

City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Tuesday, November 1, 2022**, at the Shelbyville Recreation Center, 220 Tulip Tree Road. The meeting was called to order at 6:00 PM by Mayor Wallace Cartwright.

The following were present: Mayor Wallace Cartwright, Councilmember William Christie, Councilmember Marilyn Ewing, Councilmember Stephanie Isaacs, Councilmember Rick Overcast, 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.

Chamber of Commerce Building: City Manager Collins gave Council an update on the former Chamber building advising the plan was to move Building & Codes and the Planning Department into that building. He advised the building would require some modifications including updating the bathrooms to ADA compliance. He noted this item will come back before the Council in December for further information. Councilmember Ewing questioned if we would have access to the entire building and if conversations had been held with Chamber representatives and City Manager Collins stated yes, he had communications with the Chamber officials and the Chamber would maintain one small office and storage. City Attorney Shofner reminded everyone this had been a conversation before the Council several months ago and that office space and storage is not what is identified in the Lease Agreement. Collins advised he was planning to meet Chamber Director on site to identify the space they are requesting.

Bedford County Listening Project (BCLP) Request: City Recorder Smith reminded a meeting had been held in August with members of the BCLP and they were requesting the City form a committee for renters and their concerns. The committee would be made up of Council, BCLP representative, renters, and landlords to hear and assist renter issues. Smith advised the issue with setting up the committee as the BCLP has requested is the issue of confidentiality for the committee. Smith stated as a City formed committee with City Councilmembers serving the committee would be subject to operate under the Open Meeting / Open Records Act and therefore there would be no confidentiality. Councilmember Isaacs stated she felt it would be ok for the Open Meetings. She further noted the BCLP was looking for help in identifying Grants that might be available for renter's assistance. Representatives acknowledged they had shortened the proposal for a committee and taken out the confidentiality portion. Mayor Cartwright stated he did not feel he should appoint this committee as he is leaving office in December. After further discussion this item will come back to the Council in December with a recommendation.

Annexation Request – Highway 231 N and Midland Road: Planner Waleed Albakry advised this was an initial request to annex two parcels totaling approximately 100 acres which if approved would go to the Planning Commission for further study. Albakry stated there had been initial meetings with several Departments and Shelbyville Power concerning this request. He stated the applicant's proposal is for 300 units with on-site sewer which is something the City has not done. Shelbyville Power says there is no connectivity to sewer. Currently the site is in the Urban Growth Boundary. Staff believes this item is being presented to the Council prematurely and that it requires further study and more information. The applicant then spoke to the Council and explained that Bedford County Utility had confirmed there would be sufficient water flow for fire protection. He then reviewed the on-site sewer, which is new to the City, however they have done a preliminary soil study and the system would be installed by Aqua Green and would be maintained by them. The Company is bonded and subject to State regulations. Representatives from Aqua Green stated that Public Utilities Commission oversee them and set their rates. He advised this is a fully integrated sewer treatment plant onsite with drinking water quality. Discussion continued with Buck Vallad, Public Works Director noting there is sewer running behind the site now and he also stated if this is allowed, he believes we need an Ordinance to establish this process and set up the rules for the future.

Police Grant: City Recorder advised Deputy Chief Crews had identified two different Grant opportunities under the Violent Crime Intervention Funds Program. Deputy Chief Crews explained the first is the Formula Grant and the City is eligible for \$245,000 which if awarded will be used to hire three (3) additional personnel and fund their salaries, training, and equipment for the first year. After that the City would be responsible for continuing these items. The intent is to be more proactive for prevention of crime with the additional personnel. The second opportunity is for a Competitive Grant that can be applied for in conjunction with another law enforcement agency, perhaps the Bedford County Sheriff's Department or the 17th Judicial District Drug Task Force which would have the possibility of up to \$2 million with no local match. Crews stated those funds if awarded would possibly be used for purchasing technology for license plate readers.

TIF Program: City Recorder Smith advised this item was presented to the Council in a Workshop and to establish the program is a long process. Mayor Cartwright stated we could work with MTAS to get the program established. City Councilwoman Ewing requested that the City Attorney be involved in the discussions. Recorder Smith stated she could draw up a Resolution that would direct Staff to work on developing the TIF Program.

Highway Rail Crossing Upgrade: Public Works Director Buck Vallad stated the upgrade at the crossing at Railroad Avenue at Newell Brands. The Budget was for six years ago, and the costs were higher. The project has been completed and the Supplement #1 has the final cost, which was \$79,000.00 instead of the original \$69,000.00, however the State is going to pay 100% of the overage and the City is still only responsible for the 10% of the original quote or \$6,900.00.

OLD BUSINESS:

ORDINANCES – Public Hearing – Second & Final Reading:

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning the Southern Portion of 53.00 (+/-) Acres Owned by Black Diamond Construction, Located West of Green Lane Near Northside Park Drive and Referenced on Bedford County Tax Map 78, Parcel 11.00 from Residential-3 (R-3) (Medium Density Residential District) to Residential-4 (High Density Residential District), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. There have been no changes since the First Reading and there was no discussion.

