

## City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Tuesday, October 5, 2021**, at the Shelbyville Recreation Center, 220 Tulip Tree Road. The meeting was called to order at 6:00 PM by Vice-Mayor Henry Feldhaus.

The following were present: Councilmember William Christie, Councilmember Marilyn Ewing, Councilmember Stephanie Isaacs, Councilmember Henry Feldhaus, Councilmember Rick Overcast and Councilmember Gary Haile. Also, present were City Manager Josh Ray, City Recorder Lisa Smith, City Attorney Ginger Shofner, and City Treasurer Kay Parker. Mayor Wallace Cartwright was absent.

**Treasurer's FY21 Year-End Report:** City Treasurer Kay Parker reviewed the FY 21 Year-End Report advising it was a strong year from a financial perspective. The revenues were 25% over predictions with the expenditures coming in 8% under predictions.

**2018 International Energy Conservation Code (IECC) Amendment:** City Manager Ray advised this item is to amend an Ordinance that was approved a few months ago. The City has adopted the 2018 International Energy Conservation Codes however there was an error in deleting Chapter 5 due to a renumbering in the Code. Staff is requesting to correct this by adding back in Chapter 5 and deleting Chapter 4. The Ordinance to Amend will have the corrected attachments.

**Annexation Request - Southern Land Acquisitions, LLC Tax Map 88, Parcel 63.01:** Planning Director Waleed Albakry gave a brief description of the request by owners Joe Fly, Brenda Fly Clark and Linda Fly to annex a 25.12 Acres tract of land located north of Highway 64. He advised that the parcel is located within the City's Urban Growth Boundary and reviewed the uses of property located around the property. City Attorney Shofner advised in accordance with Best Practices by MTAS this is the first step in an Annexation Request. If the Council sees potential to annex the property, they will vote to refer the request to the Planning Commission for further study and then a recommendation back to the City Council. The potential developer, Glen Cruzen then spoke to the Council concerning the proposed use of the land if it were annexed advising there would be 1,600 to 2,000 square foot single family residences ranging in cost of \$250,000 to \$300,000. He further noted this would be a new building type concrete with stucco covering and he would be requesting rezoning to R-3 to allow for his development of approximately 75 to 80 lots. Council requested a drawing showing what he is planning and more information on the type of building be submitted prior to the Business Meeting.

**Spectrum Contract for Services:** City Manager Ray advised staff has been working with Spectrum to improve the City's technology by providing fiber to all City facilities, updating the phone system, creating a Public Education Government (PEG) Channel and several other items. He noted Spectrum had provide information concerning the upgrade and cost for Council to review which would be provided utilizing MiCTA a national purchasing cooperative. The contract was created as a five-year proposal billed monthly at a rate of \$13,252.30. Ray stated the cost for this could be covered by the ARPA funds and he has the request in to the Comptroller to make sure how to utilize the funds. City Manager Ray stated there are other companies that can provide different services, Spectrum can provide a package plan that provides everything in one. However, he noted Staff could reach out to other providers to get different quote on what they can provide and costs. Councilmember Overcast ask why there was not more than one bid and he felt we should use the local company. Vice-Mayor Feldhaus stated the City Manager did state he had received feedback and would be reaching out for more company quotes. After further discussion Ray advised, Staff would like to improve the system and will provide a more formal process if Council desires. Councilmember Overcast stated he wants to see more than one option. This will be brought back at a future meeting with options.

## **OLD BUSINESS:**

### **ORDINANCES – Public Hearing – Second & Final Reading:**

**An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of .20 (+/-) Acres Owned by Ruben and Sarah Soto, Located at 804 Morton Street and Referenced on Bedford County Tax Map 79P, Group F, Parcel 14.00 from Commercial-2 (C-2) (General Business District) to Residential-3 (R-3) (Medium Density Residential) and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith.** Planner Albakry gave an overview and advise there had been no changes since the First Reading.

**An Ordinance of the City of Shelbyville to Amend the Shelbyville Municipal Code by Adding the Appointment of the 231 N. Business Park Oversight Committee and Delegation of Authority for the 231 N. Business Park.** There have been no changes since First Reading and there was no discussion.

