

May 19, 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, May 19, 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  
Ronnie Martin  
Bill Shacklett  
Kirt Wade  
Shawn Wright

The following representatives of the City were also present:

Craig Tindall, City Manager  
Adam Tucker, City Attorney  
Jennifer Brown, City Recorder/  
Finance Director  
Angela Jackson, Executive Director/  
Community Services  
Chris Griffith, Executive Director/  
Public Infrastructure  
Sam Huddleston, Executive Director/  
Development Services  
Mark Foulks, Chief of Fire and Rescue  
Michael Bowen, Chief of Police  
Trey Duke, City Schools Director  
Cathy Smith, Purchasing Director  
Greg McKnight, Planning Director  
Nate Williams, Parks and Recreation Director  
Matthew Blomeley, Assistant Planning Director  
Ryan Hulseley, Airport Manager  
Scott Elliot, Project Manager  
Joshua Miller, Administrative Assistant

Council Member Rick LaLance commenced the meeting with a prayer followed by the Pledge of Allegiance.

Mayor McFarland proclaimed that, in the City of Murfreesboro, May 19, 2022 would be known as a day to recognize the MTCS Lady Cougars Basketball Team who finished the 2022 season as the State runner-up in the Division II-A finals as well as a record season of 22 wins and 10 losses.

Mr. Randolph Wilkerson, Employee Services Director, recognized STARS Award recipients MPD Officer Connor Gavlick and MPD Sergeant Tim Higgins. Both were nominated after responding to a wreck while being off duty. The two notified emergency services and provided life giving aid to an injured driver, as well as commanded the scene until on-duty emergency personnel arrived. Mayor McFarland presented plaques recognizing Officer Gavlick's and Sergeant Higgin'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. New Form Hangar Lease Agreement (Airport)

2. Taxiway A and Apron Pavement Rehabilitation Final Design Grant (Airport)
3. City Paving Contract Renewal (Engineering)
4. City Specialty Paving Contract Renewal – Hawkins Asphalt Paving, LLC. (Engineering)
5. City Concrete and Storm Drainage Annual Contract Renewal (Engineering)
6. Acquisition of ROW and Easements for Chaffin Place Improvements (Engineering)
7. Community Investment Program Funds Transfer (Finance)
8. Purchase Equipment for Five Apparatus (Fire Rescue)
9. McFadden Outdoor Court Lighting (Parks)
10. Mandatory Referral for Abandonment of Drainage Easement Along Medical Center Parkway (Planning)
11. Mandatory Referral for Abandonment of Drainage Easements along South Church Street (Planning)
12. Use of Competitive Sealed Proposals for Various City Departments (Purchasing)

(Insert letters from Airport (2), Engineering (4), Finance, Fire Rescue, Parks, Planning (2) & Purchasing Departments here.)

Mr. Wade made a motion to approve the Consent Agenda. Mr. LaLance seconded the motion and all members of the Council voted "Aye".

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

(Insert letter dated May 19, 2022 here with regards to Fiscal Year 2023 Recommended Water Rate Increase.)

An ordinance, entitled "ORDINANCE 22-O-09 amending Chapter 33, Water and Sewers, Section 33-1 of the Murfreesboro City Code, dealing with minimum monthly water charges and minimum monthly sewer charges," which passed first reading on May 5, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. LaLance, seconded by Mr. Wade. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: None

(Insert ORDINANCE 22-O-09 here.)

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

(Insert letter dated May 19, 2022 here with regards to Zoning for approximately 238 acres located along Northwest Broad Street.)

An ordinance, entitled "ORDINANCE 22-OZ-08 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 238 acres along Northwest Broad Street by removing it from the GDO-1 Zoning Overlay District; City of Murfreesboro, applicant, [2022-409]," which passed first reading on May 5, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. LaLance, seconded by Mr. Wright. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: Ronnie Martin

(Insert ORDINANCE 22-OZ-08 here.)

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

(Insert letter dated May 19, 2022 here with regards to amending the Zoning Ordinance.)

An ordinance, entitled "ORDINANCE 22-O-06 amending Murfreesboro City Code Appendix A—Zoning, Sections 2, 18, 25, 34, Chart 2, and Chart 2 Endnotes, dealing with maximum building height for accessory structures in industrial districts, maximum height of light fixtures at recreation fields and regulations pertaining to development in regulatory floodways, City of Murfreesboro Planning Department, applicant [2022-801]," which passed first reading on May 5, 2022, was read to the Council and offered for passage on second and final reading, upon motion made by Mr. LaLance, seconded by Mr. Wade. Upon roll call said ordinance was passed on second and final reading by the following vote:

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

Nay: None

(Insert ORDINANCE 22-O-06 here.)

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

(Insert letter dated May 19, 2022 here with regards to Resolution 22-R-12 – Unclaimed Property Request.)

The following RESOLUTION 22-R-12 was read to the Council and offered for adoption upon motion made by Mr. LaLance, seconded by Mr. Wright. Upon roll call said resolution was adopted by the following vote:

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

Nay: None

(Insert RESOLUTION 22-R-12 here requesting unclaimed balance of accounts remitted to State Treasurer under Unclaimed Property Act.)

The following letter from the City Schools Director was presented to the Council:

(Insert letter dated May 19, 2022 here with regards to Schools Budget Amendment No. 9 – Childcare Stabilization Grant.)

