

MURFREESBORO CITY COUNCIL
Workshop Agenda
Airport Business Center – 11:30 AM
July 10, 2025

Public Comment on Actionable Agenda Items

Action Items

1. Wine Sales Certificate of Compliance - Middle TN Tobacco Vape & Beer (Finance)
2. Yard Sale Lease Extension 204 S Front Street (Administration)
3. Communication Tower 3489 Halls Hill Pike Easement Acquisition (Administration)

Workshop Items

4. CIP Transfers (Finance)
5. Retail Liquor Store Certificate of Compliance Annual Report (Finance)
6. FY25 Public Records Request Annual Report (Finance)
7. Traffic Calming Program Update (Engineering)
8. Hangar Design Work Authorization (Airport)
9. May Dashboard (Administration)

Board & Commission Appointments

Licensing

10. Beer Permits (Finance)

Payment of Statements

Other Business

Adjourn

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Wine Sales Certificate of Compliance – Middle TN Tobacco Vape & Beer

Department: Finance

Presented by: Erin Tucker

Requested Council Action:

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

Summary

Information pertaining to the issuance of a certificate of compliance for wine sales in a grocery store.

Background Information

State law requires that an applicant for wine sales in a retail food store obtain a certificate of compliance from the local jurisdiction to be submitted to the Tennessee Alcoholic Beverage Commission as part of the Commission's licensing process. Compliance for the certificate is based only on the applicant's criminal background information and that the location complies with local zoning ordinances.

A certificate of compliance is requested by George Kelada for Middle TN Tobacco Vape & Beer at 710 Middle Tennessee Blvd Ste 10. This request complies with statutory requirements.

Council Priorities Served

Maintain public safety

The City's role in issuing a Certificate of Good Moral Character allows the City to be aware of locations that would like to include wine, to review zoning restrictions, review applicant background issues, and check for past problems with following City Code.

Attachments

Summary of Request for Certificate of Compliance for Sale of Wine in Grocery Store

City of Murfreesboro

Request for Certificate of Compliance for Wine in Retail Stores

Summary of information from the application:

Name of Business Entity Middle TN Tobacco Vape & Beer

Type of Application:

New - wine sale in retail store

Corporation	_____
LLC	_____
Partnership	_____
Sole Proprietor	_____X_____

Manager

Name George Kelada

Age 47

Home Address 819 Novalis St

Residency City/State Nolensville, TN 37135

Race/Sex White/M

10 Year Background Check Findings:

City of Murfreesboro: None

Rutherford County: None

Nashville/Davidson County: None

TBI/FBI No indication of any record that may preclude the applicant for consideration.

Name of Business Middle TN Tobacco Vape & Beer

Business Location 710 Middle Tennessee Blvd Ste 10

Application Completed Properly? Yes

Location meets zoning requirement? Yes

The actual application is available in the office of the City Recorder.

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Yard Sale Lease Extension 204 S Front Street

Department: Administration

Presented by: Sam A. Huddleston, Assistant City Manager

Requested Council Action:

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

Summary

Consider lease with Yard Sale for retail store building at 204 S Front St.

Staff Recommendation

Approve the lease with Yard Sale.

Background Information

Following the purchase of the Ransom Family Trust property located along NW Broad St. north of Front St., the City is successor Lessor for a retail building at 204 S Front Street that houses Yard Sale. The current lease expires July 31, 2025. Following a review of construction schedules and activities for Town Creek Daylighting and NW Broad/Front/Vine intersections, City Staff responded to a request from Yard Sale's owner to extend the lease to allow additional time to find a suitable building for relocation. A lease renewal is proposed that maintains the lease rate at \$10,000 per month and converts to a month-to-month lease. The lease includes a condition that the lease will terminate by initiation of construction activities at NW Broad/Vine/Front intersection improvements or on January 31, 2028.

Council Priorities Served

Improve economic development

Extending the lease allows Yard Sale to continue retail operations and maintain employees until a suitable relocation facility is found.

Fiscal Impact

The lease payment of \$10,000 will be allocated to the general fund and local option sales tax generated by the retail operations will continue to be received by the City.

Attachments

Second Amendment Yard Sale Lease 204 S Front St

This Instrument Prepared By:
Joseph Leonard, Assistant City Attorney
City of Murfreesboro
111 W. Vine Street
Murfreesboro, TN 37130

SECOND LEASE EXTENSION AGREEMENT

THIS SECOND LEASE EXTENSION AGREEMENT (the “**Second Lease Extension**”) made and entered into on this the ____ day of July, 2025, by and between **CITY OF MURFREESBORO**, a Tennessee municipal corporation (“**Lessor**”) and **YARD SALE, INC.**, a Tennessee corporation (“**Lessee**”).

WITNESSETH:

WHEREAS, Lessor’s predecessor in interest and Lessee entered into that certain lease agreement dated April 1, 2022, for real property commonly known as 204 Front Street, Murfreesboro, TN 37130 (the “**Lease Agreement**”); and

WHEREAS, Lessor’s predecessor in interest and Lessee entered into that certain lease extension agreement dated March 28, 2025, to extend the term of the Lease Agreement for one hundred and twenty (120) days commencing on April 1, 2025 (the “**First Lease Extension**”); and

WHEREAS, the parties hereto have agreed to further extend the lease on a month-to-month basis for a period described hereinbelow and on the terms and conditions herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. The Lease Agreement as amended by the First Lease Extension is hereby extended on a month-to-month basis commencing on August 1, 2025, to terminate at the earlier of thirty (30) days after the authorization of a City right of way permit to start construction on the South Front/West Vine/NW Broad intersection improvements, or January 31, 2028.
- 2. Lessee hereby agrees to pay to Lessor during the term of this Second Lease Extension the sum of TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) per month, with the first month’s rental payment being due on the 1st day of August 2025, and a rental payment on the 1st day of each month thereafter during the term of this Second Lease Extension.
- 3. Either party may terminate the lease as extended hereby with thirty (30) days’ written notice to the other.

All other terms of the Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this instrument on the day and date first above written.

CITY OF MURFREESBORO

YARD SALE, INC.

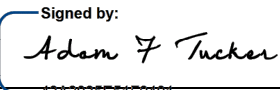
By: _____
Mayor Shane McFarland

Signed by:
By: Sean Miller
1A94091C3B0248A...
Sean Miller, Owner

ATTEST:

Erin Tucker, City Recorder

The foregoing Lease Agreement
approved as to form, on
6/30/2025
_____.

Signed by:

_____43A2038E51F9401...
Adam F. Tucker, City Attorney

AUTHORIZED BY CITY COUNCIL: _____

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Communication Tower 3489 Halls Hill Pike Easement Acquisition

Department: Administration

Presented by: Sam A. Huddleston, Assistant City Manager

Requested Council Action:

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

Summary

Consider acquisition of tower, access, and public utility easement for Halls Hill Pike Communications Tower site.

Staff Recommendation

Approve the acquisition of easements necessary to support the construction and operation and maintenance of a Communications Tower on Halls Hill Pike. Authorize the Legal Department, Mayor and City Manager to execute documents and file condemnation if negotiations fail.

Background Information

Initial construction of a Communications Tower has been halted for some time following the transfer of an adjacent property to a new owner (Paul Reavis). The adjacent property serves as the access and utility route to the site. Following an appraisal and discussions with the owner, staff proposes a formal offer of \$96,724 for the required easements. If the easements cannot be acquired following administrative settlement procedures, staff proposes condemnation of the easements to allow construction to proceed on the Communications Tower. This is the last of 5 new Communications Towers added to enhance Public Safety communication capabilities.

Council Priorities Served

Improve Public Safety

Public Safety agencies will benefit from this additional tower capacity in the eastern part of Murfreesboro and Rutherford County.

Fiscal Impact

The easement acquisition of \$96,724 plus any administrative settlement and closing costs will be funded by Communication Tower allocations in the CIP.

Attachment

Easement Offer Letter



... creating a better quality of life

June 30, 2025

Mr. Johnson Paul Reavis
6441 Woodfin Road
Christiana, TN 37037-5401

RE: Communications Tower Halls Hill Pike
Tower and Ingress/Egress and Public Utility Easements
Map 82 Parcel 95.00

Dear Mr. Reavis:

Following our discussions regarding the electric service options and in accordance with our appraisal report, I am pleased to make this offer on the acquisition of the tower easement and permanent ingress/egress and public utility easement for the benefit of the City of Murfreesboro on the above-mentioned property. Please note the permanent ingress/egress and public utility easement follows the legal description of the existing ingress/egress and public utility easement of record on the property for the benefit of Consolidated Utility District.

Based on the legal descriptions of the easements (in the enclosed Easement documents), the following easement areas are included:

Tower Easement 148,532 square feet

Access and Public Utility Easement 89,831 square feet

The appraisal report determined that the value of the new easement is **\$0.50/sq ft** and the City's offer for your granting the Tower Easement is **\$74,266**. The City is offering **\$0.25/sq ft** for the ingress/egress and public utility easement for the benefit of the City as it will overlap the existing CUD easement. The ingress/egress and public utility easement offer is **\$22,458**, and the total offer for both easements is **\$96,724**.

Regarding the primary electric line extension needed to serve the Communications Tower, the City will execute Option 2 (enclosed) generally in accordance with the proposal by MTE fully at the City's cost. I understand you do not wish to accept any of the cost of this project, and

based on that direction, the City will not implement Option 1 as proposed by MTE in which the City proposed to cost-share with you.

If you wish to accept this offer, please sign both enclosed Easement documents before a Notary Public and return them to me. Once the executed easement documents are received, and prior to recording them, the City will prepare a check in the amount of **\$96,724** and deliver it to you.

Please note that we will also need an executed W9 (also enclosed) before we can issue payment to you.

This offer is valid for 15 days from the date on this letter. Please let me know if you have questions or require additional information.

Please note that if we are unable to complete this transaction by agreement, the City will file a condemnation lawsuit and tender the offered amount into court.

We look forward to finalizing this transaction with you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sam A. Huddleston". The signature is written in dark ink and is positioned above the printed name and title.

Sam A. Huddleston, PE
Assistant City Manager

CC: Adam Tucker, City Attorney
David A. Ives, Deputy City Attorney
Felicia Reed, Paralegal

Enclosures: Two Easement documents
Sketches of MTE Easement Options 1 and 2
W9 – City of Murfreesboro

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: CIP Transfers
Department: Finance
Presented by: Amanda DeRosia, Finance Director

Summary

Notification to Council of CIP transfers.

Background Information

Major capital investments are generally funded by debt. The funds secured are allocated annually with the CIP Budget process. The transfer of CIP funds is something that is necessary under certain circumstances, such as transfer of priorities, unanticipated project delays, etc.

Another circumstance requiring CIP funds transfer is the potential for arbitrage earnings, which result in IRS penalties. Arbitrage earnings result when the City's investment earnings on unexpended funds are greater than the interest that is paid for those funds. The unprecedented rapid rise in interest rates has recently created a risk of arbitrage earnings unless transfer of CIP funds is undertaken. Council has granted the Finance Department authority to transfer funds when necessary to avoid IRS penalties on arbitrage earnings.

The transfers shown in the attached schedule show the proposed transfer of funds between the Bond Fund and the General Fund. The amount of funding for the existing projects listed does not change, only the source of the funds to be expended.

Council Priorities Served

Responsible budgeting

Proper management of borrowed funds is required to maintain the funding's tax status and avoid undue penalties.

Fiscal Impacts

The transfer of CIP Funds will have no effect on the CIP Funds balance.

Attachments:

1. CIP Transfers Schedules
2. CIP Funds Transfer Request – 2021 Bond/2022 Bond/2025 CIP/General Fund

Funds Available by Loan Before Transfer

July, 2025 page 1 of 2

<u>Project</u>	<u>2022 Bond Available Funds</u>	<u>2025 CIP Available Funds</u>	<u>General Fund Available Funds</u>	<u>TOTAL Available Funds</u>
Totals from Page 2	85,999	72,999	13,000	171,998
Burnt Knob, Manson, Blackman		232,831		232,831
Bridge Avenue and Kings Highway		3,126		3,126
Broad Street and Medical Center Parkway	598,566			598,566
Butler Drive		375,224		375,224
Cherry Lane Phase 2			5,980	5,980
Communications & Radio System	143,089			143,089
IT Fire Department MDT Upgrade		143,089		143,089
McKnight Park Ballfield Improvements	160,801			160,801
Patterson Park Improvements			160,801	160,801
River Rock - Beasie	18,595			18,595
Total	<u>1,007,050</u>	<u>827,269</u>	<u>179,781</u>	<u>2,014,100</u>

Funds Available by Loan After Reallocation

July, 2025 page 1 of 2

<u>Project</u>	<u>2022 Bond Available Funds</u>	<u>2025 CIP Available Funds</u>	<u>General Fund Available Funds</u>	<u>TOTAL Available Funds</u>
Totals from Page 2	85,999	72,999	13,000	171,998
Burnt Knob, Manson, Blackman	232,831			232,831
Bridge Avenue and Kings Highway	3,126			3,126
Broad Street and Medical Center Parkway		592,586	5,980	598,566
Butler Drive	375,224			375,224
Cherry Lane Phase 2	5,980			5,980
Communications & Radio System	143,089	143,089		286,178
IT Fire Department MDT Upgrade				-
McKnight Park Ballfield Improvements			160,801	160,801
Patterson Park Improvements	160,801			160,801
River Rock - Beasie		18,595		18,595
Total	<u>1,007,050</u>	<u>827,269</u>	<u>179,781</u>	<u>2,014,100</u>

Funds Available by Loan Before Transfer

July, 2025 page 2 of 2

<u>Project</u>	<u>2022 Bond Available Funds</u>	<u>2025 CIP Available Funds</u>	<u>General Fund Available Funds</u>	<u>TOTAL Available Funds</u>
Patterson Park Improvements		72,999		72,999
Police CAD Server			13,000	13,000
Public Safety Software	13,000			13,000
River Rock - Beasie				-
Walter Hill Park Renovations	72,999			72,999
				-
				-
				-
				-
				-
				-
				-
Total Page 2	<u>85,999</u>	<u>72,999</u>	<u>13,000</u>	<u>171,998</u>

Funds Available by Loan After Reallocation

July, 2025 page 2 of 2

<u>Project</u>	<u>2022 Bond Available Funds</u>	<u>2025 CIP Available Funds</u>	<u>General Fund Available Funds</u>	<u>TOTAL Available Funds</u>
Patterson Park Improvements	72,999			72,999
Police CAD Server	13,000			13,000
Public Safety Software			13,000	13,000
River Rock - Beasie				-
Walter Hill Park Renovations		72,999		72,999
				-
				-
				-
				-
				-
				-
				-
Total Page 2	<u>85,999</u>	<u>72,999</u>	<u>13,000</u>	<u>171,998</u>



CIP Funds Transfer Request

Page 1 of 2

Submitted for your approval is the following request to transfer CIP funds.

CIP Loan 2021 Bond/2025 CIP/General Fund

Transfer CIP funds from:

Transfer CIP funds to:

Total from page 2	(1,270,055.28)	Total from page 2	1,270,055.28
Communication & Radio System (2022)	(143,088.90)	IT Fire Dept MDT Upgrade (2022)	143,088.90
IT Fire Dept MDT Upgrade (2025)	(143,088.90)	Communication & Radio System (2025)	143,088.90
Public Safety Software (2022)	(13,000.00)	Police CAD Server (2022)	13,000.00
Police CAD Server (General fund)	(13,000.00)	Public Safety Software (General Fund)	13,000.00
Walter Hill Park Renov (2022)	(17,620.05)	Patterson Park Improvements (2022)	17,620.05
Patterson Park Improvements (2025)	(17,620.05)	Walter Hill Park Renov (2025)	17,620.05
Broad Street & MCP Intersection (2022)	(192,333.95)	Burnt Knob, Manson, Blackman (2022)	192,333.95
Burnt Knob, Manson, Blackman (2025)	(192,333.95)	Broad Street & MCP Intersection (2025)	192,333.95
Broad Street & MCP Intersection (2022)	(5,980.00)	Cherry Lane Extension Phase 2 (2022)	5,980.00
Cherry Lane Extension Phase 2 (General Fund)	(5,980.00)	Broad Street & MCP Intersection (General Fund)	5,980.00
TOTAL TRANSFER	(2,014,101.08)	TOTAL TRANSFER	2,014,101.08

Explanation: To facilitate spending down the 2022 Bond, it is requested that the above listed projects that are funded with the General Fund and the 2025 CIP be swapped with the same projects in the 2022 Bond.

