

MURFREESBORO CITY COUNCIL
Regular Meeting Agenda
Rutherford County Chamber of Commerce, Conference Room AB
August 14, 2019 – 11:30 AM

Old Business

Ordinance

1. Ordinance 19-O-19: Amendment to the City Code pertaining to Electrical Contractor Licensing Laws and Regulations (Building & Codes)
[Second Reading]

New Business

Resolution

2. Resolution 19-R-20: State Industrial Access Program Grant Request Through TDOT (Transportation)

Workshop Item

3. Capital Improvement Program (Administration)

Other Business

Adjournment

COUNCIL COMMUNICATION

Meeting Date: 08/15/2019

Item Title: Amendment of City Code pertaining to to Electrical Contractor Licensing Laws and Regulation

[Second Reading]

Department: Building and Codes

Presented by: Robert Holtz

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Amendment of Section 11 of the City Code.

Staff Recommendation

Approval of Ordinance 19-O-19 amending Section 11 of the City Code.

The Murfreesboro Board of Electrical Examiners has recommended these amendments to the City Code.

Background Information

The Department is updating our Electrical Ordinance to comply with state law. State law requires an electrical permit when an existing HVAC system is being replaced, even if the replace is a "like for like" change-out. The amendment modifies the City Code to be consistent with State law.

The ordinance also provides, at the discretion of the Building Official, for the building permit holder for a residential permit to request all final inspections at the same time, including electrical. Currently, electric inspections are requested separately from other inspections (building, plumbing, mechanical and gas). This change eliminated the Department delaying the other inspections pending the electrical inspection.

Lastly, the annual renewal date for electrical licensing is currently in September. Due to workload of the Department at that time, the renewal date is changed to January to provide better resource allocation during the year.

Council Priorities Served

Safe and Livable Neighborhoods

The local electrical licensing Ordinance assures that electrical contractors are held to high standard to help maintain a safe building environment.

Excellent Services with a Focus on Customer Service

Allowing the residential building permit holder to request all inspections at the same

time allows for more efficient and timely inspections.

Engaging Our Community

These changes have been approved by the Murfreesboro Board of Electrical Examiners

Operational Issues

Operational efficiency is significantly increased by the changes.

Fiscal Impact

None

Attachments

Ordinance 19-O-19 amended or the Murfreesboro City Code

ORDINANCE 19-O-19 amending the Murfreesboro City Code, Chapter 11, Electricity, Sections 11-4.1, 11-6, 11-9, 11-10, 11-15, 11-51, and 11-52, dealing with amendments to the National Electrical Code and the City's permit process for electrical work.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Section 11-4.1, National Electrical Code - Amended, of the Murfreesboro City Code is hereby amended by deleting subsection (A) in its entirety and subsequently renumbering the remaining subsections (A) through (H).

SECTION 2. Section 11-6, Permits Required, of the Murfreesboro City Code is hereby amended by deleting the section in its entirety and substituting in lieu thereof the following:

“SECTION 11-6 PERMITS REQUIRED.

Except as provided in Section 11-51(B), the following electrical work is prohibited within the City except where and as authorized by an electrical permit issued by the Department to a licensed electrical contractor: (a) altering or extending a building's service and/or branch circuits; (b) replacing, adding to, or otherwise altering a building's electrical panel; (c) adding one or more new circuits, outlets, switches, motors, devices, or other hard-wired equipment to a building's electrical system; (d) replacing existing HVAC equipment; including a “like for like” change-out; or (e) any other change to the electrical wiring of a building or premises. In addition, some electrical work may also require a building permit from the Department prior to issuance of the electrical permit.”

SECTION 3. Section 11-9, Fees, of the Murfreesboro City Code is hereby amended at subsection (C) by deleting the subsection in its entirety and substituting in lieu thereof the following:

“(C) A separate electrical permit is required for installation of an internally illuminated sign. Lighting used to externally illuminate a sign can be installed pursuant to the permit issued for the building's electrical system or under a separate electrical permit.”

SECTION 4. Section 11-10, Permits – Non-Transferability, Refunds, and Re-issuance, of the Murfreesboro City Code is hereby amended at subsection (B) by capitalizing “Department.”

SECTION 5. Section 11-15, Notice When Work Ready for Inspection, of the Murfreesboro City Code is hereby amended by adding the following sentence to the end of the section:

“The building official may allow the company, firm or individual to whom a residential building permit has been issued to request any and all inspections for the building including electrical inspections.”

SECTION 6. Section 11-51, Appropriate License Prerequisite to Doing Work; Exceptions, of the Murfreesboro City Code is hereby amended at subsection (B)(6) by revising “equipment an systems” to read “equipment and systems.”

