the Airport and that it be placed for consideration immediately after the Consent Agenda. **Councilmember Turnbow made a motion to amend the Agenda as requested, Councilmember Isaacs seconded, and the motion carried by unanimous oral vote. Councilmember Haile then made a motion to Adopt the Agenda as amended, Councilmember Turnbow seconded, and that motion passed by unanimous oral vote.**

Consent Agenda – All items in this portion of the Agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; However, a Councilmember may request that an item be removed for separate consideration.

- A. Approval of City Council Minutes of the following:
 - a. Study Session of May 2, 2023
 - b. Regular Meeting of May 11, 2023
 - c. Special Called Meeting of May 18, 2023
 - d. Special Called Meeting of May 30, 2023
- B. Accept all Monthly Reports (May)
- C. Accept Treasurer's Reports (March & April)
- D. Approval of Accounts Payable (May)
- E. Approve a Tourism Grant in the amount of \$3,500.00 to Marty Gordon for the American Mule and Bluegrass Festival. The funds will be paid from the FY24 Hotel/Motel Fund.
- F. Approve and Authorize the Mayor and City Attorney to sign the Griggs & Maloney Contract in the amount of \$29,000.00, for Consulting Services during the Construction & Installation of the North Brittain Street Drainage Improvements.
- G. Authorization to Declare the following Surplus from the Police Department through GovDeals.com.
 - a. Obsolete L3 Camera Systems – approximate quantity of 60
 - b. 1 lot of bicycles (abandoned property)
- H. Authorization to Declare the following Surplus from the Police Department to be disposed of for scrap value at local scrap metal vendor.
 - a. 1 spool aluminum wire (abandoned property)
 - b. Miscellaneous obsolete emergency equipment

Councilmember Christie made a motion to approve all items on the Consent Agenda, Councilmember Haile seconded. The motion carried unanimously by roll call vote.

Consideration of a Motion to Authorize the Mayor to sign a letter to MTSU President verifying they are authorized to demolish all structures or improvements currently on the leased property at their own expense.

Councilmember Turnbow made a motion to authorize, Councilmember Haile seconded, and the motion carried by roll call vote.

Mayor Carroll then closed the Regular meeting and opened Public Hearings at 6:09 PM.

Public Hearing: Ordinances - Second / Final Reading

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 1.6 (+/-) Acres Owned by James Bret Rollins, Located on the South Side of Madison Street and Comprising the Northern Portion of Bedford County Tax Map 090, Parcel 113.00 From the General Commercial (C-2) Zoning District to the High Density Residential (R-4) Zoning District, and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. **There were no speakers for or against this item.**

An Ordinance to Amend the Adopted Budget Ordinance (As Amended) of the City of Shelbyville, Tennessee Various Funds, For the Fiscal Year 2022-2023, the Period Ending June 30, 2023. **There were no speakers for or against this item.**

An Ordinance of the Shelbyville City Council to Adopt the Design Standards for the City of Shelbyville. **There were no speakers for or against this item.**

The Public Hearings were closed, and the regular meeting reopened at 6:10 PM.

Councilmember Ewing made a motion to allow the City Attorney to read captions only on Ordinances and Resolutions, Councilmember Turnbow seconded, and the motion was carried unanimously by oral vote.

Old Business:

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 1.6 (+/-) Acres Owned by James Bret Rollins, Located on the South Side of Madison Street and Comprising the Northern Portion of Bedford County Tax Map 090, Parcel 113.00 From the General Commercial (C-2) Zoning District to the High Density Residential (R-4) Zoning District, and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. **Councilmember Christie made a motion to approve, Councilmember Turnbow seconded, and the motion was carried unanimously by roll call vote.**

An Ordinance to Amend the Adopted Budget Ordinance (As Amended) of the City of Shelbyville, Tennessee Various Funds, For the Fiscal Year 2022-2023, the Period Ending June 30, 2023. **Councilmember Ewing made a motion to approve, Councilmember Haile seconded, and the motion was carried unanimously by roll call vote.**

An Ordinance of the Shelbyville City Council to Adopt the Design Standards for the City of Shelbyville. **Councilmember Christie made a motion to adopt, Councilmember Haile seconded, and the motion was carried unanimously by roll call vote.**

New Business:

Ordinances – First Reading: None

Resolutions:

A Resolution of the City of Shelbyville, Tennessee, Authorizing a Two-Year Renewal for the Maintenance Contract with the State of Tennessee, Department of Transportation, in an Amount not to Exceed \$205,801.50.

Councilmember Feldhaus made a motion to approve, Councilmember Isaacs seconded, and the motion was passed unanimously upon roll call vote.

Business Items:

Consideration of a Motion to Approve the Policies and Procedures Related to Tax Increment Incentives.

