

MURFREESBORO CITY COUNCIL
Workshop Meeting Agenda
Airport Business Center- 11:30 AM
September 11, 2025

Public Comment on Actionable Agenda Items

Action Items

1. Thompson Ln Widening-Revised Easement Offers (Water Resources)
2. Housing Rehabilitation 2227 Haven Drive CO#1 (Community Development)
3. Affordable Housing Program 607 Olympia (Community Development)
4. Ordinance 25-O-32 FY26 Budget Amendment (Finance)

Workshop Items

5. Recycle Right TN Introduction (Administration)
6. Draft MOU with the Town of Smyrna and Rutherford County (Police)
7. Keystone – Broad Street Redevelopment Amendments Overview (Administration)
8. July 2025 Dashboard (Administration)
9. CIP Transfers (Finance)
10. Cherry Lane Corridor Area Plan Project Update (Development Services)

Board & Commission Appointments

Licensing

11. Beer Permits (Finance)

Payment of Statements

Other Business

Adjourn

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: Thompson Ln Widening- Revised Easement Offers

Department: Water Resources

Presented by: Valerie Smith

Requested Action:

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

Summary

Consider additional easement costs based on counter-offers received from property owners and TDOT's property appraisals.

Staff Recommendation

Approve the revised easement offers. The Water Resources Board approved this matter at their August 26, 2025 meeting.

Background Information

At the June 26th Council meeting easement offer amounts were approved based on the Rutherford County Tax Assessors value of the land as the basis. Permanent easements were offered at 50% of the land value and temporary construction easements were offered at 20%, assuming a 2-year construction period. Staff also programmed a \$1000 minimum as well as a 10% increase in the offers for voluntary conveyance.

Since sending the initial offers, staff has received some counter-offers based on TDOT's prices from property appraisals that TDOT performed approximately 5 years ago and some counter-offers fell under TDOT's prices.

Time is of the essence in acquiring these easements prior to TDOT bidding the Thompson Lane road widening project. The latest schedule update from TDOT is a bid date of December 2025, and the earliest construction start date is February to March 2026. Staff will bring back additional counter-offers for approval as they are received.

If the property owners do not agree to voluntarily convey the easement, and the Department has to condemn, then the 10% will be removed. Condemnation will require Water Resources to perform property appraisals/assessments on all condemned easements, as standard legal practice sets condemned property prices at an accepted assessed value. Therefore, approving these counter-offers will save money and the time needed to perform these assessments, which would possibly come close to the prices TDOT used anyway or more.

Council Priorities Served

Responsible budgeting

Funding for this project has been set aside and shown in the Working Capital Reserves dashboard since November of 2020.

Fiscal Impact

A total of \$689,000 was approved. Staff is requesting an additional \$191,644 for a total of \$880,644. Easement purchases will be funded from Working Capital Reserves.

Attachments

Easement Spreadsheet Comparing Initial Offers and Counter-offers Only

UTILITY EASMENT ACQUISITION TABLE (See Easement Acquisition Status sheet for Status of each easement's acquisition.)													Summary of Counter-Offers Made - starting with 7/10/2025 offer letter distribution. Initial and Counter-Offers do not contain costs associated with Property Assessments.		
TRACT NO.	PROPERTY OWNERS	STREET ADDRESS	PERMANENT EASEMENT PRICE	TEMPORARY EASEMENT PRICE (2-Yr)	PERMANENT + TEMP EASEMENT PRICE (10% & \$1000 MIN)	PRICE PER SQUARE FOOT (\$/SQ.FT.)	COUNTER-OFFER \$/SQ.FT. (TEMPORARY)	COUNTER-OFFER TOTAL EASEMENT PRICE (\$) (TEMPORARY)	COUNTER-OFFER \$/SQ.FT. (PERMANENT)	COUNTER-OFFER TOTAL EASEMENT PRICE (\$) (PERMANENT)	COUNTER-OFFER TOTAL EASEMENT PRICE REQUESTED (\$1,000 minimum)	COUNTER-OFFER TOTAL EASEMENT PRICE REQUESTED (Plus 10% Compliance Reward)	ADDITIONAL FUNDS NEEDED OVER INITIAL (OFFER) AMOUNT - REQUESTED 8/2025		
10	SWANSON DEVELOPMENT, LP	N THOMSPON LN (Unnumbered)	\$173,702.03	\$28,854.42	\$222,812.09	\$10.15	\$10.50	\$29,849.40	\$20.00	\$342,270.00	\$372,119.40	\$409,331.34	\$186,519.25		
83	RANDY W. MOODY AND WIFE CHNTHIA H. MOODY	1907 ANDREW CT	\$1,429.06	\$988.29	\$2,659.09	\$4.30						\$3,000.00	\$340.91		
86	BROOK A. CHALFANT AND CHARLES CHALFANT WIFE AND HUSBAND	1911 ANDREW CT	\$650.99	\$1,340.68	\$2,190.84	\$3.28	\$4.50	\$1,839.60	\$4.50	\$893.25	\$2,732.85	\$3,006.14	\$815.30		
105	DANIEL W FRANCESCON and VERONICA D. FRANCESCON	1831 WATERFORD ROAD	\$1,754.97	\$1,273.28	\$3,331.08	\$1.03	\$1.55	\$1,911.77	\$1.55	\$2,635.00	\$4,546.77	\$5,001.45	\$1,670.37		
128B	GARY JACKSON and WIFE REBA JACKSON	2960 N THOMPSON	\$1,845.98	\$856.72	\$2,972.97	\$2.09	\$3.68	\$1,507.65	\$3.68	\$3,248.56	\$4,756.21	\$5,231.83	\$2,258.86		
139	SARAH E. VAN DYKE AND CALEB D. VAN DYKE WIFE AND HUSBAND	1709 IRONWOOD CT	\$831.15	\$1,458.40	\$2,518.50	\$2.63	\$2.63	\$1,458.40	\$6.23	\$1,965.57	\$3,423.96	\$3,766.36	\$1,247.86		
173	JOHNNY M. SULLIVAN	W THOMPSON LN (Unnumbered)	\$2,113.04	\$2,206.40	\$4,751.38	\$2.38	\$15.50	\$14,396.40	\$15.50	\$13,787.25	\$28,183.65	\$31,002.02	\$26,250.64		
TOTAL EASEMENT			\$439,077.80	\$147,618.86	\$661,541.04			\$51,797.11		\$364,799.62	\$416,762.85	\$461,339.13	\$219,103.18		

COUNCIL COMMUNICATION

Meeting Date: 09-11-2025

Item Title: Change Order #1 2227 Haven Drive

Department: Community Development

Presented by: Robert Holtz, Director of Community Development

Summary

Consider additional rehabilitation assistance through the Community Development Housing Rehabilitation program.

Background Information

A residence at 2227 Haven Drive is under rehabilitation and we need to install a small ramp and landing inside the home and patch sheetrock at new laundry tray. The cost for the contractor, The Griffin Group, to perform this work is \$2,300.

Council Priorities Served

Responsible budgeting

Funding for this additional work is through our CDBG Grant

Attachments

Change Order #1

**CHANGE ORDER #1 TO
CONTRACT FOR REHABILITATION – CDBG
FOR MURFREESBORO COMMUNITY DEVELOPMENT DEPARTMENT**

This **Change Order #1** to Contract for Rehabilitation – CDBG for the City of Murfreesboro, acting through its Community Development Department, dated June 2, 2025 (“Contract”) is effective as of the date of the last party to sign below, by and between the City of Murfreesboro (“City”), a municipal corporation of the State of Tennessee, as Grantee; Vergie Batton (“Owner”); and Griffin Group, LLC (“Contractor”).

WHEREAS, Owner and Contractor, with City’s approval, entered into the Contract for certain rehabilitation services at 2227 Haven Drive, Murfreesboro, TN;

WHEREAS, pursuant to Section VIII and Exhibit B of the Contract, said Contract may be modified by written change order executed by all parties and approval by the City Council; and

WHEREAS, the parties desire to amend the Contract to include additional labor and repairs as listed on Contractors Quote dated August 13, 2025 (Attachment A to Change Order #1) and below;

NOW, THEREFORE, Owner and Contractor hereby amend the Contract as follows:

1. The parties agree to include the additional scope of work as follows as follows:

ITEM	COST
Original Project Cost	\$23,619.33
1. Build Platform for Wheelchair Ramp, Patch Drywall in Bathroom from Laundry Plumbing	\$2,300.00
Total Change	\$2,300.00
New Project Cost	\$25,919.33

2. All other terms of the Contract, including automatic extensions thereof, remain in full force and effect and are otherwise unchanged by this Change Order #1.

Signed by:

Michael Dill

Michael Dill, Owner
Griffin Group, LLC

Date: 8/26/2025

Vergie M. Batten

Vergie Batton, Owner

Date: 8.26.2025

APPROVED BY CITY:

Date: _____

Name: Shane McFarland
Title: Mayor

APPROVED AS TO FORM:

Adam F. Tucker

Name: Adam Tucker
Title: City Attorney

Date: 8/27/2025

GRiffin GROUP LLC

+16158611214

mdill@griffin-group-llc.com

www.griffin-group-llc.com

**Quote**

ADDRESS

Robert Holtz
 City of Murfreesboro
 111 W Vine St
 Murfreesboro, TN 37130

QUOTE 1222
 DATE 08/13/2025
 EXPIRATION DATE 09/13/2025

DESCRIPTION	AMOUNT
Change Order: Build Platform for wheel chair ramp, patch drywall in bathroom from laundry plumbing	2,300.00
	SUBTOTAL 2,300.00
	TAX 0.00
	TOTAL \$2,300.00

Please note that anything not listed in the description of this estimate is assumed to be excluded. Please look over the entire scope of work carefully to avoid change orders during the middle of the project.

Price can change after demolition if unexpected circumstances exist.

We appreciate your business. Feel free to contact us if you have any questions. We look forward to working with you.

Have a blessed day!
 GRIFFIN GROUP LLC

Accepted By

Accepted Date

COUNCIL COMMUNICATION

Meeting Date: 7/31/2025

Item Title: Affordable Housing Program – 607 Olympia Place

Department: Community Development

Presented by: Jessica Cline, Assistant Director of Community Development

Summary

Down payment assistance from federal Community Development Block Grant (CDBG) funds for the City's Affordable Housing Assistance Program.

Staff Recommendation

Approve the expenditure from CDBG funds for down payment assistance.

Background Information

The purchaser of a pre-existing home at 607 Olympia Place has applied for down payment assistance. The program will provide \$10,000 towards the down payment from existing Community Development Block Grant (CDBG) funds under the City's Affordable Housing Assistance Program, pending lead-based paint clearance test. The applicant meets the qualifications for assistance.

Council Priorities Served

Responsible Budgeting

Utilizing federal funds to provide community-based assistance is a cost-effective means to address the needs of the community.

Fiscal Impact

The expenditure, \$10,000, is fully funded by CDBG funds allocated to the City's Affordable Housing Assistance Program.

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: FY26 Budget Amendment

Department: Finance

Presented by: Erin Tucker, CFO/City Recorder

Requested Council Action:

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

Summary

Consider amendment to the City's FY26 Budget Ordinance.

Staff Recommendation

Approve Ordinance 25-O-32, amending the City's budget.

Background Information

FY25 Reserve Adjustments

The FY26 Budget includes carryforward of funding from FY25 that were budgeted but not spent before June 30, 2025. The budgeted carryforward should be adjusted as follows:

General Fund:

The FY25 Budget estimated \$10.2 million in expenses carried forward from the FY25 Budget. Once the financial records' year-end closing process completed, actual carry-forward expenses total \$10.8 million, resulting in \$624,367 in adjustments to use of Assigned fund balances. The details are listed in Attachment 2.

FY25 CIP Projects

The FY26 Budget included \$35 million for FY25 CIP projects carrying forward for capital projects. After reconciling the year-end balances, the actual amount of carryforward is \$32.1 million, resulting in a decrease to use of Assigned Fund Balance of \$2.9 million. The details are listed in Attachment 2.

MED Funded Projects

The FY26 Budget included \$46.5 million for MED funded projects carrying forward for capital projects and \$5 million in FY26 proceeds. After reconciling the year-end balances, the actual amount of carryforward is \$41.3 million, resulting in a decrease to use of Assigned Fund Balance of \$5.2 million. The total amount budgeted for MED Projects includes the revised \$41.3 million in carryforward plus the \$5 million in new proceeds in FY26, for a total of \$46.3 million included in the FY26 budget. The details are listed in Attachment 2.

FY26 Adjustments

Bloomfield Golf received a \$10,000 donation to be used for turf replacement in FY25. These funds need to be budgeted to use towards the capital expense.

Council Priorities Served

Responsible Budgeting

The budget amendments reflect the City's increased revenues and expenses.

Fiscal Impact

The amendment for the prior-year and current year adjustments to the City's FY26 General Fund budget results in an increase in the use of Assigned fund balances of \$624,367.

The amendment for the FY25 CIP projects result in a decreased use of \$2.9 million of Assigned Fund balances (CIP projects).

The amendments for the MED funded projects result in a decreased use of \$5.2 million of Assigned fund balances (MED Sale Proceeds).

The amendment for the use of designated Golf donations results in a use of \$10,000 of Assigned fund balance (Jr. Golf).

Attachments

1. FY26 City Budget Ordinance 25-O-32 and Exhibit A
2. Budget Amendment details

ORDINANCE 25-O-32 amending the Fiscal Year 2026 (hereafter "FY2026") Budget (1st Amendment).

