

January 21, 2021

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, consistent with the Governor's order, members of the City Council are participating by electronic means as has been determined necessary to protect public health, safety, and welfare in light of the coronavirus pandemic at 6:00 p.m. on Thursday, January 21, 2021, with Mayor Shane McFarland present and presiding and with the following Council Members present and in attendance, to wit:

Madelyn Scales Harris  
Rick LaLance  
Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright

Vice-Mayor Scales Harris, Council Member LaLance and Council Member Kirt Wade participated telephonically at this meeting.

The following representatives of the City were also present:

Craig Tindall, City Manager  
Adam Tucker, City Attorney  
Melissa Wright, City Recorder/  
Finance Director  
Darren Gore, Assistant City Manager  
Sam Huddleston, Executive Director/  
Development Services  
Angela Jackson, Executive Director/  
Community Development  
Pam Russell, Human Resources Director  
Nate Williams, Parks and Recreation Director  
Jim Kerr, Transportation Director  
Matthew Blomeley, Assistant Planning Director  
Russ Brashear, Assistant Transportation Director  
Helen Glynn, Assistant Community Development Director  
Chad Gehrke, Airport Manager  
Joshua Miller, Administrative Assistant

Vice-Mayor Scales Harris commenced the meeting with a prayer followed by Mayor McFarland leading the Pledge of Allegiance.

Ms. Pam Russell, Human Resources Director, recognized STARS Award recipients Mr. Adam Todd and Mr. Cody Bell, Water Resources employees, who went above and beyond the call of duty by giving roadside assistance to a motorist who became stranded on the side of the road when her vehicle ran out of gas. Mayor McFarland presented plaques recognizing Mr. Todd and Mr. Bell for their ability to represent the best of what Murfreesboro City Employees have to offer, exhibiting core values and creating a better quality of life for citizens.

The Consent Agenda was presented to the Council for approval:

1. WeeCare Daycare Kitchen and Laundry Renovation Design Services (Community Development)
2. Community Investment Program Funds Transfer (Finance)
3. Asphalt and Concrete Purchase Report (Street)

4. Main Street Banner Requests: (Street)
  - a. Central Magnet School PTO from February 17 – 27, 2021
  - b. Stones River Craft Association from November 12- 21, 2021
5. Commercial Painting Inc. Contract Change Order No. 2 (Water Resources)
6. MWRD Operations & Maintenance - Truck Purchase (Water Resources)

(Insert letters from Community Development, Finance, Street (2) & Water Resources (2) Departments here.)

Mayor McFarland stated that Item No. 6 on the Consent Agenda, MWRD Operations & Maintenance - Truck Purchase, was to be pulled.

Mr. Martin made a motion to approve the Consent Agenda, with the exception of Item No 6, which was pulled. Mr. Shacklett seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the City Recorder/Finance Director was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to approval of Minutes of City Council Meetings from September 11, 2019 through October 24, 2019.)

Mr. Shacklett made a motion to approve the minutes as written and presented for the regular meeting held on September 11, 2019; the public comment meeting held on September 19, 2019; the regular meeting held on September 19, 2019; the joint meeting with the Power Board held on October 3, 2019; the public comment meeting held on October 3, 2019; the regular meeting held on October 3, 2019 and the regular meeting held on October 24, 2019. Mr. LaLance seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Executive Director of Community Services was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Policies and Procedures for art displayed on City property.)

The following RESOLUTION 21-R-04 was read to the Council and offered for adoption upon motion made by Mr. Shacklett, seconded by Mr. Wright. Upon roll call said resolution was adopted by the following vote:

Aye: Madelyn Scales Harris  
Rick LaLance  
Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 21-R-04 here adopting Policies and Procedures for Art displayed on City property.)

The following letter from the City Attorney was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Charter Amendment creating Community Investment Trust Fund.)

After discussion between the Council and the City Attorney, it was decided to defer passage of RESOLUTION 21-R-05 at this time in order to work on the language.

The following letter from the Assistant Planning Director was presented to the Council:

(Insert letter dated January 21, 2021 here regarding Board of Zoning Appeals (BZA) Member compensation.)

Mayor McFarland announced that the next item on the agenda is to conduct a public hearing, pursuant to RESOLUTION 20-R-PH-46 adopted by the City Council on December 17, 2020, to consider amending the Murfreesboro City Code, Appendix A—Zoning, Section 30 regarding compensation of members of the Board of Zoning Appeals. Notice of said public hearing was published in the January 5, 2021 issue of a local newspaper as follows:

(Insert notice here.)

Mr. Matthew Blomeley, Assistant Planning Director, presented the recommendation of the Planning Commission to increase the compensation of the Board of Zoning Appeals members from \$100 per month to \$150 per month.