<u>Vicki J Massey</u>		<u>6/23/25</u>	
Reviewed by Finance		Date	
Approved	<input checked="" type="checkbox"/>	<u>Amanda DeRosia</u>	
		Finance Director	
Declined	<input type="checkbox"/>	<u>6/23/25</u>	
		Date	

Please send the original to Vicki Massey, Finance & Tax Dept., once all signatures have been obtained.

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Retail Liquor Store Certificate of Compliance Annual Report

Department: Finance

Presented by: Erin Tucker, City Recorder

Requested Council Action:

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

Summary

Report of Certificates of Compliance for Retail Liquor Stores as of July 1, 2025.

Staff Recommendation

The annual report, pursuant to City Code Chapter 4-10 (D), is provided as information only.

Background Information

Annually at the first meeting of City Council following the first day of July, the City Recorder shall report to City Council the total number of licensed retail liquor stores operating within the City as of that date and the total number of additional retail liquor stores, if any, that could be approved to operate within the City under this section. As of July 1, 2025, the City's population estimate increased to 168,387 and the number of retail liquor stores was as follows:

- Licensed Retail Liquor Stores: 27
- Total Certificates of Compliance: 33
- Total Certificates of Compliance issued: 33
- Total Certificates of Compliance available: 0

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: FY25 Public Records Request Annual Report

Department: Finance

Presented by: Erin Tucker, City Recorder/ Chief Financial Officer

Requested Council Action:

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

Summary

Public Record Request Report for Fiscal Year 2025.

Staff Recommendation

The annual report, pursuant to Resolution 24-R-32, is provided as information only.

Background Information

On December 12, 2024, Council revised the City Public Records Policy in compliance with State law and best practice. The process is managed within the City Recorder's office with coordination of all City departments and Legal Department guidance, as needed. Melanie Joy Peterson, City Clerk, Raven Bozeman, Executive Assistant, and Dani Hudson, MPD Open Records Coordinator, are currently coordinating public record requests.

In January 2025, City staff implemented JustFOIA, a public records request software which enabled staff to manage, coordinate and respond to requests involving multiple departments and divisions and provide Tennessee citizens with improved service and access to public records. On average, requests are completed in under 2 business days and provided by digital download through a request-specific link.

Below are tallies of requests received and processed for the past five fiscal years:

- Fiscal Year 2025: 1831
- Fiscal Year 2024: 1742
- Fiscal Year 2023: 1022
- Fiscal Year 2022: 844
- Fiscal Year 2021: 509

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Traffic Calming Program Update
Department: Engineering
Presented by: Michele Emerson, P.E., City Engineer

Summary

Update on the Traffic Calming Program.

Background Information

As Murfreesboro continues to grow, the City's approach to neighborhood traffic safety evolves to meet changing needs. The Traffic Calming Program was adopted in 2021 to address concerns related to speeding and pedestrian safety on residential streets. This presentation provides an update on the program's implementation, including completed projects, evaluation criteria, and effectiveness of installed measures such as speed cushions and digital speed signs.

Council Priorities Served

Expand Infrastructure

Traffic calming measures are part of the City's broader infrastructure strategy, enhancing neighborhood streets to support safe, efficient, and livable communities.

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Hangar Design Work Authorization

Department: Airport

Presented by: Chad Gehrke, Airport Director

Requested Council Action:

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

Summary

Consider a Work Authorization for engineering design professional services for a hangar project.

Staff Recommendation

Approve the Work Authorization with Barge Design Solutions in accordance with the terms and conditions of their master services agreement. The Airport Commission recommended approval of this matter at their June 16, 2025, meeting.

Background Information

Due to the great demand for corporate hangar space in the Middle Tennessee area and specifically at the Murfreesboro Municipal Airport, Barge Design Solutions has been requested to provide a Work Authorization to design a 100-foot-deep, 150-foot-long hangar bay, with a 24-foot-high clear door, and attached 3,000 square feet of office space. The design would also include sufficient ramp space and an automobile parking lot. The proposed hangar would be located on the north end of the airport.

The goal is to provide hangar space attracting new corporate level aviation services to be available for the community that the Murfreesboro Airport has not been able to provide in the past. The hangar would be designed for commercial aeronautical activities such as air charter services, aircraft maintenance, aircraft management, aircraft storage, and other aviation activities. This area of the airport will soon be under construction with an extension of utilities, installation of a storm water drainage system, and creation of pads for future hangars. The goal is to create a very seamless and efficient work schedule coordinating the site work along with the eventual hangar construction.

City Staff has been in negotiations with an aviation business for the last several months but has also been approached by other interested parties as well. The current proposed construction schedule would have this hangar ready for occupancy by August 1, 2026.

Council Priorities Served

Improve economic development

The construction of hangars and other facilities at the Murfreesboro Municipal Airport addresses the tremendous need for hangar space and contributes to the Airport's creation of jobs and revenue opportunities along while providing new aeronautical

services for the community.

Fiscal Impact

The fee proposed by Barge Design Solutions is \$298,883.00, which will be paid through the Airport Fund. City Staff have determined that this proposed fee is in line with what is estimated hangar construction costs.

Attachments

Barge Design Solutions Work Authorization.

This Work Authorization is made as of the date last signed below by and between the City of Murfreesboro (Client) and Barge Design Solutions, Inc. (Barge) for the **North Hangar Design and Bid** (Project) in accordance with the terms and conditions of the Master Professional Services Agreement (Agreement) dated January 1, 2021, all of which terms and conditions are incorporated herein by reference.

The Project is described in **Exhibit A – Scope of Work**, attached.

For performance of the Project authorized under this Work Authorization, Client agrees to pay Barge a Lump Sum Fee as stated in the table below. The cost to complete the scope of work as defined in **Exhibit A** is \$298,883.00. The budget status will be summarized monthly in our progress report and invoice submittal.

Fee Summary Table

Items	Fee Type	Fee Amount
PROJECT DEVELOPMENT AND GRANT SERVICES	Lump Sum	\$ 11,217.00
CIVIL DESIGN AND PROJECT MANAGEMENT	Lump Sum	\$ 79,135.00
BIDDING SERVICES	Lump Sum	\$ 8,254.00
GEOTECHNICAL SURVEY	Lump Sum	\$ 24,100.00
ARCHITECTURAL DESIGN	Lump Sum	\$ 98,250.00
STRUCTURAL ENGINEERING	Lump Sum	\$ 26,912.00
MECHANICAL/PLUMBING ENGINEERING	Lump Sum	\$ 23,332.00
ELECTRICAL ENGINEERING	Lump Sum	\$ 27,683.00
Total		\$298,883.00

City of Murfreesboro	Barge Design Solutions, Inc.
By:	By:
Printed Name:	Printed Name: Randy Hudgings
Title:	Title: Director – Aviation Services
Address:	Address: 615 3rd Ave S # 700 Nashville, TN 37210
Date Signed:	Date Signed:

City Attorney

Name: _____

Date: _____

Barge Design Solutions, Inc. (Barge) will provide the following scope of services for the City of Murfreesboro (Client) included in section II for the North Hangar Design and Bid, in accordance with the Master Professional Services Agreement (Agreement) dated January 1, 2021. The scope of work is presented in the following elements:

- I. Project Description
- II. Scope of Services
- III. Project Schedule
- IV. Additional Services

I. Project Description

North Hangar Design and Bid

This contract is for the design of a 100' x 150' corporate hangar with a 30' x 100' "lean to" office space. The total hangar footprint will be 100' x 180'. The following components are included in the design of this facility as determined at the scoping meeting held April 28, 2025.

Hangar Specifications

- Hangar Dimensions of 100 x 150 feet, and considerations for office space of approximately 30 x 100 feet.
- Gas heating, insulation, and sprinkler systems required
- Office space shall be sheetrock and concrete floor with plumbing stub. Build out to be completed by tenant.
- The door opening height shall be 24 feet, door type to be determined
- LED Lighting in hangar
- Large Ceiling Fans (2) to be provided
- Paint interior steel white, no exposed red iron
- Concrete mowing strip around building exterior to be provided
- Provide exterior lighting on apron side of building and lighting at exterior doors
- Standing Seam Metal Roof
- Masonry to window line of building in accordance with local regulations (similar to TDK facility)
- Translucent panels to be provided at top of exterior walls
- 12' roll up garage door at rear of hangar and access for loading and unloading

Parking and Access

- Parking lot layout and dimensions in accordance with local regulations
- Build half of parking lot during this phase of construction
- Parking lot lighting in accordance with local regulations
- Landscaping (low profile) in accordance with local regulations

Utility and Infrastructure

- Provide power and water, as well as plumbing for bathrooms and office spaces.
- No generator
- 3-phase power, including 2 plugs per wall for Auxiliary Power Unity (APU)

Airside Infrastructure

- Extend Taxiway F to new apron
- Design full apron (may downsize for first phase dependent on funding)
- Incorporate fencing as required to maintain a secure airport perimeter fence

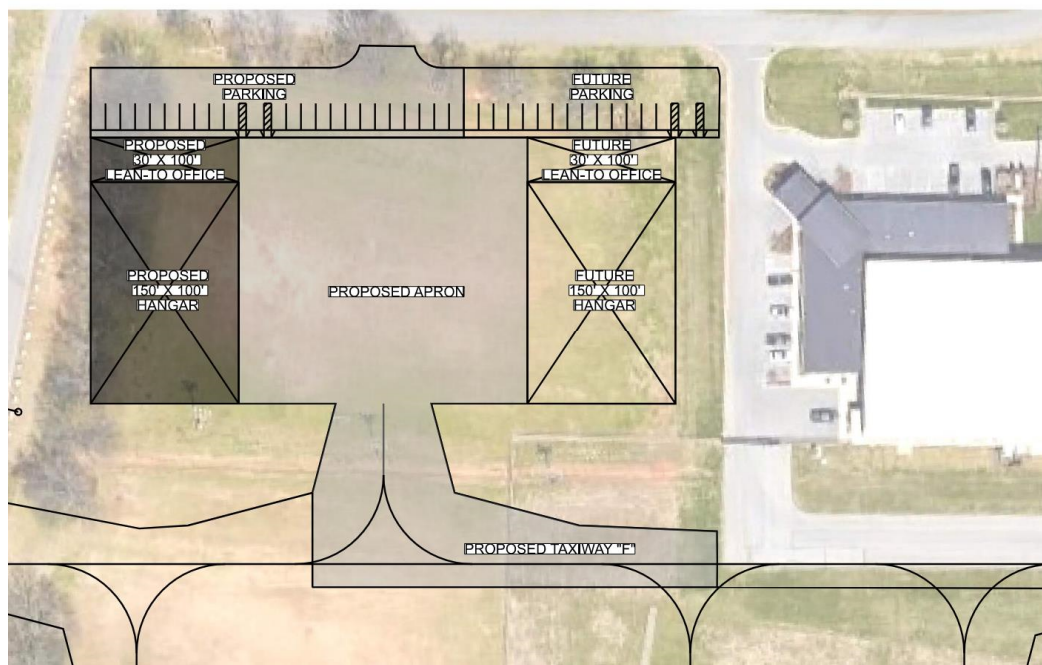


Figure 1: Project Location

II. Scope of Services

PROJECT DEVELOPMENT AND GRANT SERVICES

Barge will facilitate meetings with the client to determine project scope, critical project dates, and establish the proposed design schedule. Various meetings during the development phase will also be conducted to review the project funding, discuss details and proposed time frame of subsequent phases, and identify special requirements for the project.

Barge will provide to the client the following documents, as applicable: cost estimate, project schedule, location sketch, A&E contract, subconsultant contract(s).

HANGAR DESIGN SERVICES

In this phase, Barge will engage a sub-consultant to provide architectural services for the project. Barge will complete the mechanical, electrical and plumbing (MEP) design as well as structural and civil engineering design and overall project management, working closely with the sub-consultant and client to develop a design that aligns with the functional requirements and aesthetic vision.

Barge will provide the following:

Architectural Design:

- Life Safety Plan
- Hangar Floor Plan and Notes
- Reflected Ceiling Plan
- Exterior Elevations
- Interior Elevations
- Building Sections
- Wall Sections
- Door and Finish Schedules
- Miscellaneous Details and Schedules
- Technical Product Specifications

Structural Engineering Design:

Barge will provide the following as part of the structural engineering design for the project:

- Concrete shallow foundations (It is currently assumed that there are no deep foundations on the project)

- It is assumed that the superstructure will be a pre-engineering metal building (PEMB). The superstructure design will be provided by the PEMB vendor and is excluded from Barge's services.
- Floor slab design, which will include accommodations to support wheel loading of a Challenger 300 aircraft.
- Masonry Design
- Sections and Details
- Retaining Walls

Mechanical and Plumbing Engineering Design:

Barge will provide the following as part of the mechanical and plumbing engineering design for the project:

HVAC system to include the hangar and office as follows: The office building will be a shell space. An HVAC unit will be designed for typical office layout with main trunk ductwork into the area. The hangar space will be provided with heat and ventilation only. HVAC design will comply with local codes for energy efficiency and ventilation.

Plumbing system design will include domestic water and sanitary stub-ups for future office restroom buildout. Design will include floor drainage system associated with hangar occupancy. An oil/water separator will be included.

Electrical Engineering Design:

Barge will provide the following as part of the electrical engineering design for the project:

- Power distribution:
 - o Service from new pad-mounted utility transformer to a main distribution panel in the new electrical room. It is assumed the transformer will be located within 50 feet of the electrical room.
 - o 480/277V distribution to facility loads, including mechanical equipment, lighting, and step-down transformers.
 - o 208/120V distribution to facility loads, including mechanical equipment, fire alarm systems, and convenience receptacles.
 - o Power will be designed with spare capacity for future office buildout.
- Lighting:
 - o Building lighting will meet Illumination Engineering Society (IES) recommendations, along with local/state codes.
 - o Emergency egress and exit lighting will be included to meet local/state codes.
 - o Exterior lighting will include building-mounted flood lights for apron area, perimeter wall packs, and pole-mounted area lights for parking area.

- Grounding:
 - o Perimeter ground ring, bonded to building steel and utility services.
 - o Grounding receptacles cast in hangar floor slab, bonded to perimeter ground ring.
 - o Lightning protection will be included as a performance specification for delegated design by lightning protection subcontractor.
- Fire alarm:
 - o Fire alarm will be included as a conceptual layout and performance specification for delegated design by fire alarm subcontractor.
- Communications:
 - o Communication utility connection will include (2)two 4-inch conduits from nearest communication provider pull-box or pole. A pole is available directly adjacent to the project site.
 - o Design will include specifications for rough-in of boxes and raceways. Layout of device box locations is included.

Civil Design:

Barge will provide the following as part of the civil engineering design for the project:

- Construction Safety and Phasing Plan
- FAA Form 7460
- Utility Coordination and connection plan
- SWPPP and Erosion Control Plans
- Site Layout Plan including Parking Lot Design
- Grading and Drainage Plan
- Typical Paving Sections and Details
- Marking Plan
- Marking Details
- Landscaping Plan (Parking Lot and Building Perimeter)

Construction documents will be prepared, including detailed architectural, structural, civil and MEP drawings and specifications that are needed for permitting and construction. Assistance is provided to the client in submitting these documents to the relevant REGULATORY AGENCY(S), along with responses to comments or requests for additional information.

Barge will prepare an Opinion of Probable Construction Costs (OPCC), to be submitted with the Final Plans and Specifications. Barge will determine the appropriate bid items and methods of measurement and payment for the construction contract. The client understands that Barge has no control over the cost or availability of labor, equipment materials, over-market conditions, or the contractor's method of pricing, and that Barge's OPCC is made on the basis of Barge's professional

judgment and experience. Barge makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Barge's OPCC.

The most current versions adopted by the client at the time of this agreement of the following design criteria and standards, along with other applicable standards, will be used for the design and execution of the project:

- International Building Code (IBC)
- Illumination Engineering Society (IES) Guidelines
- Americans with Disabilities Act (ADA) Standards for Accessible Design
- National Fire Protection Association (NFPA) Codes
- Local Zoning and Building Regulations

Deliverables

- Schematic Design Package: Provides plans, elevations, sections, and preliminary selections of materials and building systems.
- Design Development Package: Includes refined drawings and material specifications.
- Construction Documents: Drawings and specifications suitable for permitting and construction bidding.
- Draft an initial OPCC for client review.

