

February 3, 2022

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 6:00 p.m. on Thursday, February 3, 2022, with Mayor Shane McFarland present and presiding and with the following Council Members present and in attendance, to wit:

Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright

Vice-Mayor Scales Harris and Council Member Rick LaLance were absent and excused from this session.

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  
Michael Bowen, Chief of Police  
Angela Jackson, Executive Director/  
Community Services  
Chris Griffith, Executive Director/  
Public Infrastructure  
Sam Huddleston, Executive Director/  
Development Services  
Alan Bozeman, Communications Director  
Chad Gehrke, Airport Director  
Greg McKnight, Planning Director  
Helen Glynn, Assistant Community Development Director  
Matthew Blomeley, Assistant Planning Director  
Joshua Miller, Administrative Assistant

Council Member Ronnie Martin commenced the meeting with a prayer followed by the Pledge of Allegiance.

The Consent Agenda was presented to the Council for approval:

1. Affordable Housing Program – Legacy Pointe Development (Community Development)
2. Asphalt Purchases Report (Water Resources)
3. Additional Engineering Services – WRRF Polymer System Upgrade (Water Resources)
4. High Service Pump Station and Membrane Feed Pump CCFs 2 & 3 (Water Resources)
5. Lawn Care Contract (Water Resources)
6. ~~NPDES Permit Legal Assistance (Water Resources)~~ (Pulled)
7. Purchase of Clarifier Gear Drive Assembly from Walker Process (Water Resources)

(Insert letters from Community Development,  
& Water Resources (6) Departments here.)

Mayor McFarland stated that Item No. 6 on the Consent Agenda, NPDES Permit Legal Assistance, would be heard at the end of the Agenda.

Mr. Wright made a motion to approve the Consent Agenda, with the exception of Item No. 6. Mr. Wade seconded the motion 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 February 3, 2022 here with regards to approval of Minutes of City Council Meetings.)

Mr. Wade made a motion to approve the minutes as written and presented for the regular meeting held on January 12, 2022. Mr. Martin seconded the motion 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 February 3, 2022 here with regards to zoning of approximately 3.3 acres located along Joe B. Jackson Parkway and Elam Road.)

An ordinance, entitled "ORDINANCE 21-OZ-47 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 zone approximately 3.3 acres located along Joe B. Jackson Parkway and Elam Road as General Industrial (G-I) District simultaneous with annexation; Kimley-Horn, applicant [2021-426]," which passed first reading on January 27, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. Martin, seconded by Mr. Wade. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: None

(Insert ORDINANCE 21-OZ-47 here.)

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

(Insert letter dated February 3, 2022 here with regards to zoning of approximately 6.7 acres located along New Salem Highway.)

An ordinance, entitled "ORDINANCE 21-OZ-48 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 zone approximately 1.7 acres located along New Salem Highway as Commercial Fringe (CF) District simultaneous with annexation, to rezone approximately 2.8 acres from Office General (OG) District and Commercial Fringe (CF) District to Planned

Commercial Development (PCD) District (The Ognios at Foxcroft PCD) and to rezone approximately 2.2 acres from Office General (OG) District to Commercial Fringe (CF) District; Melissa Ognio Barnett, applicant [2021-430],” which passed first reading on January 27, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. Wade, seconded by Mr. Wright. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: None

(Insert ORDINANCE 21-OZ-48 here.)

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

(Insert letter dated February 3, 2022 here with regards to amending the Westlawn PUD zoning on approximately 23.3 acres located along Veterans Parkway and Blackman Road.)

An ordinance, entitled “ORDINANCE 21-OZ-44 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 amend the conditions applicable to approximately 23.3 acres in the Planned Unit Development (PUD) District (Westlawn PUD) located along Veterans Parkway and Blackman Road as indicated on the attached map, Oscar Properties, LLC, applicant(s) [2021-432],” which passed first reading on January 27, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. Wright, seconded by Mr. Wade. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: None

(Insert ORDINANCE 21-OZ-44 here.)

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

(Insert letter dated February 3, 2022 here with regards to rezoning of approximately 0.53 acres located along the north side of Bridge Avenue west of Kings Highway.)

