

## City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Tuesday, January 31, 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.

**Swing Estates Annexation Request:** Planner Waleed Albakry gave an overview of the request and reminded Council that Annexation request come to the Council for them to decide if the request is one to consider and if so they forward it to the Planning Commissioner for further study. This property is 124 acres of which 38 acres is already in the City, therefore they are requesting to annex the remaining parcel. The property is also within the Urban Growth Boundary and zoned for Medium Density. Albakry noted all Staff comments have been addressed at this time and it is recommended to forward the request to the Planning Commission for further study.

**Property Tax Rate:** Mayor Carroll opened the floor for discussion and advised the current Property Tax Rate is \$1.59. City Recorder Smith stated the Property Tax Rate is approved by an Ordinance which will have two (2) readings so she would request Council discuss the item and give a rate so an Ordinance can be prepared for next week's Agenda. Councilmember Feldhaus questioned the purpose for setting a tax rate at this time when it is normally set as a part of the Budget process in June. City Treasurer Kay Parker advised the Budget has to be presented to Council by May 15<sup>th</sup>. City Manager Collins noted the Tax Rate is general set during the Budget process to allow a review of the revenues and expenditures. Mayor Carroll stated this is being looked at to relieve some of the burden from tax payers. Councilmember Christie stated this was the number one request he received during his recent campaign, and he purposed setting the Tax Rate at \$1.36. Councilmember Feldhaus purposed \$.95 to mirror Murfreesboro. He advised this is a political statement at this time. Mayor Carroll stated we do not want to cut services but do want to relieve the burden. Councilmember Turnbow stated it was raised at the worse time and he recommended \$1.49. Councilmember Ewing agreed we need to adjust and we need to live within our means. Mayor Carroll advised that if a new Tax Rate is passed it will not become effective until July 1, 2023. City Recorder Smith advised she has three different amounts at this time. She advised this will be on the next two month's Agendas for two readings and a Public Hearing and then it will come back up in May for reconsideration, two readings and a Public Hearing to accompany the FY24 Budget. Several Councilmembers requested the Ordinance be put on next week's Agenda with the current Tax Rate of \$1.59 and Councilmembers will have the option to Amend the Ordinance with a new amount.

**Flume Engineering Contract:** Manager Collins advised a Contract has been negotiated with Griggs and Maloney to do the Flume and Flood Pump evaluation. The Contract has been presented in an amount of \$165,000 and there is the understanding that the Flood Pump portion of the evaluation has priority. Manager Collins recommended approval of the Contract at next week's Business Meeting.

**Neil-Schaffer Engineering Contract:** Collins gave an update on the Engineering Contract on the River Overlook Greenway noting the most recent meeting with the chosen Engineers Neil-Schaffer was for going over the scoop of their services. Council was provided with a copy of the scoop at the meeting. Collins advised Neil-Schaffer has experience in Greenways and Riverwalks.

**Bedford County Listening Project:** Manager Collins stated there have been continued meetings on this project. The proposal that is being recommended to Council is to appoint the members to set up the Committee and then leave to the Committee to set up the bylaws.

**OLD BUSINESS: None**

**NEW BUSINESS:**

**ORDINANCES – First Reading:**

**An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 1.10 (+/-) Acres Owned by Ben Livingston, Located on the West Side of Sevier Street and Referenced on Bedford County Tax Map 78I, Group B, Parcels 7.11, 7.12 and 8.00 From General Commercial (C-2) Zoning District to Medium-High Residential Density (R-3A) Zoning District, and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith.** Planner Waleed Albakry advised this is a request to rezone 1.1 acres located on the west side of Sevier Street from C-2 to R-3A. The current Land Use Map allows for Medium to High Density. This request received a favorable recommendation from the Planning Commission.