Assumptions

- The City of Murfreesboro building codes as shown on the City's website will be utilized. The codes in effect at the time of contract execution will be used.
- Barge will design the hangar utilizing Challenger 300 aircraft as the basis of design
- The design will include sloped floors to locations of floor drains
- Barge will have access to the site and adjoining areas, as required
- Existing topographic survey of the proposed site is available and will be used for design
- Final design will not be phased and one set of construction documents will be produced
- Appropriate sanitary sewer, water, gas, electric and communication services are available to the site at or adjacent to the road right-of-way; offsite utility design services can be provided as an additional service.
- Adequate water supply and pressure is available to achieve required fire protection flows and pressures.
- Adequate sanitary sewer service is available such that no pretreatment or lift station design is required.
- Computer systems, networks, access control, security systems, and intercom systems are not included as part of the design services.
- Taxiway lighting design is not included in this scope of services

- It is understood that a stand-by generator is not required for this project and is therefore not included in this scope of design services.
- Power will be delivered to the hangar site by the local power company. No design fees are included for the design of primary power to the hangar location
- Schedule is dependent upon the timely receipt of critical information, such as final site plan, building footprints with utility points of connection, responses from regulatory authorities, and Owner/Contractor/Property Owners.

Exclusions

- Interior Design Services: Selection of furniture, fixtures, and equipment (FF&E) beyond basic space planning.
- Specialty Consulting Services: Such as acoustical engineering, traffic studies, or environmental impact assessments.
- Permitting Fees: Fees required by local and regulatory agency(s) for permits and approvals.
- Construction Administration: Services during the construction phase unless specifically included in a separate agreement.
- Fire Protection System design
- 3-D Rendering Models
- LEED or other sustainable certification
- Environmental studies and reports are excluded.
- Detention design is excluded
- Services resulting from significant changes in the general scope or character of the project or its design, particularly those resulting from differing field conditions discovered during construction (such as, but not limited to, soil conditions, environmental issues, etc.).
- Preparation of multiple, separate construction contract packages

BIDDING SERVICES

Under this phase, Barge will assemble the work products developed under the design tasks and prepare a set of construction drawings for the project. The drawing package will include such drawings as Barge deems appropriate and necessary to bid and construct the project.

This project will be bid through the City of Murfreesboro Purchasing Department. The City of Murfreesboro will advertise the project and oversee distribution of plans and specs to interested bidders. Bids will be received electronically by the City.

Barge will provide support to the client to receive bids, and approve construction contracts based on the construction documents prepared by the ENGINEER. Specific support to be provided will include:

- Attend and moderate a pre-bid conference to familiarize bidders with the project and project site.
- Respond to bidder's questions in writing.

- Develop and issue Construction Drawing or Specification Revisions for inclusion in addenda to the Bid Documents.
- Assist the OWNER in evaluation of bids and preparation of a recommendation of award based on the specified criteria.

Barge will provide one (1) full size copy of the 'Issued for Bid' Construction Drawings for the client's use. Barge will also provide electronic copies of the Plan Sheets and Specifications in PDF and other requested CAD files. Barge will prepare conformed documents for construction that incorporate changes made by addendum.

GEOTECHNICAL SURVEY

During this phase, Barge will enlist the services of a sub-consultant to conduct soil test borings at the approximate locations shown in Figure 2. The sub-consultant will be responsible for performing the necessary soil tests to determine the soil's characteristics, including its strength, composition, and stability. The sub-consultant will record all pavement and base material depth as well as sample the subgrade. All borings will be performed using Standard Penetration procedures described in ASTM D 1586. In addition to pavement borings, the geotechnical sub-consultant will also take pavement cores in the areas of pavement removal in order to determine the pavement structure. This information will be used to assist in the preparation of plan quantities for the project.

The sub-consultant will visually classify the soil samples and perform laboratory tests to determine the pertinent engineering and index properties needed to assist in classification of the subgrade soils. All tests will be conducted in accordance with applicable ASTM standards.

The sub-consultant will evaluate the field and laboratory data in order to provide recommendations relative to site preparation and pavement design and provide a full report.

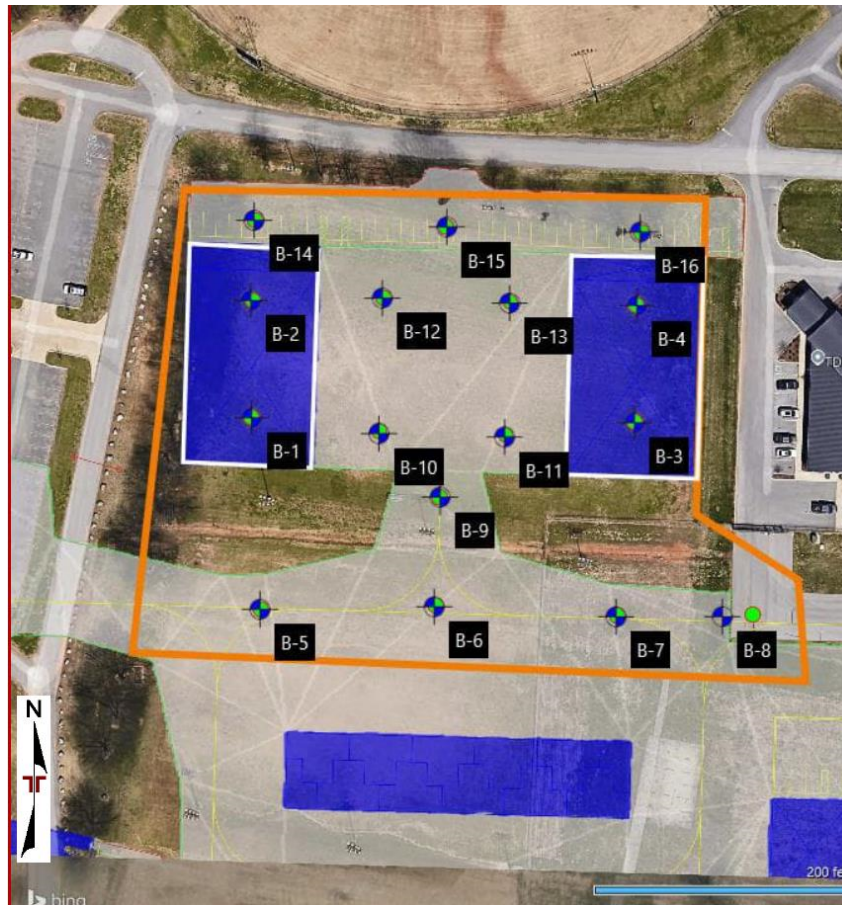


Figure 2: Proposed Geotechnical Boring Locations

GENERAL PROJECT SERVICES

The general project services fall under more than one of the Phases outlined herein. As such, compensation for these tasks is distributed throughout the respective Phases under which they fall. General Project Services may be applicable within individual phases and can also serve as a standalone phase.

- **Project Management and Administration:** Barge will provide a main Point of Contact to manage the project. Barge will be responsible for coordinating client and Agency issues for the project, such as interfacing with client staff, regulatory agency(s), and other federal, state, and local agencies. Barge will work closely with all identified project stakeholders to help achieve the client's goals and objectives within the agreed upon schedule focusing on the overarching coordination, control, and execution of the project.

- Quality Control: Provide quality control reviews and incorporation of comments in accordance with Barge's Quality Control Program. In addition, review comments provided by the client, regulatory agency(s) and other agencies reviews of deliverables will be incorporated as appropriate.

III. Project Schedule

The following Tentative milestone schedule has been established for the project.

BARGE WORK AUTHORIZATION SUBMITTED TO CLIENT	May 27, 2025
DESIGN NOTICE TO PROCEED	June 15, 2025
30% SCHEMATIC DESIGN SUBMITTAL	July 31, 2025
60% DESIGN DEVELOPMENT SUBMITTAL	August 25, 2025
100% CONSTRUCTION DOCUMENTS	September 25, 2025
ADVERTISEMENT FOR BIDS	September 30, 2025

IV. Additional Services

Additional engineering support services, including but not limited to the items listed below, can be provided upon request and approval of detailed scope and fee by the client.

- Additional meetings with local, state, or federal agencies to discuss the Project beyond those indicated in the basic services.
- Appearances at public hearings or before special boards, except as specifically indicated in the basic services.
- Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
- Special consultants or independent professional associates, other than those indicated in the scope above, that are requested or authorized by the client.
- Support services in connection with public information/relations activity as requested by the client.
- Services for making revisions to Drawings and Specifications made necessary by the acceptance of substitute materials or equipment other than "or-equal" items proposed by the General and/or Construction Contractor(s); and services after the award of the Contract(s) for evaluation and determining the acceptability of substitutions proposed by the Contractor.

- Assistance in connection with bid protests, re-bidding, or renegotiating contracts for construction, materials, equipment, or services of the project.
- Preparation for litigation, arbitration, or other legal or administrative proceedings; and appearances in court or at arbitration sessions in connection with bid protests, change orders, or construction incidents.
- Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Engineer or its design requirements including, but not limited to, changes in size, complexity, client's schedule, character of construction, or method of financing; design changes initiated by the client after client's acceptance of Basis of Design Preliminary Engineering Report; and revising previously accepted studies, reports, drawings, specifications, or contract documents when such revisions are required by changes in laws and regulations enacted subsequent to the Effective Date of this Agreement or are due to any other causes beyond Engineer's control.
- Services that become necessary due to significant changes in the Project's scope, extent, or design requirements—such as alterations in size, complexity, schedule, construction approach, or financing—also include any revisions prompted by the Client after initial approval of the Project's basis of design or preliminary documents. These services extend to modifying previously accepted studies, drawings, specifications, or contract documents when updates are required by newly enacted laws or regulations or by any other factors beyond the control of the design team.
- Involvement with and responding to a formal Value Engineering review conducted by a third party. Revisions of design, drawings, and specifications arising from the formal third-party Value Engineering review which cause changes in the general scope, extent, or character of the Project, including but not limited to changes in size, complexity, client's schedule, character of construction, or method of financing.
- Preparing additional bidding documents or contract documents for alternate bids or prices requested by the client for the Work or a portion thereof.
- Determining the acceptability of substitute materials and equipment proposed during the bidding or negotiating phase when substitution prior to the award of contracts is allowed by the bidding documents.
- Providing any type of property or boundary surveys, preparing legal descriptions, or related engineering services or assistance needed for the transfer of interest in real property or acquisition of easements and rights-of-way; providing construction surveys and staking to enable Contractor to perform its work; and providing other special field surveys.
- Redesign and rebidding the Project in the event the client does not accept bids on the original advertisement of the construction contract.
- Other services performed or furnished by Engineer not otherwise provided for in this Agreement.

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: May 2025 Dashboard
Department: Administration
Presented by: Erin Tucker, CFO/City Recorder

Summary

May 2025 Dashboard packet

Background Information

Dashboard information includes relevant Financial, Building & Codes, and Construction data.

Council Priorities Served

Responsible budgeting

Providing Council with assessable financial information on a regular-basis assists in critical decision-making about the fiscal affairs of the City.

Fiscal Impacts

None

Attachments:

1. May 2025 Dashboard
2. May Impact Fee Report
3. City Schools May Dashboard

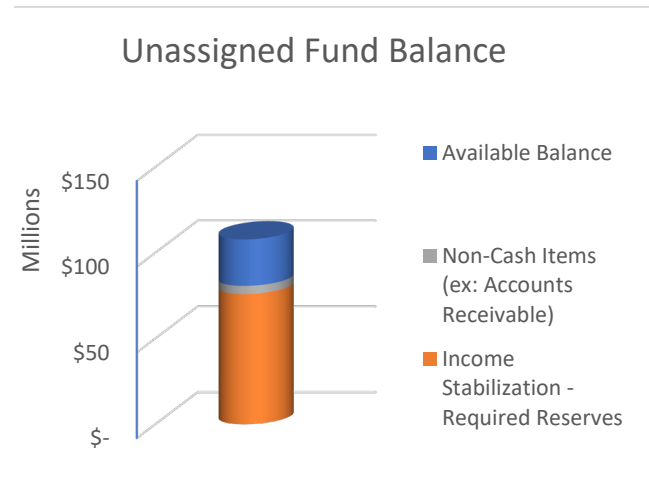
MAY 2025 DASHBOARD

FUND BALANCE

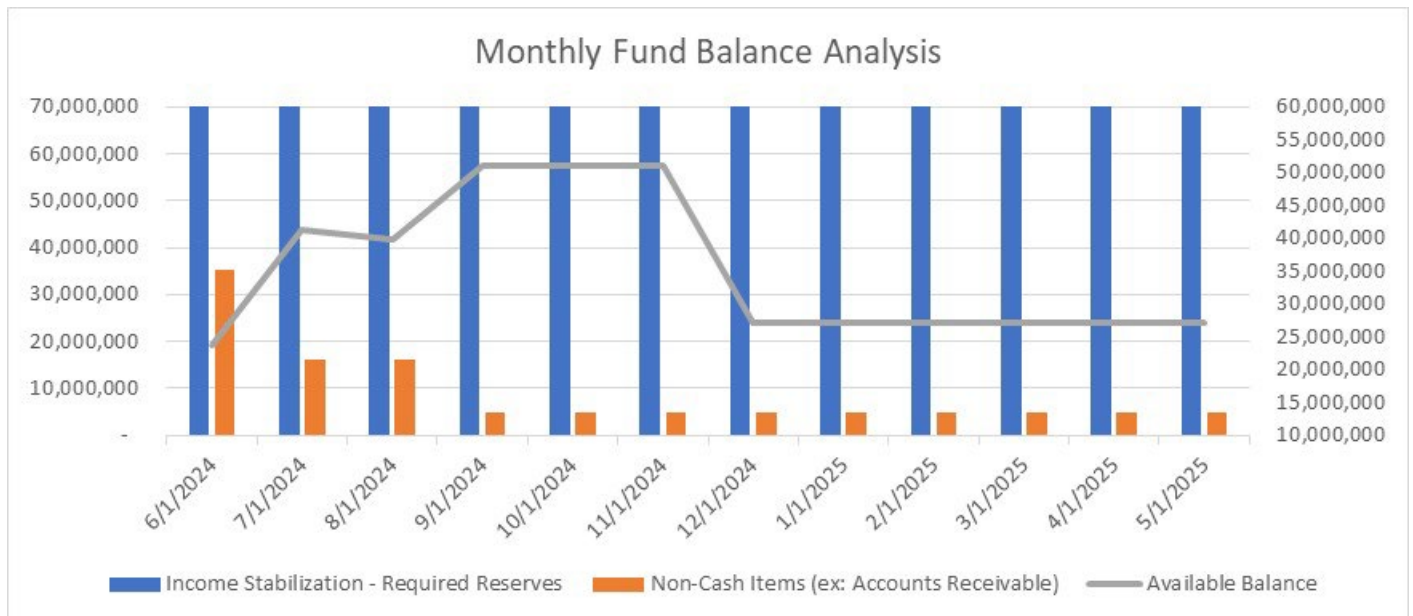
The City's Fund Balance policy requires a reserve of 15-30% of General Fund revenues. This reserve is maintained in the Unassigned Fund Balance within General Fund. Other components of this account include non-spendable assets, including Accounts Receivable. The remaining funds are available for use, generally for one-time, non-recurring expenses. Examples include economic development related expenses and capital spending for land, buildings and equipment.

The graph and chart below reflects the total Unassigned Fund Balance categorized by required reserves, non-cash items, and available balance. The maximum reserve (30% of General Fund operating revenues) is used. These amounts are unaudited.