An ordinance, entitled “ORDINANCE 21-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 0.53 acres located along Bridge Avenue and Kings Highway from Single-Family Residential Eight (RS-8) District to Single-Family Residential Six (RS-6) District (including a portion of right-of-way to be zoned RS-6 upon abandonment); John Troutt, applicant [2021-428],” which passed first reading on January 27, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. Martin, seconded by Mr. Wright. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: None

(Insert ORDINANCE 21-OZ-45 here.)

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

(Insert letter dated February 3, 2022 here with regards to United Telephone Company Cable TV Franchise Fees.)

The following RESOLUTION 22-R-04 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: Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 22-R-04 here regarding Tennessee Code Annotated 7-59-301 et seq., the Competitive Cable and Video Services Act, as it relates to franchise fees.)

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

(Insert letter dated February 3, 2022 here with regards to holding a public hearing to consider Plan of Services, annexation and zoning of approximately 19 acres located along Florence Road [2021-512 & 2021-423].)

Mayor McFarland announced that the next item on the agenda is to conduct a public hearing, pursuant to RESOLUTION 21-R-PH-41.1 adopted by the City Council on January 12, 2022, to consider (1) adoption of a Plan of Services for and annexation of approximately 19 acres located along Florence Road and (2) zoning of approximately 16.7 acres to be zoned Single-Family Residential Six (RS-6) District and approximately 2.1 acres to be zoned Commercial Fringe (CF) District, located along Florence Road; which have been proposed to be annexed to the City of Murfreesboro, Tennessee, Sharon

Arnette, Cynthia Williams, Deborah Cohen and Alcorn Properties, Inc., applicants [2021-512 & 2021-423]. Notice of said public hearing was published in the January 18, 2022 edition of a local newspaper as follows:

(Insert notice here.)

Mayor McFarland declared the public hearing open and invited those present who wished to speak for or against the Plan of Services and annexation for approximately 19 acres located along Florence Road, step forward to the podium.

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

The following RESOLUTION 21-R-PS-41 was read to the Council and offered for adoption upon motion made by Mr. Wade, seconded by Mr. Wright. Upon roll call said resolution was adopted by the following vote:

Aye: Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

Abstain: Ronnie Martin

(Insert RESOLUTION 21-R-PS-41 to adopt a Plan of Services for approximately 19 acres located along Florence Road, Sharon Arnette, Cynthia Williams, and Deborah Cohen, applicants [2021-512].)

The following RESOLUTION 21-R-A-41 was read to the Council and offered for adoption upon motion made by Mr. Wright, seconded by Mr. Wade. Upon roll call said resolution was adopted by the following vote:

Aye: Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

Abstain: Ronnie Martin

(Insert RESOLUTION 21-R-A-41 here to annex approximately 19 acres located along Florence Road, and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, Sharon Arnette, Cynthia Williams, and Deborah Cohen, applicants [2021-512].)

Mr. Matthew Blomeley, Assistant Planning Director, presented the recommendation of the Planning Commission to approve rezoning approximately 16.7 acres to be zoned Single-Family Residential Six (RS-6) District and approximately 2.1 acres to be zoned Commercial Fringe (CF) District located along Florence Road and explained the applicants reasoning for

seeking the rezoning as well as presenting Council with a list of restrictions on the development that the property owner was committed to complying with.

Mayor McFarland then declared the public hearing to rezone approximately 19 acres located along Florence Road, simultaneous with annexation, open and invited those present who wished to speak for or against the zoning request, step forward to the lectern.

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

An ordinance, entitled "ORDINANCE 21-OZ-41 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 zone approximately 16.7 acres as Single-Family Residential Six (RS-6) District and approximately 2.1 acres as Commercial Fringe (CF) District, located along Florence Road; simultaneous with annexation; Alcorn Properties, Inc., applicant [2021-423]," 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: Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

Abstain: Ronnie Martin

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

(Insert letter dated February 3, 2022 here with regards to holding a public hearing to consider Plan of Services, annexation and zoning of approximately 25 acres located along New Salem Highway [2021-511 & 2021-422].)

