

City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Tuesday, March 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 Henry Feldhaus, 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, City Treasurer Kay Parker, and City Attorney Ginger Shofner.

FY 2020-2021 Annual Audit & Comprehensive Financial Report: Patrick Lile gave a report on the FY 2020-2021 Audit advising it was a good audit with no findings. He noted this was the first one with no finding in a while.

Request for Bricks – Kelly Plazo: This item was removed at the request of Kelly Plazo.

Agreement with Airport Sponsor: Airport Director Paul Perry advised there is no money involved and the agreement is for a Statewide project that is done for Airports in Tennessee for maintenance and marking of pavement. He further advised it will require the Airport to be closed for seven (7) days.

Addendum for Mack Air Lease: Director Perry stated this is an addendum to the current Lease for Mack Air and it will address the lease rate, a waiver of subrogation clause and potential change of ownership clause. Perry noted the Airport Authority approved the Lease Addendum at their meeting in February.

Request for the Southern Saddlebred Spring Fling Funding Request: City Manager noted this request is coming from the Tourism and Marketing Director. The Saddlebred Spring Fling has requested \$5,000.00 to assist with their event. The Tourism and Marketing Grants are to be used for marketing purposes only and the requested funds will be used for items other than marketing, so the request falls outside of the Tourism and Marketing Board ability to grant the request. The Saddlebred Spring Fling is an established event, and the economic spending impact is expected to be around \$612,180.00. Tourism and Marketing Director is recommending that Council approve this request as a sponsorship in support of the event.

Sell of City Owned Property – South Spring Street: City Manager Ray advised that he had received several inquiries concerning purchase of the City owned buildings located on South Spring Street. He requested direction from the Council on how they wished to proceed. Councilmember Feldhaus advised the City is still putting together a Master Plan for the downtown area and he is not in favor of selling them at this time. Councilmember Overcast stated he agreed and felt it would be beneficial for the City to hold onto the buildings and control the development. He also noted he is not for giving the buildings away at all. Councilmember Ewing advised the building could not set there forever so we should do something. There was further discussion on how the City can properly dispose of property. Councilmember Feldhaus stated he would like to pursue the Development District with the Housing Authority as previously discussed by the Council prior to the COVID pandemic and would like to take a delegation to Kingsport to see how they managed this situation in their City.

Fiber Extension Proposals: City Manager Ray advised there were two proposals presented to Council during recent workshops to improve the network and extend fiber to all buildings. He further noted there had been some additional information provided by the providers since the workshops and that has been provided to

Council. He noted this item will be on the Agenda for direction to move forward with the overall project and if so to select a provider. If Council says no, we will not move forward with the project.

PEG Channel: Manager Ray advised this is another directional item. He noted the request is how to move forward following the recent workshop. Councilmember Feldhaus had requested an overview of the Budget and a timeline which was included in the Staff Summary. He noted the funds could be allocated from the TV Franchise Tax Fund. The request is direction from Council if they want to launch the PEG Channel and if so, do you want to develop a contract with MTSU for content.

OLD BUSINESS:

RESOLUTIONS – Public Hearing – Second & Final Reading:

A Resolution Adopting a Plan of Service for An Area Proposed for Annexation, the Territory is a 30.00 (+/-) Acre Tract of Land Located on the Westside of 231 North Business Park and Referenced on Bedford County as Tract 2, Tax Map 050, Parcel 8.00, to Be Annexed by Owner Consent and to Be Incorporated Within the Boundaries of the City of Shelbyville, Tennessee, and Owned by Silicon Ranch Corporation. **There was no discussion on this item.**

A Resolution to Annex certain Territory upon Written Consent of the Owners and to Incorporate the same Within the Boundaries of the City of Shelbyville, Tennessee. This Property is a 30.00 (+/-) Acre Tract of Land Located on the Westside of the 231 North Business Park and Referenced on Bedford County as Tract 2, Tax Map 050, Parcel 8.00 and Owned by Silicon Ranch Corporation. **There was no discussion on this item.**

ORDINANCES – Public Hearing – Second & Final Reading

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 30.00 (+/-) Acres Owned by Silicon Ranch Corporation, Located on the Westside of the 231 North Business Park and Reference on Bedford County as Tract 2, Tax Map 050, Parcel 8.00, From A-1 (Agricultural and Forestry to I-3 (Heavy Industrial), and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. **There was no discussion on this item.**

An Ordinance to Establish an Updated Occupational Safety and Health Program Plan, Devise Rules and Regulations, and to Provide for a Safety Director and the Implementation of Such Program Plan. **There was no discussion on this item.**

NEW BUISNESS:

ORDINANCES – First Reading:

An Ordinance of the Shelbyville City Council to Approve the Planned Unit Development Zoning District and the Amended Cedar Glade Regulating Pattern Book as Recommended by the Shelbyville Municipal Planning Commission and Repeal Any Ordinance or Part of an Ordinance in Conflict Herewith. City Planning Director Waleed Albakry advised this is an Amendment to the PUD Pattern Book. The Amendment is for offices as well as businesses and up north instead of apartment buildings they will have 39 townhouses. Additionally, more flexibility in the Commercial areas. He advised when this item was before the Planning Commission it was approved with two conditions which have now been met.