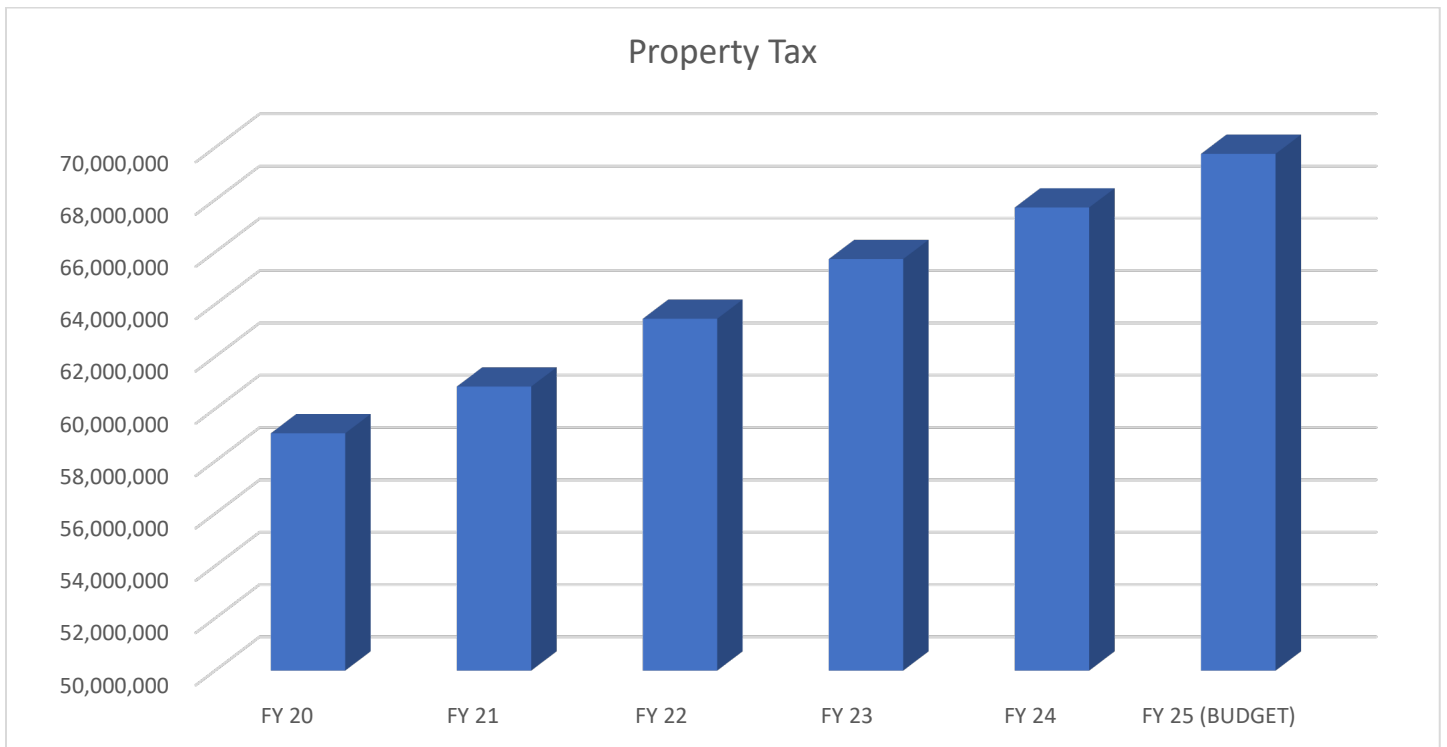
	Unassigned Fund Balance
	5/31/2025
Available Balance	27,112,165
Non-Cash Items (ex: Accounts Receivable)	4,804,460
Income Stabilization - Required Reserves	75,900,000
	107,816,625



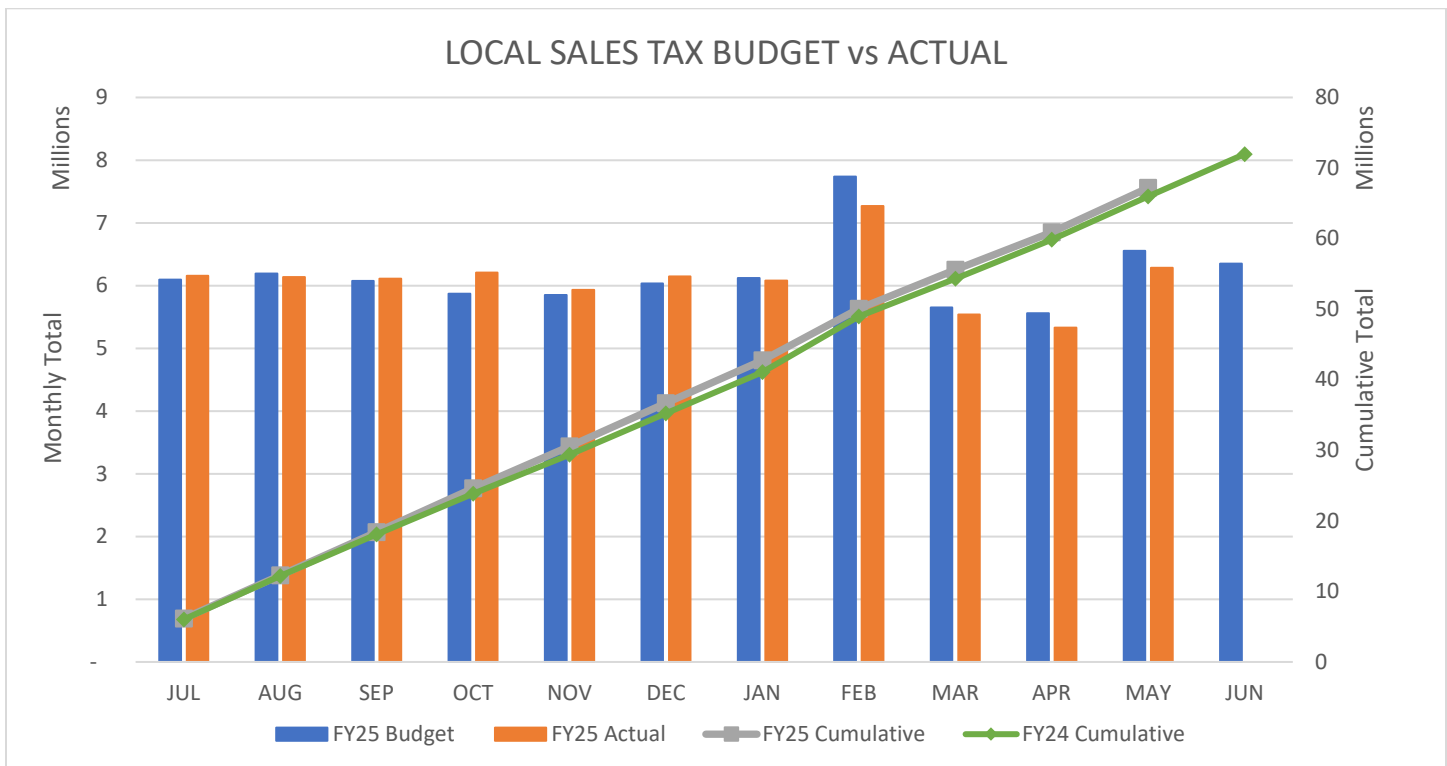
The chart below displays the changes in use of Unassigned Fund Balance by month.



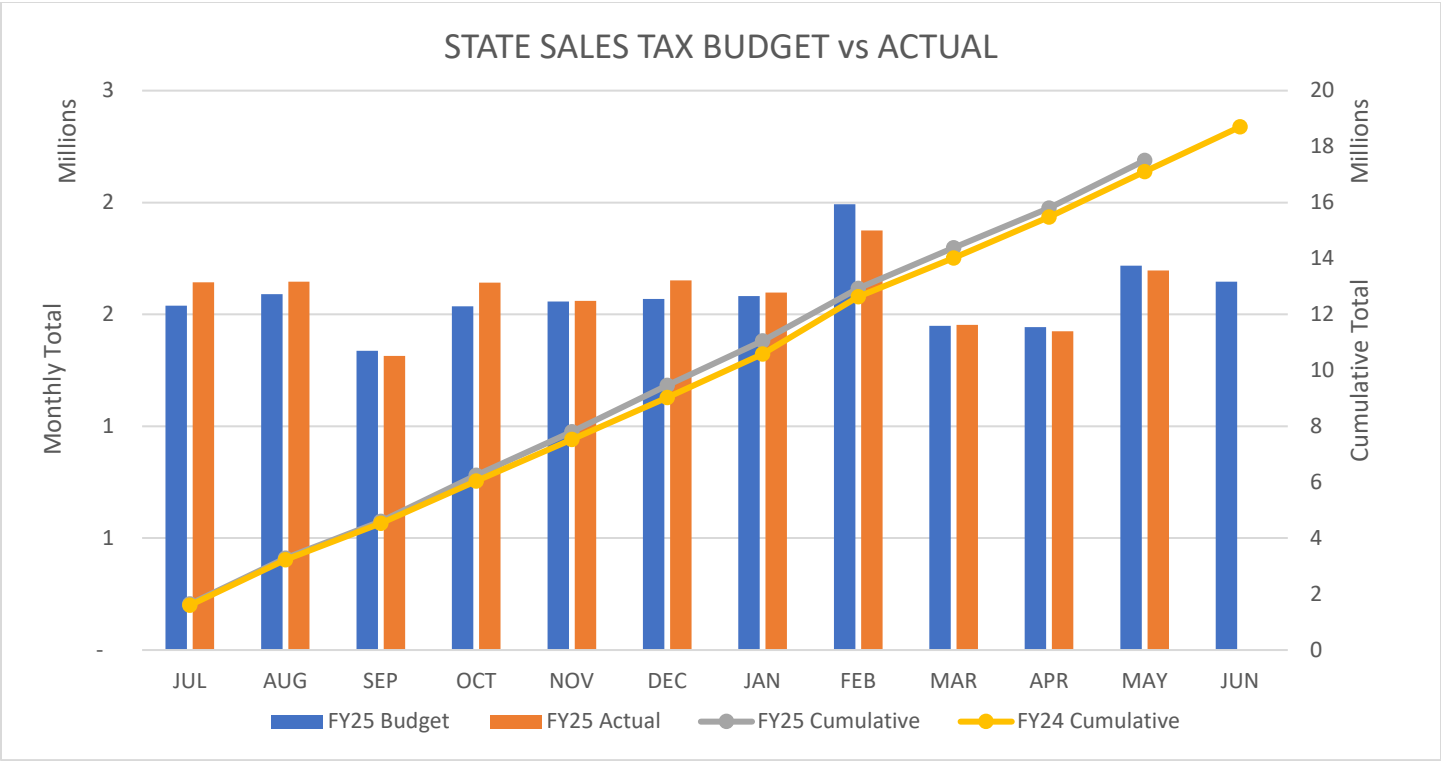
REVENUES



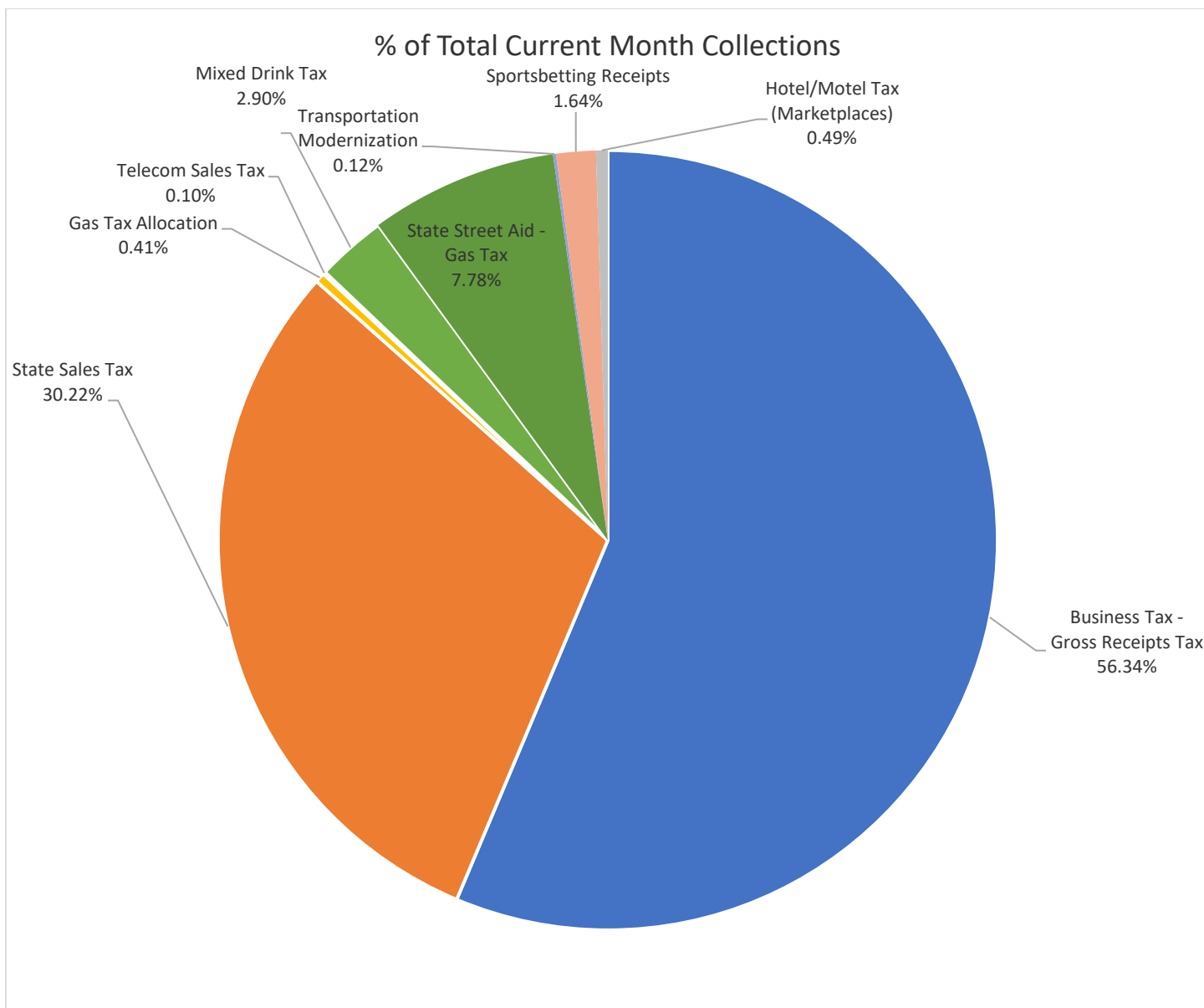
Property Tax notices were mailed in early October. The FY25 budget reflects a 3% increase over FY24, however actual results came in \$180k under budget, reflecting instead 2.8% growth over FY24.



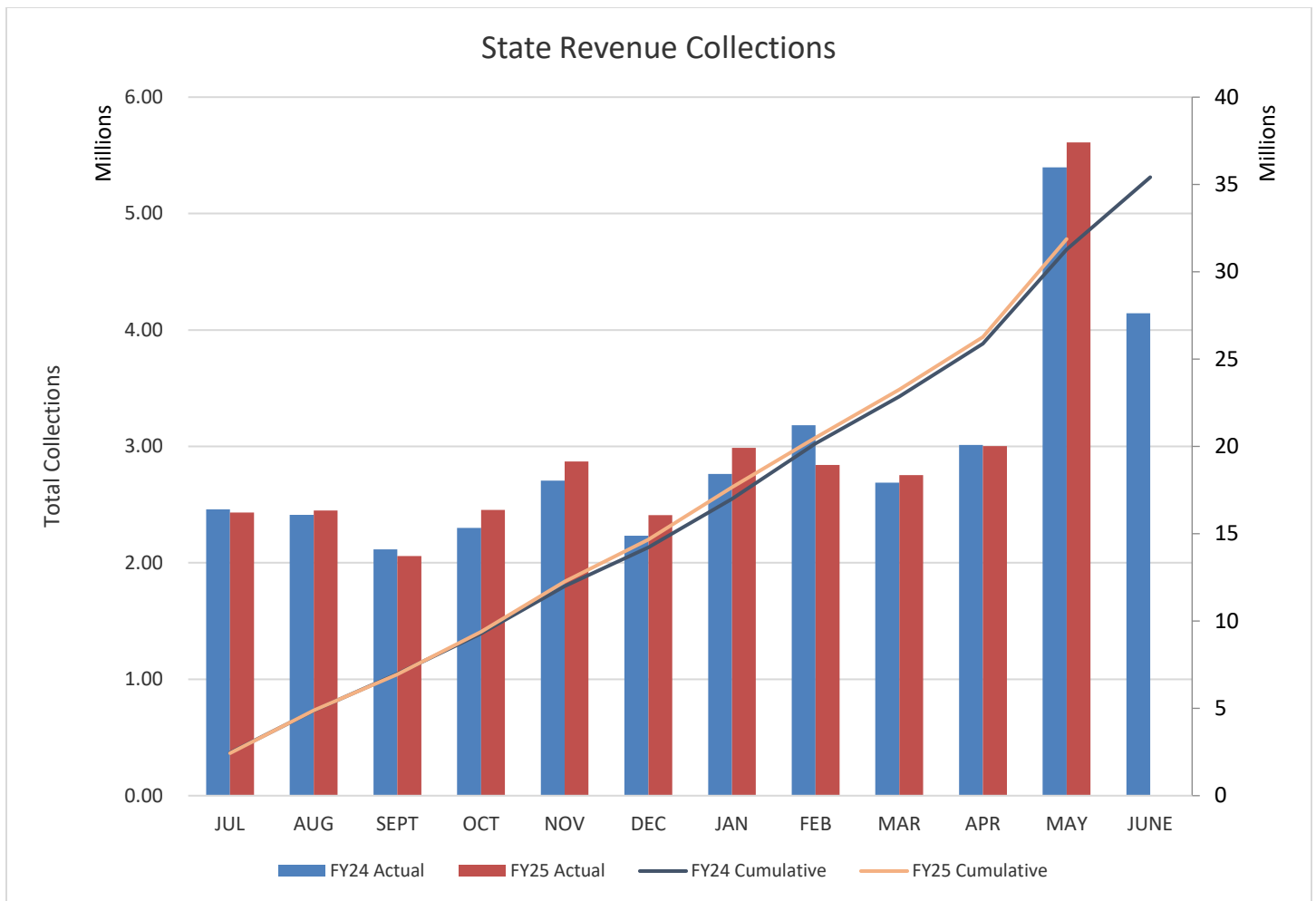
FY25 Local Sales Tax collections were budgeted flat with a 1.5% increase over FY24 projected results. In July, a revised budget was presented to Council that increased the projection by an additional 1.5% (\$1m). February receipts reflect the first significant drop in revenue this fiscal year – with an 8% drop compared to February 2024. March receipts bounced back slightly with a 3.2% increase over last year and then April receipts dropped 3.5%. May followed with a 2.4% increase over last year. Cumulative results now reflect a budget deficit of 0.83%.