**An Ordinance of the City of Shelbyville, Tennessee Amending the “Shelbyville Municipal Code” Title 6 “Finance and Taxation”, Chapter 1 “Real Property Taxes” by Adding Section 6-103 in Order to Enact a Supplemental Local Tax Relief Program Pursuant to TCA Section 67-5-701(j) for Qualifying Elderly Low-Income Homeowners, Disabled Homeowners, and Disabled Veterans, and to Provide for the Appropriation of Funds for Such Tax Relief.** There have been no changes and there was no discussion.

## **NEW BUSINESS:**

### **ORDINANCES- First Reading**

**An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 79.00 (+/-) Acres Owned by Robert F. Kilgore, Located North of Highway 437 By-Pass on Bedford County Tax Map 069, Parcels 029.00, From R-2 (Low Density Residential District) to PUD (Planned Unit Development District), and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith.** Planner Albakry gave an overview of the request advising the request is to rezone from R-2 to PUD. He noted there were some concerns at the Planning Commissioner of the impact of another development in this area. He advised a traffic study made be needed in the future if this is approved and noted if the PUD is approved a Pattern Book will be brought back to the Planning Commission and Council for approval.

## **BUSINESS ITEMS:**

**Amendment 1 – Fairfield Pike, Intersection at Deery Street / Gowen Drive:** City Manager Ray advised this is the Amendment on this project that will apply the Small Cities Balance of \$299,730.08 to this project and extend the deadline date to September 30, 2024.

## **PURCHASING/BID ITEMS:**

### **Purchasing**

**Self-Contained Breathing Apparatus (SCBA) – Fire Department HGAC National Cooperative Contract Purchase – total quote - \$39,400 with the budgeted amount \$39,400.**

**Cardio Fitness Equipment – Recreation Center Sourcewell National Cooperative Contract Purchase – total quote \$55,911.00 (part of exercise room improvements in capital budget) – budgeted amount for total project \$80,000.00.**

**Track Flooring – Recreation Center Sourcewell National Cooperative Contract Purchase – total quote \$57,340.00 – budgeted amount \$59,000.00.**

**Jetter Trailer – Public Works / Stormwater Division Sourcewell National Cooperative Contract Purchase – total quote \$90,560.20 – budgeted amount \$100,000.00.**

**Toolcat Utility Work Machine – Public Works / Streets Division** Sourcewell National Cooperative Contract Purchase with a trade in – City Manger Ray advised a John Deere tractor will be traded in at a value of \$14,000.00. The total purchase price of the new equipment will be \$86,187.27 less the \$14,000.00 trade-in for a total cost of \$72,187.27 – budgeted amount \$75,000.00.

**Bids:**

**Plank Fence Installation – Airport** – City Manager Ray advised there was one bid received in the amount of \$21,000.00. It did meet specifications and was below the budget amount of \$25,000.00.

**Road Sign – Airport** – Ray noted there were four bids received for this item which is for an electronic sign to replace the stationary sign at the Airport. The only bid that met specifications was Cook Neon Signs, Inc from Tullahoma in the amount of \$69,687.00 which is over the budgeted amount of \$60,000.00, however the Airport has saved \$4,000.00 on the fencing that will cover the overage.

**APPOINTMENTS:** Housing Authority (1 – Mayor appointments)

**OTHER BUSINESS:** None

**ANNOUNCEMENTS:**

**CITIZENS COMMENTS:** There were three (3) speakers Carlos Alvarado, Scott Johnson, and Lou Anna Neeley. All spoke against the Annexation Request presented earlier in the discussion items. Each noted they lived in the area and were concerned for the impact on traffic as well as the type of homes being proposed to be constructed.

**ADJORN:**

With nothing further to discuss Vice-Mayor Feldhaus adjourned the meeting at approximately 7:24 PM.

Approved:



Vice-Mayor Henry Feldhaus

Attest:

  
City Recorder Lisa Smith

Approved as to Form:

  
City Attorney Ginger Bobo Shofner