WHEREAS, the City Council adopted the FY2026 Budget by motion; and,

WHEREAS, the City Council adopted an appropriations ordinance, Ordinance 25-O-09, on June 5, 2025 to implement the FY2026 Budget; and,

WHEREAS, it is now desirable and appropriate to adjust and modify the FY2026 Budget adopted by this Ordinance to incorporate expenditure decisions made during the fiscal year.

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

SECTION 1. The FY2026 Budget adopted by the City Council is hereby revised and amended as shown on Exhibit A, attached hereto.

SECTION 2. That this Ordinance take effect immediately upon and after its passage upon second and final reading, as an emergency Ordinance, an emergency existing, and it being imperative to provide for the necessary expenses, general and special, of said City of Murfreesboro for the FY2026 at the earliest practicable time, the welfare of the City requiring it.

Passed:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Erin Tucker
City Recorder

Adam F. Tucker
City Attorney

SEAL

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Department	Account	BUDGET		AMENDMENT		
		AS PASSED OR PREV AMENDED	AMENDED BUDGET	INCREASE (DECREASE)		
General Fund						
<u>Expenditures</u>						
<u>Assigned - Prior Year Carryforward</u>						
G.I.S.	Computer Equipment	\$ 21,000	\$ 7,913	\$ (13,087)		
Planning	Professional Services - DA21	\$ 347,855	\$ 579,590	\$ 231,735		
Planning	Professional Services	\$ 287,145	\$ 175,945	\$ (111,200)		
Planning	Office Machinery & Equipment	\$ 24,000	\$ -	\$ (24,000)		
Police	Repair & Maintenance - Firing Range	\$ 198,000	\$ 408,764	\$ 210,764		
Infrastructure	Towne Creek	\$ 2,714,915	\$ 2,704,656	\$ (10,259)		
Parks & Recreation	Parks & Recreation Facilities	\$ 3,000,000	\$ 3,164,851	\$ 164,851		
Community Development	Administration	\$ 200,000	\$ 152,778	\$ (47,222)		
Department Transfers	Transfer to Airport - CHNG	\$ 1,190,000	\$ 1,178,907	\$ (11,093)		
Parks & Recreation	Building Expense - DA21	\$ -	\$ 73,748	\$ 73,748		
<u>Assigned - CIP Projects</u>						
Police	Transportation Equipment - CIP	\$ 386,634	\$ 222,772	\$ (163,862)		
Police	Computer Equipment - CIP	\$ 510,500	\$ 84,579	\$ (425,921)		
Solid Waste	Building Expense - CIP	\$ 23,974,500	\$ 21,772,353	\$ (2,202,147)		
Parks & Recreation	Parks & Recreation Facilities - CIP	\$ 160,000	\$ 69,000	\$ (91,000)		
<u>Assigned - AR24 Expenses</u>						
Police	Machinery & Equipment	\$ 314,400	\$ 6,840	\$ (307,560)		
Police	Transportation Equipment	\$ 69,329	\$ 303,521	\$ 234,192		
Police	Computer Equipment	\$ -	\$ 60,000	\$ 60,000		
Fire	Other Improvements	\$ 10,000	\$ -	\$ (10,000)		
Fire	Machinery & Equipment	\$ 91,261	\$ -	\$ (91,261)		
Fire	Computer Equipment	\$ 78,084	\$ 91,705	\$ 13,621		
Parks	Other Improvements	\$ 1,494,174	\$ 1,720,113	\$ 225,939		
Parks	Buildings Expense	\$ -	\$ 35,200	\$ 35,200		
<u>Assigned - MED Expenses</u>						
Infrastructure	Other Improvements	\$ 42,125,000	\$ 36,931,516	\$ (5,193,484)		

Department	Account	BUDGET		AMENDMENT	
		AS PASSED OR PREV AMENDED	AMENDED BUDGET	INCREASE (DECREASE)	
<u>Restricted</u>					
Bloomfield Golf	Other Improvements (from Donation - Jr. Golf)	\$ -	\$ 10,000	\$ 10,000	
					<u>\$ (7,442,046)</u>
CHANGE IN RESERVED, RESTRICTED, AND ASSIGNED FUND BALANCE		\$ (110,312,894)	\$ (102,870,848)	\$ (7,442,046)	
CHANGE IN UNASSIGNED FUND BALANCE		\$ (5,802,524)	\$ (5,802,524)	\$ -	
ESTIMATED ENDING FUND BALANCE		\$ 123,364,355			
Adjustments for FY25 Closing Entries					
TOTAL ESTIMATED ENDING FUND BALANCE		<u>\$ 123,364,355</u>	<u>\$ 130,806,401</u>	<u>\$ 7,442,046</u>	

Budget Amendment Details

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Project	Funding Source	FY26 Original Budget	FY26 Revised Budget	Adjustment
Front Vine	General Fund MED	6,925,000	1,731,516	(5,193,484)
Towne Creek	General Fund MED	2,875,000	2,875,000	-
Memorial	Transportation MED	3,900,000	3,900,000	-
Old Fort	Transportation MED	25,000,000	25,000,000	-
Rutherford	Transportation MED	6,300,000	6,300,000	-
Hwy 96 Ballfield	General Fund MED	1,500,000	1,500,000	-
Veterans Park	Parks MED	5,000,000	5,000,000	-
				(5,193,484)

Project	Funding Source	FY26 Original Budget	FY26 Revised Budget	Adjustment
Police vehicles	FY25 CIP	386,634.05	222,771.90	(163,862)
Police Radio Equipment & Software	FY25 CIP	510,500.00	84,579.44	(425,921)
Solid Waste Transfer Station	FY25 CIP	23,974,500.00	21,772,352.84	(2,202,147)
FY25 CIP - COMPUTER EQUIPMENT	FY25 CIP	772,000.00	772,000.00	-
FY25 CIP - CITY HALL RENOVATIONS	FY25 CIP	2,000,000.00	2,000,000.00	-
FY25 CIP - TURNOUT GEAR	FY25 CIP	487,085.40	487,085.40	-
FY25 CIP - MEMORIAL BLVD SIGNAL UPGRADE	FY25 CIP	450,500.00	450,500.00	-
FY25 CIP - RUTHERFORD BLVD ASCT	FY25 CIP	161,150.00	161,150.00	-
FY25 CIP - TOWNE CREEK(FROM ADD'L CITY FACILITIES)	FY25 CIP	2,000,000.00	2,000,000.00	-
Adams Tennis Improvements	FY25 CIP	160,000.00	69,000.00	(91,000)
FY25 CIP - DUAL AXLE DUMP TRUCK	FY25 CIP	255,000.00	255000	-
FY25 CIP - HWY 96 BALLFIELDS	FY25 CIP	3,779,850.00	3,779,850.00	-
FY25 CIP - PAVING	FY25 CIP	50,000.00	50,000.00	-
FY25 CIP - AERA-vator tractor	FY25 CIP	20,000.00	20,000.00	-
FY25 CIP - ROOF (USE REMAINING BALANCE FOR THIS)	FY25 CIP	17,567.20	17,567.20	-
				(2,882,930)

Project	Funding Source	FY26 Original Budget	FY26 Revised Budget	Adjustment
GIS Computers	Assigned - PY Carryforward	21,000	7,913	(13,087)
Planning - Cherry Lane Bubble Plan-DA21	Assigned - PY Carryforward	347,855	579,590	231,735
Planning - Cherry Lane Bubble Plan	Assigned - PY Carryforward	167,145	(65,484)	(232,629)
Planning - Siegel Entertainment District study (from Special Census)	Assigned - PY Carryforward	120,000	241,429	121,429
Planning - Other Studies (from Special Census) - Design Guideline Update	Assigned - PY Carryforward	78,245	78,245	-
Planning - Shelving	Assigned - PY Carryforward	24,000	-	(24,000)
Police - RCSO Outdoor Range Repairs	Assigned - PY Carryforward	198,000	408,764	210,764
Towne Creek	Assigned - PY Carryforward	2,714,915	2,704,656	(10,259)
Parks & Recreation - Veterans Park	Assigned - PY Carryforward	3,000,000	3,164,851	164,851
Community Development - Downtown Study	Assigned - PY Carryforward	200,000	152,778	(47,222)

Budget Amendment Details

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Transfer to Airport - Prep Private Hangar Pads	Assigned - PY Carryforward	1,190,000	1,178,907	(11,093)
Legal - Scanning Files Project	Assigned - PY Carryforward	75,000	75,000	-
Parks - MPS Fencing and SportsCom Plaster- DA21	Assigned - PY Carryforward	-	73,748	73,748
		8,600,397	464,237	

Project	Funding Source	FY26 Original Budget	FY26 Revised Budget	Adjustment
Carryforward - Remaining 2023 model vehicles for buildout/striping/equipment	AR24	383,729	303,521	(80,208)
Station 3 Bay Doors	AR24	-	-	-
Carry forward - additional fencing	AR24	10,000	-	(10,000)
Carry Forward - Special Ops Equipment	AR24	91,261	-	(91,261)
Falcon Ex ignitor and Falcon Ex controller	AR24	-	-	-
Carry forward - Pre-emption Project	AR24	78,084	91,705	13,621
Renos to outdoor tennis at old fort park	AR24	-	15,648	15,648
FY25 Carryforward Patterson-Playgrounds, Pavilion,	AR24	1,248,000	1,360,850	112,850
FY25 Carryforward OF Park Ballfield & parking	AR24	246,174	270,000	23,826
Vesta 911 Command Post Laptops	AR24	-	60,000	60,000
Bathroom and Pavilion renos and Cannonsburg new flooring	AR24	-	35,200	35,200
MISC Police from various projects + \$661.15 never budgeted	AR24		6,840	6,840
MISC Parks & Rec from various projects over/under budget + contingency	AR24		73,615	73,615
			160,131	

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: Recycle Right TN Introduction

Department: Administration

Presented by: Donna Barrett, Central TN Regional Solid Waste Planning Board

Summary

Introduction of Recycle Right TN; a free public resource, provided by the Central Tennessee Regional Solid Waste Planning Board, created to support and empower residents in making informed recycling choices.

Background Information

Recycle Right TN's goal is to make it easier for individuals, families, and businesses to locate convenient recycling options, and understand proper recycling practices across the region.

Recycle TN explains that real change starts with awareness of the importance of recycling —and grows through action. Recycle Right TN's mission is to transform the way Tennessee thinks about waste. Its community-driven recycling initiative is built on four key pillars: Educate, Inspire, Inform, and Facilitate.

Council Priorities Served

Establish strong City brand

Recycling is more than a service; it's a statement. It signals that Murfreesboro is forward-thinking, environmentally responsible, and committed to the well-being of future generations.

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: DRAFT MOU with the Town of Smyrna and Rutherford County

Department: Police

Presented by: Chief Michael Bowen

Summary

Review the MOU between the City, the Town of Smyrna and Rutherford County to share in the cost of a study to explore the benefits of a consolidated emergency communications center.

Background Information

Currently, multiple jurisdictions within Rutherford County operate their own public safety emergency communications centers. Recognizing the potential for increased efficiency and enhanced service delivery, the Parties have agreed to collaborate on a study that will evaluate the feasibility and benefits of unifying these services. The MOU would allow the Parties to share in the cost of study with a maximum cost of \$35,000 each. Purchasing guidelines will be followed once the MOU is executed by all parties.

Council Priorities Served

Maintain public safety

A unified dispatch center could streamline communication between first responders and enhance efficiencies when dispatching calls for service.

Attachments

DRAFT MOU Between the Town of Smyrna, the City of Murfreesboro and Rutherford County

DRAFT

**Memorandum of Understanding
Between
The Town of Smyrna, the City of Murfreesboro, and Rutherford County
Regarding the Cost Sharing of a Study on Unifying Public Safety Emergency
Dispatch Services**

1. Purpose

This Memorandum of Understanding (MOU) is entered into by and between the Town of Smyrna, the City of Murfreesboro, and Rutherford County (collectively referred to as "the Parties") for the purpose of jointly funding a study to explore the efficiency and benefits of unifying the public safety emergency dispatch services, including police, fire, and emergency medical services, within their jurisdictions. The objective of this study is to assess the potential financial and operational advantages of establishing a unified dispatch center.

2. Background

Currently, each Party operates its own public safety emergency dispatch services. Recognizing the potential for increased efficiency and enhanced service delivery, the Parties have agreed to collaborate on a study that will evaluate the feasibility and benefits of unifying these services.

3. Scope of the Study

The study will include, but is not limited to, the following:

- Analysis of current dispatch service operations within each Party's jurisdiction.
- Assessment of potential cost savings and operational efficiencies through unification.
- Evaluation of the impact on service delivery and response times.
- Recommendations for implementation, including potential challenges and solutions.

4. Cost Sharing

The Parties agree to share equally in the cost of the study, with each Party contributing one-third of the total cost. The City of Murfreesboro will enter into a professional service agreement with the organization performing the study. The Town of Smyrna and Rutherford County will share in the costs, up to a maximum of \$35,000 each, subject to

DRAFT

the approval of their respective governing bodies. The total estimated cost and specific financial commitments will be detailed in a subsequent agreement once a consulting firm is selected to conduct the study.

5. Selection of Consultant

The Parties will jointly select a qualified consulting firm to conduct the study. The selection process will be conducted in accordance with applicable procurement laws and regulations. The selected consultant will be responsible for providing a comprehensive report detailing the findings and recommendations of the study.