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 Ray advised these are amendment and if there are any questions, please let us know. Councilmember Feldhaus questioned if the \$2,000,000.00 for the building of a jet hangar at the Airport was not included. There was discussion that it was believed it was to be included in the FY 2022-2023 Budget. Feldhaus stated he requested the funds be immediately moved from Fund Balance. City Treasurer Parker advised she would add that to the amendment prior to next week's Business meeting.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 32.50 (+/-) Acres Owned by Eleazar Cruz Bautista and Gonzales Guzman Aide, Located Close to the Green Lane and Archery Lane Intersection and Referenced on Bedford County Tax map 078, Parcel 011.07 From Low Density Residential (R-2) and General Commercial (C-2) to High Density Residential (R-4), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. Planner Albakry noted this item had been to Council before and they referred it back to the Planning Commission for further consideration. He advised before the Planning Commissioner had given the item an unfavorable recommendation due to the requested zone not be consistent with the Future Land Use Map. The Planning Commission reviewed the request and forwarded it back to Council with a favorable recommendation. Councilmember Feldhaus noted that when this item was sent back there was also a request for the Planning Commission to investigate different types of R-4 zones and he requested what the status of that request was. Albakry advised this would take time and he understood his priority was the getting the Future Land Use Map and Comprehensive Plan completed. Feldhaus advised he would like to see it done sooner rather than later. Further discussion ensued with Feldhaus stating he thought Kevin Chastine with Griggs and Maloney was going to be called in to assist with this. Manager Ray advised we have an open contract with Griggs and Maloney, and we could, but the issue is if we are doing it outside the Comprehensive Plan, it could delay the Comprehensive Plan and the Council and Planning Commission have both instructed Staff to get that wrapped up.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 0.57 (+/-) Acres Owned by Curl Properties, LLC, Located on the West Side of Sevier Street and Referenced on Bedford County Tax Map 078P, Group C, Parcel 003.00 from Medium Density Residential (R-3) District to High Density Residential District (R-4), and Repealing Any Ordinance or Portion of Ordinance in Conflict Therewith. Albakry reviewed this request and advised it received a favorable recommendation from the Planning Commission.

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 0.84 (+/-) Acres Owned by Curl Properties, LLC, Located Close to the East Cedar Street and Deery Street Intersections and Referenced on Bedford County Tax Map 0780, Group E, Parcel 003.00 from Residential Medium Density (R-3) to High Density Residential (R-4), and Repealing any Ordinance or Portion of Ordinance in Conflict Therewith. Albakry advised request for High Density Residential received an unfavorable recommendation as it is not in compliance with the Future Land Use Map or the not yet approved Future Land Use Map. Councilmember Overcast stated anything is better than the junk there now. Manager Ray advised it was a 5-3 split vote for an unfavorable recommendation at the Planning Commission. The applicant requested to provide a concept and some information to the Council which Albakry reminded is not binding. City Councilmember Feldhaus advised he would like to hear from some of the neighbors and requested they come to the Public Hearing to make comments.

RESOLUTIONS

A Resolution of the City of Shelbyville, Tennessee, to Support Restoring the Historic Revenue Sharing Relationship Between the State of Tennessee and its Local Governments and to Return the Local Share of the Single Article Cap to Local Governments. There was no discussion on this item.

A Resolution of the Mayor and City Council of the City of Shelbyville Authorizing and Directing the City Attorney to File the 2020 Tax Bills for the Collection of All Delinquent Taxes for that Year. There was no discussion on this item.

BUSINESS ITEMS:

Memorandum of Understanding between The Police Department and The Tennessee Bureau of Investigation. Chief Jan Phillips advised this is a request to sign a Memorandum of Understanding for the Police Department to provide an officer to work with the Task Force. He will still be a City Employee.

Surplus:

Manager Ray stated this is a request for the Mayor to sign a Letter of Support for Vanderbilt Children's Hospital to apply for the Obesity Grant Program. If awarded the Grant Vanderbilt will come to the Shelbyville Recreation Center to provide the program and there will be no charge to the City.

PURCHASING/BID ITEMS:

Purchasing:

National Cooperative Contract Purchase – Fire Department – Extrication Tools

Bids: None

APPOINTMENTS:

A. ADA Authority Board – remaining term of one member expiring September 2022 (Mayor Appointment)

OTHER BUSINESS: None

ANNOUNCEMENTS:

CITIZENS COMMENTS: None

ADJORN:

With nothing further to discuss Mayor Wallace Cartwright adjourned the meeting at approximately 7:36 PM.

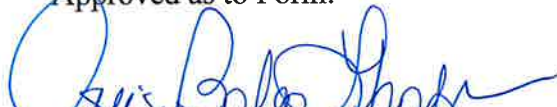
Approved:


Mayor, Wallace Cartwright

Attest:


City Recorder Lisa Smith

Approved as to Form:


City Attorney Ginger Bobo Shofner