

March 25, 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, March 25, 2021, with Mayor Shane McFarland present and presiding and with the following Council Members present and in attendance, to wit:

Madelyn Scales Harris
Ronnie Martin
Bill Shacklett
Kirt Wade
Shawn Wright

Vice-Mayor Scales Harris participated telephonically at this meeting and Council Member Rick LaLance was absent and excused.

The following representatives of the City were also present:

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, Assistant Finance Director
Gary Whitaker, Assistant City Manager
Darren Gore, Assistant City Manager
Chris Griffith, Executive Director/
Public Infrastructure/City Engineer
Sam Huddleston, Executive Director/
Development Services
Raymond Hillis, Executive Director/
Public Works
Erin Tucker, Budget Director
Kayla Walker, Development Project Director
Pam Russell, Human Resources Director
Cathy Smith, Purchasing Director
Chad Gehrke, Airport Director
Greg McKnight, Planning Director
Matthew Blomeley, Assistant Planning Director
Helen Glynn, Assistant Community Development Director
Joshua Miller, Administrative Assistant

Mayor McFarland commenced the meeting by asking everyone to join him in a moment of silence for Mr. Jason Reynolds a former reporter for the Murfreesboro Post who covered City Council meetings and recently passed away.

Council Member Kirt Wade led those gathered with a prayer followed by the Pledge of Allegiance.

Ms. Pam Russell, Human Resources Director, recognized STARS Award recipient Mr. Jeff Todd, Street Department, who went above and beyond the call of duty when, as he drove down Joe B Jackson Parkway, he noticed smoke coming from a side street. Mr. Todd immediately called 911 and attempted to evacuate the building. His efforts resulted in the neighboring buildings being saved. Mayor McFarland presented a plaque recognizing Mr. Todd's 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. Mandatory Referral for Right-of-Way Abandonment of Vaughn Street (Planning)
2. Purchase of Office Furniture (Police)
3. Purchase of Radar Units (Police)
4. Approval of use of Competitive Sealed Proposals for Professional Collection Services (Purchasing)
5. Asphalt and Concrete Purchase Report (Street)
6. Main Street Banner Request: St. Clair Senior Center September 27 – October 7, 2021 (Street)
7. Vehicle Purchase Contract Amendment (Water Resources)
(Insert letters from Planning, Police (2), Purchasing, Street (2) & Water Resources Departments here.)

Mr. Wade made a motion to approve the Consent Agenda. Mr. Shacklett seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

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

(Insert letter dated March 25, 2021 here with regards to approval of Minutes of City Council Meetings from February 4, 2021 through March 11, 2021.)

Mr. Martin made a motion to approve the minutes as written and presented for the public comment meeting held on February 4, 2021; the regular meeting held on February 4, 2021; the regular meeting held on February 10, 2021; the regular meeting held on February 25, 2021; the public comment meeting held on March 4, 2021; the regular meeting held on March 4, 2021; the regular meeting held on March 10, 2021 and the special meeting held on March 11, 2021. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

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

(Insert letter dated March 25, 2021 here with regards to rezoning approximately 13.1 acres located along West Thompson Lane, west of Northboro Court [2020-418].)

Mayor McFarland announced that he would abstain from any discussion and vote regarding this development.

Mr. Matthew Blomeley, Assistant Planning Director, presented the recommendation of the Planning Commission to rezone approximately 13.1 acres along the north side of West Thompson Lane from Residential Single-Family Fifteen (RS-15) District to Planned Residential Development (PRD) District (Kings Landing Villas PRD). He stated that Council had deferred this matter on December 17, 2020 expressing concerns about the proposed

plan and introduced Mr. Clyde Rountree, Huddleston-Steele Engineering, Inc., who stated that changes regarding the density, garages for townhome products and architectural elevations for single-family detached homes had been made to the proposed development plans.

An ordinance, entitled "ORDINANCE 20-OZ-45 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 13.1 acres along the north side of West Thompson Lane from Residential Single-Family Fifteen (RS-15) District to Planned Residential Development (PRD) District (Kings Landing Villas PRD); Black Diamond Development, applicant [2020-418]," was read to the Council and offered for passage on first reading upon motion made by Mr. Shacklett, seconded by Mr. Martin. Upon roll call said ordinance was passed on first reading by the following vote:

Aye: Madelyn Scales Harris
Ronnie Martin
Bill Shacklett
Kirt Wade
Shawn Wright

Nay: None

Abstain: Shane McFarland

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

(Insert letter dated March 25, 2021 here with regards to Fiscal Year 2021 Budget Amendment Ordinance 21-O-04.)

