

April 14, 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 11:30 a.m. on Wednesday, April 14, 2021 in the Community Room at Murfreesboro Municipal Airport, 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 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
Gary Whitaker, Assistant City Manager
Darren Gore, Assistant City Manager
Sam Huddleston, Executive Director/
Development Services
Angela Jackson, Executive Director/
Community Services
Raymond Hillis, Executive Director/
Public Works
Erin Tucker, Budget Director
Chad Gehrke, Airport Director
Greg McKnight, Planning Director
Nate Williams, Parks & Recreation Director
Russ Brashear, Assistant Transportation Director
Helen Glynn, Assistant Community Development Director
Jafar Ware, Community Development Planner/
Grant Administrator
Ryan Hulse, Airport Manager
Joshua Miller, Administrative Assistant

Mayor McFarland commenced the meeting with a prayer followed by the Pledge of Allegiance.

Mr. Chad Gehrke, Airport Director, introduced Mr. Ryan Hulse the new Airport Manager at the Murfreesboro Municipal Airport.

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

(Insert letter dated April 14, 2021 here with regards to
Community Development 2020-2025 Consolidated Plan.)

Mr. Sam Huddleston, Executive Director, Development Services, introduced Ms. Helen Glynn, Assistant Community Development Director, and Mr. Jafar Ware, Community Development Planner/Grant Administrator, who were instrumental in development of the

Community Development Department 5-year consolidated plan. Mr. Huddleston presented the plan and explained the timeframe it covers as well as the process used to develop the plan. He also explained the objectives the plan was required to address, the allocation of funds to be received from HUD and expected carryover from prior funding.

Mr. Shacklett made a motion to approve the Community Development 5-year Consolidated Plan. Mr. LaLance 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 April 14, 2021 here with regards to sale of remnant parcel at 204 West Vine Street.)

Mr. Craig Tindall, City Manager, presented the request to approve the sale of the remnant parcel located at 204 West Vine Street for \$31,500 to Edwin C. Loughry, Jr. and Andrea Loughry.

Mr. Shacklett made a motion to approve the sale of the remnant parcel located at 204 West Vine Street for \$31,500. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye", except Mr. LaLance who voted "Abstain".

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

(Insert letter dated April 14, 2021 here with regards to Bond Premium Proceeds.)

Mrs. Erin Tucker, Budget Director, presented the request to allocate a portion of the Fiscal Year 2021 Bond Premium for capital asset purchases which include \$350,000 for Golf Range Netting; \$204,300 for Parks and Recreation Equipment and \$87,000 for Street Department Equipment for a total of \$641,300.

Mr. Wade made a motion to approve allocating a portion of the Fiscal Year 2021 Bond Premium for capital asset purchases which include \$350,000 for Golf Range Netting; \$204,300 for Parks & Recreation Equipment and \$87,000 for Street Department Equipment for a total of \$641,300. Mr. Martin seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

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

(Insert letter dated April 14, 2021 here with regards to amended Agreement for Landscape Buffer and Easement.)

Mr. Greg McKnight, Planning Director, presented the request of the Planning Department to approve the amended Agreement for Landscape Buffer and Easement with C. M. Gatton Trust in order to accommodate sanitary sewer structures along the south side of Wilkinson Pike.

Mr. Wade made a motion to approve the amended Agreement for Landscape Buffer and Easement with C. M. Gatton Trust to accommodate sanitary sewer structures along the south side of Wilkinson Pike. Mr. Wright seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

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

(Insert letter dated April 14, 2021 here with regards to Economic Development Marketing Plan.)

Mr. Jim Colson, AC Economics LLC, gave a presentation on an overview of a marketing plan for the City to continue its focused economic development efforts and highlighted the City's existing assets which included a labor force that primarily commutes out of county, real estate advantages and available location. Mr. Colson stated that the City's economic development objectives should be to attract new companies, support existing businesses competing and thriving and to implement a technology accelerator to attract technology companies. He outlined three potential models for the City to continue to develop its focused economic development efforts which were: maintain the current model in which the Chamber of Commerce handles economic development efforts for the area; create a fully staffed City Economic Development Office and a hybrid approach of the two models in which there was one full-time employee that focused solely on economic development efforts and worked closely with the Chamber of Commerce.