(TIF Policy) **Councilmember Feldhaus made a motion to approve, Councilmember Isaacs seconded.**

Discussion ensued with Councilmember Ewing questioned if this would be tailored for individual business based upon the type of business or the size of return. City Manager Collins stated this would apply to the value of the property and the improvement made, if a business makes improvements, they may be allowed to pay property taxes based on the unimproved value instead of the improved value of the land for a period of time. There will be a formula and each individual business will have to complete an application and provide a \$5,000 fee to the Industrial Development Board and all applications will come back before the Council for approval. Collins provided additionally information on the criteria required to apply. **The motion then passed unanimously upon roll call vote.**

Consideration of a Motion to Approve a \$300,000 Economic Development Incentive to Project Big Orange in accordance with the Policy. **Councilmember Feldhaus made a motion to approve, Councilmember Turnbow seconded.** City Attorney requested an amend on Page Two of the document under Section Two a sentence should be added that if the IDB is reimbursed the \$300,000 due to failure to complete the project they will then in turn reimburse the City of Shelbyville. She noted the IDB will need to set up a bank account and the Developer will have to meet certain requirements and then submit a written request for the funds. Shofner suggested at that time the City approve the transfer of the funds by a Resolution. Shofner further noted the TIF Policy is not related to this incentive. **Councilmember Feldhaus amended his motion to include the wording as requested by Attorney Shofner, Councilmember Turnbow agreed with the amendment. The motion then passed unanimously upon roll call vote.**

Purchasing / Bids

Consideration of a Motion to Award the RFP for the Spring Street Properties. Attorney Shofner advised of the process going forward if Council chooses one of the parties tonight. First Staff would need to be authorized to negotiate with the chosen party to draft a Contract for the Sale and Development of the properties. That Contract will then come back before Council for approval. She further noted that State Law does exempt real property from competitive bidding, and this was designated as an RFP with other specific considerations. City Manager Collins advised the properties at 100 and 104 South Spring Street were purchase by the City for the purpose of Economic Development. The RFP was issued and stated the buildings, property and content would be sold as is and there were six (6) specific criteria to be addressed in the proposals. (1) The amount to be paid to the City. (2) Information on business experience and commercial development projects. (3) Information on capital strength and ability to purchase and develop the properties in a timely manner. (4) History of successful development projects and continuing commercial success. (5) Information on brand recognition as a possible anchor for the Shelbyville square and (6) Acknowledgement of the as is conditions of the properties. He noted there were two proposals received from interested parties, Bedco Investments and Glass Hollow Holdings, each gave a presentation to the Council in a Special Called Workshop. Councilmember Ewing questioned if there was a

timeframe on the payment to the City and Attorney Shofner advised that would be a part of the Contract. Upon further questioning it was noted that neither investor would qualify for a TIF program. **Councilmember Feldhaus made a motion to award the negotiation rights to Bedco Investments and Grindstone Cowboy with closing in a 30-day period, additional if money is not invested in a 24-month period there will be some recourse available to the City, the motion died for a lack of a second. Councilmember Turnbow then made a motion to accept Glass Hollow Holdings proposal, Councilmember Christie made a second.** Councilmember Feldhaus stated he felt we should go with Bedco to diversify to allow more various retail operations to help all investor. He noted that Glass Hollow is already invested in developing a property on the Square and he did not want to “put all our eggs in one basket” with one person having ownership on both sides of the street. This would allow two different options for restaurants. Councilmember Ewing stated she would like to see the two parties work together. **Councilmember Turnbow amended his motion to allow Staff to negotiate with Glass Hollow on the Contract for Sale and Development, Councilmember Christie agreed to the amendment. A roll call vote was as follows: Councilmember Feldhaus – No, Councilmember Ewing – No, Councilmember Haile – No, Councilmember Christie – Yes, Councilmember Isaacs – No, Councilmember Turnbow – Yes. The motion failed 4-2.**

City Attorney Shofner questioned if Council wished to reject all Proposals and start over or if they needed additional information. Councilmember Christie stated he felt either one would be good. **Councilmember Feldhaus remade his original motion to award the RFP to Bedco Investments and Grindstone Cowboy, Councilmember Isaacs seconded.** Feldhaus stated this in his opinion would get both developments going in the City and as he stated retail creates retail. **The roll call vote was as follows: Councilmember Turnbow – No, Councilmember Isaacs – Yes, Councilmember Christie – No, Councilmember Haile – Yes, Councilmember Ewing – Yes, Councilmember Feldhaus – Yes. The motion passed 4-2.**

Consideration of a Motion to let Request for Proposal (RFP) for the Replacement of the HVAC Systems at the former Chamber of Commerce Building. **Councilmember Ewing made a motion to approve, Councilmember Christie seconded, and the motion passed unanimously upon roll call vote.**

Appointments:

Consideration of the appointment of Nadia Inscore to the Safe & Affordable Housing Committee. **Councilmember Isaacs made a motion to approve, Councilmember Christie seconded, and the motion passed upon unanimous oral vote.**

Announcement: City Hall will be closed on Monday, June 19th in observation of the Juneteenth Holiday. Monday’s trash will be picked up on Tuesday, June 20th with Tuesday’s regular route.

The July Study Session date has been moved to Thursday, June 29th at 6:00 PM, due to the July 4th Holiday.

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. City Hall will be closed on May 29th for Memorial Day. Monday’s trash will be picked up on Tuesday, May 30th with Tuesday’s regular route.

With no further business Councilmember Turnbow made a motion to adjourn, Councilmember Ewing seconded, and the meeting adjourned at 6:57 PM.

Approved:



Randy Carroll, Mayor

Attest:



Lisa Smith, City Recorder

Approved as to Form:



Ginger Bobo Shofner, City Attorney