6. Governance

A steering committee will be established to oversee the study process. The committee will consist of representatives from each Party, appointed by their respective governing bodies. The committee will be responsible for coordinating the study, liaising with the consultant, and ensuring that the study objectives are met.

7. Duration

This MOU will be effective upon the date of the last signature and will remain in effect until the completion of the study and the submission of the final report, unless terminated earlier by mutual agreement of the Parties.

8. Termination

Any Party may withdraw from this MOU upon providing 30 days written notice to the other Parties. In the event of withdrawal, the withdrawing Party will remain responsible for its share of any incurred costs up to the date of withdrawal.

9. General Provisions

- **Amendments:** This MOU may only be amended by written agreement signed by all Parties.
- **Entire Agreement:** This MOU constitutes the entire understanding between the Parties regarding the subject matter herein and supersedes all prior discussions or agreements.

10. Signatures

The Parties have executed this Memorandum of Understanding on the dates indicated below.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of this day and of this year.

CITY OF MURFREESBORO

Mayor Shane McFarland

Approved as to Form and Legality:

Adam F. Tucker, City Attorney

RUTHERFORD COUNTY

Mayor Joe Carr

Approved as to Form and Legality:

Nicholas Christiansen, County Attorney

TOWN OF SMYRNA

Mayor Mary Ester Reed

Approved as to Form and Legality:

Jeff Peach, Town Attorney

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: Keystone – Broad Street Redevelopment Amendments Overview

Department: Administration

Presented by: Darren Gore, City Manager

Summary

Review of Broad Street Redevelopment ("Keystone") Project Amendments

Background Information

City staff has worked with outside council and the Keystone development team (Hillsboro Residential) to prepare an updated Economic Impact Plan (EIP) to be provided to the Industrial Development Board (IDB) in support of a request for amending and restating Tax Increment Financing (TIF) to assist with on-site parking and other public infrastructure costs.

In addition, the key points changed in an amended and restated Development and Tax Incentive Agreement will be reviewed. City staff will highlight changes in the EIP, TIF, development agreement and purchase and sale agreement in response to allowing a more phased approach between Section 1 (multifamily and retail), Section 2 (condominiums and retail) and Section 3 (Hotel and retail).

Council Priorities Served

Improve economic development

Redevelopment of the area that fronts Broad Street is a major economic development enhancement that will assist with redevelopment of the Bottoms, enhancement of the Downtown economy, and assist in attracting other economic development projects.

Establish strong City brand

Redevelopment of the Downtown and the Bottoms areas will be instrumental in establishing a positive City brand for the Downtown.

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: July 2025 Dashboard

Department: Administration

Presented by: Erin Tucker, CFO/City Recorder

Summary

July 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. July 2025 Dashboard
2. July Impact Fee Report
3. City Schools July Dashboard

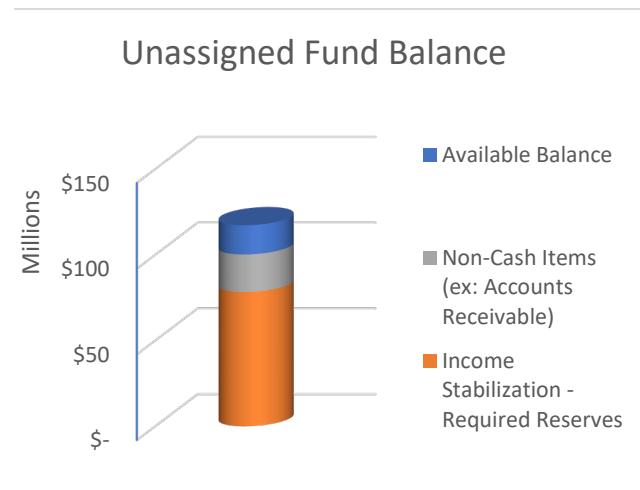
JULY 2025 DASHBOARD

FUND BALANCE

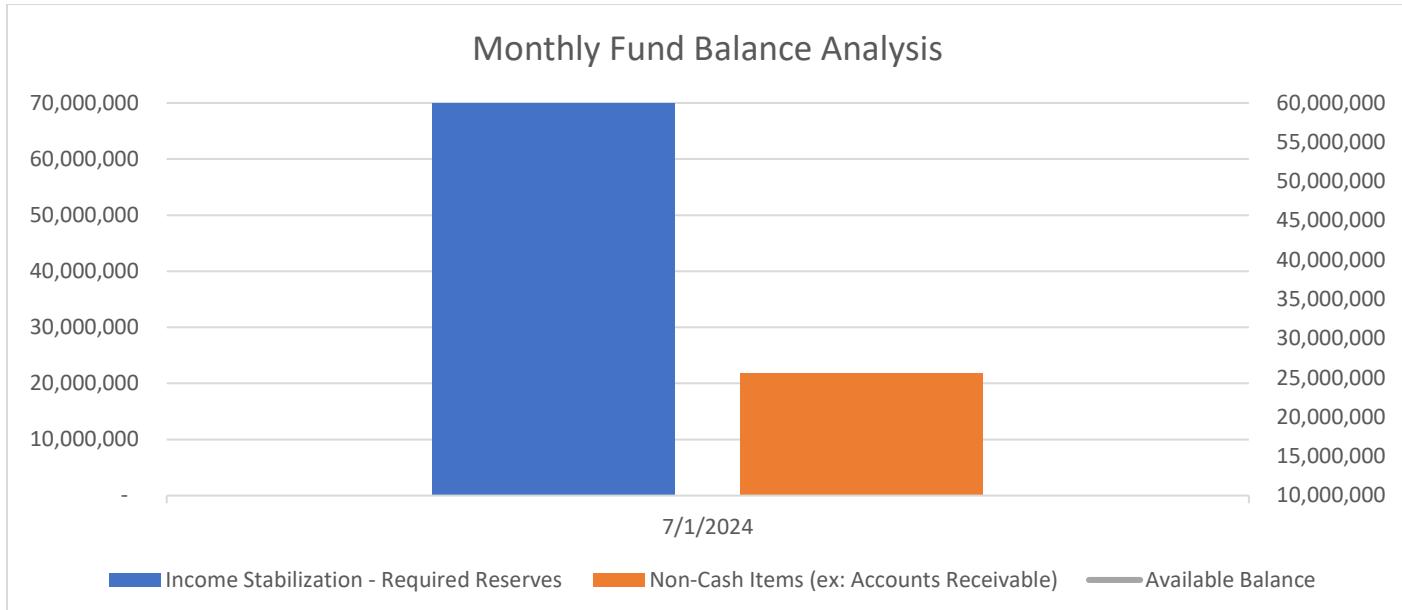
The City's Fund Balance policy requires a reserve of 15-30% of General Fund revenues. This reserve is maintained in the Unassigned Fund Balance within General Fund. Other components of this account include non-spendable assets, including Accounts Receivable. The remaining funds are available for use, 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	
7/31/2024	
Available Balance	17,021,859
Non-Cash Items (ex: Accounts Receivable)	21,887,604
Income Stabilization - Required Reserves	78,300,000
117,209,463	



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



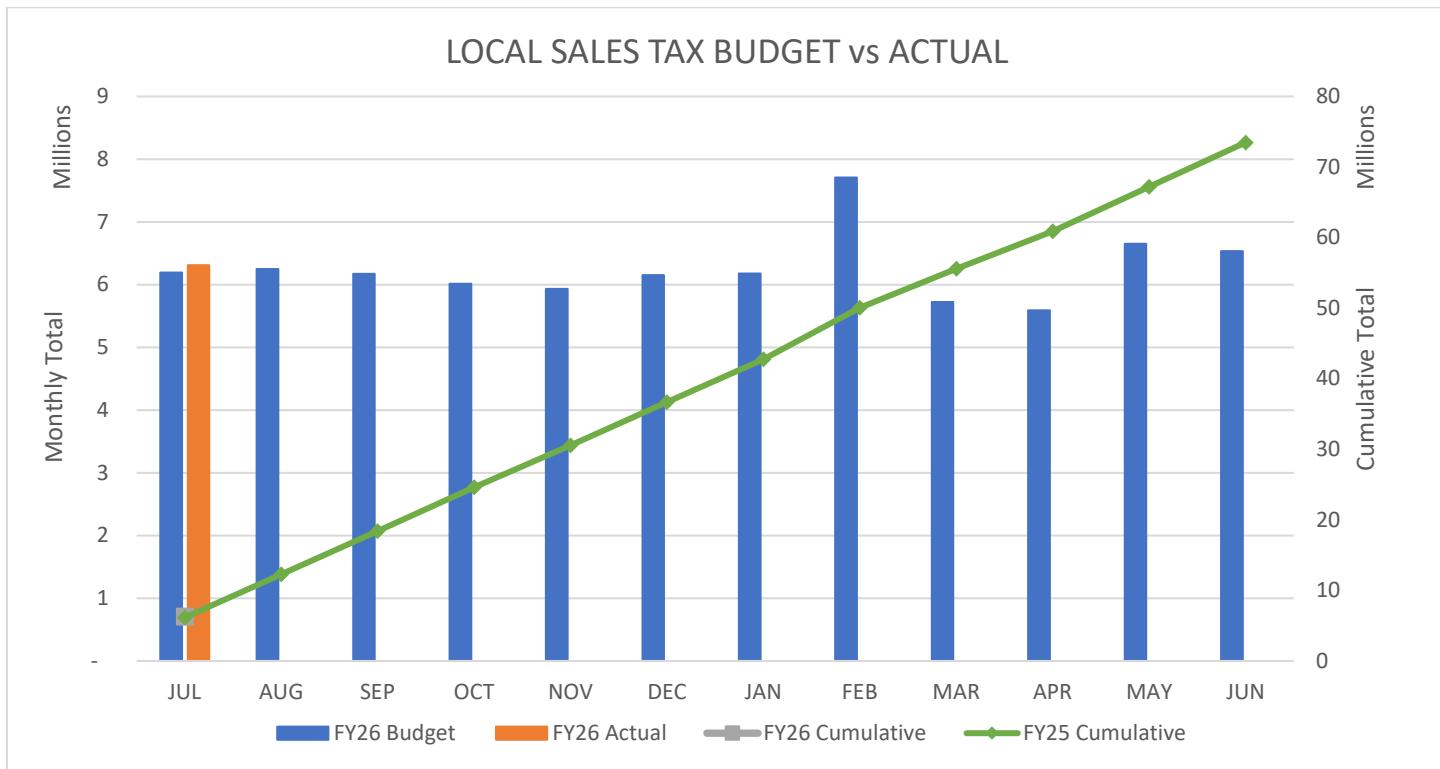
REVENUES

Property Tax

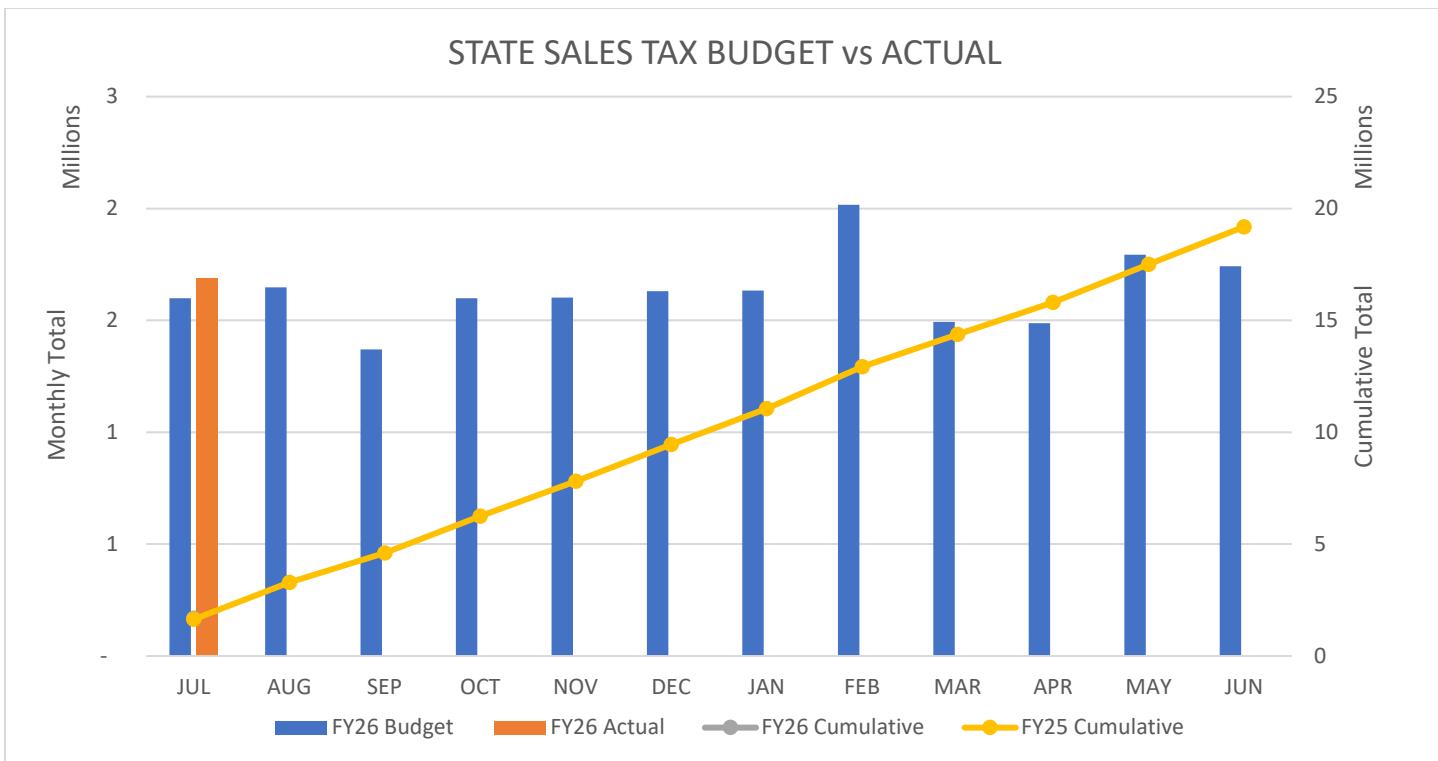


Property Tax notices will be mailed in early October. The FY26 budget reflects a 3% increase over FY25, which is consistent with last year's growth.

