



CITY OF SHELBYVILLE, INDIANA COMPREHENSIVE PLAN UPDATE FOCUS GROUPS

The following notes provide summaries of the key ideas discussed in each of the four Shelbyville-specific focus groups that were held as part of the planning process on Monday, May 14th at the Intelliplex Conference Center.

Focus Group: Housing and Development

May 14, 2018 - 9:00am

Housing Needs

- Improve single family housing numbers.
 - 38 new Single-family building permits were issued in Shelbyville in 2017
 - 80-100 per year would be considered healthy growth for Shelbyville.
 - \$150k-\$250k price range is typical for current neighborhoods.
 - Twelve Oaks (Arbor Homes) and the Central Park Pyatt Builders neighborhood are the most popular active properties.
 - There is a need for higher end 'Executive Level' housing.
 - No Spec homes are being built in Shelbyville.
- Need to determine land values/locations on the Shelbyville/Shelby County fringe.
- Need confirmation from real estate agents on how or what they are marketing in Shelbyville- what are people's "must have's" list when looking for a home?
- Lack of comparable homes for new home build values/assessments (perception is that Shelbyville is not a place where you make money on your home).
- The housing stock is aging – high need for move-in-ready new builds.

Issues

- How to incentivize new housing developments?
 - Executive level housing - \$350K + value.
 - Trotter's Chase is an example of this type of housing development.
 - Encourage "right mix" of housing variety types
- How to make Shelbyville a build-friendly community?
 - Develop transparent and predictable entitlement process.
 - Map out and clarify existing UDO requirements.
 - Develop a better site development plan packet that streamlines process and expectations.
- New Shelbyville UDO was approved in 2012 – it has not been tested yet b/c no new developments platted since approval.



- Planning and Building Department Filing fees updated in 2017. This was the first update to the Building Department's fee schedule since 2011.

Influencing Factors

- City Branding and Marketing:
 - Need additional internal/staff capacity to do this successfully.
 - City brand and community identity – who/what is Shelbyville?
 - Start with consistent letterhead/web presence/business cards.
 - Gateway project can be an important physical factor for external perception of the community.
 - Currently being led by a group from Tourism/City of Shelbyville/Shelby County.
- Currently 'Silos' within community development:
 - Lots of people want to help but no focused efforts.
 - Need to convene 'Community Round Table' to meet on a regular and consistent basis.
 - Similar to 'Partners for Progress' in Rushville.
 - This group can help provide cohesive vision for city-wide initiatives.



Focus Group: Shelbyville Schools and Education

May 14, 2018 - 11:00am

Educational Advantages

- School test scores are good compared to regional peers – only school corp. in the counties touching Shelby County that scores higher is Center Grove.
 - School performance is one of ‘best kept secrets’ in region.
 - Curriculum and course offerings compare to many others in the state.
- Advantage Shelby ~~County~~:
 - Advantage is only promise scholarship in state.
 - First graduating class 2017-2018.
 - No media outlets covered first graduation, despite commitments to be there.

Impacts/Influences

- Some major issues facing Shelbyville Schools:
 - High poverty rate.
 - No population growth.
 - High free/reduced lunch.
 - High housing voucher rates.
- Need sidewalks connecting to schools.
- Outside perception of Shelbyville is driven, in part, by parent behavior.
 - There is a feeling that the community doesn’t really embrace the schools.
 - Stadium named after Bill Garrett – first African American player at IU and first to regularly start in Big 10 – but people don’t know this!
- People also have the perception that Shelbyville is further from Indy than it really is.
- It is difficult to find teachers that want to live in Shelbyville.
- Shelbyville Schools barely “maintaining” current status.
 - Lost 80 students last year.
 - Lots of students don’t have what they need at home – high poverty rate.
 - Free/reduced lunches have increased 20% since 2005.
- City of Shelbyville is trying to court outside success – need to look inward for changes to experience outside success.
 - When people drive through Shelbyville it doesn’t look like a ‘City on the Move’.
 - City has an inferiority complex.
- Early childhood education and childcare is a high need.
- There are larger hurdles to growth in Shelbyville than the schools, including:



- Too many county schools – this spreads the available resources too thin.
- Housing is a problem – there appears to be missing housing supply for middle income earners.
 - There are high end and lower end neighborhoods but nothing in the middle.
 - We can look to New Palestine as a nearby housing precedent.
- The city needs to invest from the inside out
 - Make this a place where people want to live first.
 - Industry is not driving community growth – lots of workers coming in from outside but not living here.
 - Don't Back Down! - Need to encourage 'positive' growth, not just taking what we can get.
 - Fix gateways and grow amenities – clean up image of the community.
 - Lots of generational and traditional 'word of mouth' knowledge handed down – makes it difficult for outsiders to find out about community/events/opportunities.
 - Youth assistance programs will be important.
 - 25%-26% of students in the middle school have at least 1 parent incarcerated.
 - Lots of people and organizations care and want to help but they lack direction – need leadership on where best to put resources for community impact.
- Transportation is also an issue.
 - Many people can't get to work or school because they can't afford a vehicle.
 - Commuter Connect is not a viable option because of routes and headways/schedule.
 - Doesn't work with factory shifts or class schedules.



