

City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Tuesday, November 2, 2021**, at the Shelbyville Recreation Center, 220 Tulip Tree Road. The meeting was called to order at 6:00 PM by City Manager Josh Ray.

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

Shelbyville/Bedford County Office Lease: City Manager Ray advised this is an Agreement for office space inside the County Annex Building that will be used for the Tourism Marketing Department. The County will provide office space, utilities, internet, and phone service. It is a standard Lease with \$1.00 a year payment and a renewal option at a year.

Annexation Request – 5.66 Acres located on Coney Island Road (Tax Map 89, Parcel 44.00): Planning Director Waleed Albakry gave a review of this request by owner to annex this property noting that a small part of the parcel is already in the City and zoned R-3. The zone for the portion in the County is A-1. If annexed the applicant will be requesting rezoning. He further noted that the property is in the floodway, and it is not recommended that this area be developed for medium density. Albakry advised that floodway means there is a potential for flooding at any time. City Manager Ray reminded the Council this is the process for annexation where the Council considers the request and decides whether to send it to the Planning Commission for further study. Councilmember Overcast stated he is not for anything that will flood. Jim Patterson with St. John's Engineering representing Hawkins and Price advised the Council that the property is a little over 17 acres with 5.8 of that already in the City zoned R-3. The request is for 5.66 acres of the remaining property to be annexed and that part of the property is not in the floodway but is in the 100-year floodplain. He further advised that you could do filling to get out of the floodplain and get approval from FEMA to build. He presented a drawing that shows the ultimate intent which is zoning R-3 which matches the surrounding area, and they are purposed 32 lots. Councilmember Ewing questioned if the developer had done anything like this before and Mr. Patterson stated yes it was a common procedure.

Annexation Request – 22.52 Acres located on Highway 231 North (Tax Map 69, Parcel 4.00): Albakry advised this request is located on the west side of Highway 231 N. The Southeast portion of the property is in the City and zoned R-2. The applicant requests to annex the entire parcel and have two (2) zones, the part closest to the Highway will be C-2 and the back part will be R-4. He noted the current Future Land Use Map does envision C-2 as a zone for this property but not R-4. The proposed Future Land Use Map that has not been approved at this time shows this area as a Gateway corridor which is meant to be Commercial use and Mixed use but not High Density. Albakry also pointed out that in January of this year there was an application for a similar request on the east side of the Highway and the vision approved by Council at that time is very similar to what is being proposed now.

Annexation Request – 33 Acres located on Highway 231 North (Tax Map 50, Parcel 11): Manager Ray stated this request is from the City of Shelbyville at the recommendation of the 231 N. Business Park Oversight Committee to rezone the 33 acres located on Highway 231 North and recently purchased jointly by the City and the County. If annexed it will be combined with the existing Business Park.

TDOT Aeronautics Grant – Airport Layout Plan: Airport Director Paul Perry advised Council this is a request to apply for the Grant to assist with an updated Airport Layout Plan which is part of the Airport's CIP. TDOT is requiring that the current document which was completed in 2008 be updated. The estimated cost of the Layout Plan will be \$275,000.00 with a local share of 5% or \$13,750.00

OLD BUSINESS:

ORDINANCES – Public Hearing – Second & Final 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. There have been no changes since First Reading and there was no discussion.

An Ordinance to Amend Ordinance No. 2021-1144 to Amend the City Code of Ordinances, Title 4, Chapter 1, Building Code, Chapter 2, Plumbing Code, Chapter 3, Electrical Code, Chapter 4, Gas Code, Chapter 8, Existing Building Code, Chapter 9, Mechanical Code, Chapter 13, Residential Code, Chapter 15, Property Maintenance Code and Chapter 16, International Energy Code; To Adopt by Reference the 2012 Edition of the International Residential Code; To Provide for an Effective Date. There have been no changes since First Reading and there was no discussion.

An Ordinance (As Amended) of the City of Shelbyville, Tennessee to Approve the Rezoning of 86.5 (+/-) Acres Owned by the City of Shelbyville and Bedford County, Located at 210 Frank Martin Road (Also Known as The 231 North Business Park) and Referenced on Bedford County Tax Map 050, Parcel 026.00 from Light Industrial (I-1) to Heavy Industrial (I-3) and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. There have been no changes and there was no discussion.