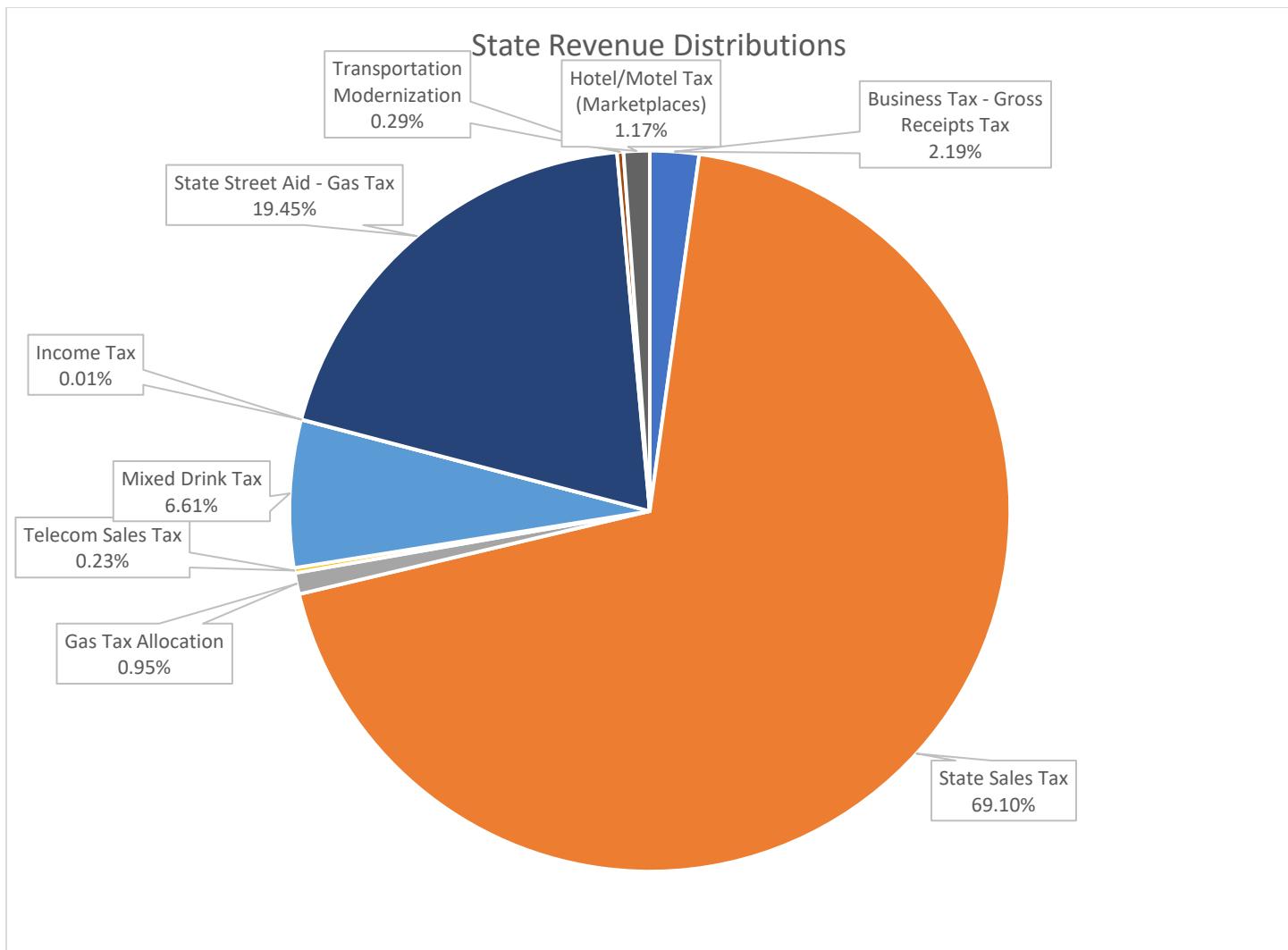
LOCAL SALES TAX BUDGET vs ACTUAL



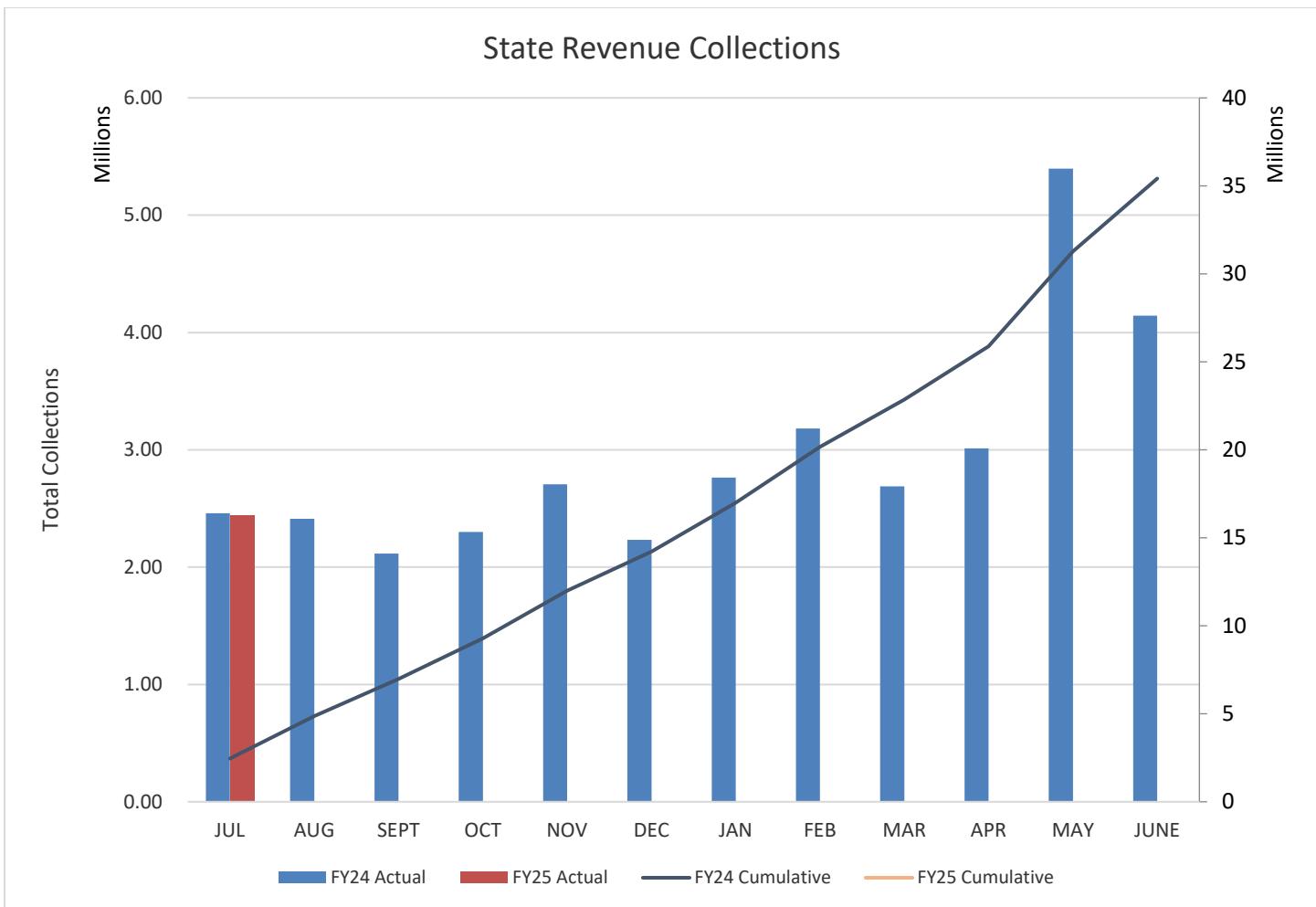
FY26 Local Sales Tax collections were budgeted with a 2.5% increase over FY25 projected results. July 2025 receipts (reflecting May sales) reflect \$156k more (2.5% increase) than July 2024 receipts. This revenue shows a \$116k (1.9%) increase over budgeted projections.



FY26 State Sales Tax collections were budgeted at 2.3% over FY25. July receipts, for May sales, were up 2.8% compared to last year and up 5.6% over budget.

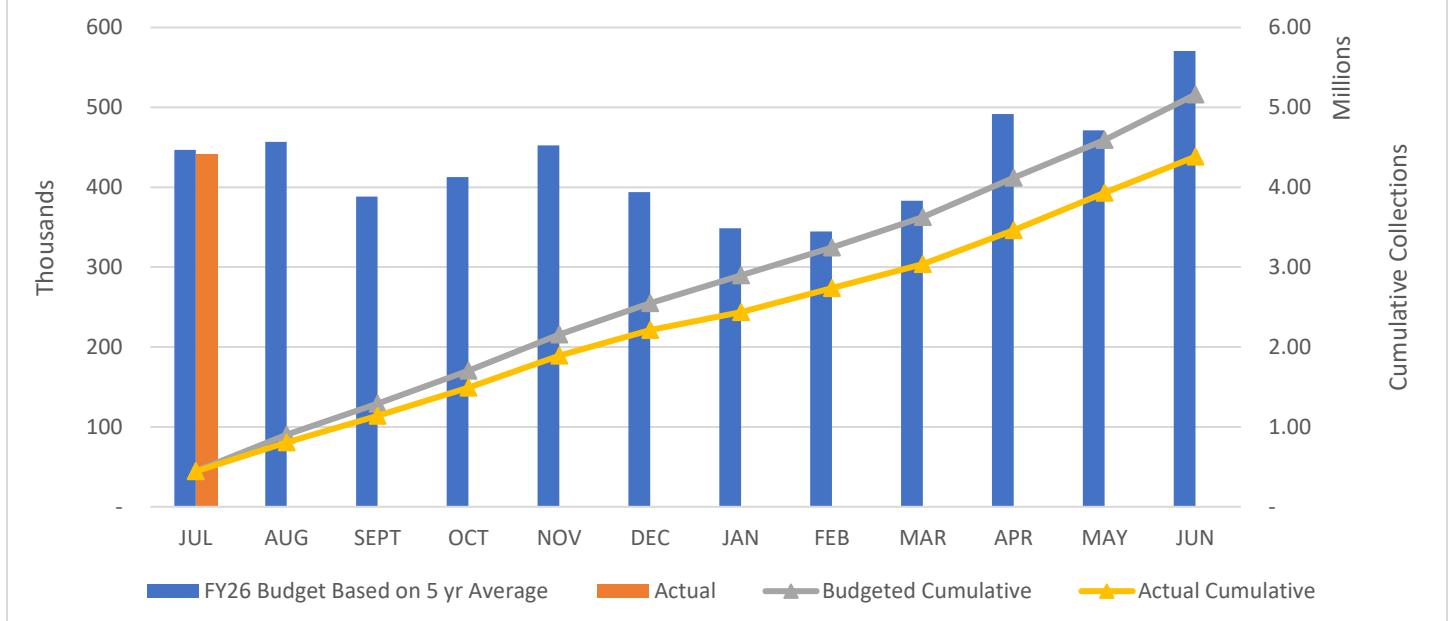


For July, Sales Tax made up 69% of State revenues. Business Tax receipts made up 2%. State Street Aid (restricted to road improvements) made up 19% of the month's receipts. Mixed Drink tax totaled 6% for the month. The remaining revenues were made up with other miscellaneous taxes, including telecom and miscellaneous gas tax revenues.