FY25 State Sales Tax collections were budgeted at 1% over FY24. In July, a revised budget was presented to Council that increased the projection by an additional 1% (\$190k). February receipts were down 8.9% while March receipts show a 5.5% increase over last year. April receipts reflect a 2.7% drop, March bounced back with a 3.% increase over last year. Cumulatively, this revenue is up 1.1% compared to budget and 2.3% compared to last year.

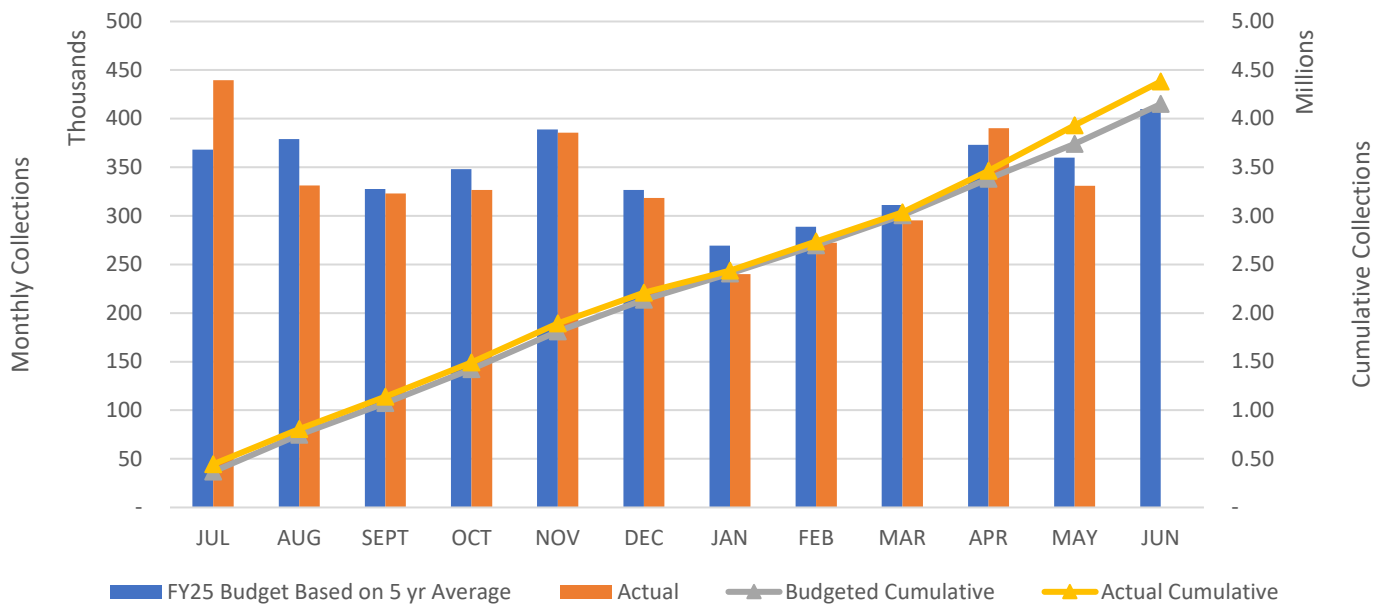


For May, Business Tax Receipts account for 56% this month with Sales Tax following at 30%. State Street Aid (restricted to road improvements) made up with 8% of collections. Mixed Drink tax totaled close to 3% for the month. The remaining revenues were made up with other miscellaneous taxes, including sportsbetting, telecom and miscellaneous gas tax revenues.



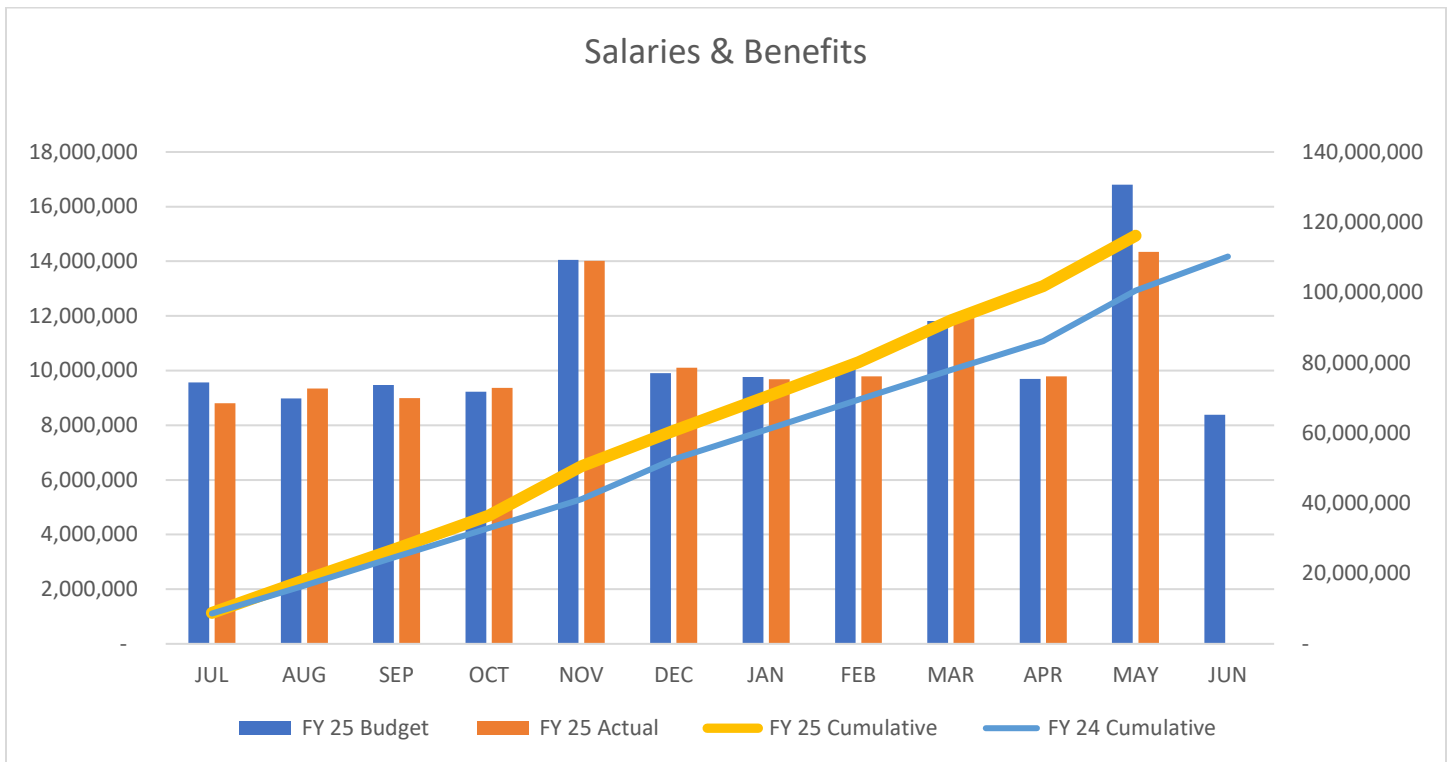
Overall, State Shared Revenue collections showed a 4% increase compared to May 2024. Business License (Gross Receipts) Taxes are up 5% (\$161k) for May. Cumulatively, results are also up 5%. While this tax can fluctuate depending on when returns are filed, there were also changes to the filing requirements that have impacted revenues. Mixed drink taxes are up 1% in April and remain relatively flat for the year. State Street Aid Gas Tax reflects a 5% decrease in May; this tax is up 1% cumulatively. These revenues are restricted and can only be spent on eligible roadway maintenance and construction projects.

HOTEL/MOTEL BUDGET vs. ACTUAL



Due to declining revenue forecasts, FY25 Hotel/Motel Taxes were budgeted 7% lower than the FY24 budget. May results reflect a 29% decrease compared to last year for the month. Cumulatively, there is a 2% budget deficit. The Finance Department will conduct an audit of the City's hotels and motels in the coming year to ensure accurate and timely reporting.

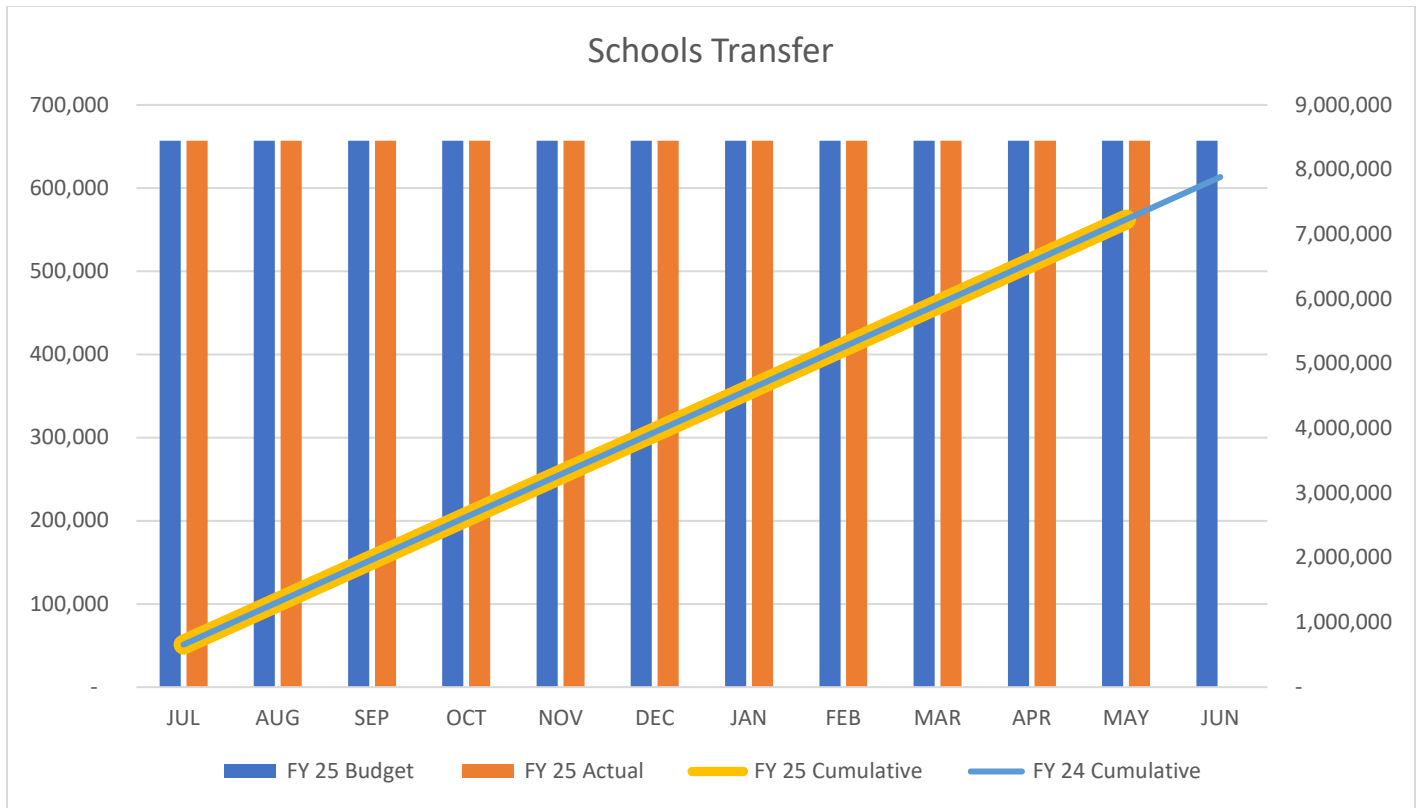
EXPENSES



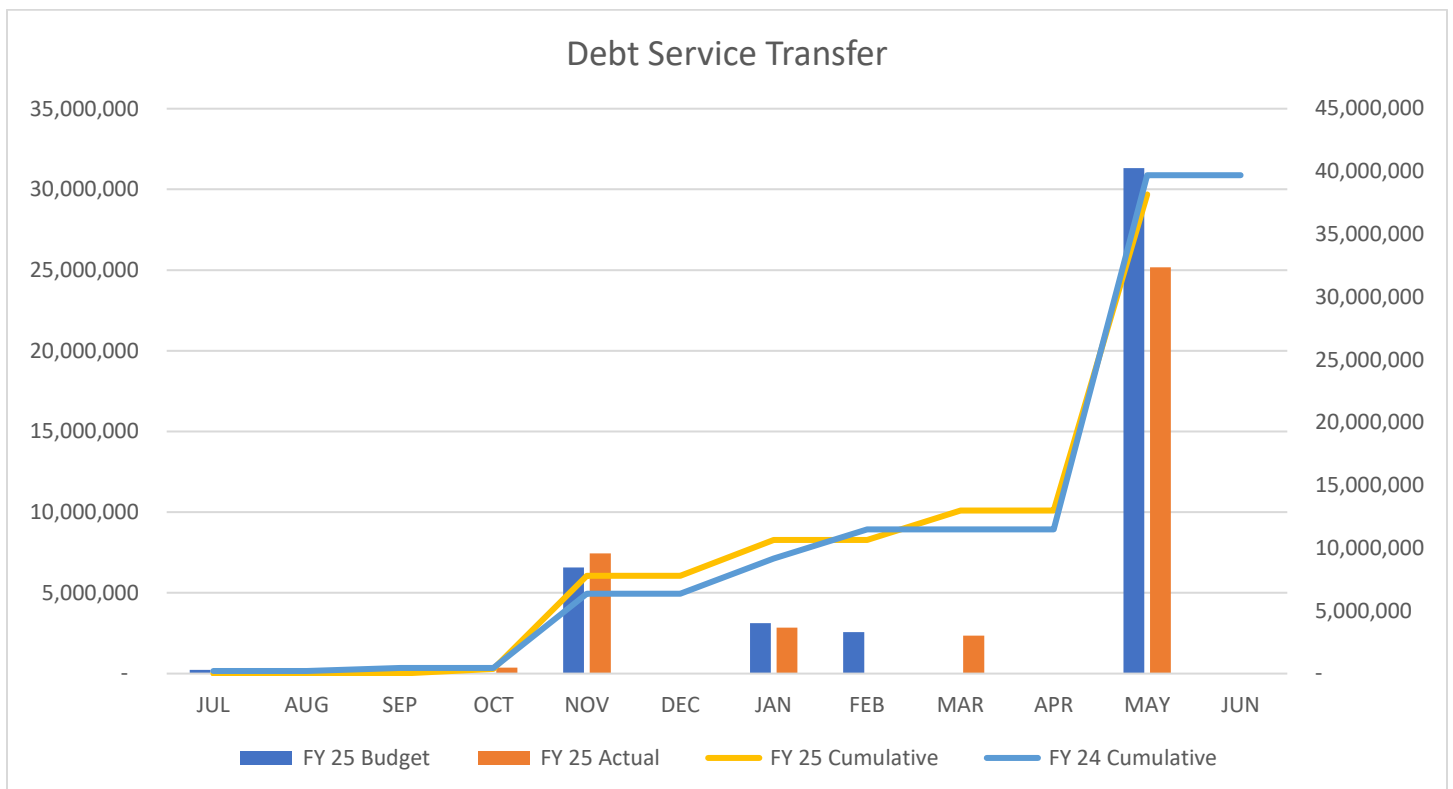
Salaries & Benefits make up 35% of General Fund's budget. The FY25 budget included 40 additional full-time positions, 22 of which are for public safety. Full-time approved positions increased from 1,104 to 1,146 positions.

As of 05/31/25, there were 1,110 filled full-time positions and 36 vacancies. Police had 10 open positions at the end of May, including 5 sworn officer positions.

