

MURFREESBORO CITY COUNCIL
Workshop Meeting Agenda
Airport Business Center – 11:30 AM
November 13, 2025

Public Comment on Actionable Agenda Items

Action Items

1. FY26 Capital Improvement Plan (CIP) Budget (Finance)
2. Ordinance 25-O-40 FY 26 Budget Amendment (1st Reading) (Finance)
3. Hotel/Motel Occupancy Tax Audit (Finance)
4. Resolution 25-R-24 FY26 CIP Roof Replacement Reimbursement (Finance)
5. City Council Meeting Minutes (Finance)
6. Ordinance 25-OZ-35 Rezoning of property located along Bill Smith Drive (2nd and Final Reading) (Planning)
7. Ordinance 25-OZ-34 Zoning for Property Along Old Salem Road (2nd and Final Reading) (Planning)
8. Ordinance 25-OZ-36 Rezoning Property Along East Kingwood Drive (2nd and Final Reading) (Planning)
9. Amendment to Masonbrooke Road Development and Construction Agreement (Planning)
10. Rutledge Way Extension (Engineering)
11. Inspector & FOG Program Vehicle Purchases (Water Resources)
12. Schools Purchase of Two 2026 Ford F-250 4x4 SD Crew Cab Trucks (Schools)

Workshop Items

13. Inaugural Employee Legacy Recognition Program (Administration)
14. Salem Hwy Corridor Development Density and Sewer Capacity (Administration)
15. August/September 2025 Dashboard (Finance)

Board & Commission Appointments

Licensing

16. Beer Permits (Finance)

Payment of Statements

Other Business

Adjourn

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: FY26 Capital Improvement Plan (CIP) Budget

Department: Finance

Presented by: Erin Tucker, Chief Financial Officer/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

Consider Capital Improvement Plan (CIP) budget for FY26.

Staff Recommendation

Approve the FY26 CIP Budget.

Background Information

At the October 16, 2025, City Council Retreat, the FY26 was presented for review and input. The original CIP showed \$30,000 for utility carts which has been removed and instead includes \$40,000 for the Old Fort Golf Course cart fleet replacement. In addition, the Water Resources Cherry Lane funding for FY26 has been removed. Since funding is not needed this year, this project will be brought back to City Council in a future CIP.

Council Priorities Served

Responsible budgeting

Funding the CIP has a direct impact on the City's operating budget through the maintenance of debt service. The City conservative financial policies assist in the management of the City's debt and reduces that impact on the City operating budget. With this guidance, diligent management of this debt is a critical part of responsible budgeting.

Improve economic development

The CIP provides funding for capital projects that support economic development opportunities.

Expand infrastructure

The CIP provides a roadmap for capital projects that will improve the City's infrastructure.

Maintain public safety

Maintaining a high standard of public safety requires consistent, responsible CIP funding.

Fiscal Impacts

The FY26 CIP includes General Fund debt funded projects totaling \$65.3m and Water Resources debt funded projects totaling \$33.1m. An additional \$10m from General Fund is recommended for Fire Rescue apparatuses and Airport improvement projects. County Shared Bond projects total \$6.8m for FY26 and \$8.47m overall.

To minimize interest cost and idle funds, staff anticipates limiting new debt to \$55m for the initial funding of these projects by utilizing other existing proceeds and budget savings. If additional debt is needed, this will be discussed with City Council.

Debt service for the General Fund's new debt issuance is anticipated at \$6m, which will result in a decrease to the FY27 operating budget of \$1.5m.

Water Resources' estimated debt service of \$3.8 million will be funded through the Water Resources operating budget.