Mayor McFarland then declared the public hearing open and invited those present who wished to speak for or against the proposed compensation increase, step forward to the podium.

There was no one present who wished to speak for or against the proposed compensation increase and, after ample time had been given, Mayor McFarland declared the public hearing closed.

An ordinance, entitled "ORDINANCE 20-O-46 amending Murfreesboro City Code Appendix A—Zoning, Section 30 regarding compensation of members of the Board of Zoning Appeals; Planning Staff, applicant [2020-806]," was read to the Council and offered for passage on first reading upon motion made by Mr. Martin, seconded by Mr. Shacklett. Upon roll call said ordinance was passed on first reading by the following vote:

Aye: Madelyn Scales Harris  
Rick LaLance  
Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

The following RESOLUTION 20-R-29 was read to the Council and offered for adoption upon motion made by Mr. Shacklett, seconded by Mr. Wade. Upon roll call said resolution was adopted by the following vote:

Aye: Madelyn Scales Harris  
Rick LaLance  
Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 20-R-29 here setting monthly compensation to be paid to members of the Murfreesboro Board of Zoning Appeals.)

The following letter from the Assistant Planning Director was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to scheduling a public hearing for March 4, 2021 for Annexation Plan of Services and Annexation Petition [2020-504] for approximately 5.5 acres located along Gresham Lane.)

The following RESOLUTION 21-R-PH-01 was read to the Council and offered for adoption upon motion made by Mr. Martin, seconded by Mr. Wright. Upon roll call said resolution was adopted by the following vote:

Aye: Madelyn Scales Harris  
Rick LaLance  
Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 21-R-PH-01 here with regards to scheduling a public hearing for March 4, 2021 to consider adoption of a Plan of Services and annexation for approximately 5.5 acres located along Gresham Lane; Alcorn Properties, LLC, applicant [2020-504].)

The following letter from the Executive Director of Development Services was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to sewer allocation variance-2435 South Church Street - Popeyes.)

Mr. Sam Huddleston, Executive Director of Development Services, presented the request to approve Popeyes Restaurant, 2435 South Church Street, request for additional density above the sewer allocation ordinance's zoning allowance. He stated that the proposed development, Popeyes Restaurant, will use approximately 2.3 sfu's more than the ordinance allows, but staff views the advantages of job creation and sales tax revenue as a greater benefit.

Mr. Shacklett made a motion to approve Popeyes Restaurant, 2435 South Church Street, request for additional density above the sewer allocation ordinance's zoning allowance by 2.3 sfu's. Mr. Wade seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye", except Mr. Martin who voted "Nay".

The following letter from the Executive Director of Development Services was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to sewer allocation variance-2901 South Church Street development.)

Mr. Sam Huddleston, Executive Director of Development Services, presented the request to approve a request for additional density above the sewer allocation ordinance's zoning allowance at 2901 South Church Street. He stated that the proposed multi-tenant development will use approximately 3.6 sfu's more than the ordinance allows, but staff views the advantages of job creation and property/sales tax revenue as a greater benefit.

Mr. Shacklett made a motion to approve the multi-tenant development at 2901 South Church Street request for additional density above the sewer allocation ordinance's zoning allowance by 3.6 sfu's. Mr. Wade seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye", except Mr. Martin who voted "Nay".

The following letter from the Executive Director of Development Services was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to sewer allocation variance-MTSU Campus.)

Mr. Sam Huddleston, Executive Director of Development Services, presented the request to approve MTSU's Concrete & Construction Management Building and MTSU's Chiller Plants request for additional density above the sewer allocation ordinance's zoning allowance. He stated that the proposed buildings will use more water than the ordinance allows, but staff views the advantages of allowing MTSU to expand its facilities as a greater benefit.

Mr. Martin made a motion to approve MTSU's Concrete & Construction Management Building and MTSU's Chiller Plants request for additional density above the sewer allocation ordinance's zoning allowance. Mr. Shacklett seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Parks and Recreation Director was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Agreement with CMH Architects, Inc.)

Mr. Nate Williams, Parks and Recreation Director, presented the request of the Parks and Recreation Department to approve the Agreement for Professional Services with CMH Architects in an amount not to exceed \$79,200 for design services for the office and multi-purpose space at the Richard Siegel Soccer Complex.

Mr. Martin made a motion to approve the Agreement for Professional Services with CMH Architects in an amount not to exceed \$79,200 for design services for the office and multi-purpose space at the Richard Siegel Soccer Complex. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Assistant Transportation Director was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Purchase of Replacement Transit Buses.)

Mr. Russ Brashear, Assistant Transportation Director, presented the request of the Transportation Department to approve the Contract with Central State Bus Sales for the purchase of nine 28' low-floor ADA compliant transit buses utilizing the Nashville WeGo procurement with \$1,396,203 funded from Federal and State Transportation Grants and the remaining \$128,797 funded from the General Fund using the State of Tennessee Governor's Local Support Grant.