NEW BUSINESS:

ORDINANCES- First Reading

An Ordinance to Amend the Adopted Budget Ordinance (As Amended) of the City of Shelbyville, Tennessee Various Funds, for the Fiscal Year 2021-2022, the Period Ending June 30, 2022. City Manager advised these are amendments to clean-up some Budget items. Councilmember Ewing questioned an adjustment to the tax rate. City Treasurer Parker advised when the Budget was approved the tax rate was \$1.69 and the Council at a later meeting lowered the rate to \$1.59 so this item is the adjustment for that difference.

BUSINESS ITEMS:

Cost of second 96-gallon Toter trash cart: City Manager Ray advised residence receive the first trash cart free of charge but if they need to purchase a second cart the current cost is \$65.00. However, the cost for the City to purchase the trash carts has increased to \$85.11. Therefore, the request is to increase the cost to citizens for the second cart to \$100.00 to cover the cost of the cart and delivery. Councilmember Overcast questioned if we need to purchase some additional carts. There was then a short discussion concerning ordering more now before the cost rises again. Public Works Director Buck Vallad stated he could not predict what the cost would do, and they could go down or stabilize. Purchasing Director Lori Saddler stated they could speak to the vendor to get a feel for what they anticipate.

PURCHASING/BID ITEMS:

Purchasing

Sourcewell National Cooperative - New Way Rear Load 8 yd. mini packer garbage truck: City Manager Ray went over the cost for the truck of \$108,418.94 and advised this is under the Budgeted amount of \$120,000.00

Sourcewell National Cooperative - New Way Sidewinder automated side loader 31 yd. garbage truck: The total cost for the side loader is \$289,338.00 with a budgeted amount of \$250,000.00. The overage will be covered by removing a \$140,000.00 purchase item from the Budget.

Bids:

Outdoor Pool Mechanical Room Renovations – Rec. Center – City Manager Ray advised the bid received from Duffield Aquatics; Inc. was in the base amount of \$36,713.68. The Budgeted amount was \$42,000.00. Park Director has requested that demolition be done by Staff to stay under Budget.

Meeting Room Partition Wall Replacements – Rec. Center - Ray noted the bid received from Crawford Door Sales Huffcor was \$24,484.00. The Budgeted amount was \$30,000.00. Councilmember Ewing ask what was wrong with the current Partitions. Park Director Mike Alsup advised they do not lock down anymore and they did investigate repairing them but that turned out to not be an option.

Flooring Renovation – 2nd Floor – Rec. Center – Manager Ray stated a bid was received from Specialty Coatings Inc., in the amount of \$20,645.00. There is a balance in the Budgeted amount for improvements in flooring at the Rec. Center in the amount of \$25,749.00 so the request is to approve this bid.

Dog Park Fencing – Parks – The only bid received was for \$45,893.00. The Budgeted amount from the Capital Fund was \$10,000.00 with an anticipated grant amount of \$25,000. The grant was not received so this bid exceeds the amount, Staff is requesting that this bid be rejected and they will look for another solution, perhaps purchasing the fencing and Staff installing.

APPOINTMENTS: None

OTHER BUSINESS: None

ANNOUNCEMENTS:

The Veterans' Day parade will be held on Sunday, November 7th beginning at 4:00 PM.

City Hall will be closed on Thursday, November 11th in observation of Veterans' Day. Thursday's trash will be pickup on Monday, November 15th with Monday's regular route.

City Hall will be closed on Thursday, November 25th and Friday, November 26th in observation of Thanksgiving. Thursday's trash will be pickup on Monday, November 29th with Monday's regular route.

CITIZENS COMMENTS: None

ADJORN:

With nothing further to discuss City Manager Ray adjourned the meeting at approximately 6:56 PM.

Approved:


Mayor, Wallace Cartwright

Attest:


City Recorder Lisa Smith

Approved as to Form:


City Attorney Ginger Bobo Shofner