An ordinance, entitled "ORDINANCE 21-O-04 amending the 2020-2021 Budget (5th Amendment)," was read to the Council and offered for passage on first reading upon motion made by Mr. Wade, seconded by Mr. Shacklett. Upon roll call said ordinance was passed on first reading by the following vote:

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

Nay: None

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

(Insert letter dated March 25, 2021 here with regards to rezoning for approximately 1.28 acres located at the northeast corner of South Bilbro Avenue and East State Street [2020-422].)

Mayor McFarland announced that the next item on the agenda is to conduct a public hearing, pursuant to RESOLUTION 21-R-PH-03 adopted by the City Council on February 25, 2021, to consider rezoning of approximately 1.28 acres located at the northeast corner of

South Bilbro Avenue and East State Street; Blue Sky Construction, Inc., applicant [2020-422]. Notice of said public hearing was published in the March 9, 2021 issue of the local newspaper as follows:

(Insert notice here.)

Mr. Matthew Blomeley, Assistant Planning Director, presented the recommendation of the Planning Commission to approve the rezoning of approximately 1.28 acres located at the northeast corner of South Bilbro Avenue and East State Street from RS-8 (Single Family Residential District 8) and CCO (City Core Overlay District) to PRD (Planned Residential District and CCO and stated that he had given each Council Member a letter of questions from Mr. Paul Anthony Brothers, a next door neighbor to the proposed development. He introduced Mr. Clyde Rountree, Huddleston-Steele Engineering, Inc., who gave a presentation on the proposed development.

Mayor McFarland then declared the public hearing open and invited those present who wished to speak for or against the proposed rezoning of approximately 1.28 acres located at the northeast corner of South Bilbro Avenue and East State Street, step forward to the podium.

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

An ordinance, entitled "ORDINANCE 21-OZ-03 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 1.28 acres located along South Bilbro Avenue and East State Street from Single-Family Residential Eight (RS-8) District and City Core Overlay (CCO) District to Planned Residential Development (PRD) District (The Row on Bilbro PRD) and City Core Overlay (CCO) District; Blue Sky Construction, Inc., applicant(s) [2020-422]," was read to the Council and offered for passage on first reading upon motion made by Mr. Wright, seconded by Mr. Martin. Upon roll call said ordinance was passed on first reading by the following vote:

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

Nay: None

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

(Insert letter dated March 25, 2021 here with regards to sewer allocation variance - Old Salem Road - The Journey Home.)

Mr. Greg McKnight, Planning Director, presented the request to approve The Journey Home's request for additional density above the sewer allocation ordinance's zoning allowance. He stated that the proposed development will use more water than the ordinance allows, by approximately 1.4 sfu's, but staff views the impact this facility will have on the City as a greater benefit.

Mr. Shacklett made a motion to approve The Journey Home's request for 2.0 Sfu's additional density above the sewer allocation ordinance's zoning allowance. Mr. Wade seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye" except Mr. Martin who voted "Nay".

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

(Insert letter dated March 25, 2021 here with regards to amendment to TischlerBise Impact Fees Contract.)

Mr. Craig Tindall, City Manager, presented the recommendation to approve the amendment to the Contract with TischlerBise for add-ons to the scope of services regarding Impact Fees Analysis in an amount of \$39,940, funded from Economic Development Contractual Services.

Mr. Shacklett made a motion to approve the amendment to the Contract with TischlerBise for add-ons to the scope of services regarding Impact Fees Analysis in an amount of \$39,940, funded from Economic Development Contractual Services. Mr. Wade seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

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

(Insert letter dated March 25, 2021 here with regards to Contract with Quadrex Aviation LLC. for Airport Safety and Capacity Study.)

Mr. Chad Gehrke, Airport Director, presented the request of the Airport to approve the Contract with Quadrex Aviation LLC. for an Airport Safety and Capacity Study in the amount of \$29,812 with the City and MTSU sharing the cost.

Mr. Shacklett made a motion to approve the Contract with Quadrex Aviation LLC. for an Airport Safety and Capacity Study in the amount of \$29,812 with the City and MTSU sharing the cost. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

Mayor McFarland stated that once the study was completed, he would like to hold a joint meeting with the City Council and the Airport Commission to discuss the study results and the overall future vision for the airport.

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

(Insert letter dated March 25, 2021 here with regards to 2019 Planning Grant Subrecipient Agreement.)

Ms. Helen Glynn, Assistant Community Development Director, presented the request of the Community Development Department to approve the Subrecipient Agreement with Housing, Health and Human Services Alliance of Rutherford County (H³ARC) in order to develop more formal decision making and operating standards for the local Continuum of Care goal.

Mr. Shacklett made a motion to approve the Subrecipient Agreement with Housing, Health and Human Services Alliance of Rutherford County (H³ARC) in order to develop more formal decision making and operating standards for the local Continuum of Care goal. Mr. Wade seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The following letter from the Executive Director of Public Infrastructure/City Engineer was presented to the Council:

(Insert letter dated March 25, 2021 here with regards to Chaffin Place Improvements – Professional Services Agreement.)