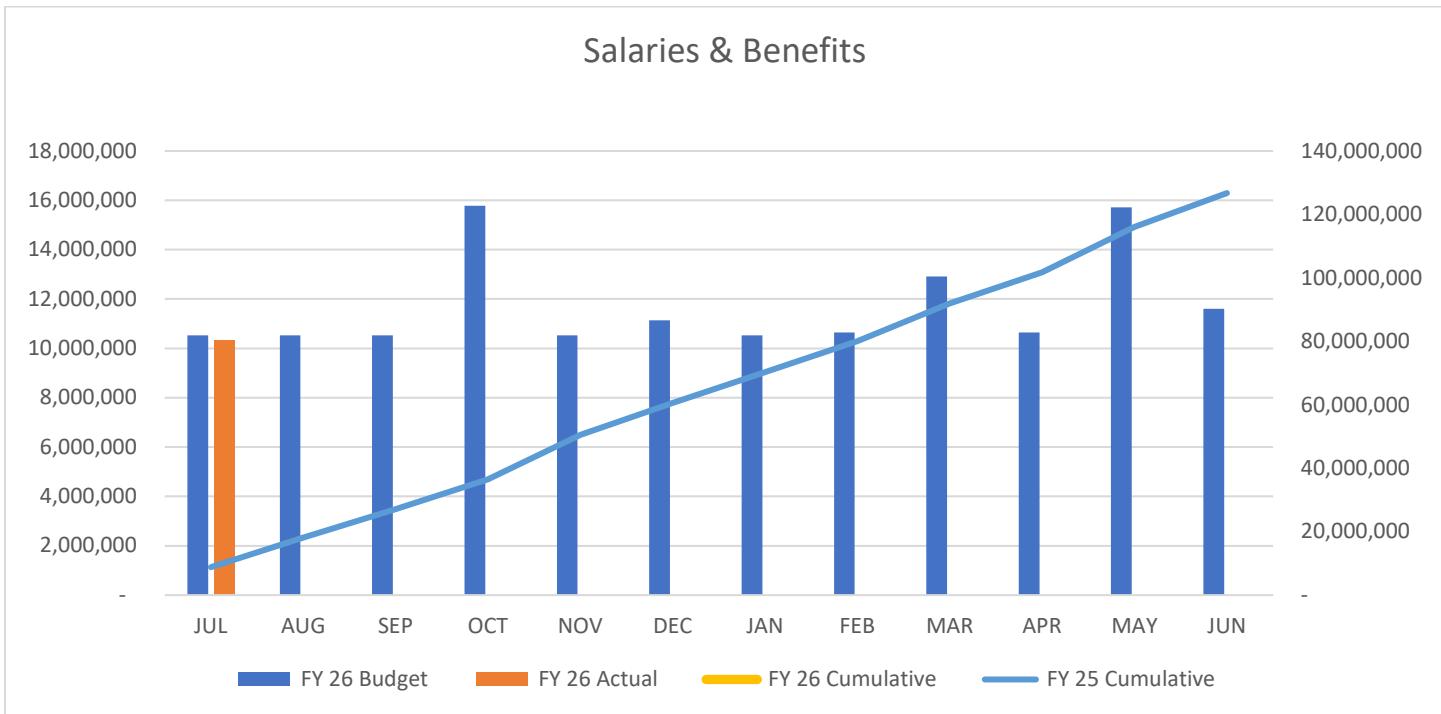
Overall, State Shared Revenue collections showed slight (0.4%) increase compared to July 2024. Business License (Gross Receipts) Taxes are down 50% (\$53k) for the month. This tax can fluctuate depending on when returns are filed. Sales Taxes receipts reflect growth of 2.8% increase as compared to July 2024. Mixed drink taxes are up 7% for the month. State Street Aid Gas Tax reflects a 2% increase compared to July 2024. These revenues are restricted and can only be spent on eligible roadway maintenance and construction projects.

HOTEL/MOTEL BUDGET vs. ACTUAL



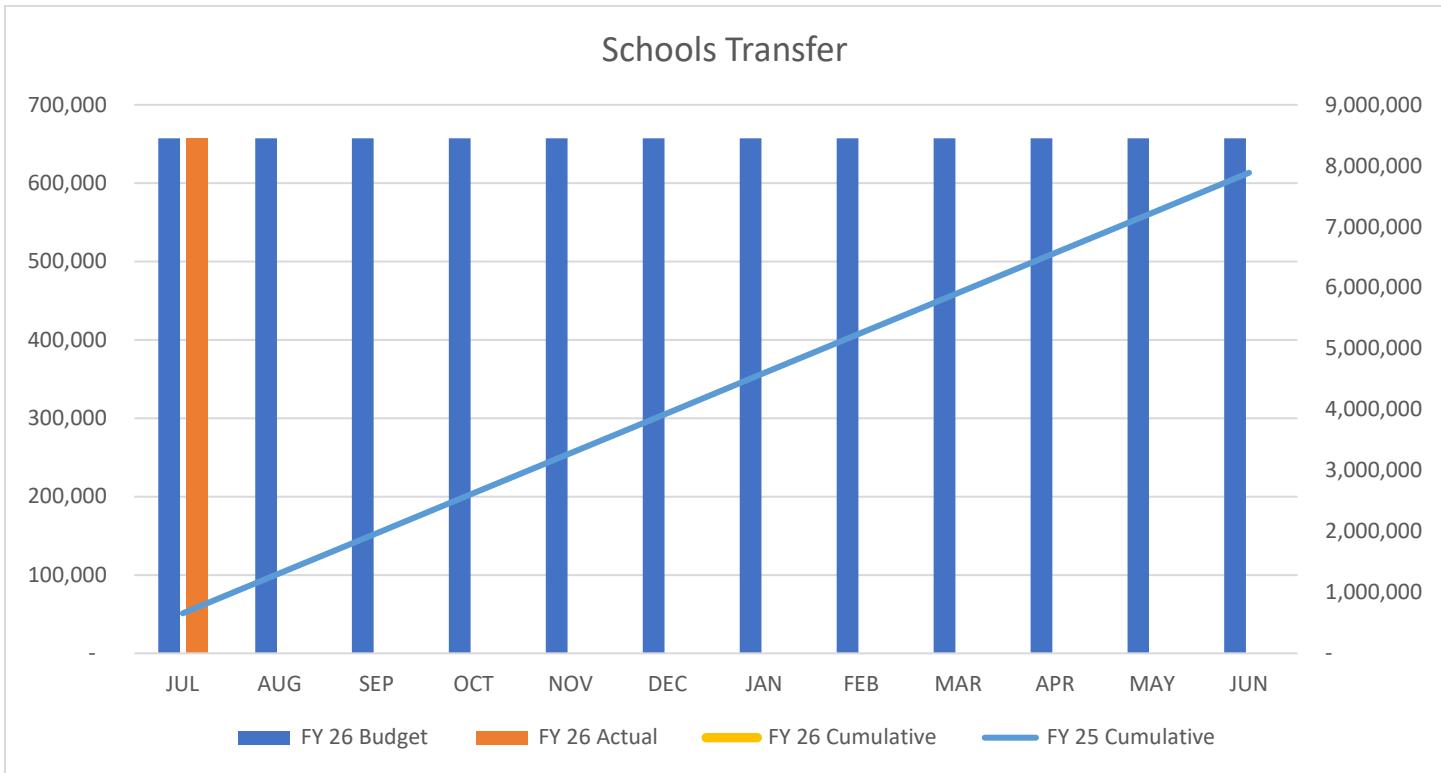
FY26 Hotel/Motel Taxes were budgeted 11% more than the FY25 budget. July results reflect a 6% decrease compared to last year for the month, and a 1% cumulative budget deficit. The Finance Department will conduct an audit of the City's hotels and motels in the coming year to ensure accurate and timely reporting.

EXPENSES

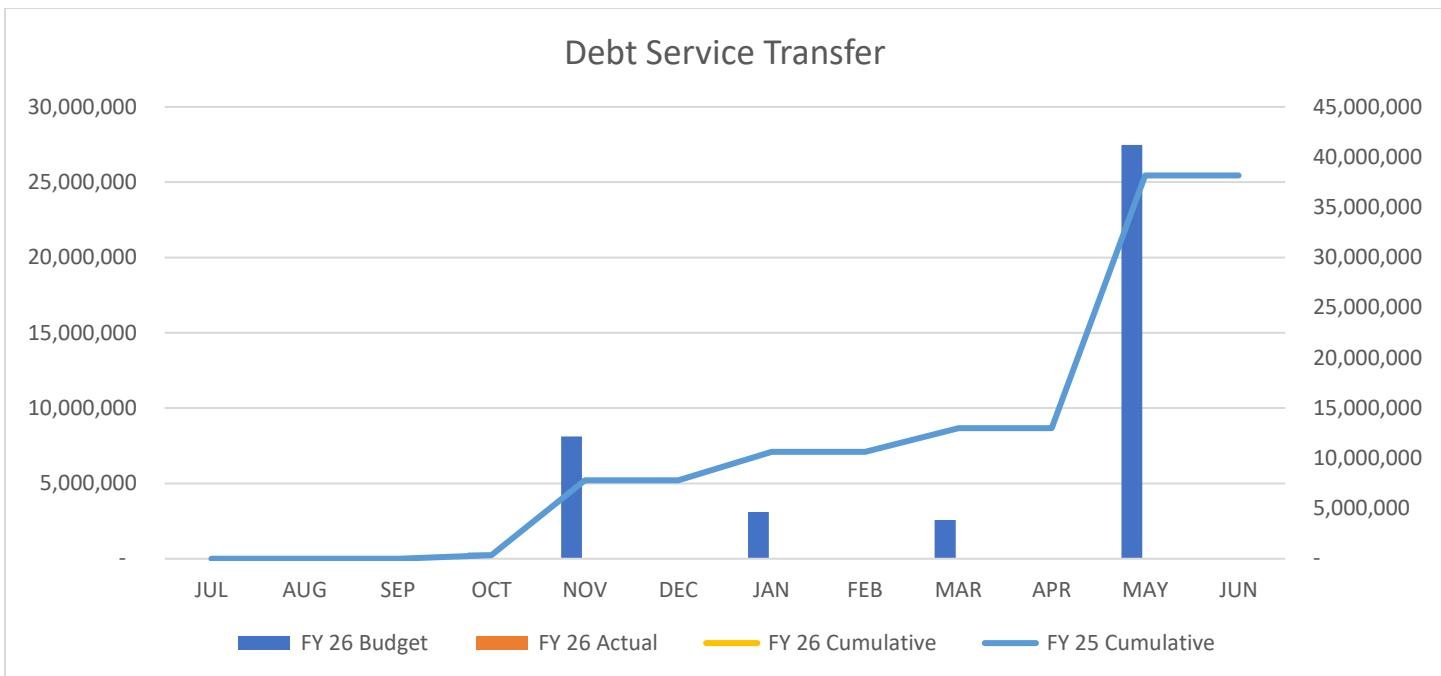


Salaries & Benefits make up 35% of General Fund's budget. The FY26 budget included 32 additional full-time positions, 23 of which are for public safety. Full-time approved positions increased from 1,148 to 1,180 positions.

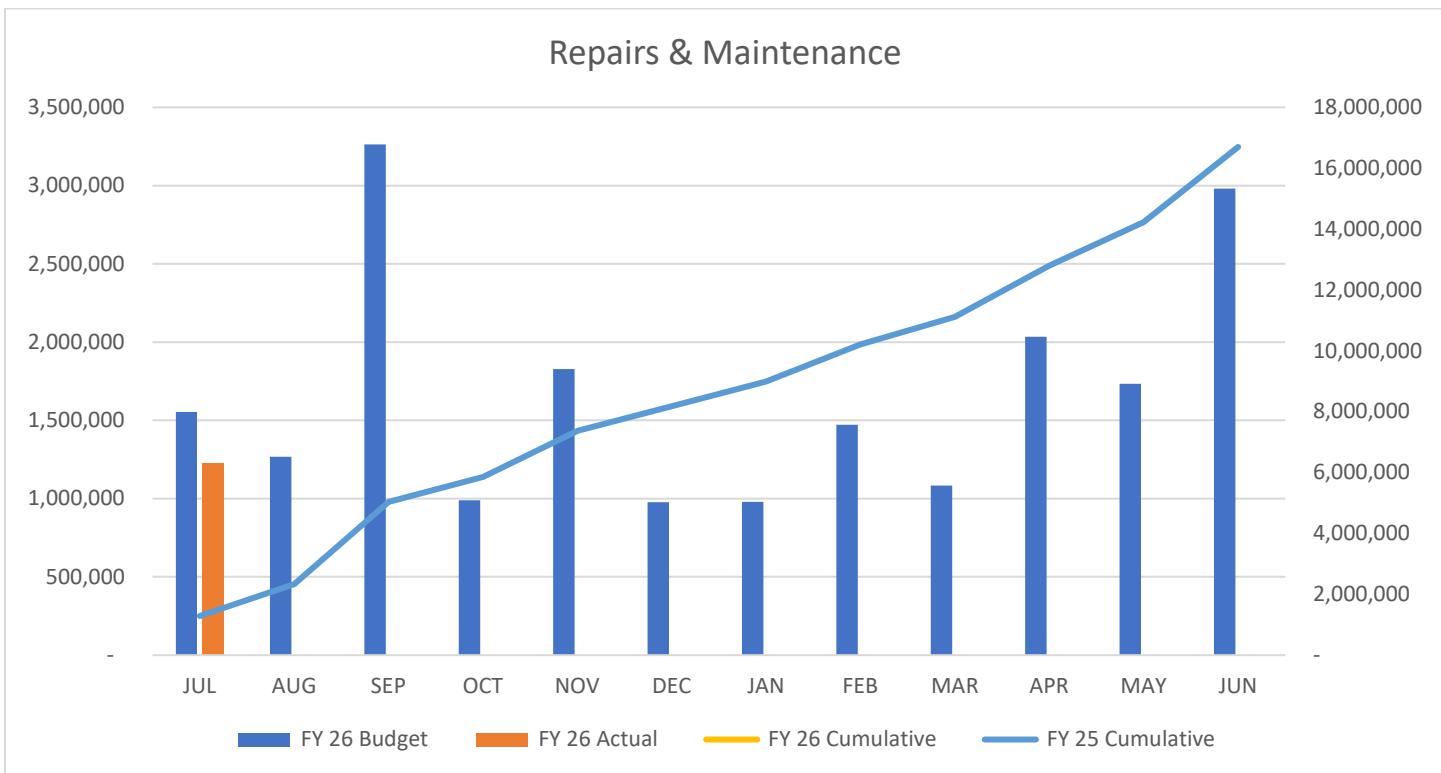
As of 7/31/25, there were 1,098 filled full-time positions and 82 vacancies. Police had 36 open positions at the end of July, including 21 sworn officer positions. Overall, salary expenses are down compared to budget by 2%.