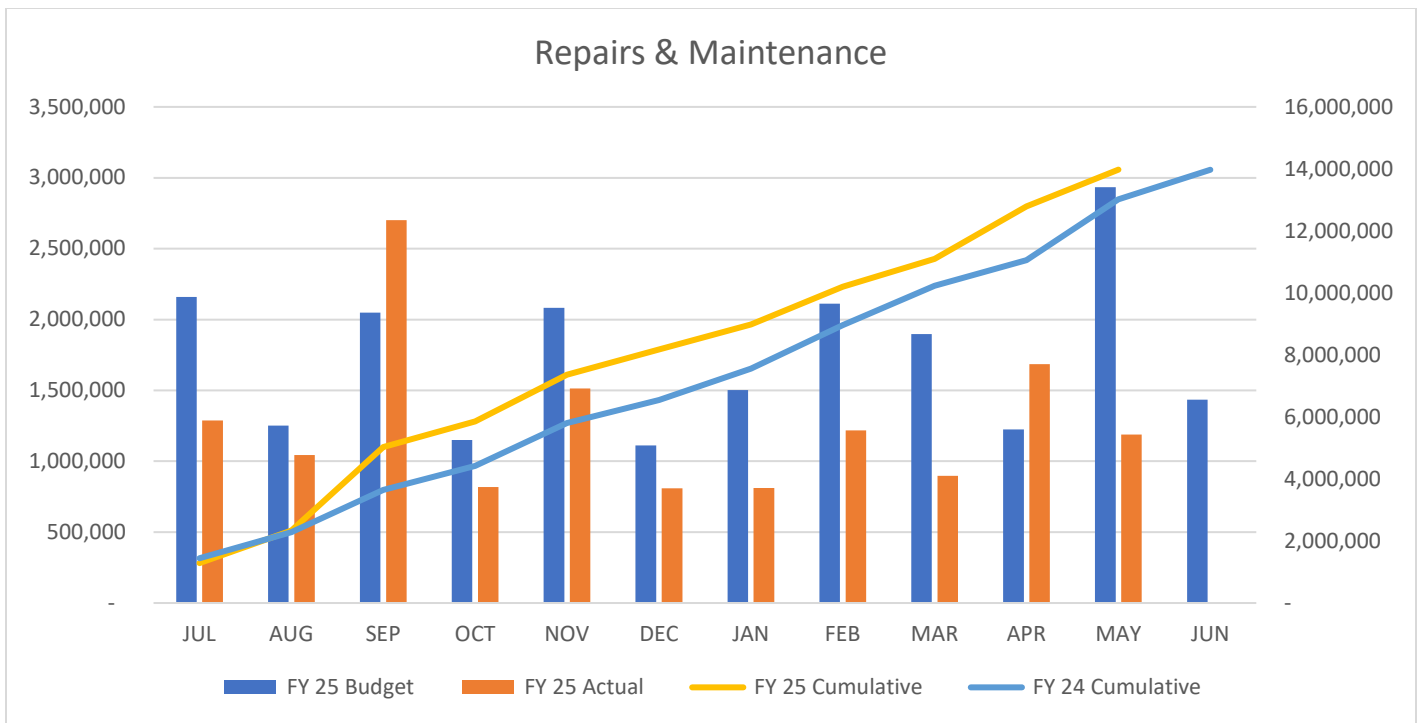
With the City Council's efforts to increase recruitment and retention City-wide, payroll savings (a.k.a. slippage) is steadily decreasing month over month – with May reflecting 2.7% in slippage cumulatively for the year, with savings of \$2.5m this month.



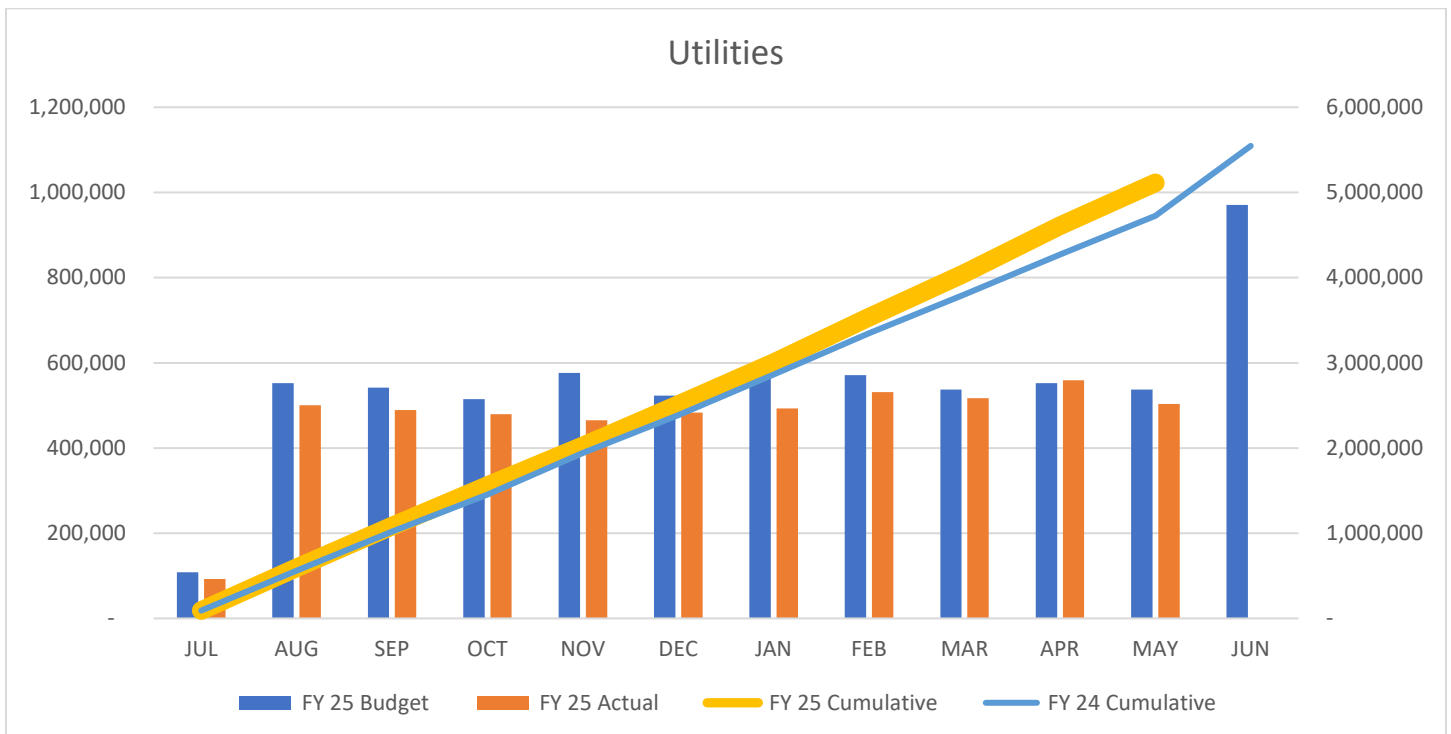
Transfers to City Schools makes up 2% of General Fund's budget. Budgeted Transfers to City Schools is budgeted at \$7.885M. This transfer is made in monthly increments evenly distributed throughout the year.



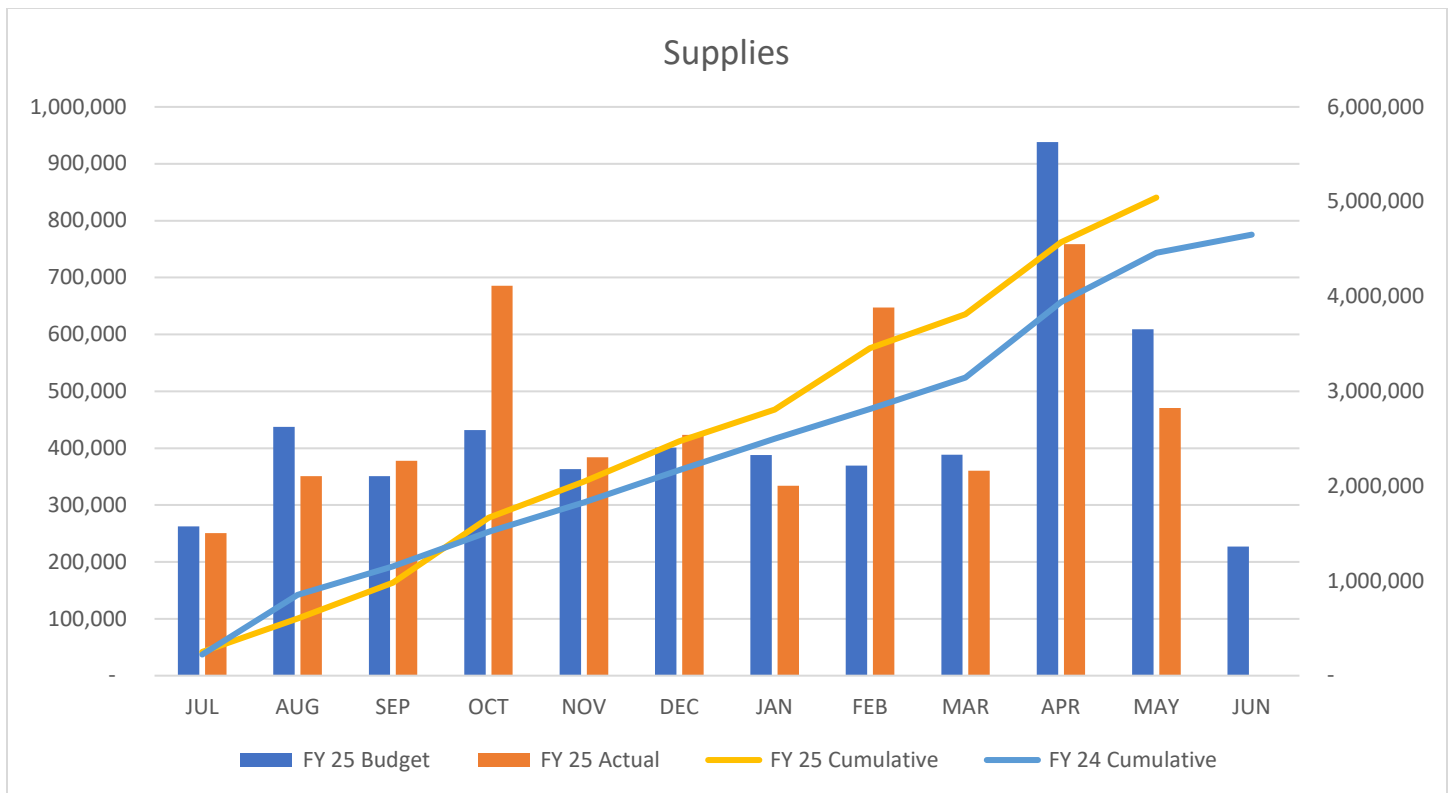
Budgeted Debt Service makes up 12% of General Fund's budget. Council approved a \$55m debt issuance in FY24 that has since been updated to a \$70m debt issuance which is expected to be issued in later in FY25 or possibly in FY26. The Debt Service budget totals \$44.1m which includes debt roll-off of \$4.4m and anticipated new debt service of \$5.9m for a net increase of \$1.5m. An additional \$1.5m will be budgeted in FY26 to account for the increased approved issuance.



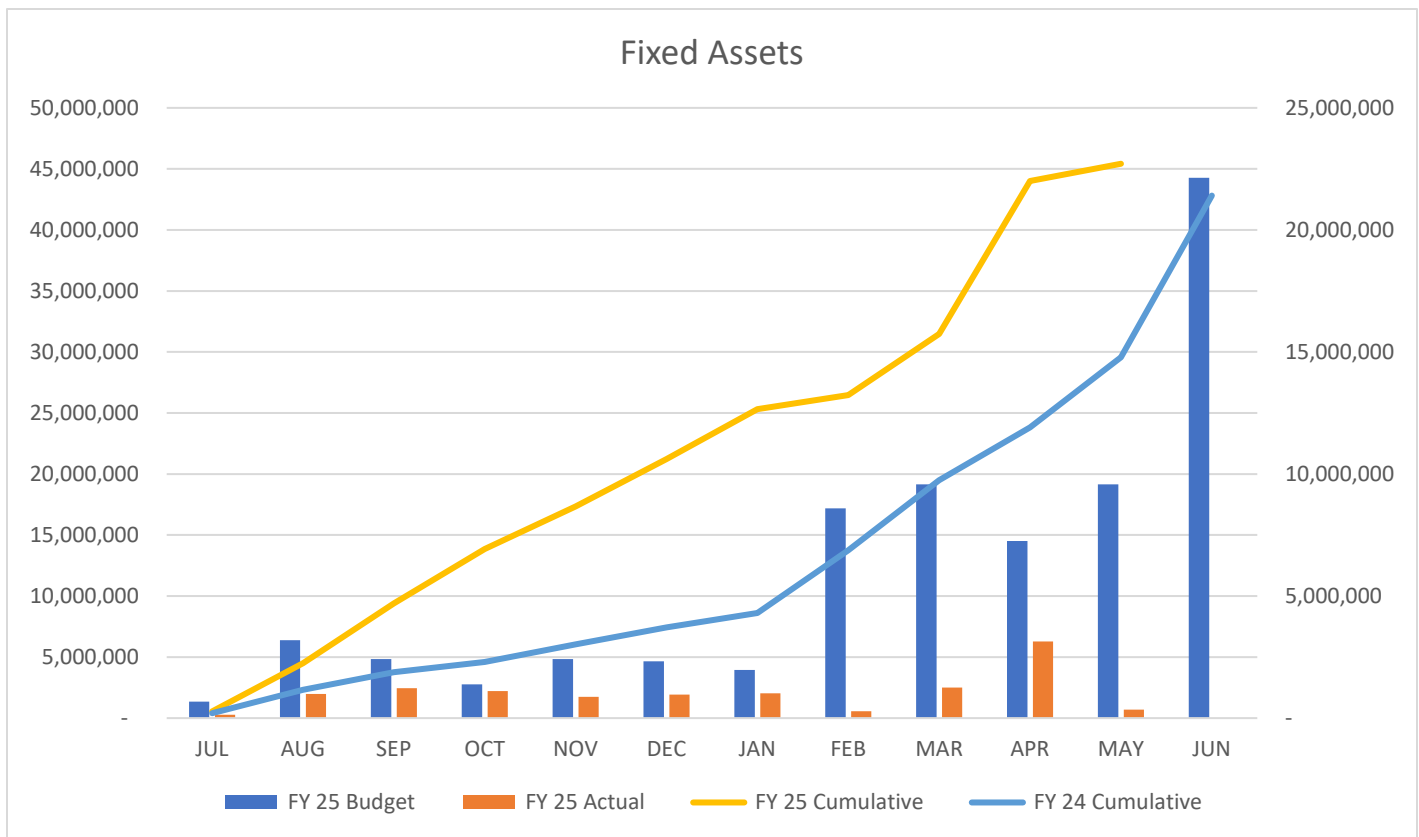
Repairs & Maintenance make up 5% of General Fund budgeted expenses. This includes technology maintenance (software, network & hardware) (\$3.5m), fleet services (\$4.6m), and Police R&M for radios, mobile data terminals, etc. (\$2.2m). State Street Aid R&M of streets, markings and right of way totals \$5.2m. While monthly budgeted amounts are based on last year's actual results, these expenses are seasonal and fluctuate depending on contract timing and timing of repairs. Repair & Maintenance costs were up 7% compared to last year through May. Overall, costs are down 28% compared to budget for the year through May.



Utilities make up 2% of General Fund's budget. Results are up 8% as compared to FY25 and are running \$467k (8.4%) under budget through May. These costs tend to fluctuate with fuel increases, so more fluctuations are anticipated this year.



Supplies make up 1% of General Fund’s budget. Through May, expenses are running 2% over budget and are up 13% over last year. This is largely due to increased clothing & uniform expenses (up \$311k or 59% over last year) and vehicle parts (up \$284k or 27% over last year). At this time, it appears that other operating savings within the departments will cover the increases over budget.