Mayor McFarland announced that the next item on the agenda is to conduct a public hearing, pursuant to RESOLUTION 21-R-PH-42.1 adopted by the City Council on January 12, 2022, to consider (1) adoption of a Plan of Services for and annexation of approximately 25 acres located along New Salem Highway and (2) zoning of approximately 2.8 acres located along New Salem Highway to be zoned Highway Commercial (CH) District and approximately 22.2 acres to be zoned Single-Family Residential Eight (RS-8) District; which have been proposed to be annexed to the City of Murfreesboro, Tennessee, Salem Properties, Inc., applicant [2021-511 & 2021-422]. Notice of said public hearing was published in the January 18, 2022 edition of a local newspaper as follows:

(Insert notice here.)

Mayor McFarland declared the public hearing open and invited those present who wished to speak for or against the Plan of Services and annexation for approximately 25 acres located along New Salem Highway, step forward to the podium.

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

The following RESOLUTION 21-R-PS-42 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: Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 21-R-PS-42 to adopt a Plan of Services for approximately 25 acres located along New Salem Highway; Salem Properties, Inc., applicant(s) [2021-511].)

The following RESOLUTION 21-R-A-42 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: Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 21-R-A-42 here to annex approximately 25 acres located along New Salem Highway, and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, Salem Properties, Inc., applicant [2021-511].)

Mr. Matthew Blomeley, Assistant Planning Director, presented the recommendation of the Planning Commission to approve zoning approximately 2.8 acres located along New Salem Highway to be zoned Highway Commercial (CH) District and approximately 22.2 acres to be zoned Single-Family Residential Eight (RS-8) District and explained the applicants reasoning for seeking the zoning.

Mayor McFarland then declared the public hearing to zone approximately 25 acres located along New Salem Highway, simultaneous with annexation, open and invited those present who wished to speak for or against the zoning request, step forward to the lectern.

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

An ordinance, entitled "ORDINANCE 21-OZ-42 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 zone approximately 2.8 acres located along New Salem Highway as Highway Commercial (CH) District simultaneous with annexation and approximately 22.2 acres as Single-Family Residential Eight (RS-8) District simultaneous with annexation; Salem Properties, Inc., applicant [2021-422]," was read to the Council and offered for passage on first reading upon motion made by Mr. Wade, seconded by Mr. Wright. Upon roll call said ordinance was passed on first reading by the following vote:

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

Nay: None

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

(Insert letter dated February 3, 2022 here with regards to Barge Design Solutions Approach Management Work Authorization – Amendment No. 2.)

Mr. Craig Tindall, City Manager, presented the request to approve Work Authorization Amendment No. 2 with Barge Design Solutions in the amount of \$77,950, 100% federally funded, for additional survey and design work related to the design of a displaced threshold and new approach for Runway 36.

Mr. Wade made a motion to approve Work Authorization Amendment No. 2 with Barge Design Solutions in the amount of \$77,950, 100% federally funded, for additional survey and design work related to the design of a displaced threshold and new approach for Runway 36. Mr. Martin seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to Professional Services for CBDG Program Activities CY 2022.)

Ms. Helen Glynn, Assistant Community Development Director, presented the request to approve the Management and Administrative Services Agreement with BluLynx Solutions, LLC in the amount of \$66,125, fully funded by CBDG funds, to assist the Community Development Department with planning and activity programming.

Mr. Shacklett made a motion to approve the Management and Administrative Services Agreement with BluLynx Solutions, LLC in the amount of \$66,125, fully funded by CBDG funds, to assist the Community Development Department with planning and activity



programming. Mr. Wade seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to Construction Contract Brinkley Road Improvement Project Phase 1.)

Mr. Chris Griffith, Executive Director of Public Infrastructure, presented the request to approve the Agreement with Bell and Associates, LLC, pending Legal approval., in the amount of \$3,839,997, funded from the CIP, for the Brinkley Road Improvement Project Phase 1.

Mr. Wade made a motion to approve the Agreement with Bell and Associates, LLC, pending Legal approval., in the amount of \$3,839,997, funded from the CIP, for the Brinkley Road Improvement Project Phase 1. Mr. Martin seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to Contract for Construction Administration for the Brinkley Road Improvement Project Phase 1.)

Mr. Chris Griffith, Executive Director of Public Infrastructure, presented the request to approve the Agreement with Energy Land & Infrastructure, LLC in the estimated amount of \$129,880, funded from the CIP, for engineering and administrative management of the Brinkley Road Improvement Project Phase 1.