Mr. Colson answered questions from Council regarding the models other municipalities were taking regarding economic development, what the job description for a full-time employee that focused solely on economic development efforts would look like and if there should be some type of incentives for that position.

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

(Insert letter dated April 14, 2021 here with regards to review of Solid Waste Ordinance revisions.)

Mr. Daren Gore, Assistant City Manager, presented the proposed amendment to the Solid Waste Ordinance which included bagging of grass clippings and leaves in biodegradable bags picked up free of charge; loose grass clippings charged a \$5.00 per pick-up fee; requiring all leaves bagged in biodegradable bags from January 16th through October 9th and allowing them to be piled on the curbside October 10th through January 15th; clarification and enforcement regarding private lawn and tree services leaving grass clippings, brush and limbs curbside for City pickup; incorporation of a resolution to periodically establish solid waste fees; incorporation of solid waste collection design criteria and establishes discontinuation of service as defined in accordance with Murfreesboro Water Resource Department and C.U.D. policies. Council discussed including charges for special

bulk item pick-ups and the proposed stairstep fee approach and how that approach would affect future fiscal years.

At the request of Mayor McFarland, Council discussed Republic Services, Inc.'s request to the Tennessee Department of Environment and Conservation and the Tennessee Central Solid Waste Regional Board for expansion of the Middle Point Landfill by 99.45 acres, the odor issue that the City is suffering from and the effect that the landfill expansion would have on the City and the odor issue. Council discussed the possibility of sending a resolution to the state's legislative body in opposition to the expansion but decided that, in order to gather more information, staff should invite representatives from Republic Services, Inc. to come before the Council and explain their plans for the Middle Point Landfill expansion.

Mr. LaLance made a motion to invite representatives from Republic Services, Inc. to come before the Council and explain their plans for the Middle Point Landfill expansion. Mr. Martin 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 April 14, 2021 here with regards to Transit System Rebrand.)

Mr. Russ Brashear, Assistant Transportation Director, presented the three proposed logo branding options for the City's public transit buses. Council discussed the three logos and voiced concerns regarding confusion with MTSU's lettering and a lack of cohesiveness with the City logo. Council suggested that the proposals be redesigned utilizing the current City logo and City colors.

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

(Insert letter dated April 14, 2021 here with regards to February 2021 Dashboard packet.)

The February 2021 Dashboard update, which included Financial, Building & Codes, Risk Management, Construction Data, City Schools Cash Flow Statements, and Revenue & Expenditure Budget Comparison Reports, was presented to Council with no discussion taking place.

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

(Insert letter dated April 14, 2021 here with regards to Special Event Beer Permit Applications for Oaklands Association, Inc. at Oaklands Mansion on 04/30/21, 06/04/21, 07/06/21, 09/25/21, 12/03/21 and 12/04/21.)

Mr. Wade made a motion to approve Special Event Beer Permits for Oaklands Association, Inc at Oaklands Mansion for events on 04/30/21, 06/04/21, 07/06/21, 09/25/21, 12/03/21 and 12/04/21. Mr. LaLance 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 were no statements to consider.

Mr. Nate Williams, Parks and Recreation Director, presented the request of the Parks and Recreation Department to approve Change Order No. 001 with Warner's Athletic Construction Co., LLC in an amount not to exceed \$120,000 for the Richard Siegel Soccer Complex Turf Conversion Project in order to address unsuitable soil conditions found at the field.

Mr. Martin made a motion to approve Change Order No. 001 with Warner's Athletic Construction Co., LLC in an amount not to exceed \$120,000 for the Richard Siegel Soccer Complex Turf Conversion Project. Mr. LaLance seconded the motion. A roll call vote was conducted and all members of the Council voted "Aye".

Mr. LaLance discussed comments made at a County meeting regarding a park on the west side of the City and the potential to meet with County officials regarding City/County partnerships for a park in that area.

Mr. LaLance addressed his concerns with how sewer allocation is determined for certain zonings and how there might be a need for changes related to project density.

There being no further business, Mayor McFarland adjourned this meeting at 2:09 p.m.

SHANE MCFARLAND – MAYOR

ATTEST:

MELISSA B. WRIGHT - CITY RECORDER