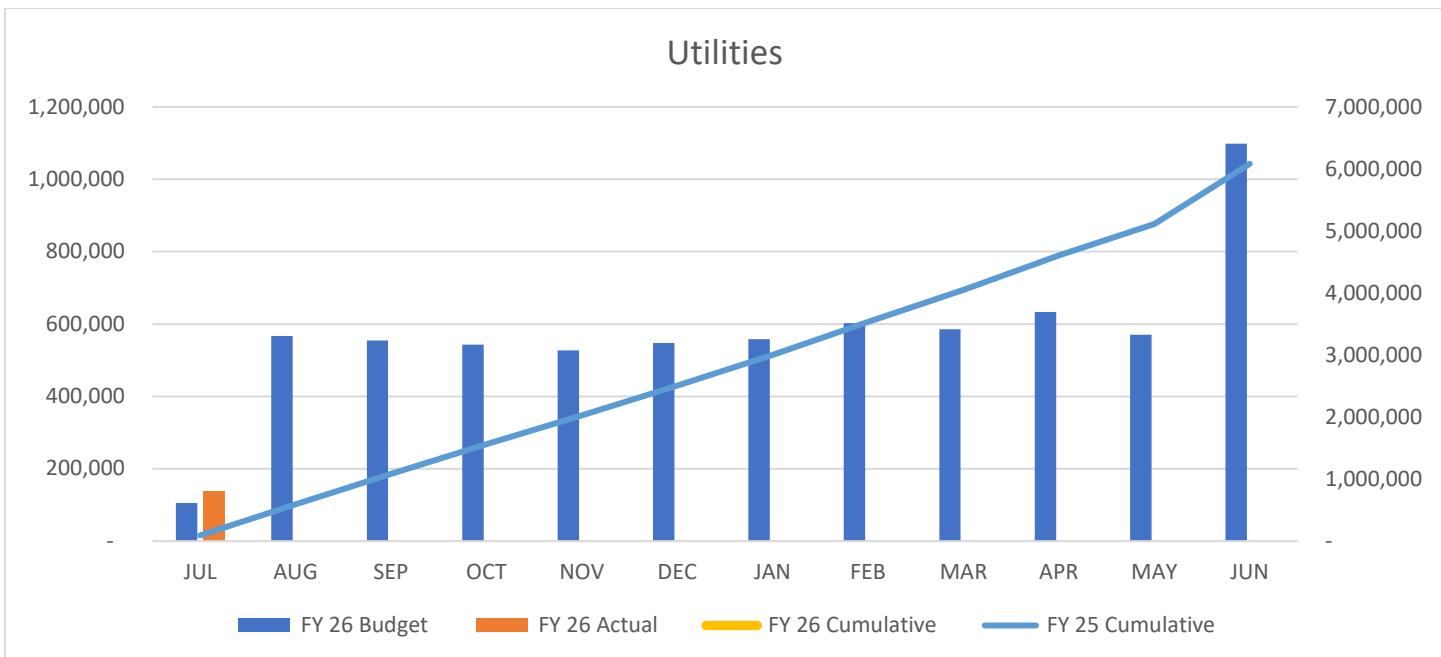
Transfers to City Schools makes up 2% of General Fund's budget. Budgeted Transfers to City Schools is budgeted at \$7.885M. This transfer is made in monthly increments evenly distributed throughout the year.



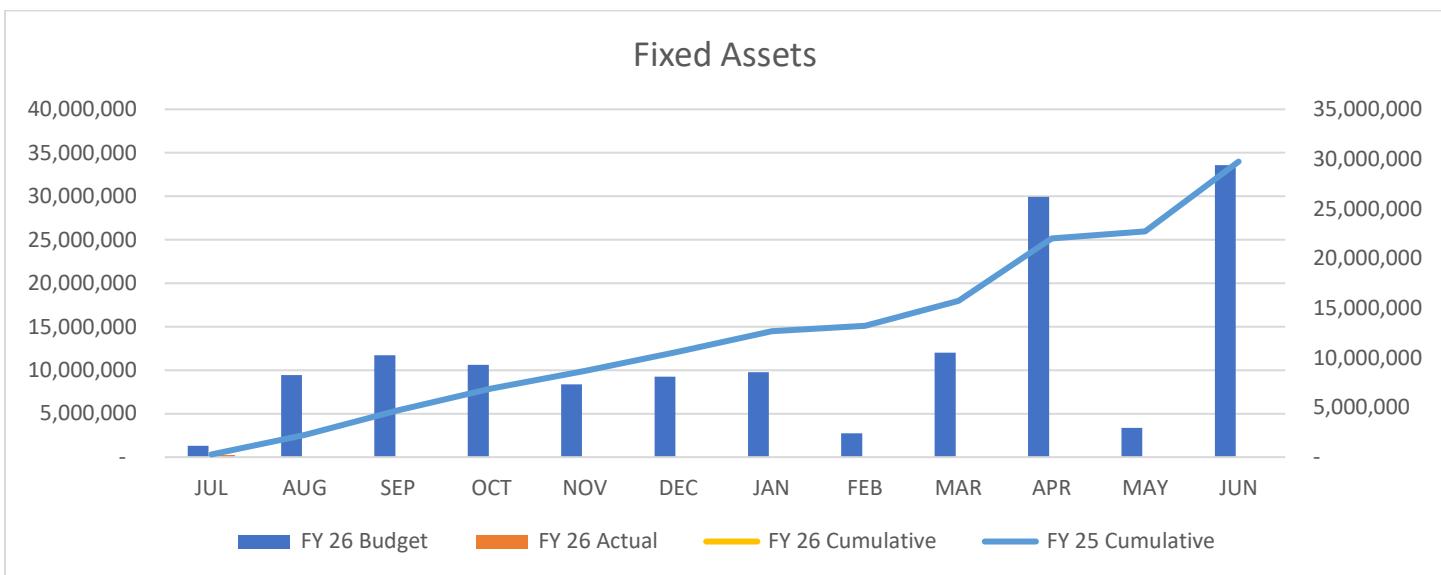
Budgeted Debt Service makes up 12% of General Fund's budget. Council approved a \$70m debt issuance in FY25 which is expected to be issued in mid-late FY26. The Debt Service budget totals \$41.3m which includes a mid-year debt issuance.



Repairs & Maintenance make up 5% of General Fund budgeted expenses. This includes technology maintenance (software, network & hardware) (\$4.4m), fleet services (\$5.5m), and Police R&M for radios, mobile data terminals, etc. (\$1.7m). State Street Aid R&M of streets, markings and right of way totals \$5.7m. 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 are down 5% compared to last year through July. Overall, costs are down 21% compared to budget for the year.



Utilities make up 2% of General Fund's budget. Results are up 50% as compared to FY25 and are running about \$34k (32%) over budget through July. These costs tend to fluctuate with fuel increases, so more fluctuations are anticipated this year.



Fixed Assets make up 35% of General Fund's budget, totaling \$142M. These items include:

- \$40m – MED funded Roads
- \$6.5 – MED funded Parks
- \$17.7m – CIP swap
- \$33m – FY25 CIP (General Fund funded)
- \$10.7m – ARPA funded projects
- \$16.7m – Infrastructure for grant funded road construction

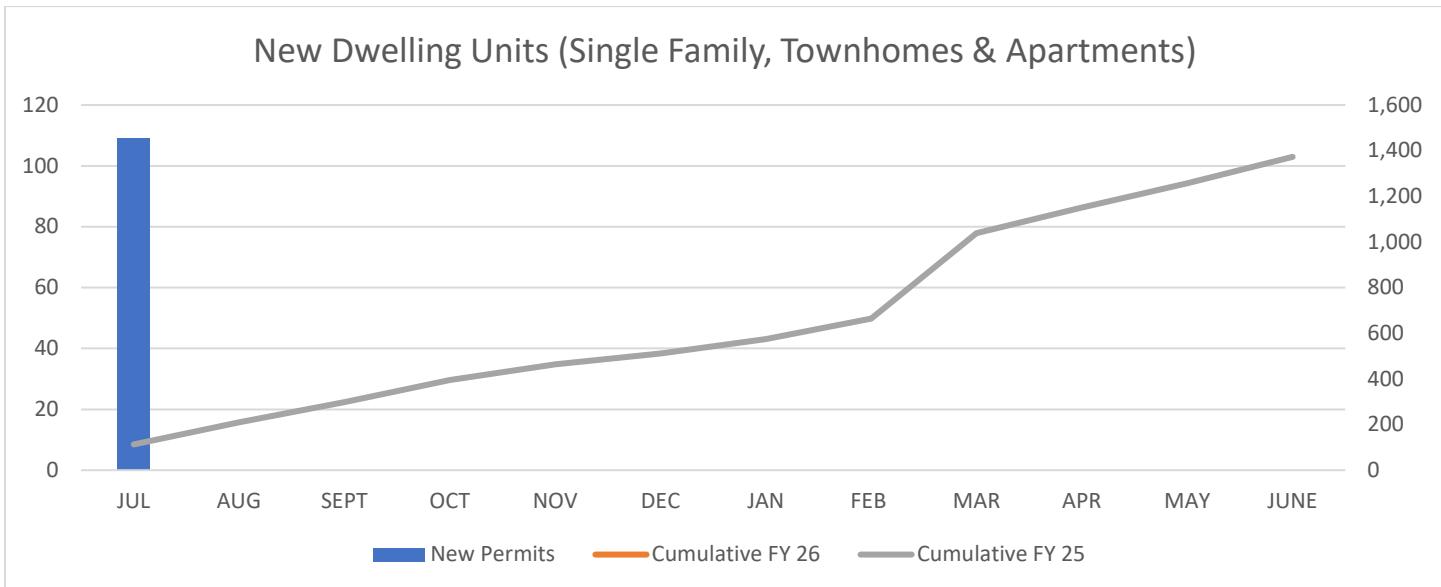
The FY25 CIP included allocation of \$39m of Unassigned Fund Balance for CIP projects. In addition, several General Fund projects and expenses were swapped, using previous bond proceeds to facilitate accelerated

spending of these proceeds. This resulted in projects being “swapped” from the Loan/Bond Fund with General Fund.

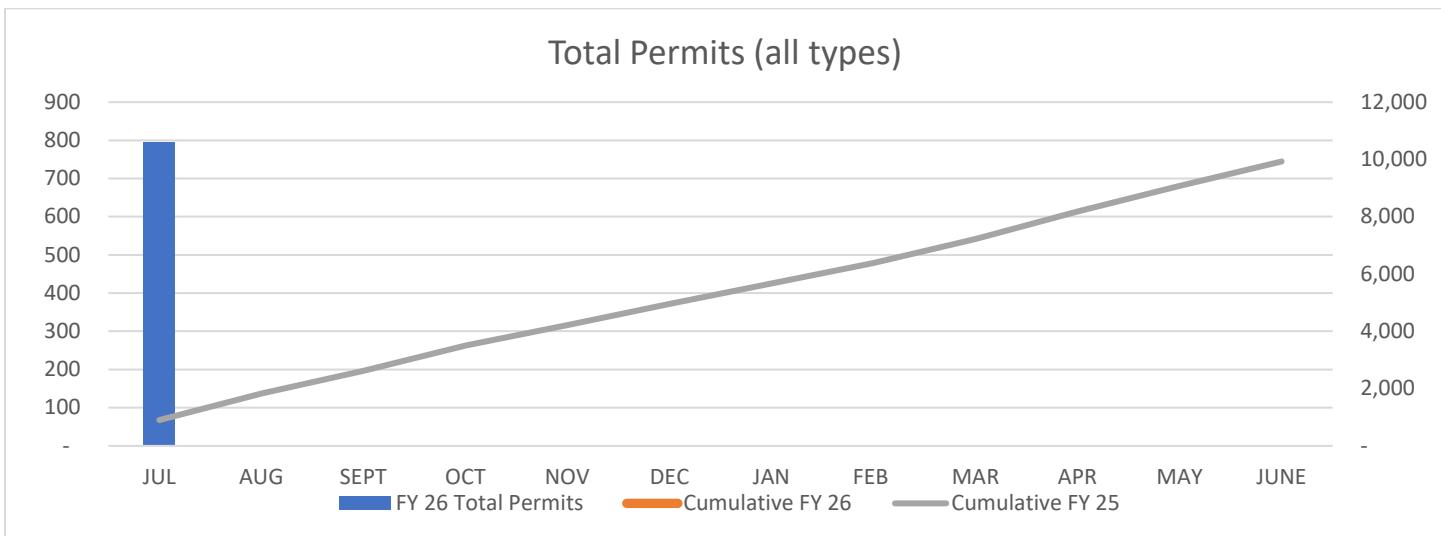
Like Repairs & Maintenance, timing on spending in Fixed Assets is also seasonal and can fluctuate based on the construction schedules and delivery of equipment. There are also several significant construction projects funded in the operating budget. Fixed asset spending was down 9% compared to last year's expenses through July and down 81% compared to budget.