Attachments

FY26 CIP Summary

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Administration	Land Acquisition/Contingency Costs		2,500,000	-	-	-	-	-	500,000	400,000	400,000	400,000	400,000	400,000	
	Department Total		2,500,000	-	-	-	-	-	500,000	400,000	400,000	400,000	400,000	400,000	
Airport	Air Traffic Control Tower Construction		9,675,000	-	-	-	-	9,191,250	13,750	-	45,000	425,000	-	-	
Airport	Airport Hangar Additions		5,000,000	-	-	-	2,854,245	-	2,145,755	-	-	-	-	-	
Airport	Airport Layout Plan Update		400,000	-	-	-	-	380,000	-	-	20,000	-	-	-	
Airport	Approach Mitigation - Design & Phase 1		1,130,500	4,507	-	-	-	1,074,000	1,993	50,000	-	-	-	-	
Airport	Approach Mitigation Construction Phase 2		3,500,000	-	-	-	-	3,325,000	-	-	175,000	-	-	-	
Airport	Apron Expansion		2,250,000	47,713	-	-	-	2,137,500	-	-	-	-	-	64,787	
Airport	Apron Expansion Main Ramp - Design and Construction		2,250,000	-	-	-	-	2,140,000	-	-	-	-	-	110,000	
Airport	Apron T-hangar A-E Pavement Rehab		1,260,000	-	-	-	-	1,197,000	-	63,000	-	-	-	-	
Airport	Apron T-Hangar Pavement Rehabilitation		1,060,000	-	-	-	-	1,007,000	53,000	-	-	-	-	-	
Airport	Fuel farm removal and landscape		150,000	-	-	-	-	-	150,000	-	-	-	-	-	
Airport	Hangar 3 Renovations		1,850,000	-	-	-	-	-	-	-	-	-	1,850,000	-	
Airport	Navaid Improvement		220,000	-	-	-	-	209,000	-	-	11,000	-	-	-	
Airport	North Hangar Site Prep Taxiway F development area		565,000	-	-	-	-	536,750	-	-	-	28,250	-	-	
Airport	North Security Fence		245,000	-	-	-	-	232,750	-	-	-	12,250	-	-	
Airport	Property Purchase		5,180,000	-	-	-	-	4,946,000	-	-	-	-	-	234,000	
Airport	Replacement tractor and mowing unit		150,000	-	-	-	-	60,000	90,000	-	-	-	-	-	
Airport	RPZ land Acquisition Design and Acquisition		15,180,000	-	-	-	-	14,421,000	-	-	-	-	-	759,000	
Airport	West Access Road Relocation		300,000	-	-	-	-	150,000	-	-	-	150,000	-	-	
Airport	Apron Rehab and Expansion (Hangar #3 north and west ramp area)		3,230,000	-	-	-	-	3,068,500	-	-	-	-	161,500	-	
Airport	T-hangar and Ramp Phase 1		3,000,000	-	-	-	-	-	-	-	3,000,000	-	-	-	
Airport	Box hangar and Ramp Phase 3		4,200,000	-	-	-	-	-	-	-	-	-	4,200,000	-	
	Department Total		53,595,500	52,220	-	-	2,854,245	-	46,221,505	308,743	113,000	251,000	615,500	2,011,500	1,167,787
Building & Codes	Work Vehicles		150,000							50,000	-	50,000	-	50,000	-
	Department Total		150,000	-	-	-	-	-	-	50,000	-	50,000	-	50,000	-
Facilities	ADA Renovations		5,879,940	2,168,700	-	-	-	-	454,940	1,000,000	-	1,000,000	-	-	1,256,300
Facilities	Towne Creek		32,868,976	3,393,976	2,875,000	-	2,875,000	25,900,000	700,000	-	-	-	-	-	-
Facilities	City Facilities and Improvements		5,457,397	500,000	-	-	-	-	4,957,397	-	-	-	-	-	-
Facilities	City Hall Renovations & Security		3,356,500	3,356,500	-	-	-	-	-	-	-	-	-	-	-
Facilities	Veterans property utilities and site prep		1,000,000	-	-	-	-	-	-	1,000,000	-	-	-	-	-
Facilities	Linebaugh Library relocation		10,000,000	-	-	-	-	-	-	-	-	-	-	-	10,000,000
Facilities	Parking Garage		1,100,000	-	-	-	-	346,500	-	-	753,500	-	-	-	-
Facilities	Sports Com Slide Renovation		200,000	-	-	-	-	-	-	200,000	-	-	-	-	-
Facilities	Bradley Academy Water Intrusion		320,000	-	-	-	-	-	-	200,000	120,000	-	-	-	-
Facilities	Patterson Park Roof Repairs		320,000	-	-	-	-	-	-	320,000	-	-	-	-	-
Facilities	Sports Com Boiler		50,000	-	-	-	-	-	-	50,000	-	-	-	-	-
	Department Total		60,552,813	9,419,176	2,875,000	-	-	2,875,000	26,246,500	6,312,337	2,690,000	753,500	1,000,000	-	11,256,300