Fixed Assets make up 36% of General Fund’s budget, totaling \$117M These items include:

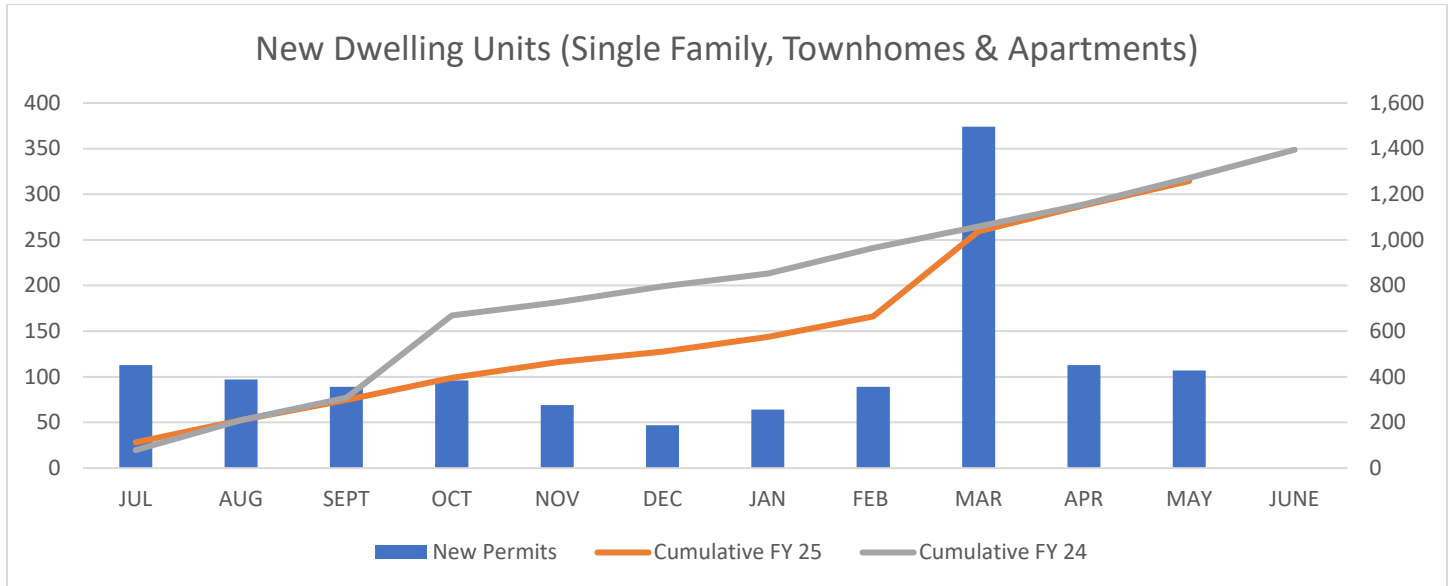
- \$39.8m – MED funded Roads
- \$6.5 – MED funded Parks
- \$14.6m – CIP swap
- \$13.1m – FY24 CIP (General Fund funded)
- \$14.3m – ARPA funded projects
- \$7.2m – Infrastructure for grant & MED funded road construction
- \$10m – Transit Facility

The FY25 CIP included allocation of \$24m of Unassigned Fund Balance for CIP projects. In addition, several General Fund projects and expenses were swapped, using previous bond proceeds to facilitate accelerated spending of these proceeds. This resulted in projects being “swapped” from the Loan/Bond Fund with General Fund.

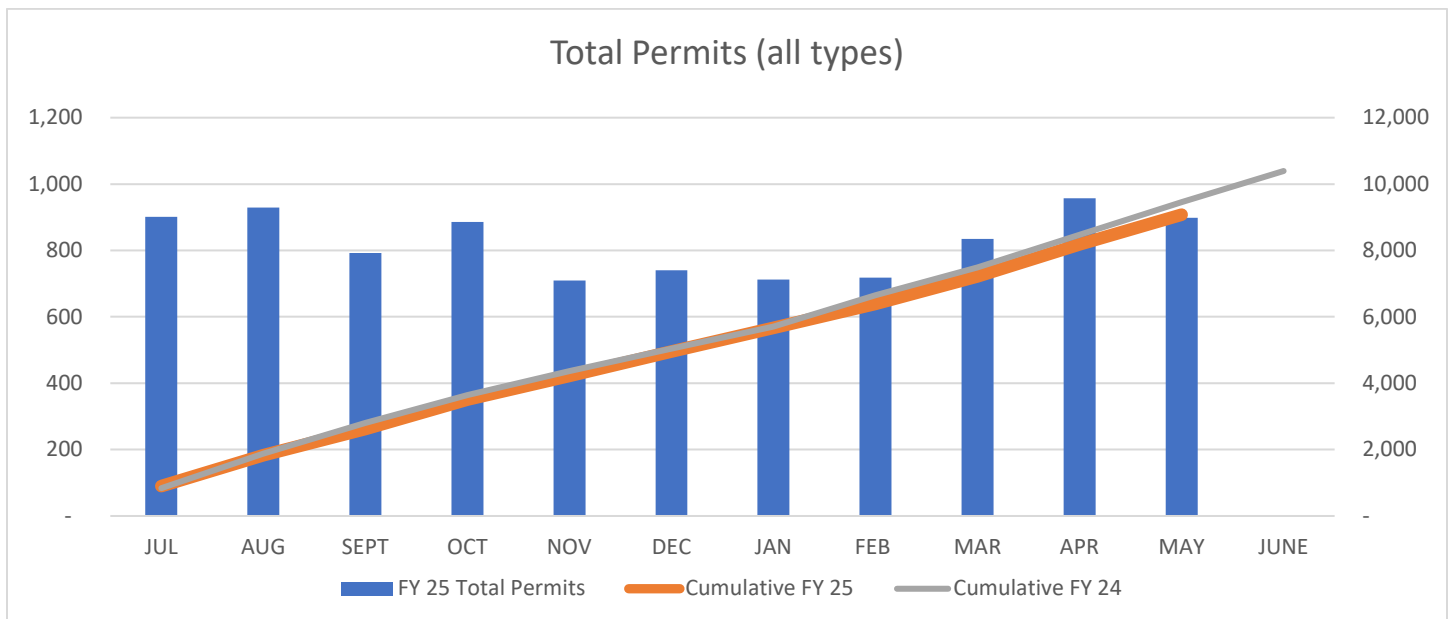
Like Repairs & Maintenance, timing on spending in Fixed Assets is also seasonal and can fluctuate based on the construction schedules and delivery of equipment. There are also several significant construction projects funded in the operating budget. Fixed asset spending was up 54% compared to last year’s expenses through May but down 77% compared to budget.

BUILDING & CODES

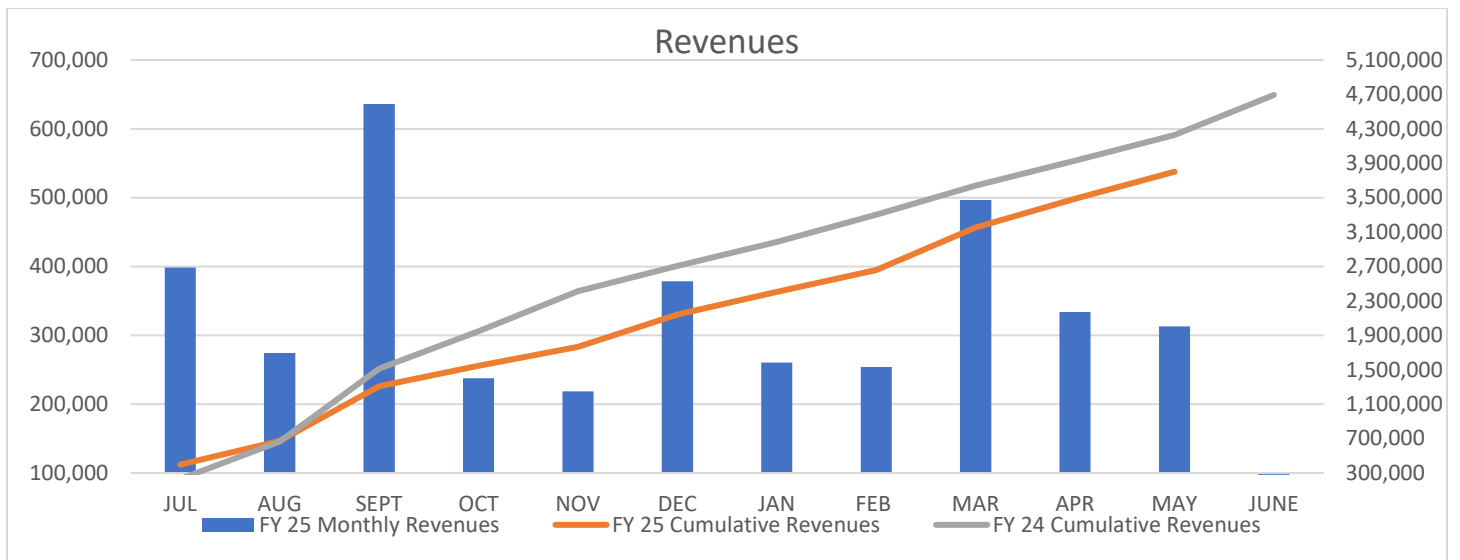
Building & Codes budgeted revenues reflect a 29% increase over the FY24 budget and reflect a 3% increase as compared to FY24's actual results. This is largely due to new commercial activity in FY24 and anticipated in FY25. Instead, revenues **dropped** for three consecutive months compared to last year, although December revenues reflected a healthy 29% increase compared to last year. January and February followed with additional revenue drops, but a new apartment complex flipped that trend for the month of March.



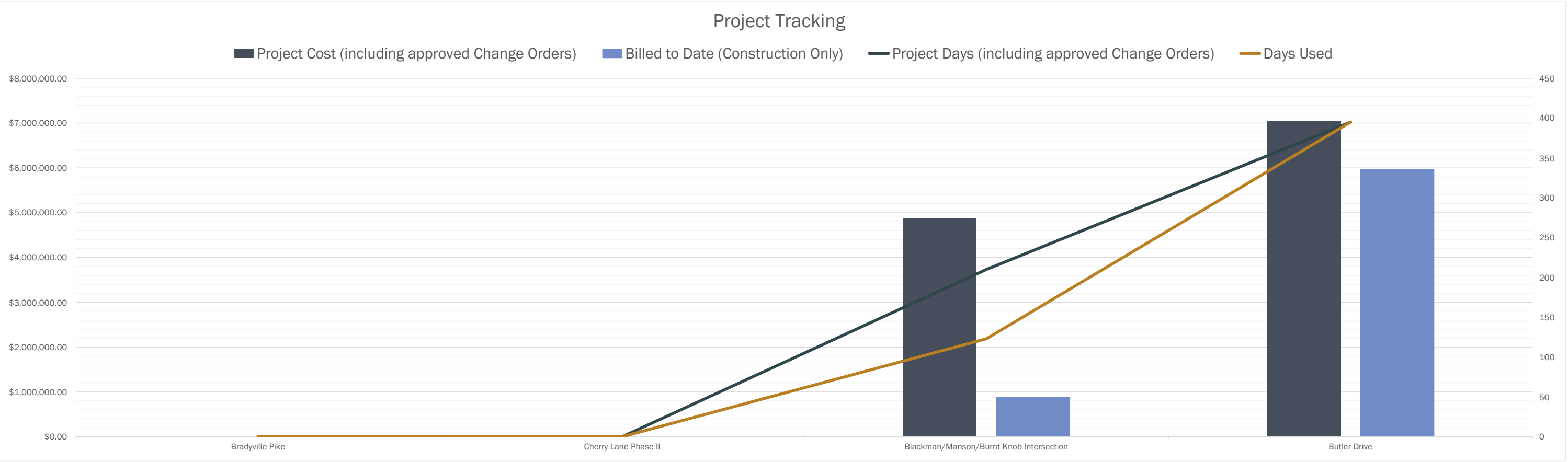
FY25 new dwelling permits reflect flat results compared to last year through May. For the month, new permits are down 8% compared to May 2025.



Total permits were trending down 4% in May.



Through May, revenues were down 10% as compared to last year, but up 5% cumulatively due to the new apartment complex permitted in March.



Project Limits										
Project Name	From	To	Distance	Project Cost (including approved Change Orders)	Billed to Date (Construction Only)	Project Days (including approved Change Orders)	Days Used	Percent Days	Estimated Substantial Completion	N.T.P.
Bradyville Pike	SE Broad Street	S Rutherford Blvd	2.10 Miles	\$22,500,000 (Est Cost)	\$0.00	0	0	0%		
Cherry Lane Phase II	Siegel Soccer Park	Sulphur Springs Road	1.73 Miles	\$26,500,000 (Est Cost)	\$0.00	0	0	0%		
Blackman/Manson/Burnt Knob Intersection	N/A	N/A	N/A	\$4,865,978.00	\$878,319.22	210	123	59%	8/6/2025	2/9/2025
Butler Drive	1000 Butler Drive	Joe B Jackson	.88 Miles	\$7,039,011	\$5,971,879.28	395	395	100%	2/20/2025	1/22/2024
Total				\$60,904,989	\$6,850,199					

	Project Status / Comments
Cherry Lane Phase II	Project has completed the 30-day environmental notice with TDEC. Right-of-way plans and exhibits and descriptions are being finalized.
Cherry Lane Phase III	TDOT funding has been secured for interchange. City staff and Volkert working on certifying ROW. Utility coordination is ongoing for the project.
Butler Dr. Realignment	Contractor working on final punch list items. Staff working on project close out.
Blackman/Burnt Knob/Manson Intersection	Contractor is currently paving portions of the intersection. MTE is continuing to relocate poles. Gas line relocation has been completed. Water line relocations underway. Blackman Road between Vaughn and Manson will be closed for three weeks starting 6/18.
Medical Center Phase 1	The resurfacing of Medical Center has been completed. Final pavement markings are being installed.
Rutherford Blvd Extension	Construction plans are being finalized and bid book is being review by staff. Right of way acquisition being finalized.

Project	ROW Updates
Cherry Lane Phase III	Volkert continuing ROW acquisition. Order of possession received on final tract.
Rutherford Blvd Extension	5 out of 7 tracts finalized

Impact Fee Report for New Development in the City of Murfreesboro

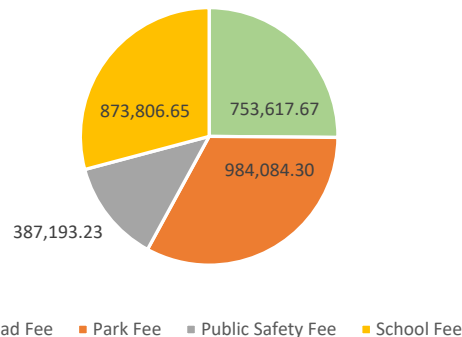
Month of May 2025

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	249,705.01	54,605.50	88,485.46	28,044.37	78,569.68
SFR-Townhomes	11,292.00	2,469.33	4,001.43	1,268.20	3,553.03
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	20,522.40	13,549.71	-	6,972.69	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	281,519.41	70,624.54	92,486.90	36,285.26	82,122.71

Fiscal Year 2025 to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	2,765,783.02	604,821.45	980,082.86	310,625.09	870,253.62
SFR-Townhomes	11,292.00	2,469.33	4,001.43	1,268.20	3,553.03
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	221,626.82	146,326.89	-	75,299.93	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	2,998,701.84	753,617.67	984,084.30	387,193.23	873,806.65

Fiscal Year 2025 Distribution of Assessed Fees



COUNCIL COMMUNICATION

Meeting Date: 7/10/2025

Item Title: May 2025 MCS Cash Flow Statement and Revenue and Expenditure Budget Comparison Reports

Department: Murfreesboro City Schools

Presented by: Daniel Owens

Requested Council Action:

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

Summary

FY25 Cash Flow Statement (May 2025)

FY25 Revenue and Expenditure Budget Comparison Reports (May 2025)

Background Information

The State has recommended the Schools provide a Cash Flow Statement to the City Council on a monthly basis to indicate enough cash reserves are forecasted to be available to pay monthly expenses. We also will be including Revenue and Expenditure Budget Comparison Reports, that is provided to the Murfreesboro City School Board each month. This information will be included in the Wednesday agenda each month. A formal presentation will not be made each month, however there will be an opportunity for questions and comments.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

Fiscal Impact

None

Attachments

May 2025 MCS Cash Flow Statement

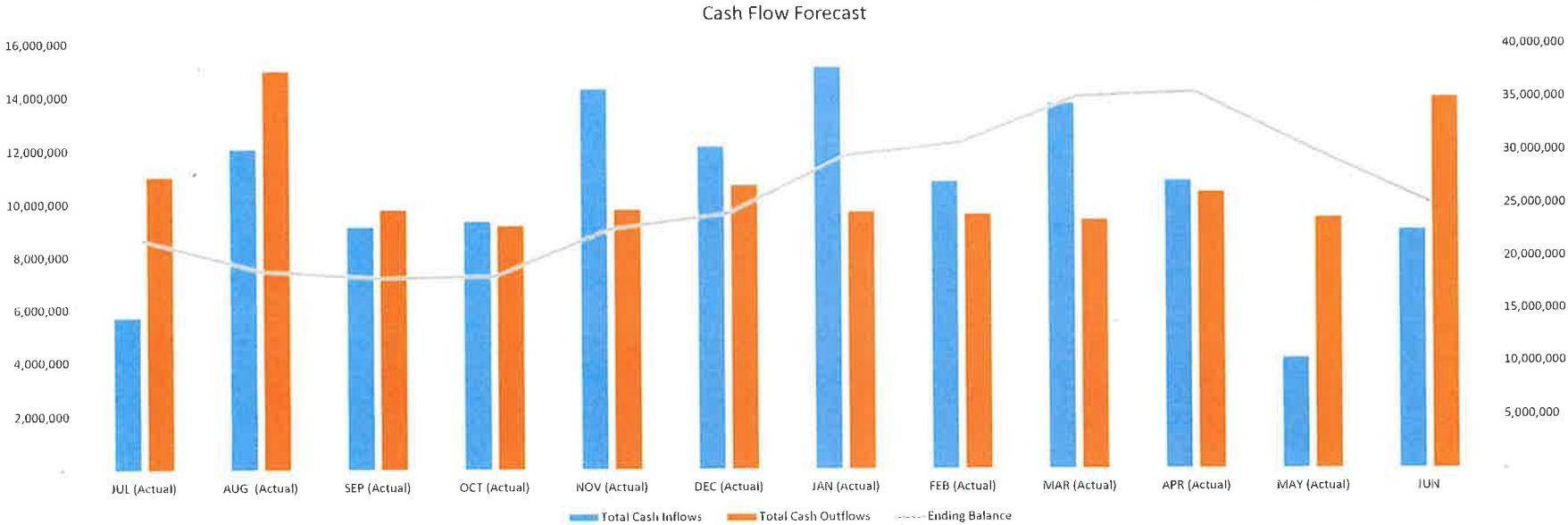
May 2025 MCS Revenue and Expenditure Budget Comparison Reports