Mr. Shacklett made a motion to approve the Agreement with Energy Land & Infrastructure, LLC in the estimated amount of \$129,880, funded from the CIP, for engineering and administrative management of the Brinkley Road Improvement Project Phase 1. Mr. Wade seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to Construction Testing for the Brinkley Road Improvement Project Phase 1.)

Mr. Chris Griffith, Executive Director of Public Infrastructure, presented the request to approve the Agreement with TTL, Inc. in the estimated amount of \$2300, funded from the CIP, for testing of the construction materials for the Brinkley Road Improvement Project Phase 1.

Mr. Martin made a motion to approve the Agreement with TTL, Inc. in the estimated amount of \$2300, funded from the CIP, for testing of the construction materials for the Brinkley Road Improvement Project Phase 1. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to Tyler Technology – Brazos eCitation Subscription Contract.)

Mr. Michael Bowen, Chief of Police, presented the request to approve the Agreement with Tyler Technology, Inc for five years, in the amount of \$137,325 (\$105,642 annually), funded by the Police and Court eCitation Fund Balance with the annual expenditures to be funded by the Department's Operating Budget, for Bravos eCitation software and subscription services.

Mr. Wade made a motion to approve the Agreement with Tyler Technology, Inc for five years, in the amount of \$137,325 (\$105,642 annually), funded by the Police and Court eCitation Fund Balance with the annual expenditures to be funded by the Department's Operating Budget, for Bravos eCitation software and subscription services. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

The following letter from the Chief of Police was presented to the Council:

(Insert letter dated February 3, 2022 here with regards to purchase of Data Backup Equipment from Insight Public Sector.)

Mr. Michael Bowen, Chief of Police, presented the request to approve the purchase of data backup equipment with Insight Public Sector, Inc. in the amount of \$154,832, funded by the CIP and the Department's Operating Budget.

Mr. Martin made a motion to approve the purchase of data backup equipment with Insight Public Sector, Inc. in the amount of \$154,832, funded by the CIP and the Department's Operating Budget. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to Award of Mechanical/Electrical Services Contract.)

Mr. Darren Gore, Assistant City Manager, presented the request to award the Mechanical/Electrical Services Contract and approve Task Order 22-01 with John Bouchard & Sons Co., in the amount of \$1,285,723, funded by the Department's Working Capital Reserves.

Mr. Wade made a motion to award the Mechanical/Electrical Services Contract and approve Task Order 22-01 with John Bouchard & Sons Co., in the amount of \$1,285,723,

funded by the Department's Working Capital Reserves. Mr. Martin seconded the motion and all members of the Council present voted "Aye".

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

(Insert letter dated February 3, 2022 here with regards to NPDES Permit Legal Assistance.)

Mr. Darren Gore, Assistant City Manager, presented the request to approve the proposal with King and Spaulding, in the estimated future budgeted amount of \$75,000 for services related to the City's efforts to expand our National Pollutant Discharge Elimination System (NPDES) permit.

Mr. Gore discussed with Council the timeline of the City's efforts to work with TDEC in order to expand scope of the City's NPDES permit and answered questions from Council regarding the process.

Mr. Martin made a motion to approve the proposal with King and Spaulding, in the estimated future budgeted amount of \$75,000 for services related to the City's efforts to expand our National Pollutant Discharge Elimination System permit. Mr. Wright seconded the motion 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 February 3, 2022 here with regards to Beer Permit Applications for Luna's Night Club, 527 W Main St. and The Tasty Table, 215 N Church St.)

Mr. Martin made a motion to approve the Beer Permits for Luna's Night Club, 527 West Main Street (Ownership & Name Change) and The Tasty Table, 215 North Church Street (New Location), pending Building and Codes approval. Mr. Wright seconded the motion and all members of the Council present voted "Aye".

The City Recorder/Finance Director announced that there were no statements to consider.

Mr. Craig Tindall, City Manager stated that Council would likely not meet on February 10, 2022 and that Council would likely meet on February 24, 2022. He also announced that the City Council meeting on March 3, 2022 would be canceled to allow attendance at the joint County/City School Board meeting with the legislative representatives.

Mayor McFarland announced that the Central Tennessee Solid Waste Board would be meeting on February 8, 2022.

There being no further business, Mayor McFarland adjourned this meeting at 6:49 p.m.

ATTEST:

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SHANE MCFARLAND – MAYOR

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JENNIFER BROWN - CITY RECORDER