

COMMON COUNCIL

Regular Meeting

October 21, 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, October 21, 2019, at 8:28 A.M. Councilwoman Bowen opened with the Pledge of Allegiance, and Councilman Ridgeway followed that with a prayer. All Council members were present, and Mayor DeBaun presided.

Councilman Phares moved to approve the minutes of the October 7, 2019 meeting, and Councilman Wright seconded. The motion was carried on a 7-0 voice vote.

Under old business, each Council member handed out at least one or more checks to not-for-profit companies who received Racino checks from the City. The companies filled out applications with Blue River Community Foundation, and their Committee presented the Council with their recommendations at the October 7 meeting. A group picture was taken out in the lobby with all representatives involved, whose checks totaled \$145,000.00.

Under new business, Bill Kent, from PK U.S.A., Inc., came forward to invite the Mayor and Council members to a steak or chicken dinner at PK U.S.A. on Monday, November 11, and honor its 21 veterans who work for them. Bill said he would send everyone an email, and he would appreciate a response. For those who do attend, they will be shown the new Ford product. He also plans on sending their newsletter to all City and County officials that is mailed to all of their employees every two months. As a sixteen year veteran in the Navy, Councilman Nolley said he appreciated what Bill and PK U.S.A. does for its veterans.

On Ordinance No. 19-2869, to repeal sections of the zoning code and subdivision control ordinance, Councilwoman Bowen moved to approve on first reading, and Councilman Willis seconded. Plan Commission Director Adam Rude came forward to explain what happened a few years ago, and this is correcting the standard developments that should apply. The motion was carried on a 7-0 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 first reading, and Councilman Asher seconded. Under discussion, Bruce Everhart came forward saying he was representing his wife, Shoshanna Everhart and Debbie Griffey, who are the owners of Blue River Counseling, at 15 S. Tompkins St. They are doing other things now and Bruce said an offer has been made to purchase the location as a two bedroom residence. Mayor DeBaun said this will go before the Plan Commission for a vote, and they will give a recommendation back to the Council. The motion was carried on a 7-0 voice vote on first reading.

On Ordinance No. 19-2871, Councilman Asher moved to approve a planned unit development for Hamilton-Major Place on first reading, and Councilman Wright seconded. Under discussion, Adam Rude explained what a planned unit development is, and said Intelliplex and the entire Twin Lakes area are examples of standards that are unique to those locations. Tom Davis, with Genesis Property Development, said the purpose of this planned development is to provide high quality in-fill residential development on about 4.75 acres within the west side of historic downtown Shelbyville. He said its focus is to create a walkable neighborhood with custom home sites that blends with the architectural character and quality of the exceptional homes in the area. Chris King came forward to talk about the development standards that are planned for the site, reviewing several items that will be required, and said an Architectural Control Committee, consisting of five people, will be responsible for reviewing specific aspects or proposed plans for construction and alterations to structures to ensure that any new development preserves property values and is consistent with the quality and character of the surrounding neighborhood. When Mayor DeBaun asked if there were questions from the Council, Councilman Ridgeway asked why information presented today couldn't have been presented at the last Plan Commission meeting when people were asking questions that were not answered until today. He said people haven't been informed about what's going on, and the public hasn't had a chance to review this before voting on it today. Councilman Ridgeway felt the system has been flawed for a long time, even though Mayor DeBaun said the steps being taken now are the proper ways to proceed with the hearings. Mr. Rude and City Attorney Jenny Meltzer agreed the procedures were being followed correctly. Councilmen Asher and Willis disagreed with what Councilman Ridgeway

said when he felt no knowledge was given to the public about today's hearing. The thirteen homes were anticipated to cost around \$350,000.00 each, and after getting two appraisals on each of the lots and advertising legal notices, Mrs. Meltzer talked about the process of receiving and awarding bids. The motion was carried on a 6-1 voice vote, with Councilman Ridgeway voting no.

On Resolution No. 2019-30, concerning the use of Racino funds for computer software with various departments, Councilwoman Bowen moved to approve the request, and Councilman Willis seconded. Under discussion, Adam Rude said many people comment that their office isn't modernized enough, people can't go online, and they aren't available digitally. Councilman Asher said the Finance Committee met earlier on this and unanimously recommended sending this to the entire Council for its approval. Adam said the process will take close to a year to implement everything, at a cost of around \$70,000.00. The motion was carried on a 7-0 voice vote.

Councilman Phares asked City Attorney Meltzer what the process was on appraising the thirteen lots at Hamilton-Major Place, and will notify the public what the minimum bid amount will be on purchasing each of the lots.

Under other business, Mayor DeBaun asked Councilman Asher if he would talk about an award he recently received. The Indiana Economic Development Association recognized Councilman Asher for a Rising Star award that was put in the Shelbyville News, where he said it was a team effort with City and County officials on accomplishing so much in the past year. He also said it was such an honor to receive it from his peers in the field.

Mayor DeBaun said he, Council members Bowen, Wright, and Willis, along with Anne Thurston and Linda Sanders, attended a half-day conference in New Castle on property tax abatement considerations. He thanked all for attending the informative event with him.

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

ATTEST:



Frank M. Zerr
Clerk-Treasurer



Thomas DeBaun
Mayor

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