Focus Group: Shelbyville Utilities and Infrastructure

May 14, 2018 - 1:30pm

Street Department

- City is working on a Capital Improvement Plan (CIP) – first draft is under development.
 - \$500,000 spent per year on pothole repair and repaving local roads.
 - All county roads are paved.
 - PASER Study completed in 2016 and again this year.
 - 86 lane miles of local roads to maintain in Shelbyville.
 - There is no sidewalk inventory.
 - ADA ramps are updated when the city completes repaving projects.
 - City also offers free trash and recycling service.
 - Offering recycling services helped reduce dump fee costs.
 - City is in process of updating roadway design standards.
- Tom Hession Drive:
 - Project will be completed along with development in this area.
 - \$4 MM next phase.
 - \$10 MM phase after that.
 - This corridor will eventually connect to SR 44 to the south
 - Future phases show this road eventually connecting beyond SR 44 to Progress Parkway at SR 9 as shown in the 2010 Comprehensive Plan.

Trails

- Parks Department currently maintains trails.
- There was a bike and ped master plan completed recently.
- There is no formal trails master plan right now.

Sanitary Sewer

- Treatment plant was expanded in 2001.
 - Current capacity is 8 MGD.
- Last rate increase was in 2013 (increases every year between 2010 and 2013).
- Currently working on a guaranteed savings program with Bowen Engineering.
- North side sewers:
 - Installed to facilitate future growth.
 - Includes 36" lines and 21" lines.
- \$200,000 is spent per year on sewer rehab.
 - Repairs consist mainly of manhole repairs and spot repairs.
- There is city/county cooperation where sanitary sewer is available.



- Areas within 300' of available sewers is considered City of Shelbyville jurisdiction.
- Lift stations are in fair condition – staff is monitoring their condition.
 - 14 lift stations total in Shelbyville.
 - McKay Road Pump Station.
 - East side service extends out to the former Krone Property on SR 44, east of I-74.
 - West side service goes out SR 44 (Fairland).
 - New sewers have been extended to many parts of the city.
 - The city still has aging infrastructure in the core of the city – much of this was installed 100 years ago.
 - On-site water reclamation is a growing trend.
- New service Needs:
 - There would need to be new lines run out Hale Road if new residential was going to go in there.
 - More sewers would also be needed in Berwick area if more high-end housing was planned in this area.

Water

- Indiana American covers drinking water.
- They do need some service extensions.
- City has a no well ordinance – everybody connects to water service.
- Plans available for review (HWC to reach out for copies)
 - Utility Plans
 - Stormwater Master Plan
 - Sanitary Plans
- Storm sewer problems on the south side:
 - No neighborhood storm sewers in this area.
 - Grade issues to contend with.
 - Looking at solving the problems with small scale solutions.

Potential Development Areas

- Between I-74 and SR 44 (CR 400 W) –
- Poet project will bring water service down Tom Hession corridor.
- Lee Blvd. (near Rushville Rd. and I-74)
- City needs to look at costs of growth when making future plans.
 - What does it actually cost to attract new development?
- Biggest things that Shelbyville is hearing from failed commercial/industrial prospects:
 - Housing needs – city needs new/different housing products
 - Amenities lacking
 - Quality of Life is critical



Focus Group: Public Safety Officials

May 14, 2018 – 3:30pm

Fire Department

- There is a need for a new station to cover the north side of Shelbyville.
 - Current response time to casino is 11 minutes from Station #1 (behind City Hall).
- Department has 60 firefighters and 6 administration staff.
- Fire Department covers Marion N., Addison, and Shelby Townships.
 - Also provides county-wide EMS coverage.
- They have their own fire training facility.
 - Lots of other departments use this facility for training.
- Fire runs consist of 62% Medicare/Medicaid patients (aging and poor population with limited care).
- Fire department only hiring people over 21 despite 18 and older law – this is due to maturity.
- Providing paramedic internship at hospital for kids 18-21 to graduate to in meantime.

Police Department

- 45 Sworn/+15 admin Police (60 total).
- Police department sharing old '94-'95 County Criminal Justice Center with Sheriff's department.
 - Aging, no space for expansion, poor design.
 - Need to identify sites within city that would be ideal for new department headquarters.
- No "gang" issues, despite highway access, just with existing population- Alcohol/drug.
- Police Department has tried community events in the past but there has not been much community attendance/interest.
 - They do have partnerships and outreach efforts with Advantage Shelby County.
 - Desire to include cadet-like programs/mentorships within Advantage Shelby County for kids

Ideas/Thoughts for Future of Public Safety

- Local firefighting salaries are good for entry level but the department ends up losing a lot of staff to other surrounding departments due to current pay opportunities.
 - Loses a lot of people to Indianapolis Fire Department and Hamilton County municipalities.
- Public perception is a challenge for the Police Department.
- Volunteer fire department #'s are down.
 - Quality of Life in Shelbyville is a big challenge for retention in both departments.
 - Shelbyville needs more mental health & addiction resources.
- Drug addiction and other substance abuse issues take their toll on both departments.
 - There are no long term mental health treatment facilities in the county.



City of
Shelbyville
Indiana



- This forces many people to the hospitals programs which typically have at least a 3-week wait.