

January 13, 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, January 13, 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 members of the Planning Commission were present:

Ken Halliburton, Vice-Chair  
Jennifer Garland  
Warren Russell  
Chase Salas

Planning Commission Chair Kathy Jones was absent and excused from this session.

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  
Erin Tucker, Budget Director  
Greg McKnight, Planning Director  
Michael Smith, City Schools Finance Director  
Valerie Smith, Assistant Water Resources Director  
Matthew Blomeley, Assistant Planning Director  
Joshua Miller, Administrative Assistant

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

Mayor McFarland called the special session of the City Council to order followed by Vice-Chair Ken Halliburton calling the special session of the Planning Commission to order.

Mayor McFarland announced that Agenda Item No. 3, 2020 Sanitary Sewer Allocation Report, was to be heard first, followed by Agenda Item No. 4, Discussion of Land Use Planning.

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

(Insert letter dated January 13, 2021 here with regards to 2020 Sanitary Sewer Allocation Report.)

Mr. Darren Gore, Assistant City Manager, presented an annual report of the 2020 sanitary sewer allocation for the City and the model that the Water Resources Department has developed to continuously monitor sewage flow, which allows the department to determine the number of available sanitary sewer connections. He explained the difference between the "as is" model, which produces the total number of uncommitted sanitary sewer connections available, and the "to be" model which produces the total number of uncommitted sanitary sewer connections available and incorporates the planned upgrades to the system. Council engaged in discussion with Mr. Gore and the Planning Commission on how this information could be useful in determining whether to approve development projects.

Mr. Ken Halliburton left the meeting during the session regarding land use planning.

Mr. Craig Tindall, City Manager, started the discussion regarding land use planning, engaging Council and the Planning Commission. Discussion included the topics of land use factors; sewer allocation; density; Planning Commission integration of Council vision; and annexation. Questions asked included: should there be a hard and fast rule regarding sewer allocation; should Water Resources be the gatekeeper in the sewer allocation exceptions decision making process; what should entail a density increase; should quality of a project, architecture, amenities or affordability be factors; and is there a moratorium on the development of multi-family apartments in the City? It was decided that staff would develop a list of what they believe the direction of both City Council and the Planning Commission is regarding land use planning/factor based on this meeting.

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

(Insert letter dated January 13, 2021 here with regards to Fiscal Year 2021 Mid-Year Budget Review.)

The Fiscal Year 2021 Mid-Year Budget Review information was provided electronically to Council prior to the meeting with no discussion taking place during the meeting, but with the understanding that Mrs. Erin Tucker, Budget Director, would answer any questions the Council may have by email.

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

(Insert letter dated January 13, 2021 here with regards to November 2020 Dashboard packet.)

The November 2020 Dashboard update, which included Financial, Building & Codes, Risk Management, Construction Data, Sales Tax Revenues, Solid Waste Revenues, State Revenue Collections, City Schools Cash Flow Statements, and Revenue & Expenditure Budget Comparison Reports, was presented electronically to Council prior to the meeting with no discussion taking place at the meeting.

There being no further business, Mayor McFarland adjourned this special joint meeting at 2:17 p.m.

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SHANE MCFARLAND – MAYOR

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KEN HALLIBURTON – VICE-CHAIR

ATTEST:

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MELISSA B. WRIGHT - CITY RECORDER