SECTION 7. Section 11-52, Expiration, Renewal of License, and Registration of Journeyman, of the Murfreesboro City Code is hereby amended by deleting the first and second sentences in their entirety and substituting in lieu thereof the following:

“License and registrations issued under this article between the dates of September 30, 2018 and December 31, 2019 will expire January 31, 2020. Licenses and registrations issued after December 31, 2019 will expire on January 31st of the following year of its issuance.”

SECTION 8. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

COUNCIL COMMUNICATION

Meeting Date: 08/14/2019

Item Title: State Industrial Access Program Grant Request For Warrior Drive Project Area

Department: Transportation

Presented by: Jim Kerr *JTK*

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Resolution of support for a State Industrial Access Program Grant (SIA) for economic development projects along Warrior Drive.

Staff Recommendation

Staff recommends approval to apply for this grant opportunity.

Background Information

The Industrial Highway Act of 1959 (T.C.A. § 54-5-403) authorized TDOT to contract with cities and counties for the development of "Industrial Highways" to provide access to industrial areas and to facilitate the development and expansion of industry within the State.

The typical section funded by TDOT for the Industry Highway project is two 12-foot wide lanes with 4-foot-wide gravel shoulders. Additional design features can be requested and paid for by the applicant.

The proposed roadway extension would be approximately 3,900 feet in length to include a three lane cross-section with curb and gutter, all within a proposed sixty (60) foot Right of Way with an additional 10 foot of easements on each side of the roadway.

As part of the SIA application package, the City will need to provide a Resolution of Support for this project, Resolution 19-R-20 is provided in this package.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

Roadway enhancement completed using State Dollars allows the City to allocate it funds to other needs of the community.

Fiscal Impact

TDOT's State Industrial Access Grant Program provides for 100% of the construction cost for two 12-foot wide lanes with 4-foot-wide gravel shoulders. The remaining cost associated with the project are funded with other dollars.

Attachments

Resolution 19-R-20

RESOLUTION 19-R-20 requesting assistance from the Tennessee Department of Transportation for roadway improvements associated with development of sites for Project Armadillo and Project Ribbon.

WHEREAS, the City of Murfreesboro, Tennessee is vitally interested in the economic welfare of its residents and desires to provide the necessary leadership to enhance this area's economic growth and development; and,

WHEREAS, the availability of employment for area citizens with local industry is both necessary and vital to the economic well-being of the City of Murfreesboro; and,

WHEREAS, the Industrial Highway Act of 1959 ("Act") authorizes the Tennessee Department of Transportation to contract with cities and counties for the construction and maintenance of "Industrial Highways" to provide access to industrial areas and to facilitate the development and expansion of industry within the State of Tennessee; and,

WHEREAS, Project Armadillo plans to construct a metal fabrication and machining facility in the City of Murfreesboro, a project that would qualify under the Act, and,

WHEREAS, Project Ribbon plans to construct an industrial services and distribution facility in the City of Murfreesboro, a project that would qualify under the Act, and,

WHEREAS, the construction of an industrial access road to serve the proposed facilities is necessary and vital to the successful completion of these project and the future economic development of this area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. The City of Murfreesboro encourages and supports construction for the Project Armadillo and Project Ribbon Facilities.

SECTION 2. The City of Murfreesboro hereby makes application to the Tennessee Department of Transportation for assistance in construction of an access road extending Warrior Drive approximately 0.74 miles to the west and north to a new intersection with Beasie Drive under the provisions of the Industrial Highway Act of 1959. The City authorizes the Mayor or City Manager to execute all documents necessary to obtain such assistance after review and consultation with appropriate City staff.

SECTION 3. This Resolution shall be effective immediately upon its passage and adoption, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

COUNCIL COMMUNICATION

Meeting Date: 08/14/2019

Item Title: Capital Improvement Program
Department: Administration
Presented by: Craig Tindall, City Manger
Erin Tucker, Budget Director

Summary

Review and direction on the FY20 and FY21 CIP

Background Information

Council was presented with a preliminary Five-Year CIP during the July workshop. Staff committed to developing alternative means to finance the projects required by the City's growth. Development of these alternatives continues.

During this August workshop, Council will review and provide direction with respect to FY20 projects. Additionally, a review of project for FY21 will provides a necessary context to short-term CIP requirements. Longer term projects may be considered and discussed at a policy level, however, projects scheduled for initial funding after FY21 are tentative and subject to change based on community needs and general economic conditions over the next 2-3 years.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

A capital improvement plan supports strong decision-making related to the City long-term community investment.

Fiscal Impacts

Direction received during the workshop will allow staff to develop a financing plan and define the fiscal impacts of that plan.