Mr. Shacklett made a motion to approve the Contract with Central State Bus Sales for the purchase of nine 28' low-floor ADA compliant transit buses utilizing the Nashville WeGo procurement for a total purchase price of \$1,525,000 funded through a combination of Federal and State Grants. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Transportation Director was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Interchange Lighting Contracts with TDOT for I-24 & Joe B. Jackson and I-840 & Veterans Parkway.)

Mr. Jim Kerr, Transportation Director, presented the request of the Transportation Department to approve Interchange Lighting Contracts 2000310 and 2000309 with TDOT for the interchanges at I-24 & Joe B. Jackson and at I-840 & Veterans Parkway. He stated that TDOT's project estimate for the I-24 & Joe B. Jackson interchange is \$1,703,800 and for the I-840 & Veterans Parkway interchange is \$1,309,300 with 50% funded from the State, 40% in Federal funding and 10% funding from the City for both projects. Mr. Kerr stated that the City's tentative match for the I-24 & Joe B. Jackson project would be \$170,380 and \$130,930 for the I-840 & Veterans Parkway project.

Mr. Shacklett made a motion to approve Interchange Lighting Contracts 2000310 and 2000309 with TDOT for the interchanges at I-24 & Joe B. Jackson and at I-840 & Veterans Parkway with the City's tentative match for the projects being \$170,380 and \$130,930, respectively. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Assistant City Manager was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Westpoint-Section 3 Water Main upsizing participation.)

Mr. Darren Gore, Assistant City Manager, presented the recommendation of the Water Resources Department to approve the water funding participation request to upsize a water main to provide adequate fire protection along a portion of Warrior Drive for a total cost of \$109,477.

Mr. Martin made a motion to approve the water funding participation request for a total cost of \$109,477. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Assistant City Manager was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to TDOT Salem Highway – Contract supplements.)

Mr. Darren Gore, Assistant City Manager, presented the request of the Water Resources Department to approve the water and sewer contract supplements provided by TDOT related to the Salem Highway Widening Phase 2, from Old Fort Parkway to I-24. He stated that the supplements included engineering fees in the amount of \$30,450; water main portion upgrade in the amount of \$65,000; and 14-15 easements to acquire in which the proposals for the easement appraisals are forthcoming.

Mr. LaLance made a motion to approve the water and sewer contract supplements provided by TDOT related to the Salem Highway Widening Phase 2, from Old Fort Parkway to I-24, which include engineering fees in the amount of \$30,450; water main portion upgrade in the amount of \$65,000; and 14-15 easements to acquire in which the cost is forthcoming. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The City Recorder/Finance Director announced that there was not any licensing nor any statements to be considered.

Upon recommendation of Mayor McFarland, Mr. Shacklett made a motion to reappoint Mr. Steve Waldron (term expires February 28, 2024) to the Airport Commission. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

Under other business, the following letter from the Assistant Community Development Director was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to Affordable Housing Program – 2811 Opportunity Lane.)

Ms. Helen Glynn, Assistant Community Development Director, presented the request of the Community Development Department to approve the use of \$10,000 from the City's Affordable Housing Program Community Development Block Grant Funds for down payment assistance for a home at 2811 Opportunity Lane.

Mr. Shacklett made a motion to approve the use of \$10,000 from the City's Affordable Housing Program Community Development Block Grant Funds for down payment assistance for a home at 2811 Opportunity Lane. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

The following letter from the Airport Manager was presented to the Council:

(Insert letter dated January 21, 2021 here with regards to sale of excess Airport property.)

Mr. Chad Gehrke, Airport Manager, presented the request to approve the sale of 1.276 acres of Airport property at the corner of Memorial Boulevard and Airport Road for \$1,555,000. The FAA, TDOT, and Airport Commission have approved the sale of the property.

Mr. Shacklett made a motion to approve the property sale on the corner of Memorial Boulevard and Airport Road in the amount of \$1,555,000. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

Upon the request of Mr. Martin, Mr. Craig Tindall, City Manager, gave an update on the progress of the City's Impact Fee Study and the progress that had been made on the development of the East College Street area.

Mayor McFarland provided an update on how the County Health Department is handling Covid-19 vaccine distribution.

Mr. Tindall stated that the City Council meeting next Thursday has been canceled and a special zoom Council Meeting is to be held at 3:00 p.m. on Wednesday.

There being no further business, Mayor McFarland adjourned this meeting at 6:47 p.m.

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SHANE MCFARLAND – MAYOR

ATTEST:

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MELISSA B. WRIGHT - CITY RECORDER