BUILDING & CODES

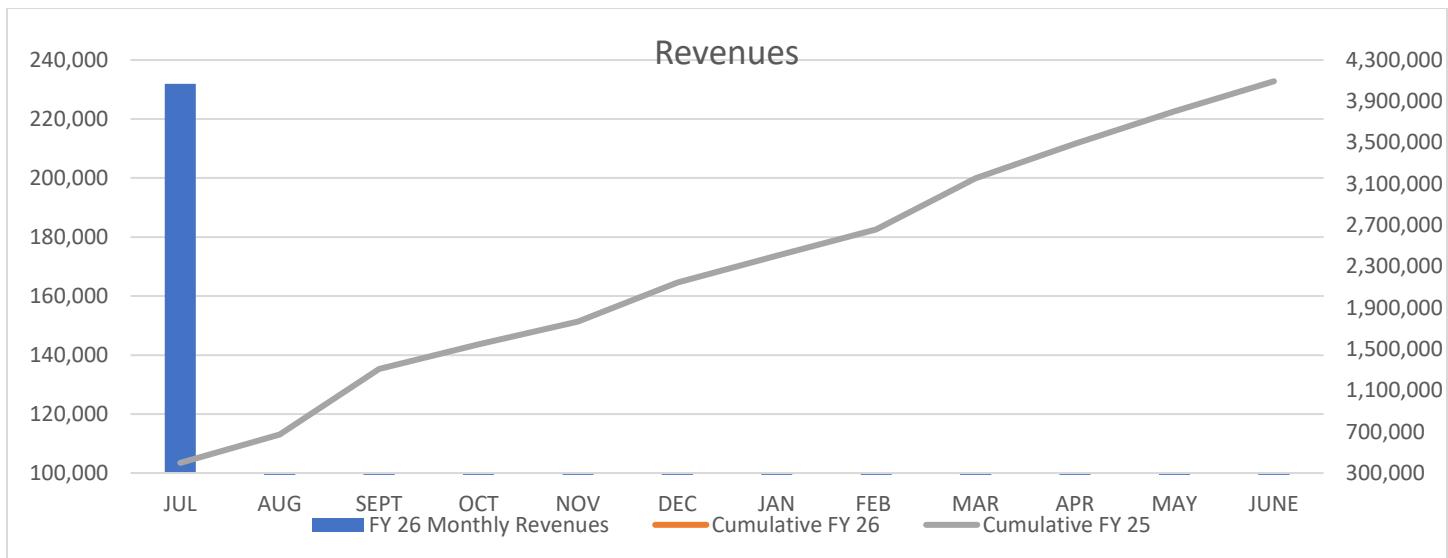
Building & Codes budgeted revenues reflect a 7% decrease from the FY25 budget and reflect a 9% increase as compared to FY25's actual results. This is likely due to economic uncertainty and higher interest rates.



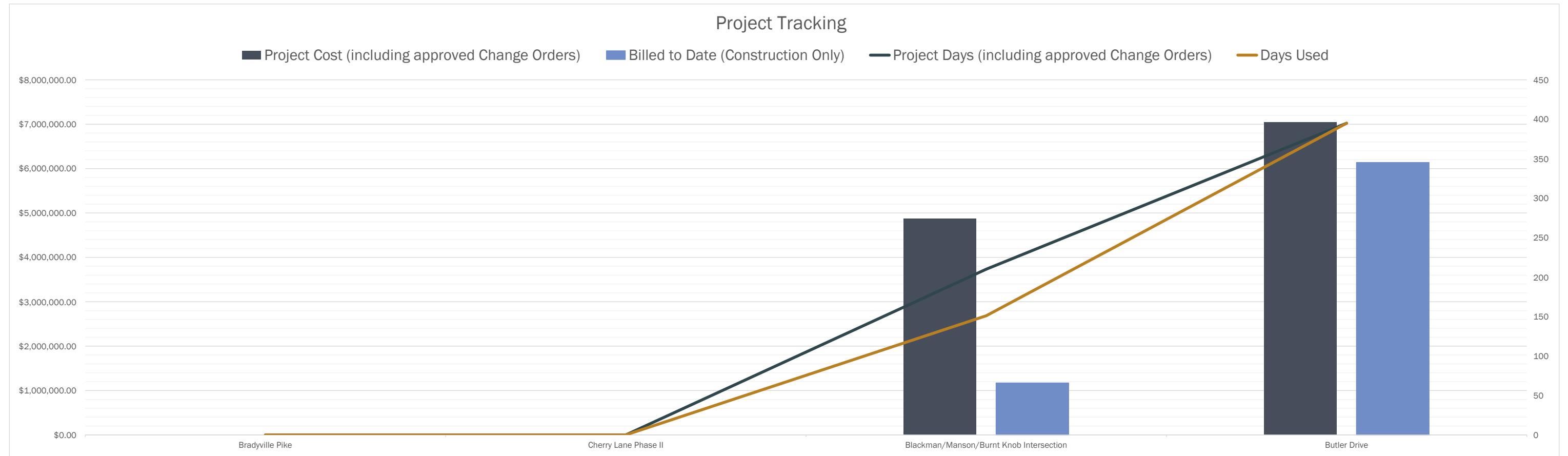
July new dwelling permits reflect a 4% decrease from last July for the month and cumulatively for the year.



Total permits were trending down from last year by 12% through July.



Through July, revenues are down 42% as compared to last year.



Project Name	Project Limits				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.
	From	To	Distance								
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	\$1,171,258.02	210	151	72%	8/6/2025	2/9/2025
Butler Drive	1000 Butler Drive	Joe B Jackson	.88 Miles		\$7,039,011	\$6,138,388.89	395	395	100%	2/20/2025	1/22/2024
				Total	\$60,904,989	\$7,309,647					

Project Status / Comments	
Cherry Lane Phase II	TDEC permit has been issued. Consultant working withs Corps of Engineers to answer additional questions 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. Utility coordination ongoing
Butler Dr. Realignment	Contractor has completed punch list items. Staff working on project close out and final change order
Blackman/Burnt Knob/Manson Intersection	Contractor is scheduled to pave southern leg of intersection on Friday. MTE is complete. Gas line relocation has been completed. Water line relocations 85% complete. Communication line relocation underway. Blackman Road between Vaughn and Manson will be closed for starting 6/18.
Medical Center Phase 1	The resurfacing of Medical Center has been completed. Final pavement markings are being installed at night.
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

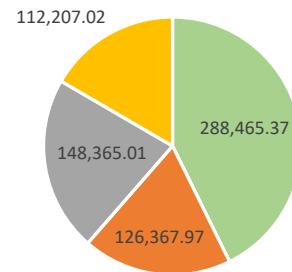
Month of July 2025

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	337,052.00	73,706.53	119,437.75	37,854.31	106,053.41
SFR-Townhomes	19,557.00	4,276.72	6,930.22	2,196.45	6,153.61
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	318,796.37	210,482.12	-	108,314.25	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	675,405.37	288,465.37	126,367.97	148,365.01	112,207.02

Fiscal Year 2026 to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	337,052.00	73,706.53	119,437.75	37,854.31	106,053.41
SFR-Townhomes	19,557.00	4,276.72	6,930.22	2,196.45	6,153.61
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	318,796.37	210,482.12	-	108,314.25	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	675,405.37	288,465.37	126,367.97	148,365.01	112,207.02

Fiscal Year 2026 Distribution of Assessed Fees



■ Road Fee ■ Park Fee ■ Public Safety Fee ■ School Fee

COUNCIL COMMUNICATION

Meeting Date: 9/11/2025

Item Title: July 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 checked="" type="checkbox"/>
Information	<input checked="" type="checkbox"/>

Summary

FY26 Cash Flow Statement (July 2025)

FY26 Revenue and Expenditure Budget Comparison Reports (July 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

July 2025 MCS Cash Flow Statement

July 2025 MCS Revenue and Expenditure Budget Comparison Reports

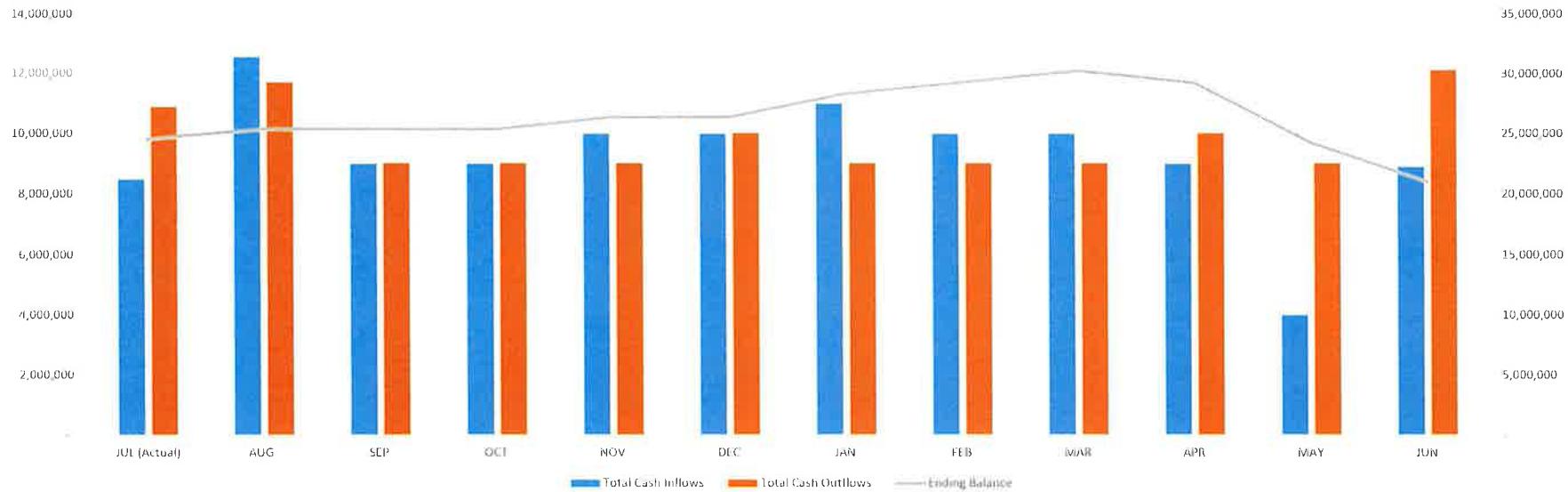
Cash Flow Forecast Schedule **
FY 2026-General Purpose

City or Town of: Murfreesboro

Fund Name	JUL (Actual)	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Cash Receipts	\$ 8,477,277	\$ 12,573,485	\$ 9,000,000	\$ 9,000,000	\$ 10,000,000	\$ 10,000,000	\$ 11,000,000	\$ 10,000,000	\$ 10,000,000	\$ 9,000,000	\$ 4,000,000	\$ 8,892,412	\$ 111,943,173
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Inflows	8,477,277	12,573,485	9,000,000	9,000,000	10,000,000	10,000,000	11,000,000	10,000,000	10,000,000	9,000,000	4,000,000	8,892,412	111,943,173
Beg Cash Bal	26,975,782	24,550,742	25,400,071	25,384,520	25,368,969	26,353,418	26,337,867	28,322,316	29,306,765	30,291,214	29,275,663	24,260,112	-
Available Cash	35,453,059	37,124,227	34,400,071	34,384,520	35,368,969	36,353,418	37,337,867	38,322,316	39,306,765	39,291,214	33,275,663	33,152,524	-
Cash Payments	\$ 10,886,765	\$ 11,708,605	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 10,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 10,000,000	\$ 9,000,000	\$ 12,094,521	117,689,892
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	10,902,316	11,724,156	9,015,551	9,015,551	9,015,551	10,015,551	9,015,551	9,015,551	9,015,551	10,015,551	9,015,551	12,141,061	117,907,493
Ending Balance	24,550,742	25,400,071	25,384,520	25,368,969	26,353,418	26,337,867	28,322,316	29,306,765	30,291,214	29,275,663	24,260,112	21,011,463	-
Cash Inflows - Outflows	\$ (2,425,040)	\$ 849,329	\$ (15,551)	\$ (15,551)	\$ 984,449	\$ (15,551)	\$ 1,984,449	\$ 984,449	\$ 984,449	\$ (1,015,551)	\$ (5,015,551)	\$ (3,248,649)	\$ (5,964,319)

** 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.

Cash Flow Forecast



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

TOTAL INCOME	7/1/25 - 7/31/25	\$	2,548,478
TOTAL EXPENSES	7/1/25 - 7/31/25		2,643,706
		<hr/>	<hr/>
NET INCOME	7/31/25	\$	(95,228)
		<hr/>	<hr/>