**An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 10.01 (+/-) Acres Owned by Tejinder & Baljinder Judje, Located on the Side of the Future Extension of Calsonic Way and Referenced on Bedford County Tax Map 069, Parcel 058.06 From the Low-Density Residential District (R-2) Zoning District to the Light Industrial (I-1) Zoning District, and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith.** Planner Albakry stated this request is for rezoning of 10.01 acres located on the side of the future extension of Calsonic Way from Low Density Residential (R-2) to Light Industrial (I-1). He advised the request zoning is matches the current Land Use map and the request received a favorable recommendation from the Planning Commission.

**An Ordinance to Adopt a Reapportionment/Redistricting Plan and Map For the City of Shelbyville, Tennessee.** City Manager Collins advised based on the Census data taken every decade the districts that the Councilmembers represent must be reapportioned so that each district contains as close to an equal number of constituents. The Census was taken in 2020 and the data has been evaluated by MTAS who have provided the new District maps for each Councilmember. Councilmember Feldhaus questioned a area between Ward 4 and Ward 5 that appeared to be outside the City Limits but was color coded for Ward 5. Manager Collins advised he did question that yes it is in the City Limits and was told that was done long ago and was a Church. After discussion it was noted, it was originally set aside for a church that was never built there.

**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.** City Manager stated this is a Budget Amendment that is done several times a year for housekeeping purposes of items that have been approved by Council since the Budget was approved. He noted that page three of the Amendment contains items that are on the Business Agenda next week for approval. Treasurer Kay Parker noted that the unaudited Fund Balance in the General Fund as of June 30, 2022 was \$12 ½ million and will all amendments we have used approximately \$950,000 of that.

**RESOLUTIONS:**

**A Resolution Authorizing an Official Delegation to the 2023 Tennessee Municipal League Legislative Conference in Nashville, Tennessee, for March 13-14, 2023, providing for the Attendance and Expenditures of that Delegation, Consisting of the Mayor, City Manager and City Councilmembers.** Manager Collins advised this is a good conference that give an opportunity to speak to members of the General Assembly and he encouraged attendance.

**A Resolution of the Shelbyville City Council to Repeal All Previous Ordinances and Resolutions Pertaining to Planning and Community Development Fee Schedule, and to Adopt An Updated Planning and Community Development Fee Schedule.** Planner Albakry stated the last time the fee schedule was addressed was in 2018. He worked with MTAS to develop the proposed Fee Schedule that is attached to the Resolution. He noted we are well below our neighboring areas in our fees, and we are not recovering out costs

in several areas. He further advised this will not bring us up to where we need to be but will just allow us to gain some ground. This item received a favorable recommendation from the Planning Commission. Councilmember Ewing questioned if citizens had been notified of these changes. Albakry noted yes it would be advertised in the newspaper and a Public Hearing would be held next month prior to Council meeting. Additionally, it was advertised prior to the Planning Commission meeting.

**A Resolution of the Mayor and City Council of Shelbyville, Tennessee, Authorizing a Grant Application to the Division of Recreation Educational Services of the Tennessee Department of Environment and Conservation for the Local Parks and Recreation Fund Grants.** Park Director Make Alsup gave the Council an update as this item was on the January Agenda and Council wanted to hear from the Public Meetings before making a decision. He advised this Grant is generally open every other year and usually has a limit, however this year there is no limit. The Park Board recommended the tennis and pickle ball courts projects. Alsup explained he held two (2) Public Meetings and had a lunch meeting with the Senior Adults class that meets in the Recreation Center. The report from those meetings show 24 supported the tennis courts, 12 supported the pickle ball courts and 7 asked for lighted, fenced soccer fields. Additional items mentioned included an extension to the walking trail and miniature golf, with the most support going to the tennis courts and pickle ball courts. The soccer fields were also very popular, however the last time an estimate was done for the soccer complex two (2) or three (3) years ago it was estimated around \$10 million. Alsup stated with inflation he would estimate that would be closer to \$12 million now and they did not bring that to the Council for this Grant because originally, they thought the Grant would have a limit and the last time it was before the Council for consideration it was denied. It is also a 50/50 Grant where the City spends the money up front and then will be reimbursed 50% of the cost. Alsup suggested that if Council approved the Grant request, he would recommend applying for \$1.5 million. Councilmember Turnbow questioned if the County has been approached to help pay for some things at the Park. After further discussion, Council questioned doing this project on a smaller scale.