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Fire Rescue	Fire Station 12 Construction		11,822,745	-	-		-	-	800,000	11,022,745	-	-	-	-	-
Fire Rescue	Classroom Facility		14,047,186	-	-		-	-	-	-	-	-	14,047,186	-	-
Fire Rescue	Fire Station 1 Replacement		18,883,200	-	-		-	-	1,000,000	-	17,883,200	-	-	-	-
Fire Rescue	Fire Station 6 Replacement		10,973,940	-	-		-	-	-	-	-	-	-	-	10,973,940
Fire Rescue	Fire Station 13 Construction		18,738,590	-	-		-	-	-	-	-	18,738,590	-	-	-
Fire Rescue	Fire Station 14 Construction		20,612,450	-	-		-	-	-	-	-	-	-	-	20,612,450
Fire Rescue	New Platform Apparatus 12		2,500,000	-	-		2,500,000	-	-	-	-	-	-	-	-
Fire Rescue	New Pumper Apparatus 14		2,533,680	-	-		-	-	-	-	-	-	-	-	2,533,680
Fire Rescue	New Ladder Apparatus 13		2,840,400	-	-		-	-	-	-	2,840,400	-	-	-	-
Fire Rescue	Special Operations Equipment 26-01		350,000	-	-		-	-	350,000	-	-	-	-	-	-
Fire Rescue	Special Operations Equipment 28-01		375,000	-	-		-	-	-	-	375,000	-	-	-	-
Fire Rescue	Ladder 2 Replacement		2,361,000	-	-		2,361,000	-	-	-	-	-	-	-	-
Fire Rescue	Ladder 8 Replacement		2,361,000	-	-		2,361,000	-	-	-	-	-	-	-	-
Fire Rescue	Rescue 4 Replacement		3,000,000	-	-		-	-	-	3,000,000	-	-	-	-	-
Fire Rescue	Rescue 11 Replacement		3,000,000	-	-		-	-	-	3,000,000	-	-	-	-	-
Fire Rescue	Engine 10 Replacement		2,196,400	-	-		-	-	-	-	2,196,400	-	-	-	-
Fire Rescue	Turnout Gear		996,000	-	-		-	-	-	498,000	498,000	-	-	-	-
Department Total			117,591,591	-	-		7,222,000	-	-	2,150,000	17,520,745	42,531,590	-	14,047,186	34,120,070
Fleet Services	Parking Lot Extension		650,000	-	-		-	-	650,000	-	-	-	-	-	-
Fleet Services	Roll-up Door Replacement		75,000	-	-		-	-	75,000	-	-	-	-	-	-
Fleet Services	Service Truck		165,000	-	-		-	-	165,000	-	-	-	-	-	-
Fleet Services	Forklift		45,000	-	-		-	-	45,000	-	-	-	-	-	-
Fleet Services	Shop Equipment		75,000	-	-		-	-	75,000	-	-	-	-	-	-
Department Total			1,010,000	-	-		-	-	-	1,010,000	-	-	-	-	-

