

COMMON COUNCIL

Regular Meeting

November 18, 2019

The regular meeting of the Common Council of the City of Shelbyville, Indiana, was held in the Common Council Chambers of City Hall on Monday, November 18, 2019, at 7:00 P.M. Councilwoman Bowen opened with the Pledge of Allegiance, and Councilman Ridgeway followed that with a prayer. Councilmen Asher and Phares were absent, and Mayor DeBaun presided.

Councilman Wright moved to approve the minutes of the October 21, 2019 meeting, and Councilwoman Bowen seconded. The motion was carried on a 5-0 voice vote.

Under miscellaneous business, Councilman Nolley moved to approve the City's financial reports, and Councilman Ridgeway seconded. The motion was carried on a 5-0 voice vote.

Julia Hamblen, a Shelbyville High School senior, talked about her opportunity to represent Indiana FFA in the national FFA public speaking competition. She said she had to go up against 50 state FFA champions, including Puerto Rico and the Virgin Islands. She talked how she won the District and State competition, saying her topic was about the Alpaca Fiber industry. Over 7,500 students competed across the country, and the national contest was held in Indianapolis. She wound up being in the top 16 finalists in the country.

Mayor DeBaun read a proclamation declaring November as Indiana Working Women's Recognition Month to four members of the Shelbyville Business and Professional Women's Club, which also included Councilwoman Bowen.

Under old business, on Ordinance No. 19-2869, to repeal sections of the zoning code and subdivision control ordinance, Councilwoman Bowen moved to approve on second and final reading, and Councilman Nolley seconded. The motion was carried on a 5-0 voice vote.

On Ordinance No. 19-2870, to rezone 15 S. Tompkins St. from a BG classification to an R1 classification, Councilman Nolley moved to approve on second and final reading, and Councilman Willis seconded. The motion was carried on a 5-0 voice vote.

On Ordinance No. 19-2871, Councilman Nolley moved to approve a planned unit development for Hamilton-Major Place on second and final reading, and Councilman Willis seconded. Under discussion, Tom Davis, with Genesis Property Development, said a few changes have been made since the Council's last meeting, and he reviewed them with the Council, saying the changes were made in red. Mayor DeBaun said his two appointments to the Architectural Committee, who must live within 600 feet of the planned unit development, will be Becky Bishopp and Marilyn Branstetter. The motion was carried on a 4-1 voice vote, with Councilman Ridgeway voting no.

Under new business, Rick Anderson from Johnson-Melloh Solutions came forward to talk about a guaranteed savings proposal, on City owned buildings and street lights over a 25 year period. The City Attorney will be reviewing the contract before it's presented to the Board of Public Works and Safety in a couple of weeks. Under discussion, Councilwoman Bowen asked about the solar panels being removed after the 25 year period, or when they are no longer being efficient in saving money. She requested that it be put into the contract, and Rick said they would. Mayor DeBaun asked that the Board of Works have the latitude to review the issue when voting on it within the next month. Councilwoman Bowen also asked if installing new roofs, would it reduce insurance costs to the City. The answer wasn't known, but it will be looked into. Councilman Ridgeway said the Finance Committee met on this and gave a favorable 3-0 vote to present to the full City Council. Councilman Ridgeway moved for its approval, and Councilwoman Bowen seconded. The motion was carried on a 5-0 voice vote.

Under other business, two gentlemen from MIBOR, a professional trade association representing 8,500 realtors in central Indiana, spoke about how housing needs have changed since the early 2000's. MIBOR covers twelve counties, which includes Shelby County, and studies have been done to show that homes are under-producing on new construction by 1,750 per year, and 9,000 units of new construction are needed each year in the region to keep up with the demand. With a

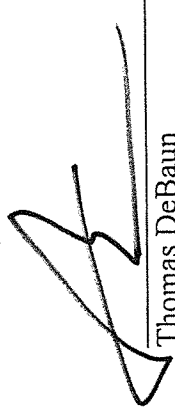
shortage of skilled laborers retiring who built homes in the past, the numbers of filling those positions are not being met. It's predicted that there will be a shortage of 180,000 homes in the region over the next twenty years. Besides needing homes, affordability is important in people's choices. Student loans, credit card debt, and location choices can prevent people from choosing a home to be built. Surveys were done to find what people felt in the regional area, and what the future workforce wanted. While homes are being built in the \$250,000 range, homes are not being built to take care of people making lower wages, and it's getting worse all the time.

Under comments or requests from citizens, Bob Williams, a member of the Board of Public Works and Safety, and Democrat Party Chairman for Shelby County, came forward to thank the Mayor and the Council for the progress that's been made in Shelbyville over the past four years. Although less than 25% of the people voted in the City, Mr. Williams thanked the Mayor and the Council for helping make the City grow, make it look better as far as amenities, thanked everyone for the job they've done, and their service.

Fred Eaton was asked to come forward to talk about Mainstreet projects coming up. He said Chuck Lofton, from Channel 13, will be here Friday morning, from 5 to 7 A.M. at Linne's Bakery. The downtown Christmas Parade will be held this Friday, and he said there could be up to 4,000 extra people downtown for the national association cross country event being held in Shelbyville this Friday and Saturday. The athletes will range from 6 to 18 years of age, and it will be held at Blue River Memorial Park. On Saturday, November 30, downtown businesses will have discounts available to shoppers. On Saturday, December 7, there will be a Mistletoe Market being held on E. Washington St. in the parking lot by Sharp's Trophies.

Councilman Ridgeway wanted to congratulate the Mayor and those that won in the General Election. He said it's time to unite and go on with what needs to be done.

There being no further business, Councilman Wright moved to adjourn.



Thomas DeBaun
Mayor

ATTEST:



Frank M. Zeff
Clerk-Treasurer

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