

City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Thursday, February 4, 2021** at the Shelbyville Recreation Center, 220 Tulip Tree Road. The meeting was called to order at 6:00 PM by Shelbyville Police Officer Brandon Pasley.

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

Website Demo: IT Department Lori Saddler and Teresa Baker gave a demonstration of the City of Shelbyville's new website. They noted the plan is to go live over the weekend.

Ameresco Report: Seifried with Ameresco gave the Annual Report noting this is year 5 of the 6-year plan. He additionally noted that the City is maintaining savings as predicted.

Akerman Proposal: Councilmember Feldhaus advised Akerman LLP is a firm in Washington that acts as a liaison with Congress and would work lobbying efforts in Washington to attempt to secure funding sources for the City of Shelbyville. Possibly down the road in September and October there should be a stimulus packet that is said to focus on infrastructure so he felt this would be a good time to consider to employ them to represent the City. He noted the term of the contract is 24 months at \$12,500.00 a month with a 30 day out clause. Feldhaus stated it is a gamble, but they could secure as much as \$35 million. It could be a good return on the money but there is no guarantee. Feldhaus proposed using the Hotel / Motel tax for the next few months until preparation for next year's Budget. Councilmember Ewing questioned Akerman's track record with rural areas and if there would be any exclusions. Feldhaus stated that it was Chattanooga who suggested we contact Akerman as they were a great help to them in obtaining funds to help them save the downtown bridge that links both sides of the Riverfront and is now a large tourist draw. This was one of the things that jump started the development of downtown Chattanooga. Councilmember Christie question if the Hotel / Motel could be used for this and Feldhaus stated he felt it could be as it is for Economic Development. City Treasurer noted if it is later challenged, we could have to pay the funds back from the General Fund. City Attorney advised she felt the wording in the Charter was such that it could be used for professional services for economic development. Councilmember Overcast questioned the clause in the contract concerning reasonable expenses. Feldhaus stated the expenses would be covered in the monthly amount and Overcast suggested taking that out of the contract. City Manager Ray stated the goal would be for Akerman to provide additional benefits with other grants also helping us with the process to be more successful in securing funding for all departments not just economic development. Additionally Ray and Councilmember Feldhaus will meet with Akerman representatives prior to the Business meeting to address the questions and concerns of the Council.

BlueCross BlueShield Renewal: Manager Ray advised he had spoken to our agent and again this year we will have the opportunity not to have a rate increase on our employee health coverage for FY 22. He reminded that last year there was not only no increase but a 5.25% decrease. Additionally, he noted he would like to shop the dental and vision plans at a later date and bring that information back to Council.

Annual Safety Report: Manager Ray stated the Annual Safety Report presented had been prepared by HR Specialist Stacy Claxton. He noted the main goal is always to protect our employees and to have the fewest accidents possible. According to the report the City had two particularly good years with 2020 showing 13 accidents for a total of 106 days of lost time.

Economic Development Interlocal Agreement Amendment: City Manager Ray noted this item is in relation to the long-term plan for Economic Development. Shane Hooper has been hired as the Economic Director and the changes to the Agreement address the change of structure on his employment. Councilmember Feldhaus stated originally the Economic Director was to be an employee of the City however that did not work out for various reasons. Now going forward there will be the establishment of a 501c6 which will handle the day-to-day business and be the entity that employees Mr. Hooper and 501c3 which will be able to receive charitable donations. Attorney Shofner advised she and Mr. Hooper are meeting and going over several items that need to be address and she hopes they will have the agreement ready for the Council's review at the Business meeting.

Railroad Authority Request: City Manager Ray advised this is actually two requests and it came from a discussion at the Railroad Authority meeting that was held today. The first request concerns a project to improve the railroad crossing at Madison Street and the cost is \$154,000. Most of that is being funded by a Grant, however the local match is \$15,400 and it will be divided between the City, County and the Railroad Authority with the City's portion being \$5,133.34. The second request is that the Authority has \$82,000 in the bank. The Grant they have been awarded for the project is for \$154,000, however it is a refundable Grant which means you pay the costs up front and are reimbursed once the project is completed. As the Railroad Authority does not have the funds to cover the project, we are requesting that the City pay the cost up front and be reimbursed at the completion of the project. Mayor Cartwright noted it should not be a long job so the funds should be returned quickly. Councilmember Feldhaus noted we would need a contract with the Railroad Authority to satisfy audit requirements.

OLD BUSINESS:

ORDINANCES – Public Hearing – Second & Final Reading:

An Ordinance of the City Council for the City of Shelbyville to Establish the Term for the City Council Representative for the Shelbyville Power, Water & Sewerage Board of Directors and Providing for an Effective Date. There had been no changes since the first reading.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 22.46 (+/-) Acres Owned by Hartsford Development, LLC Located Northeast of the Intersection of TN-437 and Fairfield Pike and Referenced on Bedford County Tax map 69, Parcel 18.02 from Bedford County A-1 (Agricultural-Forestry) to PUD (Planned Unit Development) and Repealing and Ordinance or Portion of Ordinance in Conflict Therewith. There have been no changes and therefore there was no discussion on this item.