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Golf	Clubhouse Roof, Gutters, and Downspouts Replacement		45,000	-	-		-	-	-	45,000	-	-	-	-	-
Golf	Old Fort Parking Improvements		50,000	-	-		-	-	-	50,000	-	-	-	-	-
Golf	Old Fort on Course Restrooms		400,000	-	-		-	-	-	-	400,000	-	-	-	-
Golf	Old Fort Golf Learning Center		340,000	-	-		-	-	-	-	-	340,000	-	-	-
Golf	Equipment Replacement - Tee & Greens Mowers		95,000	-	-		-	-	-	-	-	95,000	-	-	-
Golf	Maintenance Equipment Replacement - Fairways Mowers		95,000	-	-		-	-	-	95,000	-	-	-	-	-
Golf	Maintenance Equipment Replacement - Turf Sprayer		130,000	-	-		-	-	-	130,000	-	-	-	-	-
Golf	Equipment Replacement - Truckster/Top Dresser		50,000	-	-		-	-	-	50,000	-	-	-	-	-
Golf	Equipment Replacement - Utility Carts		30,000	-	-		-	-	-	30,000	-	-	-	-	-
Golf	Equipment Replacement - Greens Aerator		40,000	-	-		-	-	-	40,000	-	-	-	-	-
Golf	Equipment Replacement - Trim Mower		75,000	-	-		-	-	-	-	75,000	-	-	-	-
Golf	Golf Cart Fleet Replacement		312,800	-	-		-	-	272,800	40,000	-	-	-	-	-
Golf	Bloomfield Paving, Lights, Fences		1,600,200	7,500	-		-	-	-	-	-	-	1,592,700	-	-
Department Total			3,263,000	7,500	-	-	-	-	272,800	360,000	520,000	510,000	1,592,700	-	-
Information Technology	Security Camera Replacement		525,100	175,900	-		-	-	-	-	181,800	167,400	-	-	-
Information Technology	Public Safety Technology Replacements		1,500,000	300,000	-		-	-	-	-	300,000	300,000	300,000	300,000	-
Information Technology	Digital Plan Review Integration		132,500	-	-		-	-	-	132,500	-	-	-	-	-
Information Technology	Public Safety Server		750,000	-	-		-	-	-	750,000	-	-	-	-	-
Information Technology	Citywide Fiber Infrastructure Replacement and Hub Redesign		1,290,760	-	-		-	-	-	-	322,690	322,690	322,690	322,690	-
Information Technology	City Hall File Storage and Backup Modernization		100,000	-	-		-	-	-	-	100,000	-	-	-	-
Information Technology	IT Department Building Renovation		80,000	-	-		-	-	-	80,000	-	-	-	-	-
Information Technology	Cybersecurity Improvements		125,000	-	-		-	-	-	62,500	62,500	-	-	-	-
Information Technology	GIS Environment Upgrade		65,000	-	-		-	-	-	65,000	-	-	-	-	-
Information Technology	Fire Vehicle Camera and Connectivity Upgrade		469,980	-	-		-	-	-	93,996	93,996	93,996	93,996	93,996	-
Information Technology	Fire Station Improvements		300,000	-	-		-	-	-	300,000	-	-	-	-	-
Department Total			5,338,340	475,900	-	-	-	-	-	1,483,996	1,060,986	884,086	716,686	716,686	-

