

April 13, 2022

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session in the Business Center at the Murfreesboro Municipal Airport at 11:30 a.m. on Wednesday, April 13, 2022, with Mayor Shane McFarland present and presiding and with the following Council Members present and in attendance, to wit:

Madelyn Scales Harris  
Rick LaLance  
Kirt Wade  
Shawn Wright

Council Members Bill Shacklett and Ronnie Martin were absent and excused from this session. Vice-Mayor Scales Harris left during the session at 12:48 p.m.

The following representatives of the City were also present:

Craig Tindall, City Manager  
Adam Tucker, City Attorney  
Jennifer Brown, City Recorder/  
Finance Director  
Darren Gore, Assistant City Manager  
Gary Whitaker, Assistant City Manager  
Angela Jackson, Executive Director/  
Community Services  
Chris Griffith, Executive Director/  
Public Infrastructure  
Sam Huddleston, Executive Director/  
Development Services  
Erin Tucker, Budget Director  
Jim Kerr, Transportation Director  
Matt Jarratt, IT Manager  
Joshua Miller, Administrative Assistant

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

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

(Insert letter dated April 13, 2022 here with regards to  
Fiscal Year 2022 Budget Amendment Ordinance 22-O-07.)

An ordinance, entitled "ORDINANCE 22-O-07 amending the 2021-2022 Budget (5th Amendment)," was read to the Council and offered for passage on first reading upon motion made by Vice-Mayor Scales Harris, seconded by Mr. Wright. Upon roll call said ordinance was passed on first reading by the following vote:

Aye: Madelyn Scales Harris  
Rick LaLance  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

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

(Insert letter dated April 13, 2022 here with  
regards to Renewal of Enterprise Online.)

Mr. Matt Jarratt, IT Manager, presented the request to approve the renewal of the Agreement with Insight Enterprises, Inc., in the amount of \$430,297, 75% funded by the

City's Operating Budget and 25% funded by the Water Department's Budget, for renewal of the City's Microsoft Office 365 Subscription Services.

Mr. LaLance made a motion to approve the renewal of the Agreement with Insight Enterprises, Inc., in the amount of \$430,297, 75% funded by the City's Operating Budget and 25% funded by the Water Department's Budget, for renewal of the City's Microsoft Office 365 Subscription Services. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated April 13, 2022 here with regards to Impact Fees Analysis.)

Mr. L. Carson Bise II, President of TischlerBise, presented an analysis of the potential revenue that could be produced with the implementation of development impact fees to the City's Parks, Road Projects, Police and Fire. He presented how the computation to determine impact fee amounts is developed, presented a maximum amount that could be charged, and answered questions from Council.

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

(Insert letter dated April 13, 2022 here with regards to Broad Street Redevelopment.)

Mr. Sam Huddleston, Executive Director of Development Services, introduced Mr. Bart Kline, Kline Swinney Associates, and representatives of HRP Residential, who presented a proposed mixed-use development consisting of an 85-90 Million Dollar investment funded by HRP to include a boutique hotel, townhomes, and five-story apartments with retail on the bottom level as well as on-site parking. Council discussed the development and expressed their desire to see less apartments in the plan, more townhomes, and more hotel rooms.

Vice-Mayor Scales Harris left during the discussion of the Broad Street Redevelopment.

Mayor McFarland announced that Item No. 7 on the Agenda would be heard next.

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

(Insert letter dated April 13, 2022 here with regards to Review of Solid Waster 10-yr Plan Update and FY35 Pro Forma.)

Mr. Darren Gore, Assistant City Manager, at the request of Mayor McFarland, stated that a letter of intent from Argos Cement to buy fuel from WastAway and the City had been received. He then updated Council on options for the City's solid waste disposal which included recycling with Pratt Solutions, the expansion of Middle Point Landfill, and the development of a WastAway facility. Council discussed the options with Mr. Gore, the

expense that starting a recycling center would incur, and directed staff to begin pursuing the next steps with regards to a design contract for a WastAway Facility.

Mr. LaLance made a motion reinforcing that an expansion of the Middle Point Landfill is not in consideration for the future of the City's solid waste solution. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

Mayor McFarland announced that Item No. 5 on the Agenda would be heard next.

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

(Insert letter dated April 13, 2022 here with regards to  
Downtown Parking and Mobility Study Progress Update.)

Mr. Jim Kerr, Transportation Director, introduced Mr. Greg Judy and Ms. Patti Clare, Neel-Schaffer, Inc., who presented an analysis of the data collected regarding the Downtown Parking and Mobility Study, suggestions for improvements to wayfinding and lighting and answered questions from Council regarding the next stage of the study, stakeholder engagement.

Mayor McFarland announced that Item No. 6, FY23 Rate Review in Conjunction with FY26 Pro Forma (Water Resources) and Item No. 8, Cityworks Asset Management System (AMS) Implementation (Water Resources) were to be pulled from the Agenda.

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

(Insert letter dated April 13, 2022 here with  
regards to February 2022 Dashboard packet.)

The February 2022 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 13, 2022 here with regards to a Beer Permit Application  
For Mimi's Café, 2625 Medical Center Pkwy. and Special Event Beer Permit  
Applications for Oakland's Association Inc. on 4/23/22, 7/16/22,  
9/24/22, 12/02/22, and 12/03/22 at 901 N Maney Ave.)

Mr. Wade made a motion to approve the Beer Permit Application for Mimi's Café, 2625 Medical Center Parkway (Ownership Change) and the Special Event Beer Permit Applications for Oaklands Association Inc. on 4/23/22, 7/16/22, 9/24/22, 12/02/22, and 12/03/22 at 901 North Maney Avenue. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

The City Recorder/Finance Director stated that there were no statements to be paid.

Mr. Craig Tindall, City Manager, stated that Council had all been given a Major Project Index Listing and that it detailed the projects being undertaken by City Departments.

There being no further business, Mayor McFarland adjourned this meeting at 1:55 p.m.

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SHANE MCFARLAND – MAYOR

ATTEST:

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JENNIFER BROWN - CITY RECORDER