NEW BUSINESS:

ORDINANCES – First Reading:

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 5.05 (+/-) Acres Owned by James Bret Rollins, Located North of Fowler Road, and Referenced on Bedford County Tax Map 90, Parcel 94.12 From Residential-1 (R-1) (Low Density Residential District) to Residential-3 (Medium Density Residential District), and Repealing Any Ordinance in Conflict Therewith. Planner Waleed Albakry gave an overview advising this is approximately 5 acres located at 239 Fowler Road and is currently zoned low density. The request of Medium Density is in compliance with the Future Land Use Map and the Planning Commission gave a favorable recommendation at their meeting last week.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 60.69 (+/-) Acres Owned by Curl Properties LLC, Located on the East Side of Old Nashville Dirt Road, and Referenced on Bedford County Tax Map 078, Parcel 008.00 From Residential-2 (R-2) (Low Density Residential District) to Residential-3 (Medium Density Residential), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. Albakry noted this is request also agrees with the Future Land Use Map and received a favorable recommendation from the Planning Commission to be rezoned to Medium Density.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 4.80 (+/-) Acres Owned by Curl Properties LLC, Located on Dover Street and Referenced on Bedford County Tax Map 079, Parcel 032.00 From Residential-1 (R-1) (Low Density Residential District) to Residential-3 (Medium Density

Residential District), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. Planner Albakry advised this request is for 4.8 acres owned by Curl Properties to be rezoned to Medium Density. The request is consistent with the Future Land Use Map and received a favorable recommendation from the Planning Commission at their meeting last week.

RESOLUTIONS:

A Resolution of the City of Shelbyville, Tennessee, Authorizing An Application for a Traffic Signal Modernization Program Grant Between the State of Tennessee Department of Transportation and the City of Shelbyville for Replacement of Outdated Traffic Signals in the City of Shelbyville. Director Vallad stated this Grant is applied for every year. He noted he had hoped to use it for the Fairfield Pike / Highway 437 Bypass however it does not seem to be able to use for that. Therefore, the intent is to use the grant, if awarded for upgrading the light at Belmont and Depot Street.

BUSINESS ITEMS: None

PURCHASING / BIDS

Bids:

Sealed Bid Award – 85 cubic yard Transfer Trailer – Solid Waste Department: Purchasing Director Lori Saddler stated at the bid opening last week there were two bids and the low bid that met specifications was from J & J Truck Bodies & Trailers for \$167,900 for a 2023 85 cubic yard transfer trailer with a delivery date of May 2023. She noted this is able the budgeted amount of \$160,000, however all prices have risen since the Budget sessions.

Sealed Bid Award – Lewis Pavilion Roofing Project – Parks & Recreation Department: Saddler advised there were two bidders on this item and the low bidder was Adams Roofing for \$25,869.14 which was below the budgeted amount of \$36,000.

Sealed Bid Award – Water exercise bikes – Recreation Center: Director Saddler noted there were five bids on this however two did not meet specifications. The low bidder was Fitworks from Franklin, Tennessee at \$15,800 unassembled and \$16,320 assembled. Parks and Recreation Department is requesting to accept the assembled price. The budgeted amount was \$18,000.

Purchasing:

2023 Ford F-350 Truck with Dump Body – TN Statewide Contract – Public Works: Saddler stated this is from Ford of Murfreesboro at the cost of \$68,140. The budgeted amount for this truck with the snowplow and salt spreader attachment, which is the next item, is \$80,000.

Snowplow and salt spreader attachments – TN Statewide Contract – Public Works: This attachment is for the above item and there is a leftover balance of \$11,860. The purchase through Statewide Contract is for an amount of \$17,732 which is over the budgeted amount. There is a capital item for Stormwater cameras in the amount of \$10,000 which will be applied to this item and the camera will wait.

2023 Ford F-150 Responder vehicle completely equipped for the Fire Department: Director Saddler stated this item was approved in July for a 2022 vehicle however the Ford cancelled all the vehicle orders that were not in a build status. So, this must be reordered for the 2023 model at a cost increase

APPOINTMENTS: None

OTHER BUSINESS: None

ANNOUNCEMENTS:

A Recognition of City Employees for Active Military Service and Veterans will be held on Thursday, November 10th at 5:00 PM at the Shelbyville Recreation Center.

Public Works will be closed on Thursday, November 10th in observation of Veterans' Day. Thursday's trash will be picked up on Monday with Monday's regular route.

City Hall offices will be closed on Friday, November 11th in observation of Veteran's Day.

The Veterans' Day parade will be held on Saturday, November 12th beginning at 11:00 AM.

City Hall will be closed on Thursday, November 24th and Friday, November 25th in observation of Thanksgiving. Thursday's trash will be picked up on Monday, November 28th with Monday's regular route.

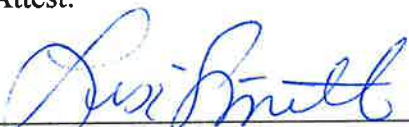
CITIZENS COMMENTS: None

ADJORN: With nothing further to discuss Mayor Wallace Cartwright adjourned the meeting at approximately 7:29 PM.

Approved:


Mayor, Wallace Cartwright

Attest:


City Recorder Lisa Smith

Approved as to Form:


City Attorney Ginger Bobo Shofner