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Parks & Recreation	Aquatics/Hockey Facility		41,800,000	-	-	-	-	-	-	-	-	1,800,000	40,000,000	-	-
Parks & Recreation	Jaycees Building Improvements		75,000	-	-	-	-	-	-	75,000	-	-	-	-	-
Parks & Recreation	Patterson Park Outdoor Pickleball and Basketball Fence Replacement		65,000	-	-	-	-	-	-	65,000	-	-	-	-	-
Parks & Recreation	Barfield Pavilion Roof Repainting		40,000	-	-	-	-	-	-	40,000	-	-	-	-	-
Parks & Recreation	General Bragg Trailhead Restroom Renovation		30,000	-	-	-	-	-	-	30,000	-	-	-	-	-
Parks & Recreation	Barfield Park Sewer / Septic / Back Country Restrooms		200,000	-	-	-	-	-	-	200,000	-	-	-	-	-
Parks & Recreation	Patterson Park Entry and Theater Door Replacement		85,000	-	-	-	-	-	-	85,000	-	-	-	-	-
Parks & Recreation	Murfree Spring Asphalt Trail Repairs		500,000	-	-	-	-	-	-	-	-	-	500,000	-	-
Parks & Recreation	McFadden Community Center Gym Floor and Duct Work Replacement		200,000	-	-	-	-	-	-	-	200,000	-	-	-	-
Parks & Recreation	Miracle League Surface Replacement		200,000	-	-	-	-	-	-	200,000	-	-	-	-	-
Parks & Recreation	HWY 96 Ballfield Complexes		20,200,000	3,779,850	1,500,000	-	-	1,500,000	-	-	-	-	-	-	14,920,150
Parks & Recreation	Barfield - Outdoor Murfreesboro Education and Storage Facility		750,000	-	-	-	-	-	-	750,000	-	-	-	-	-
Parks & Recreation	Greenway Wayfinding and Interpretive Signage Replacement		500,000	-	-	-	-	-	-	100,000	100,000	300,000	-	-	-
Parks & Recreation	Central Valley Restroom Installation		125,000	-	-	-	-	-	-	-	125,000	-	-	-	-
Parks & Recreation	Manson Pike Restroom Installation		125,000	-	-	-	-	-	-	-	-	-	125,000	-	-
Parks & Recreation	Thompson Lane Restroom Installation		125,000	-	-	-	-	-	-	-	-	125,000	-	-	-
Parks & Recreation	Old Fort Park Restroom and Plaza Construction		1,200,000	-	-	-	-	-	-	-	-	-	1,200,000	-	-
Parks & Recreation	McFadden Community Center Gym Floor Replacement		160,000	-	-	-	-	-	-	-	-	160,000	-	-	-
Parks & Recreation	Patterson Park Commercial Kitchen Renovation		150,000	-	-	-	-	-	-	-	-	150,000	-	-	-
Parks & Recreation	Patterson Park Conference Space Renovation		300,000	-	-	-	-	-	-	-	-	-	300,000	-	-
Parks & Recreation	Washington Theater Seating and Flooring Replacement		200,000	-	-	-	-	-	-	-	200,000	-	-	-	-
Parks & Recreation	Barfield Crescent Park Back Country Improvements		1,482,000	150,000	-	-	-	-	-	-	1,332,000	-	-	-	-
Parks & Recreation	Barfield Crescent Park Playground / Ballfield Improvements		1,080,000	330,000	-	-	-	-	-	-	750,000	-	-	-	-
Parks & Recreation	Athletic Field LED Light Conversions		1,300,000	-	-	-	-	-	-	-	-	800,000	250,000	250,000	-
Parks & Recreation	Parks Cannonsburgh		724,300	339,300	-	-	-	-	-	-	-	385,000	-	-	-
Parks & Recreation	Greenway - North Connector		2,920,000	300,000	-	-	-	-	-	-	2,620,000	-	-	-	-
Parks & Recreation	Greenway Reconstruction		693,200	251,160	-	-	-	-	-	-	-	237,200	204,840	-	-
Parks & Recreation	McFadden Community Center Improvements		380,000	-	-	-	-	-	-	-	-	380,000	-	-	-
Parks & Recreation	McKnight Park Ball Field and Parking Improvements		1,300,000	792,243	-	-	-	-	-	407,757	100,000	-	-	-	-
Parks & Recreation	McKnight Park Volleyball Improvements		100,000	-	-	-	-	-	-	-	-	100,000	-	-	-
Parks & Recreation	Old Fort Park Ballfield & Parking Improvements		1,154,168	-	-	-	-	-	-	1,154,168	-	-	-	-	-
Parks & Recreation	Old Fort Park Tennis Renovation		310,000	-	-	-	-	-	-	310,000	-	-	-	-	-
Parks & Recreation	Paving Improvements		100,000	50,000	-	-	-	-	-	-	-	50,000	-	-	-
Parks & Recreation	Playground Deferred Maintenance/Replacement		2,175,000	-	-	-	-	-	-	675,000	-	500,000	500,000	500,000	-
Parks & Recreation	Vehicle Replacement		321,100	-	-	-	-	-	-	156,100	-	75,000	-	90,000	-
Parks & Recreation	Rogers Park Court Renovation		125,000	-	-	-	-	-	-	125,000	-	-	-	-	-
Parks & Recreation	Walter Hill Park Renovation		256,997	-	-	-	-	-	-	256,997	-	-	-	-	-
Parks & Recreation	Veterans Park		26,000,000	8,367,165	5,000,000	5,000,000	-	-	-	12,632,835	-	-	-	-	-
Department Total			107,451,765	14,359,718	6,500,000	5,000,000	-	1,500,000	-	16,127,857	5,937,000	4,952,200	41,689,840	2,965,000	14,920,150

