

City Council Meeting Minutes

The Shelbyville City Council met in regular **Study Session** on **Tuesday, August 31, 2021**, 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: Councilmember William Christie, Councilmember Marilyn Ewing, Councilmember Stephanie Isaacs, Councilmember Henry Feldhaus, Councilmember Rick Overcast and Councilmember Gary Haile (out at 7:06 PM). Also, present were City Recorder Lisa Smith, City Attorney Ginger Shofner, and City Treasurer Kay Parker. City Manager Josh Ray was absent.

Committee on Homelessness (HOPE): City Recorder Smith stated there had been an increase in homelessness in the community and there has been an interest in developing ways to assist these individuals. Staff is recommending forming a committee called HOPE which would stand for Helping our People Engage and would be made up of seven (7) members. The Committee would work on three focus points the current state of homelessness in Shelbyville, causes for homelessness and actions to reduce the homeless population. Smith advised the Committee will be established by Resolution at next week's Business meeting.

231 N. Business Park Interlocal Agreement & Bylaws: City Attorney Shofner explained the changes that have been made to the Interlocal Agreement with the primary purpose being to allow the Committee to have the delegation of authority from the governing bodies be clear. She advised there would also be an Ordinance with the City and a Resolution by the County that would grant authority with the 231 Business Park to sale or transfer the property in the Business Park. She noted Mayor Cartwright and Mayor Graham would be authorized to sign off on any Deed however the property is still owned by the City and County jointly not by the 231 Business Park Committee, they are the authority for the City and County for this property. Councilmember Feldhaus stated the reason for this is to clear the authority and to shorten the process that could take 60 to 90 days to get approval by the Council and Commission. Shofner further advised the change also allows for the Carlton property that was recently approved for purchase will be made a part of the 231 Business Park.

231 N. Business Park TDEC Grant – Resolution: Economic Developer Shane Hooper advised the current Site Development Grant has been closed and allowed for the road to be extended into the park along with the property being clean-up and the start of a foundation pad. He noted it shows better and both TVA and TDEC are impressed with the progress. It is now time to apply for the next TDEC Site Development Grant. The ask with this application will be a \$1.4 million project that will increase the sewer capacity at the site. The project will upgrade an existing pump station and increase the size of the existing sewer lines. The Grant will require a 30% local match or \$420,000. Hooper did note this is a competitive Grant and we may not be selected.

Retail Marketing Study – Buxton Request: Shane Hooper then gave a presentation requesting the Council approve a Retail Marketing Study through Buxton. Hooper stated this will cost \$35,000 and will provide data that he can use to draw retail development into the City. He also advised that the request is to the City only because most retail development occurs inside the City limits.

Tourism Board Bylaws: City Recorder review the Bylaws for newly approved Tourism & Marketing Board advising the one item to note is that this Board will be the decision makers for annual City Tourism Grants up to \$5,000. Anything over \$5,000 would come to the Council for consideration.

Trolinger Building: City Recorder Smith advised that an estimate has been received on the necessary repairs for the Trolinger Building that were noted on the recent Property Control Loss Survey completed by PE Partners. The majority of the repairs are related to the roof and the estimated cost is \$19,975. She advised that

if the Council chooses to not make the repairs PE Partners may remove the property coverage on the building. After a brief discussion noting the general idea is to sell the building to a developer who may make changes to the roof to develop a rooftop area for dining, the Council elected not to make the repairs to the roof at this time.

Airport Land Lease Hangar: Airport Director Paul Perry advised this is a standard lease for construction of a private hangar. The rate approved will be \$1,200.00 a year and the teams will match previous land leases and will be located to the north of the existing T-Hangars.

OLD BUSINESS:

ORDINANCES – Public Hearing – Second & Final Reading:

An Ordinance of the City of Shelbyville, Tennessee to Approve the Rezoning of 3.91 (+/-) Acres Owned by Barlee Ventures, Located Southeast of the Intersection of Highway 437-Bypass and Fairfield Pike and Referenced on Bedford County Tax Map 69, Parcel 25.09 From Bedford County R-1 (Agriculture and Forestry) and Bedford County Commercial-2 (C-2) to Commercial -2 (General Business District), and Repealing an Ordinance or Portion of Ordinance in Conflict Therewith. There have been no changes since First Reading.

NEW BUSINESS:

ORDINANCES- First 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. Acting City Planner Kevin Chastine gave an overview. The property is located mid-block and is zoned C-2. The request for R-3 is in alignment with what had been located previously on this and surrounding properties. Staff and the Planning Commission gave a favorable recommendation for the request to rezone. Chastine also advised that water and sewer is available at this property.

RESOLUTIONS:

A Resolution of the Shelbyville City Council to Participate in the PE Partners' Property Conservation Matching 50/50 Grant Program for 2020. Recorder Smith advised this is an annual Grant that will be used for security cameras or fencing in different Departments.

BUSINESS ITEMS: None

PURCHASING/BID ITEMS:

Purchasing

Sourcewell National Cooperative Contract Purchase – 232 96-gallon Toter Trash Carts: Purchasing Director Lori Saddler advised the final quote was \$19,746.15 with the budgeted amount \$18,000.00. There was a 43% increase in the cost.

TN Statewide Contract Purchase – Codes Department SUV: Saddler advised this is a budgeted item and will be a 2021 Ford Explorer with cost of \$26,520.00 and the budgeted amount being \$31,000.00 with deliver 6 to 8 months.

Sourcewell National Cooperative Contract Purchase – Saddler stated the Airport is requesting to purchase a flex-wing grooming mower and John Deere utility vehicle for \$37,310.07 and a Hustler Super 104 zero turn

mower for \$25,343. This totals \$62,653.07 and is made utilizing the TDOT Aeronautics Grant in the amount of \$65,500.00 with a 25% or \$16,375.00 local share.

APPOINTMENTS: There will be appointments made at the Business meeting to the Tourism & Marketing Board, Park Board, and the ADA Authority Board.

OTHER BUSINESS: None

ANNOUNCEMENTS: The 83rd Annual Tennessee National Walking Horse Celebration will take place August 25th through September 4th.

CITIZENS COMMENTS: Kelly Waller spoke on behalf of Homelessness in our community noting there had been 120 Detainer Warrants issued between July and today. She requested that the City make efforts to make information available to citizens concerning rental assistance.

ADJORN:

With nothing further to discuss Mayor Cartwright adjourned the meeting at approximately 7:13 PM.

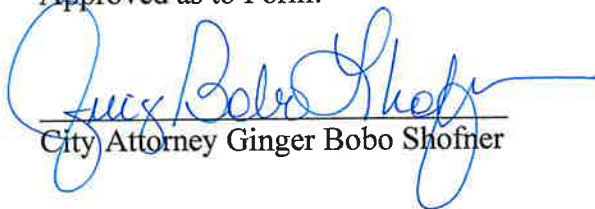
Approved:


Mayor Wallace Cartwright

Attest:


City Recorder Lisa Smith

Approved as to Form:


City Attorney Ginger Bobo Shofner