The following RESOLUTION 22-R-13 was read to the Council and offered for adoption upon motion made by Vice-Mayor Scales Harris, seconded by Mr. Shacklett. Upon roll call said resolution was adopted by the following vote:

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

Nay: None

(Insert RESOLUTION 22-R-13 here amending the 2021-2022 Murfreesboro City Schools Budget (9th Amendment).)

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

(Insert letter dated May 19, 2022 here with regards to scheduling public hearings for June 23, 2022 for a proposed amendment to the Zoning Ordinance [2022-802] regarding amendments to Sections 2, 7, 24, Chart 1 and Chart 4 pertaining to alcohol manufacturing; an Annexation petition and plan of services [2022-502] for approximately 7.3 acres located along Veterans Parkway; and Zoning application [2022-402] for approximately 1.6 acres located along Veterans Parkway to be zoned CH simultaneous with annexation; 5.7 acres to be zoned PRD (The Villas at Veterans PRD) simultaneous with annexation; and to amend the existing Villas at Veterans PRD zoning on 7.1 acres located along Franklin Road.)

The following RESOLUTION 22-R-PH-13 was read to the Council and offered for adoption upon motion made by Mr. Wright, seconded by Mr. LaLance. Upon roll call said resolution was adopted by the following vote:

Aye: Madelyn Scales Harris  
Rick LaLance  
Ronnie Martin  
Bill Shacklett

Kirt Wade  
Shawn Wright  
Shane McFarland

Nay: None

(Insert RESOLUTION 22-R-PH-13 here fixing the time for a Public Hearing with respect to amending the Murfreesboro City Code, Appendix A – Zoning, Sections 2, 7, 24, Chart 4, Chart 1 and Chart 1 Endnotes, dealing with alcohol manufacturing, City of Murfreesboro Planning Department, applicant [2022-802].)

The following RESOLUTION 22-R-PH-14 was read to the Council and offered for adoption upon motion made by Mr. Wright, seconded by Mr. LaLance. Upon roll call said resolution was adopted by the following vote:

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

Nay: None

(Insert RESOLUTION 22-R-PH-14 here fixing the time for Public Hearings to consider (1) adoption of a Plan of Services for and annexation of approximately 7.3 acres located along Veterans Parkway and (2) zoning of approximately 1.6 acres along Veterans Parkway to Commercial Highway (CH) District and approximately 5.7 acres located along Veterans Parkway to Planned Residential Development (PRD) District (The Villas at Veterans PRD), which have been proposed to be annexed to the City of Murfreesboro, Tennessee, and amending approximately 7.1 acres of the Planned Residential Development (PRD) District along Franklin Road in the existing Villas at Veterans PRD zoning, as indicated on the attached map, David Scott Rowlett and Harney Homes, LLC, applicants [2022-502 and 2022-402].)

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

(Insert letter dated May 19, 2022 here with regards to Professional Services Contract for Renovations of 2140 N Thompson Lane.)

Mr. Scott Elliot, Project Manager, presented the request to approve the Professional Services Agreement with Kingdom Development Group, Inc., in the amount of \$79,120, funded from the CIP, for renovations to the future administrative headquarters of the Fire Rescue and Parks and Recreation Departments located at 2140 North Thompson Lane.

Mr. LaLance made a motion to approve the Professional Services Agreement with Kingdom Development Group, Inc., in the amount of \$79,120, funded from the CIP, for renovations to the future administrative headquarters of the Fire Rescue and Parks and Recreation Departments located at 2140 North Thompson Lane. Mr. Wright seconded the motion and all members of the Council voted "Aye".

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

(Insert letter dated May 19, 2022 here with regards to Professional Services Contract for Design of Butler Drive Realignment.)

Mr. Chris Griffith, Executive Director of Public Infrastructure, presented the request to approve Amendment No. 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., in the amount of \$265,400, funded from the CIP, for design work related to the realignment of Butler Drive.

Mr. LaLance made a motion to approve Amendment No. 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., in the amount of \$265,400, funded from the CIP, for design work related to the realignment of Butler Drive. Mr. Wade seconded the motion and all members of the Council voted "Aye".

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

(Insert letter dated May 19, 2022 here with regards to Professional Services Contract for Design of Rutherford Blvd. and SE Broad St. Intersection Improvements.)

Mr. Chris Griffith, Executive Director of Public Infrastructure, presented the request to approve the Professional Services Agreement with Energy Land and Infrastructure, LLC, in the amount of \$153,320, funded from the CIP, for design work related to intersection improvements at Rutherford Boulevard and Southeast Broad Street.

Mr. LaLance made a motion to approve the Professional Services Agreement with Energy Land and Infrastructure, LLC, in the amount of \$153,320, funded from the CIP, for design work related to intersection improvements at Rutherford Boulevard and Southeast Broad Street. Mr. Wade seconded the motion and all members of the Council voted "Aye".

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

(Insert letter dated May 19, 2022 here with regards to a Special Event Beer Permit Application for Endure Athletics Foundation Inc. on 09/09/22 at 1660 Middle TN Blvd.)

Mr. LaLance made a motion to approve the Special Event Beer Permit for Endure Athletics Foundation Inc. on 09/09/22 at 1660 Middle Tennessee Boulevard. Mr. Wright seconded the motion and all members of the Council voted "Aye".

The City Recorder/Finance Director stated that there were no statements nor any board or commission appointments to consider.

There being no further business, Mayor McFarland adjourned this meeting at 6:23 p.m.

ATTEST:

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SHANE MCFARLAND – MAYOR

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JENNIFER BROWN - CITY RECORDER