#### **BUSINESS ITEMS:**

**Surplus – 2012 Honda Civic – VIN 8501 (Police)** – Purchasing Director Lori Saddler requested Council declare the 2012 Honda Civic as surplus. She advised the car was Court awarded through seizure and proceeds from the sale are required by law to go back into the City's Drug Fund.

#### **PURCHASING / BIDS**

##### **Purchasing –**

**TN Statewide Contract purchase – 2023 Ford F-150 4x4 Crew Cab Pick-up (Police Department)** – This vehicle will be purchased with the Drug Fund which has a balance of \$85,000. The estimated cost of the vehicle is \$54,920.00.

**TN Statewide Contract purchase – Ford F-150 Responder vehicle – replacing November order (Fire Department)** – Saddler noted this is a reorder and this is the third time. The first time Ford cancelled the order and this time it is an availability issue. Chief Doak has found the truck at another Dealer, Lonnie Cobb in Winchester, which states we can have this truck in 3 to 4 weeks. The total purchase price is \$47,865.

**TN Statewide Contract purchase – Ford F-150 truck – replacing September order (Parks Department)** – Saddler explained this is also a truck that had been ordered in September and there has been two Dealers tell her they do not know when this truck will be available. Director Alsup located a truck at Lonnie Cobb in Winchester and noted this is a 4-wheel drive. He advised he will have a Ford Ranger to surplus when he receives this truck.

Mayor Carroll ask Buck Vallad to acknowledge the employee who passed away yesterday. Vallad advised Randy Cunningham who had been with the City for a while and was everyone's "go to" had suffered a stroke while at work last Wednesday and passed on Monday. Vallad noted we did not lose an employee but a family member.

**APPOINTMENTS:** None

**OTHER BUSINESS:** None

**ANNOUNCEMENTS:**

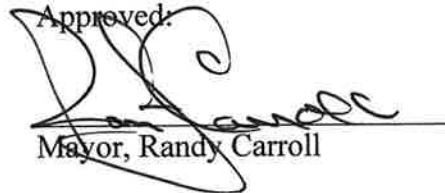
City Hall will be Closed on Monday, February 20<sup>th</sup> in observation of President's Day. Monday's trash will be picked up on Tuesday, February 21<sup>st</sup> with Tuesday's regular route.

**CITIZENS COMMENTS:** Tristian Call advised he is a part of the Bedford County Listening Project and is excited to get started with the Renter's Committee. He also stated he is an avid user of the Pickleball Courts at the Park and comments on the Property Tax stating he hope the Council would make sure to offer the relief to the ones that need it the most.

JoAnne Vasil – She gave her support of the Bedford County Listening Project and thinks this Renter's Committee with be very helpful in bring change to the Community.

Pat O'Brien – He also spoke in support of the Bedford County Listening Project Renter's Committee.

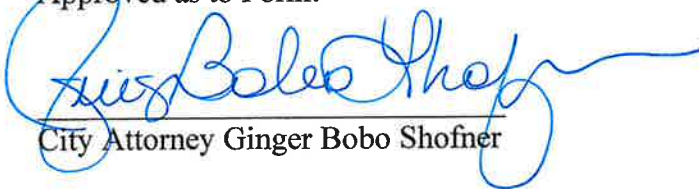
**ADJORN:** With nothing further to discuss Mayor Randy Carroll adjourned the meeting at approximately 7:19 PM.

Approved:  
  
Mayor, Randy Carroll

Attest:

  
City Recorder Lisa Smith

Approved as to Form:

  
City Attorney Ginger Bobo Shofner