

## COMMON COUNCIL

Regular Meeting

January 6, 2020

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, January 6, 2020, at 7:00 P.M. Councilman Willis opened with the Pledge of Allegiance, and Councilman Conrady followed that with a prayer. All Council members were present, and Mayor DeBaun presided.

Councilwoman Bowen moved to approve the minutes of the January 6, 2020 meeting, and Councilman Asher seconded. The motion was carried on a 7-0 voice vote.

After opening nominations for 2020 Council restructuring, Councilman Asher moved to nominate Councilman Nolley as 2020 Council President, and Councilman Conrady seconded. With no other nominations, Councilman Johnson moved to close nominations, and Councilman Asher seconded. Vote was carried on a 7-0 voice vote.

Councilman Furgeson then moved to nominate Councilman Asher as 2020 Council Vice President, and Councilman Nolley seconded. With no other nominations, Councilman Nolley moved to close nominations, and Councilman Conrady seconded. Vote was carried on a 7-0 voice vote.

Councilman Nolley then moved to nominate Councilman Johnson as the 2020 Reader, and Councilman Asher seconded. With no other nominations, Councilman Nolley moved to close nominations, and Councilman Conrady seconded. Vote was carried on a 7-0 voice vote.

New committees were presented and Councilman Asher moved to approve committees as presented, and Councilman Furgeson seconded. Vote was carried on a 7-0 voice vote.

Councilwoman Bowen moved to approve financial reports as presented, and Councilman Asher seconded. Vote was carried on a 7-0 voice vote.

There was no old business.

Under new business, Councilman Asher moved to approve Resolution 2020-2 Designating an ERA for the Shelbyville Redevelopment Commission, and Councilman Nolley seconded. Vote was carried on a 7-0 voice vote. Peter DePrez was on hand to answer any questions and will be handling the procedures to come. Expect to see him back in February as the project develops.

Councilman Furgeson moved to approve First Reading of Resolution 2020-3 Designating an ERA for the Greenleaf project, and Councilman Conrady seconded. Brian Walker and Peter DePrez were there for questions. Vote was carried on a 7-0 voice vote.

Councilman Nolley moved to approve Ordinance 20-2872 Amending Salary Ordinance 19-2862, and Councilman Furgeson seconded. Jody Brannum was on hand and clarified that these adjustments are not additional funding. Both of these positions are within the current approved budget. Vote was carried on a 7-0 voice vote.

Under other business Peter DePrez gave a power point presentation for the Showers property on the corner of Miller Ave. and St. Rd 44 W. There is a signed agreement with Richard Block to move forward and develop this land. The project is looking at a possible \$345,000 shortfall in infrastructure cost. The Showers property will put every net dollar from the sale into an escrow to cover first dollar of infrastructure. Council was assured that their contribution would be last dollar in. Councilman Asher reiterated Peter's remarks by stating \$600,000 gets the infrastructure done and ready for a plug and play of multiple options. Councilman Willis asked Planning Director Adam Rude where our consulting firm stood on this project. Mr. Rude replied that there was still research to be done. Councilman Willis was assured that the consultant would help recruit after proving the project worthy. Councilman Conrady asked Mr. DePrez if he had been involved in any similar projects that started in this fashion. Mr. DePrez answered that Northridge Industrial Park is a good example. The Mayor stated that the next step for this presentation would be the finance committee. At that time, Councilman Furgeson moved to take

this project to the finance committee, and Councilman Asher seconded. The motion was carried on a 7-0 voice vote

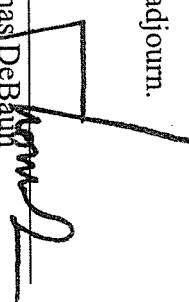
Also under other business, Paul Munoz of Arbor Homes presented on the Isabelle Farms Housing project. Site located between North St. Rd. 9 and Michigan Rd. adjacent to Rolling Ridge and Fountain Lake. He gave background of company and description of proposed project. Councilwoman Bowen questioned Munoz on supplying her with pictures showing transitioning from a new neighborhood to established neighborhood. Sidewalks and spacing of the houses were her main concerns. Mr. Munoz had failed to find any pictures that did the project justice. Councilwoman Bowen also cleared up that there will be four houses to an acre while making point that ten feet between houses was too close and would give no side yard. Mr. Munoz stated that his surveys show people want usable space and not a side yard. Councilman Comrady echoed the concern with only ten feet between houses. He thought this could be a possible fire hazard. Munoz stated that Arbor Homes was within state fire code with this design. Councilman Johnson had concern with who would handle covenants and restrictions including maintaining wooded areas and pond. Munoz stated there would be an HOA that would dictate those things. During his closing, Councilwoman Bowen asked if this project would still work if houses were fifteen feet apart. Mr. Munoz had no definite answer saying a study would need to be done.


Mainstreet Shelbyville, Executive Director, Brandy Coomes announced that Mainstreet was hosting a workshop “Coping with Construction”. This will be held at the Strand Theater on January 30, 2020 from 6PM-8PM. Register at Mainstreet or online. This workshop will give tips and tools on how to survive major projects around your business.

There were no reports from department heads or committees

No comments or requests from citizens

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

  
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Thomas DeBann  
Mayor

ATTEST  
  
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Scott Asher  
Clerk-Treasurer

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