Cash Flow Forecast Schedule **
FY 2025-General Purpose

City or Town of: Murfreesboro

Fund Name	JUL (Actual)	AUG (Actual)	SEP (Actual)	OCT (Actual)	NOV (Actual)	DEC (Actual)	JAN (Actual)	FEB (Actual)	MAR (Actual)	APR (Actual)	MAY (Actual)	JUN	TOTAL
Cash Receipts	\$ 5,703,038	\$ 12,080,205	\$ 9,148,640	\$ 9,368,898	\$ 14,317,269	\$ 12,159,214	\$ 15,131,087	\$ 10,846,576	\$ 13,764,631	\$ 10,874,334	\$ 4,138,083	\$ 9,030,140	\$ 126,562,115
Loan Proceeds													
Total Cash Inflows	5,703,038	12,080,205	9,148,640	9,368,898	14,317,269	12,159,214	15,131,087	10,846,576	13,764,631	10,874,334	4,138,083	9,030,140	126,562,115
Beg Cash Bal	26,975,782	21,643,385	18,724,876	18,064,895	18,224,452	22,726,722	24,156,989	29,562,046	30,781,152	35,128,961	35,545,024	30,184,697	
Available Cash	32,678,820	33,723,591	27,873,516	27,433,793	32,541,721	34,885,936	39,288,075	40,408,622	44,545,783	46,003,295	39,683,107	39,214,836	
Cash Payments	\$ 11,019,884	\$ 14,983,164	\$ 9,793,070	\$ 9,193,790	\$ 9,799,448	\$ 10,713,397	\$ 9,710,479	\$ 9,611,919	\$ 9,401,271	\$ 10,442,720	\$ 9,482,859	\$ 13,974,944	128,126,943
Debt Service													
Transfers Out	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	46,540	217,601
Total Cash Outflows	11,035,435	14,998,715	9,808,621	9,209,341	9,814,999	10,728,948	9,726,030	9,627,470	9,416,822	10,458,271	9,498,410	14,021,484	128,344,544
Ending Balance	21,643,385	18,724,876	18,064,895	18,224,452	22,726,722	24,156,989	29,562,046	30,781,152	35,128,961	35,545,024	30,184,697	25,193,353	
Cash Inflows - Outflows	\$ (5,332,397)	\$ (2,918,509)	\$ (659,981)	\$ 159,557	\$ 4,502,270	\$ 1,430,267	\$ 5,405,057	\$ 1,219,106	\$ 4,347,809	\$ 416,063	\$ (5,360,327)	\$ (4,991,344)	\$ (1,782,429)

** This schedule is only required for certain funds. Please refer to the **Information Tab** to see if this schedule is required for your local government.



COMPARISON OF BUDGET TOTALS
July 1, 2024 Through May 31, 2025

TOTAL INCOME	7/1/24 - 5/31/25	\$	97,324,887
TOTAL EXPENSES	7/1/24 - 5/31/25		92,702,670
	NET INCOME	5/31/25	\$
			4,622,217

BUDGET CLASS.	YEAR-TO-DATE REVENUE COMPARISON				2024-25 BUDGET	2024-25 YTD REV.	2024-25 OVR/(UNDR) BUDGET	2024-25 %
	2023-24 BUDGET	2023-24 YTD REV.	2023-24 OVR/(UNDR) BUDGET	2023-24 %				
				Received				
40110-Current Prop. Tax	15,000,000	13,219,341	(1,780,659)	88.1%	15,000,000	13,392,187	(1,607,813)	89.3%
40210-Local Option Sales Tax	14,300,000	13,211,119	(1,088,882)	92.4%	16,700,000	14,106,486	(2,593,514)	84.5%
40000-41110-Other County Rev	1,761,800	1,352,764	(409,036)	76.8%	1,972,000	1,469,119	(502,881)	74.5%
43300-44999-Other Local Revenue (Interest, Tuition)	1,175,926	1,121,581	(54,345)	95.4%	1,621,796	1,682,782	60,986	103.8%
SUBTOTAL LOCAL REVENUE	\$ 32,237,726	\$ 28,904,804	\$ (3,332,922)		\$ 35,293,796	\$ 30,650,574	\$ (4,643,222)	
46310-Project Diabetes Grant	93,900	120	(93,780)	0.1%	126,700	126,699	(1)	100.0%
46510-TISA	59,992,037	54,238,189	(5,753,848)	90.4%	63,477,651	57,687,899	(5,789,752)	90.9%
46513-TISA On-Behalf Payments	-	-	-	N/A	30,000	-	(30,000)	0.0%
46515-Early Childhood Ed. (VPK Grant & SPED PK)	1,326,895	687,344	(639,551)	51.8%	1,500,605	1,082,900	(417,705)	72.2%
46590-Other State Education (Summer Learning Grant)	1,851,909	-	(1,851,909)	0.0%	1,779,702	-	(1,779,702)	N/A
46596-Paid Parental Leave	-	-	-	N/A	300,000	179,372	(120,628)	N/A
46610-Career Ladder Program	57,146	62,406	5,260	109.2%	51,000	44,946	(6,054)	88.1%
46591-Coordinated School Health (ended FY23)	-	-	-	N/A	-	-	-	N/A
46595-Family Resource (ended FY23)	-	-	-	N/A	-	-	-	N/A
46800-46990-Safe Schools and Public School Security Grant	768,542	484,290	(284,252)	63.0%	-	-	-	N/A
SUBTOTAL STATE REVENUES	\$ 64,090,429	\$ 55,472,350	\$ (8,618,079)		\$ 67,265,658	\$ 59,121,816	\$ (8,143,842)	
47000- Federal Funds	274,582	-	(274,582)	0.0%	468,555	136,766	(331,789)	29.2%
SUBTOTAL FEDERAL REVENUES	\$ 274,582	\$ -	\$ (274,582)		\$ 468,555	\$ 136,766	\$ (331,789)	
49100-49800 Insurance Recovery/Indirect Costs	460,000	25,224	(434,776)	5.5%	195,000	31,720	(163,280)	16.3%
49810-City of Murfreesboro Allocation	7,885,103	7,228,011	(657,092)	91.7%	7,885,103	7,228,011	(657,092)	91.7%
49820-City TN All Corp Grant	165,435	165,435	(0)	100.0%	156,000	156,000	-	100.0%
SUBTOTAL OPERATING TRANSFERS	\$ 8,510,538	\$ 7,418,670	\$ (1,091,868)		\$ 8,236,103	\$ 7,415,731	\$ (820,372)	
TOTAL REVENUES	\$ 105,113,275	\$ 91,795,824	\$ (13,317,451)	87.3%	\$ 111,264,112	\$ 97,324,887	\$ (13,939,225)	87.5%

YEAR-TO-DATE EXPENDITURE COMPARISON

MAY 2025

PAGE 1

	BUDGET CLASS.	2023-24 BUDGET	2023-24 YTD EXP.	2023-24 OVR/(UNDR) BUDGET	2023-24 %	2024-25 BUDGET	2024-25 YTD EXP.	2024-25 OVR/(UNDR) BUDGET	2024-25 %
1	71100-Reg. Instruction	57,249,035	45,357,444	(11,891,591)	79.2%	61,179,757	\$ 48,704,223	(12,475,534)	79.6%
2	71200-Sp. Ed. Instruction	12,674,470	10,130,906	(2,543,564)	79.9%	13,930,329	11,226,106	(2,704,223)	80.6%
3	71400-Student Body Ed.	-	-	-	N/A	-	-	-	N/A
4	72110-Attendance	160,965	139,358	(21,607)	86.6%	188,725	165,241	(23,484)	87.6%
5	72120-Health Services	1,098,216	736,257	(361,959)	67.0%	1,252,495	981,398	(271,097)	78.4%
6	72130-Guidance	3,623,785	2,909,188	(714,597)	80.3%	4,188,625	3,432,730	(755,895)	82.0%
7	72210-Reg. Instr. Support	2,548,064	2,032,433	(515,631)	79.8%	2,774,798	2,314,132	(460,666)	83.4%
8	72220-Sp. Ed. Support	1,999,863	1,506,399	(493,464)	75.3%	2,209,555	1,825,305	(384,250)	82.6%
9	72250-Technology	2,674,265	2,104,345	(569,920)	78.7%	2,738,190	2,295,097	(443,093)	83.8%
10	72310-Bd. Of Education	1,966,681	1,770,066	(196,615)	90.0%	2,187,020	1,888,732	(298,288)	86.4%
11	72320-Office of Supt.	440,109	352,241	(87,868)	80.0%	471,438	393,729	(77,709)	83.5%
12	72410-Office of Principal	5,703,089	4,845,222	(857,867)	85.0%	6,151,248	5,204,793	(946,455)	84.6%
13	72510-Fiscal Services	886,045	758,768	(127,277)	85.6%	885,280	800,404	(84,876)	90.4%
14	72520-Personnel Services	594,415	506,133	(88,282)	85.1%	606,845	530,302	(76,544)	87.4%
15	72610-Oper. Of Plant	6,402,482	4,704,351	(1,698,131)	73.5%	6,347,847	4,823,134	(1,524,713)	76.0%
16	72620-Maint. Of Plant	4,608,543	2,931,396	(1,677,147)	63.6%	3,481,108	2,423,747	(1,057,361)	69.6%
17	72710-Pupil Transp.	4,544,354	3,439,729	(1,104,625)	75.7%	5,457,902	4,181,947	(1,275,955)	76.6%
18	73300-Community Service	522,655	427,641	(95,014)	81.8%	507,561	393,350	(114,211)	77.5%
19	73400-Early Childhood Educ.	1,108,368	878,260	(230,108)	79.2%	1,154,547	887,602	(266,945)	76.9%
20	76100-Reg. Cap. Outlay	171,872	147,310	(24,562)	85.7%	3,243,219	59,637	(3,183,582)	1.8%
21	82130-Education Debt Serv.	-	-	-	N/A	-	-	-	N/A
22	99100-Operating Transfers	217,610	202,058	(15,552)	92.9%	217,601	171,061	(46,540)	78.6%
	TOTALS	109,194,886	85,879,503	\$ (23,315,383)	78.6%	119,174,090	92,702,670	\$ (26,471,420)	77.8%

No Items.

COUNCIL COMMUNICATION

Meeting Date: 07/10/2025

Item Title: Beer Permits
Department: Finance
Presented by: Erin Tucker, City Recorder
Requested Council Action:

Ordinance ☐
Resolution ☐
Motion ☒
Direction ☐
Information ☐

Summary

TCA 57-5-103 delegates the authority to regulate the sale, distribution, manufacture, or storage of beer to the City where the business is located.

Staff Recommendation

The applications from the following applicants meet requirements and are recommended to be approved. The permits will only be issued once the permits are approved by the City Council (Beer Board) and building and codes final inspections are passed for regular beer permits or a special event permit is approved for special event beer permits.

Regular Beer Permits

Name of Applicant	Name of Business	Address	Type of Permit	Type of Business	Reason
175 Murfreesboro Hotel LLC	Spark by Hilton	175 Chaffin Place	On-Premises	Hotel	New Location
165 Murfreesboro Hotel LLC	Garner by IHG	165 Chaffin Place	On-Premises	Hotel	New Location
Nesr El Baraia LLC	Maria Market 1	2135 Manchester Pike	Off-Premises	Grocery/Market	New Location

Special Event Beer Permits

Name of Applicant	Date of Event	Type of Event	Location of Event
Main Street Murfreesboro	07/19/2025	Annual Fundraiser	900 N Maney Ave

Background Information

All applicants meet the requirements for issuing a beer permit per the City Code Chapter 4 Alcoholic Beverages with the exception of pending building and codes inspections for regular beer permits or pending special event permit for special event beer permits.

Council Priorities Served

Maintain public safety

Controlling the sale of beer within the City provides enforcement tools by the City for restrictions as to where beer is sold, ability to obtain the right to sell beer, time of beer sales and onsite consumption.

Attachments

Summaries of Request

Beer Application

Summary of information from the beer application:

Name of Business Entity/Sole Proprietor	175 Murfreesboro Hotel LLC
Name of Business	Spark by Hilton - Murfreesboro
Business Location	175 Chaffin Place
Type of Business	Hotel
Type of Permit Applied For	On-Premises

Type of Application:

New Location	<u> X </u>
Ownership Change	<u> </u>
Name Change	<u> </u>
Permit Type Change	<u> </u>
Corporation	<u> </u>
Partnership	<u> </u>
LLC	<u> X </u>
Sole Proprietor	<u> </u>

Manager

Name	Vijay Patel
Age	48
Residency City/State	Tampa, FL
Race/Sex	Asian/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Application Completed Properly?	Yes
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Occupancy Application Approved?	No
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The actual beer application is available in the office of the City Recorder.

***I request permission to issue the beer permit upon successful completion of all required building and codes inspections.

Beer Application

Summary of information from the beer application:

Name of Business Entity/Sole Proprietor	165 Murfreesboro Hotel LLC
Name of Business	Garner by IHG - Murfreesboro
Business Location	165 Chaffin Place
Type of Business	Hotel
Type of Permit Applied For	On-Premises

Type of Application:

New Location	<u> X </u>
Ownership Change	<u> </u>
Name Change	<u> </u>
Permit Type Change	<u> </u>
Corporation	<u> </u>
Partnership	<u> </u>
LLC	<u> X </u>
Sole Proprietor	<u> </u>

Manager

Name	Vijay Patel
Age	48
Residency City/State	Tampa, FL
Race/Sex	Asian/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Application Completed Properly?	Yes
--	-----

Occupancy Application Approved?	No
--	----

The actual beer application is available in the office of the City Recorder.

***I request permission to issue the beer permit upon successful completion of all required building and codes inspections.

Beer Application

Summary of information from the beer application:

Name of Business Entity	Nesr El Baria LLC
Name of Business	Maria Market 1
Business Location	2135 Manchester Pike
Type of Business	Grocery/Market
Type of Permit Applied For	Off-Premises

Type of Application:

New Location	<u> X </u>
Ownership Change	<u> </u>
Name Change	<u> </u>
Corporation or LLC	<u> X </u>
Partnership	<u> </u>
Sole Proprietor	<u> </u>

5% or more ownership:

Name	Maged Shokralla
Age	41
Residency City/State	Brentwood, TN
Race/Sex	White/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Name	Nesma Mikhaeil
Age	36
Residency City/State	Brentwood, TN
Race/Sex	White/M
Background Check Findings	
City of Murfreesboro:	No indication of any record that may preclude the applicant for consideration.
TBI/FBI:	No indication of any record that may preclude the applicant for consideration.

Application Completed Properly?	Yes
--	-----

Occupancy Application Approved?	Yes
--	-----

The actual beer application is available in the office of the City Recorder.

***I request permission to issue the beer permit upon successful completion of all required building and codes inspections.

Special Event Beer Application

Summary of information from the beer application:

Name of Non-Profit Organization
Organization Address

Main Street Murfreesboro
225 W College St.

Event Location

Oakland's Mansion
900 N Maney Ave

Event Date

7/19/2025

Event Time

6:00 p.m. until 9:00 p.m.

Period for Beer to be Served

6:00 p.m. until 9:00 p.m.

Nature and Purpose of Event

Annual Fundraiser - Taste of Rutherford

Approximate Number of Persons Expected to Attend

250

Special Event Permit Approved?

Yes

Application Completed Properly?

Yes

Internal Revenue Letter Provided?

Yes

The actual beer application is available in the office of the City Recorder.

No Items.