An Ordinance of the Shelbyville City Council to Approve the Global Manor PUD II (Phases 8-12) Planned Unit Development Regulating Pattern Book as Recommended by the Shelbyville Municipal Planning Commission and Repeal any Ordinance or Part of an Ordinance in Conflict Herewith. There have been no changes on this item.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 1.05 (+/-) Acres Owned by Chris Prosser Located at 330 Dover Street and Reference on Bedford County Tax Map 79, Part of Parcel 29.00 from R-1 (Low Density Residential) to R-3 (Medium Density Residential) and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. There were no changes on this item.

An Ordinance to Amend the Adopted Budget Ordinance (As Amended) of the City of Shelbyville, Tennessee Various Funds, For the Fiscal Year 2020-2021, the Period Ending June 30, 2021. There were no changes to this item.

NEW BUSINESS:

ORDINANCES- First Reading

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 15.36 (+/-) Acres Owned by Thomas and Norma J. Wright, Located North of Railroad Avenue and Referenced on Bedford County Tax Map 077, Parcel 24.00 from R-1 (Low Density Residential District) to I-2 (General Industrial District), and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. This rezone request received a favorable recommendation from the Planning Commission. Acting Planner Kevin Chastine advised this rezoning is adjacent to the existing Wright Paving and was recently annexed into the City. The request to rezone to I-2 would match the surround property which the Wrights currently own and operate as a quarry. They will do a plat to combine the parcels into one as requested by Shelbyville Power, Water and Sewearge. Councilmember Feldhaus questioned if they would still be required to have a buffer between them and other landowners. Chastine advised any site plan submitted would be reviewed for that.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 9.76 (+/-) Acres of 15.04 (+/-) Acres Owned by Brayne Development and Located East of U.S. Highway 231 Just North of McDale Lane and Referenced on Bedford County Tax Map 069, Parcel 5.00 from C-2 (General Business District) to R-4 (High Density Residential District) and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. This rezone request received a favorable recommendation from the Planning Commission. Chastine stated the request is for 9.76 acres of the rear portion of this property. The property along Highway 231 would stay commercial.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of .76 (+/-) Acre Owned by Curl Properties, LLC Located North of Brown Lane, and Referenced on Bedford County Tax Map 069, Parcel 74.00 From R-2(Low Density Residential District) to R-3 (Medium Density Residential District) and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. This rezone request received an unfavorable recommendation from the Planning Commission. Acting Planner advised this request, and the following item are related. This request is to rezone from R-2 to R-3 and does not match the current land use map which has no classification for Medium Density. He noted that Low Density is four units per acre or less and Medium Density could allow for more. Therefore, he provided an unfavorable recommendation for this item and the next request. Planning Commission also followed his recommendation for unfavorable on both items.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 28.20 (+/-) Acres Owned by Curl Properties, LLC, Located North of Brown Lane, and Referenced on Bedford County Tax Map 069, Parcels 74.01 and 77.00 from R-2 (Low Density Residential District) to R-3 (Medium Density Residential District), and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. This rezone request received an unfavorable recommendation from the Planning Commission. This matter was previously discussed.

RESOLUTIONS - None

BUSINESS ITEMS: None

PURCHASING/BID ITEMS:

Fire Department Air Packs – Purchased through HGAC National Cooperative: City Manager Ray stated the Fire Department is working on a plan to maintain the equipment for the next 20 years. Deputy Fire Chief Eric Smith advised the life of these air pack is 2 standards or 10 years of life. He recommends purchasing five (5) air packs every year to help stay compliant and not have such a large cost at one time. Chief Doak stated the funds for this purchase are already approved in this year’s budget and if they receive the Grant that was approved at a Special Called Meeting prior to this meeting will allow the purchase of around 50 air packs and set the Fire Department up for this plan to work in the future for five in five out each year and not have the big purchases at one time. Manager Ray advised this is to be a yearly capital improvement item in future budgets.

Neel-Schaffer Professional Services Amendment: Manager Ray advised this is the sidewalk improvement project and upon review there were several items that did not get included in the original contract so this Amendment will cover those items in an amount of \$11,760.

APPOINTMENTS: City Council will appointment a Council Representative to Shelbyville Power, Water & Sewage Board for the remainder of a two-year team ending December 2022.

OTHER BUSINESS: None

ANNOUNCEMENTS:

City Hall will be Closed on Monday, February 15th in observation of President’s Day. Monday’s trash will be picked up on Tuesday, February 16th with Tuesday’s regular route.

Mayor Cartwright gave an update on the Bond Sale for the Shelbyville Power Water and Sewerage.

City Attorney advised that the last day to pay their 2020 property taxes without penalty or interest will be February 26th or they must be postmarked by the 26th. All unpaid 2019 taxes will be turned over at the end of March for suit to be filed in Chancery Court.

CITIZENS COMMENTS: None


ADJORN:

With nothing further to discuss Mayor Cartwright adjourned the meeting at approximately 7:15 PM.

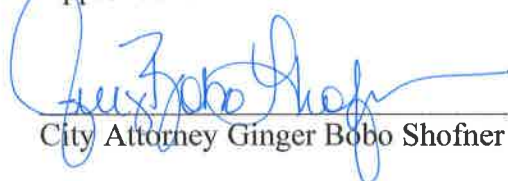
Approved:


Mayor Wallace Cartwright

Attest:


City Recorder Lisa Smith

Approved as to Form:


City Attorney Ginger Bobo Shofner