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Police	West (Veterans Park) Precinct		23,004,200	-	-	-	-	-	1,200,000	-	21,804,200	-	-	-	-
Police	Communications & Radio Systems		143,089	-	-	-	-	-	143,089	-	-	-	-	-	-
Police	Pelham Range Development		410,000	-	-	-	-	-	160,000	250,000	-	-	-	-	-
Police	RMS Hosted Environment Upgrade		500,000	-	-	-	-	-	-	-	500,000	-	-	-	-
Police	Police Mobile Data Terminal Replacements		2,086,500	646,500	-	-	-	-	280,000	280,000	280,000	200,000	200,000	200,000	200,000
Police	Public Safety Radio		4,040,000	1,540,000	-	-	-	-	-	500,000	500,000	500,000	500,000	500,000	500,000
Police	Police Vehicles		18,610,000	3,610,000	-	-	-	-	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Police	AWS Connect		60,000	-	-	-	-	-	-	-	60,000	-	-	-	-
Police	Real Time Crime Center Relocation		200,000	-	-	-	-	-	200,000	-	-	-	-	-	-
Police	Briefing Room Display Replacement		40,000	-	-	-	-	-	40,000	-	-	-	-	-	-
Police	Vehicle Barricades		250,000	-	-	-	-	-	250,000	-	-	-	-	-	-
Police	Mobile Command Post		1,250,000	-	-	-	-	-	1,250,000	-	-	-	-	-	-
Police	Watson Console Update		131,500	-	-	-	-	-	131,500	-	-	-	-	-	-
Police	Vesta 911 Command Posts		120,000	-	-	-	-	-	120,000	-	-	-	-	-	-
Police	Motorola Dispatch Console Replacement		4,185,000	-	-	-	-	-	-	-	155,000	4,030,000	-	-	-
Police	Motorola Lifecycle Infrastructure Tower Site Equipment Replacement		8,000,000	-	-	-	-	-	-	-	8,000,000	-	-	-	-
Department Total			63,030,289	5,796,500	-	-	-	-	3,774,589	4,030,000	26,299,200	15,730,000	3,700,000	3,700,000	
Schools	Full-Size & Special Education Buses		4,865,800	-	-	-	-	2,765,800	-	-	-	700,000	700,000	700,000	
Schools	Floor Coverings & Abatement		1,601,200	-	-	-	-	1,301,200	-	300,000	-	-	-	-	-
Schools	Playground		2,000,000	-	-	-	-	-	-	-	-	-	2,000,000	-	-
Schools	Ceiling Renovations		1,957,211	-	-	-	-	1,957,211	-	-	-	-	-	-	-
Schools	Window Replacements		2,250,000	-	-	-	-	-	-	-	2,250,000	-	-	-	-
Schools	HVAC Replacement		5,750,000	-	-	-	-	4,000,000	-	750,000	-	1,000,000	-	-	-
Schools	Roofs		4,000,000	-	-	-	-	-	4,000,000	-	-	-	-	-	-
Schools	Vehicle Replacements		1,210,000	-	-	-	-	430,000	-	200,000	200,000	380,000	-	-	-
Schools	Exterior Door Replacement		600,000	-	-	-	-	300,000	-	300,000	-	-	-	-	-
Schools	Fan Coils		1,500,000	-	-	-	-	-	-	500,000	500,000	500,000	-	-	-
Schools	HVAC Components		1,200,000	-	-	-	-	-	-	1,200,000	-	-	-	-	-
Schools	New School or Additional Classrooms		55,000,000	-	-	-	-	-	-	55,000,000	-	-	-	-	-
Schools	Interior Doors		300,000	-	-	-	-	-	-	150,000	150,000	-	-	-	-
Department Total			82,234,211	-	-	-	-	10,754,211	4,000,000	58,400,000	3,100,000	2,580,000	2,700,000	700,000	