Mr. Chris Griffith, Executive Director of Public Infrastructure/City Engineer, presented the request of the Engineering Department to approve the Professional Services Agreement with Energy, Land and Infrastructure, LLC for Chaffin Place Improvements near Old Fort Parkway in the amount of \$112,360 coming from CIP Funds.

Mr. Wade made a motion to approve the Professional Services Agreement with Energy, Land and Infrastructure, LLC for Chaffin Place Improvements near Old Fort Parkway in the amount of \$112,360 coming from CIP Funds. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The following letter from the Executive Director of Public Infrastructure/City Engineer was presented to the Council:

(Insert letter dated March 25, 2021 here with regards to acquisition of Right of Way and Easements for Warrior Drive.)

Mr. Chris Griffith, Executive Director of Public Infrastructure/City Engineer, presented the request of the Engineering Department to approve funding in the estimated amount of \$24,500 for the acquisition of right of way and easements along Warrior Drive for the Warrior Drive Widening Project at New Salem Highway.

Mr. Wade made a motion to approve funding in the estimated amount of \$24,500 for the acquisition of right of way and easements along Warrior Drive for the Warrior Drive Widening Project at New Salem Highway. Mr. Shacklett seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The following letter from the Executive Director of Public Infrastructure/City Engineer was presented to the Council:

(Insert letter dated March 25, 2021 here with regards to Final Change Order for Robert Rose Drive-Right Turn Lane.)

Mr. Chris Griffith, Executive Director of Public Infrastructure/City Engineer, presented the request of the Engineering Department to approve the Final Change Order with Bell and Associates Construction for Robert Rose Drive Right Turn Lane Construction Project in the amount of \$48,681 coming from project funds allocated in the 2019 CIP Budget.

Mr. Martin made a motion to approve the Final Change Order with Bell and Associates Construction for Robert Rose Drive Right Turn Lane Construction Project in the amount of \$48,681 coming from project funds allocated in the 2019 CIP Budgets. Mr. Wade seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

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

(Insert letter dated March 25, 2021 here with regards to Insurance Brokerage and Risk Management Services.)

Mr. Adam Tucker, City Attorney, presented the recommendation of the Legal Department to approve the Contract with Arthur J. Gallagher Risk Management Services, Inc. in the amount of \$30,000 per year for three years with the option to renew for two additional one-year terms funded from the City's Self-Insured Risk Fund.

Mr. Wade made a motion to approve the Contract with Arthur J. Gallagher Risk Management Services, Inc. in the amount of \$30,000 per year for three years with the option to renew for two additional one-year terms funded from the City's Self-Insured Risk Fund. Mr. Shacklett seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The following letter from the Project Development Director was presented to the Council:

(Insert letter dated March 25, 2021 here with regards to Agreement for Fencing Installation and Relocation at Miller Coliseum & Caroline Farms.)

Ms. Kayla Walker, Project Development Director, presented the request to approve the Contract with Premier Fence, LLC. in the amount of \$36,189 funded from the 2019 Loan for fencing installation and relocation between Miller Coliseum and Caroline Farms.

Mr. Wade made a motion to approve the Contract with Premier Fence, LLC. in the amount of \$36,189 funded from the 2019 Loan for fencing installation and relocation between Miller Coliseum and Caroline Farms. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The following letter from the Executive Director of Public Works was presented to the Council:

(Insert letter dated March 25, 2021 here with regards to Guardrail Replacement.)

Mr. Raymond Hillis, Executive Director of Public Works, presented the request of the Street Department to approve the Guardrail Replacement Contract with LU Inc. in the amount of \$131,753 coming from Risk Management Funds and the Street Department Budget.

Mr. Martin made a motion to approve the Guardrail Replacement Contract with LU Inc. in the amount of \$131,753 coming from Risk Management Funds and the Street Department Budget. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The following letter from the Executive Director of Public Works was presented to the Council:

(Insert letter dated March 25, 2021 here with regards to purchase of Rock Salt.)

Mr. Raymond Hillis, Executive Director of Public Works, presented the request of the Street Department to approve the purchase of 1500 tons of rock salt through State Contract 66848 with Morton Salt, Inc. in the amount of \$122,490.

Mr. Wade made a motion to approve the purchase of 1500 tons of rock salt through State Contract 66848 with Morton Salt, Inc. in the amount of \$122,490. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council present voted "Aye".

The Assistant Finance Director announced that there were not any Licensing, Board and Commission appointments or any Statements to be considered.

Mayor McFarland stated his desire to create some type of formal recognition for department heads who have retired to memorialize their years of service and impact on the City.

There being no further business, Mayor McFarland adjourned this meeting at 6:58 p.m.

SHANE MCFARLAND – MAYOR

ATTEST:

MELISSA B. WRIGHT - CITY RECORDER