JULY 2025

YEAR-TO-DATE REVENUE COMPARISON

	BUDGET CLASS.	2024-25 BUDGET	2024-25 YTD REV.	2024-25 OVR/(UNDR) BUDGET	2024-25 % Received	2025-26 BUDGET	2025-26 YTD REV.	2025-26 OVR/(UNDR) BUDGET	2025-26 % Received
1	40110-Current Prop. Tax	15,000,000	-	(15,000,000)	0.0%	14,000,000	-	(14,000,000)	0.0%
2	40210-Local Option Sales Tax	16,700,000	-	(16,700,000)	0.0%	17,640,000	-	(17,640,000)	0.0%
3	40000-41110-Other County Rev	1,972,000	-	(1,972,000)	0.0%	2,032,500	-	(2,032,500)	0.0%
4	43300-44999-Other Local Revenue (Interest, Tuition)	1,621,796	158,265	(1,463,531)	9.8%	776,000	196,463	(579,537)	25.3%
	SUBTOTAL LOCAL REVENUE	\$ 35,293,796	\$ 158,265	\$ (35,135,531)		\$ 34,448,500	\$ 196,463	\$ (34,252,037)	
5	46310-Project Diabetes Grant	126,700	-	(126,700)	0.0%	-	-	-	N/A
6	46510-TISA	63,477,651	-	(63,477,651)	0.0%	65,850,725	-	(65,850,725)	0.0%
7	46513-TISA On-Behalf Payments	30,000	-	(30,000)	N/A	-	-	-	N/A
8	46515-Early Childhood Ed. (VPK Grant & SPED PK)	1,500,605	-	(1,500,605)	0.0%	1,326,895	-	(1,326,895)	0.0%
9	46590-Other State Education	1,851,909	-	(1,851,909)	0.0%	1,805,750	1,694,923	(110,827)	93.9%
10	46596-Paid Parental Leave	300,000	-	(300,000)	N/A	250,000	-	(250,000)	0.0%
11	46610-Career Ladder Program	51,000	-	(51,000)	0.0%	40,000	-	(40,000)	0.0%
12	46591-Coordinated School Health (ended FY23)	-	-	-	N/A	-	-	-	N/A
13	46595-Family Resource (ended FY23)	-	-	-	N/A	-	-	-	N/A
14	46800-46990-Safe Schools and Public School Security Grant	-	-	-	N/A	-	-	-	N/A
	SUBTOTAL STATE REVENUES	\$ 67,337,865	\$ -	\$ (67,337,865)		\$ 69,273,370	\$ 1,694,923	\$ (67,578,447)	
15	47000- Federal Funds	396,348	-	(396,348)	0.0%	16,200	-	(16,200)	0.0%
	SUBTOTAL FEDERAL REVENUES	\$ 396,348	\$ -	\$ (396,348)		\$ 16,200	\$ -	\$ (16,200)	
16	49100-49800 Insurance Recovery/Indirect Costs	195,000	-	(195,000)	0.0%	320,000	-	(320,000)	0.0%
17	49810-City of Murfreesboro Allocation	7,885,103	657,092	(7,228,011)	8.3%	7,885,103	657,092	(7,228,011)	8.3%
18	49820-City TN All Corp Grant	156,000	-	(156,000)	0.0%	-	-	-	N/A
	SUBTOTAL OPERATING TRANSFERS	\$ 8,236,103	\$ 657,092	\$ (7,579,011)		\$ 8,205,103	\$ 657,092	\$ (7,548,011)	
	TOTAL REVENUES	\$ 111,264,112	\$ 815,357	\$ (110,448,755)	0.7%	\$ 111,943,173	\$ 2,548,478	\$ (109,394,695)	2.3%

YEAR-TO-DATE EXPENDITURE COMPARISON

JULY 2025

PAGE 1

	BUDGET CLASS.	2024-25 BUDGET	2024-25 YTD EXP.	2024-25 OVR/(UNDR) BUDGET	2024-25 %	2025-26 BUDGET	2025-26 YTD EXP.	2025-26 OVR/(UNDR) BUDGET	2025-26 %
1	71100-Reg. Instruction	61,154,757	183,629	(60,971,128)	0.3%	63,710,043	\$ 204,163	(63,505,880)	0.3%
2	71200-Sp. Ed. Instruction	13,930,329	27,195	(13,903,134)	0.2%	13,925,270	6,107	(13,919,163)	0.0%
3	71400-Student Body Ed.	-	-	-	N/A	-	-	-	N/A
4	72110-Attendance	188,725	13,414	(175,311)	7.1%	192,705	14,583	(178,122)	7.6%
5	72120-Health Services	1,252,495	7,153	(1,245,342)	0.6%	1,175,870	7,721	(1,168,149)	0.7%
6	72130-Guidance	4,188,625	104,216	(4,084,409)	2.5%	3,703,100	67,603	(3,635,497)	1.8%
7	72210-Reg. Instr. Support	2,774,798	141,908	(2,632,890)	5.1%	2,812,020	160,375	(2,651,645)	5.7%
8	72220-Sp. Ed. Support	2,209,555	42,768	(2,166,787)	1.9%	2,889,785	72,435	(2,817,350)	2.5%
9	72250-Technology	2,738,190	133,622	(2,604,568)	4.9%	2,826,855	422,507	(2,404,348)	14.9%
10	72310-Bd. Of Education	2,187,020	827,180	(1,359,840)	37.8%	2,167,885	894,743	(1,273,142)	41.3%
11	72320-Office of Supt.	471,438	38,428	(433,010)	8.2%	473,810	35,643	(438,168)	7.5%
12	72410-Office of Principal	6,151,248	228,753	(5,922,495)	3.7%	6,201,205	235,027	(5,966,178)	3.8%
13	72510-Fiscal Services	885,280	129,109	(756,171)	14.6%	936,360	141,974	(794,386)	15.2%
14	72520-Personnel Services	606,845	79,814	(527,031)	13.2%	663,990	85,384	(578,606)	12.9%
15	72610-Oper. Of Plant	6,372,847	16,427	(6,356,420)	0.3%	6,272,020	13,547	(6,258,473)	0.2%
16	72620-Maint. Of Plant	3,481,108	122,289	(3,358,819)	3.5%	3,180,215	123,676	(3,056,539)	3.9%
17	72710-Pupil Transp.	5,457,902	122,579	(5,335,323)	2.2%	4,784,870	103,508	(4,681,362)	2.2%
18	73300-Community Service	507,561	32,501	(475,060)	6.4%	468,005	29,799	(438,206)	6.4%
19	73400-Early Childhood Educ.	1,154,547	404	(1,154,143)	0.0%	1,173,395	9,255	(1,164,140)	0.8%
20	76100-Reg. Cap. Outlay	3,243,219	-	(3,243,219)	0.0%	132,500	104	(132,396)	0.1%
21	82130-Education Debt Serv.	-	-	-	N/A	-	-	-	N/A
22	82230-Education Debt Int	-	-	-	N/A	-	-	-	N/A
23	99100-Operating Transfers	217,601	15,551	(202,050)	7.1%	217,590	15,551	(202,039)	7.1%
	TOTALS	119,174,090	2,266,938	\$ (116,907,152)	1.9%	117,907,493	2,643,706	\$ (115,263,787)	2.2%

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

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 – 2022 Bond/2025 CIP/General Fund

Funds Available by Loan Before Transfer

September, 2025 Page 1 of 2

Project	2022 Bond Available Funds	2025 CIP Available Funds	General Fund Available Funds	TOTAL Available Funds
Totals from Page 2	602,048	109,293	-	1,204,096
Broad/Medical Center Parkway	937,562			937,562
Burnt Knob, Manson, Blackman		974,089		974,089
Cherry Lane - Phase2		6,175		6,175
Cherry Lane - Sazerac	493,329			493,329
Manson/Fortress	487,000			487,000
Playground Deferred Maintenance	2,413			2,413
Runway 36 Approach Mitigation		2,413		2,413
Rutherford Blvd Extension		65		65
Veterans Park		937,562		937,562
Total	<u>2,522,352</u>	<u>2,029,597</u>	<u>-</u>	<u>5,044,704</u>

Funds Available by Loan After Reallocation

September, 2025 Page 1 of 2

Project	2022 Bond Available Funds	2025 CIP Available Funds	General Fund Available Funds	TOTAL Available Funds
Totals from Page 2	602,048	109,293	-	1,204,096
Broad/Medical Center Parkway		937,562		937,562
Burnt Knob, Manson, Blackman	974,089			974,089
Cherry Lane - Phase2	6,175			6,175
Cherry Lane - Sazerac		493,329		493,329
Manson/Fortress		487,000		487,000
Playground Deferred Maintenance		2,413		2,413
Runway 36 Approach Mitigation	2,413			2,413
Rutherford Blvd Extension	65			65
Veterans Park	937,562			937,562
Total	<u>2,522,352</u>	<u>2,029,597</u>	<u>-</u>	<u>5,044,704</u>

Funds Available by Loan Before Transfer

September, 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>
Cherry Lane - Sazerac	57,893			57,893
Golf Cart Replacements		51,400		51,400
Golf Course Renovations	51,400			51,400
Patterson Park Improvements			492,755	492,755
Playground Deferred Maintenance	520			520
Rucker Lane	492,235			492,235
Rutherford Blvd Extension		57,893		57,893
Total	602,048	109,293	492,755	1,204,096

Funds Available by Loan After Reallocation

September, 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>
Cherry Lane - Sazerac		57,893		57,893
Golf Cart Replacements	51,400			51,400
Golf Course Renovations		51,400		51,400
Patterson Park Improvements	492,755			492,755
Playground Deferred Maintenance			520	520
Rucker Lane			492,235	492,235
Rutherford Blvd Extension	57,893			57,893
Total	602,048	109,293	492,755	1,204,096



CIP Funds Transfer Request

Page 1 of 2

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

CIP Loan 2022 Bond/2025 CIP/General Fund

Transfer CIP funds from:

Transfer CIP funds to:

Totals from Page 2	(1,204,094.22)	Totals from Page 2	1,204,094.22
Playground Deferred Maintenance (2022)	(2,413.13)	Runway 36 Approach Mitigation (2022)	2,413.13
Approach Mitigation-Design & Phase 1 (2025)	(2,413.13)	Playground Deferred Maintenance (2025)	2,413.13
Broad & MCP Intersection (2022)	(937,562.19)	Veterans Park (2022)	937,562.19
Veterans Park (2025)	(937,562.19)	Broad & MCP Intersection (2025)	937,562.19
Manson Pike/Fortress (2022)	(487,000.00)	 	
Cherry Lane - Sazerac (2022)	(487,089.15)	Burnt Knob, manson,Blackman (2022)	974,089.15
 		Manson Pike/Fortress (2025)	487,000.00
Burnt Knob, manson,Blackman (2025)	(974,089.15)	Cherry Lane - Sazerac (2025)	487,089.15
Cherry Lane - Sazerac (2022)	(6,175.00)	Cherry Lane Phase 2 (2022)	6,175.00
Cherry Lane Phase 2 (2025)	(6,175.00)	Cherry Lane - Sazerac (2025)	6,175.00
Cherry Lane - Sazerac (2022)	(65.00)	Rutherford Blvd Extension (2022)	65.00
Rutherford Blvd Extension (2025)	(65.00)	Cherry Lane - Sazerac (2025)	65.00
	<u>(5,044,703.16)</u>		<u>5,044,703.16</u>

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.

Vicki J Massey
Reviewed by Finance

08/29/25

Date

Approved

Amanda DeRosa

Finance Director

Declined

09/03/2025

Date

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



CIP Funds Transfer Request

Page 2 of 2

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

CIP Loan 2022 Bond/2025 CIP/General Fund/MED Proceeds

Transfer CIP funds from:

Transfer CIP funds to:

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: Cherry Lane Corridor Area Plan Project Update

Department: Development Services

Presented by: Greg McKnight, Executive Director of Development Services

Summary

The Cherry Lane Corridor / Area Plan is a planning study covering the corridor and including the extension of Cherry Lane starting east of the I-840 interchange and extending to the future I-24 intersection. It will include approximately 1,814 acres of land area and will cross or intersect with Northwest Broad Street, Old Nashville Highway, and Florence Road.

Background Information

The Cherry Lane Corridor / Area Plan is a planning study that captures key considerations for future development along this important east – west corridor. The extension of Cherry Lane will complete a much needed transportation link from Interstate 840 to Interstate 24 on the north side of Murfreesboro, bringing with it continued development pressure and the need for careful infrastructure and land use analysis. The study area involves challenges with an existing rail line, impact from existing floodplain, and interchange and intersection design considerations. It is an important gateway to Smyrna and the Nashville Metro area. The approval of property annexations and rezonings and development patterns within the study area should be informed by a comprehensive planning effort. The planning study provided will give City leadership the option of adopting a formal area plan for the purposes of policy advisement and a revision to the Future Land Use map of the Murfreesboro 2035 Comprehensive Plan. It is understood that the goal for the completion of this corridor / area plan is to have a document prepared for potential adoption in approximately nine months. An update will be presented at the workshop.

Council Priorities Served

Improve economic development

The completion of the Cherry Lane Corridor / Area Plan will provide a 50-year plan that will better enable the City of Murfreesboro to plan transportation, land-use, and infrastructure. The plan will help promote high quality jobs and employment generating uses, while creating employment opportunities for the community and tax revenue for the City and potentially being a catalyst for future redevelopment in the immediate vicinity.

Expand infrastructure

This study will provide the City and each utility the opportunity to properly study and plan for infrastructure needs and ensure each lot has the potential to develop with its highest and best use.

Fiscal Impacts

During the 9-month study period, there will be a hold on development opportunities in the study area.

No Items.

COUNCIL COMMUNICATION

Meeting Date: 09/11/2025

Item Title: Beer Permits

Department: Finance

Presented by: Erin Tucker, City Recorder

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

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
Church St Fuel Inc	Church Street Fuel	1251 S Church St	Off-Premises	Gas Station	Name/Ownership Change

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	Church Street Fuel Inc
Name of Business	Church Street Fuel
Business Location	1251 S Church St
Type of Business	Gas Station
Type of Permit Applied For	Off-Premises

Type of Application:

New Location	<input type="checkbox"/>
Ownership Change	<input checked="" type="checkbox"/>
Name Change	<input checked="" type="checkbox"/>
Permit Type Change	<input type="checkbox"/>
Corporation	<input checked="" type="checkbox"/>
Partnership	<input type="checkbox"/>
LLC	<input type="checkbox"/>
Sole Proprietor	<input type="checkbox"/>

5% or more Ownership

Name	Mamdouh Saad Hineen
Age	40
Residency City/State	Murfreesboro, 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? 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.

No Items.