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Solid Waste	Mulch Yard Lighting		36,000	-	-	-	-	-	-	36,000	-	-	-	-	-
Solid Waste	Automated Side Loader Replacements		1,800,000	-	-	-	-	-	-	450,000	450,000	450,000	450,000	450,000	-
Solid Waste	Materials Management Station		24,000,000	24,000,000	-	-	-	-	-	-	-	-	-	-	-
Solid Waste	Wheel Loader (Transfer Station)		265,000	-	-	-	-	-	-	265,000	-	-	-	-	-
Solid Waste	Grapple Equipment (Transfer Station)		225,000	-	-	-	-	-	-	225,000	-	-	-	-	-
Solid Waste	Crew Leader pick up truck		50,000	-	-	-	-	-	-	50,000	-	-	-	-	-
Solid Waste	Roll Off Truck		250,000	-	-	-	-	-	-	250,000	-	-	-	-	-
Solid Waste	Rear Loader Replacements		470,000	-	-	-	-	-	-	470,000	-	-	-	-	-
Solid Waste	Boom trucks		425,000	-	-	-	-	-	-	425,000	-	-	-	-	-
Department Total			27,521,000	24,000,000	-	-	-	-	-	86,000	2,085,000	450,000	450,000	450,000	-
Street	Street 3/4 Ton Trucks		300,000	-	-	-	-	-	-	100,000	100,000	100,000	-	-	-
Street	Street Dual Axle Dump Trucks		1,020,000	255,000	-	-	-	-	-	255,000	255,000	255,000	-	-	-
Street	Guardrail install - Sevier, S. Spring, S. Academy		150,000	-	-	-	-	-	-	150,000	-	-	-	-	-
Street	Street One Ton Dump Truck		125,000	-	-	-	-	-	-	125,000	-	-	-	-	-
Street	Street Tractors		400,000	-	-	-	-	-	-	150,000	-	250,000	-	-	-
Street	Street Vacuum Leaf Truck		485,000	-	-	-	-	-	-	235,000	-	250,000	-	-	-
Street	Concrete Mixer		35,000	-	-	-	-	-	-	35,000	-	-	-	-	-
Street	Compact Track Loader (skid steer) with mulching attachment		144,000	-	-	-	-	-	-	144,000	-	-	-	-	-
Street	Bucket Truck		211,000	-	-	-	-	-	-	211,000	-	-	-	-	-
Street	Rock Slinger		500,000	-	-	-	-	-	-	-	-	500,000	-	-	-
Street	Public Works South Annex		31,441,340	1,441,340	-	-	-	-	-	-	2,000,000	28,000,000	-	-	-
Department Total			34,811,340	1,696,340	-	-	-	-	-	540,000	2,865,000	28,855,000	855,000	-	-
Transit	Transit Buses		880,000	-	-	-	-	-	-	792,000	32,000	-	56,000	-	-
Department Total			880,000	-	-	-	-	-	-	792,000	32,000	-	56,000	-	-

Department	Project	Eco Dev	Total Project Cost Estimate	Previous Funding	MED Sale Proceeds	MED Sale Proceeds	General Fund	General Fund Assigned	Other Funding	FY26 Funding	FY28 Funding	FY30 Funding	FY32 Funding	FY34 Funding	Future Funding
Transportation	St. Andrews Drive		10,850,000	500,000	-	-	-	-	-	350,000	10,000,000	-	-	-	-
Transportation	St. Clair Street		2,500,000	50,000	-	-	-	-	150,000	-	-	-	-	-	2,300,000
Transportation	Sulphur Springs Rd -Phase 1		20,800,000	-	-	-	-	-	-	-	-	1,600,000	3,200,000	16,000,000	-
Transportation	Sulphur Springs Rd -Phase 2		14,320,000	-	-	-	-	-	-	-	-	1,000,000	-	2,220,000	11,100,000
Transportation	Sulphur Springs Rd - Phase 3		9,340,000	-	-	-	-	-	-	-	-	700,000	-	1,440,000	7,200,000
Transportation	Sulphur Springs/Siegel Rd Intersection Improvements		1,100,000	-	-	-	-	-	-	100,000	1,000,000	-	-	-	-
Transportation	Warrior Drive		7,100,000	985,315	-	-	-	-	-	-	-	700,000	5,414,685	-	-
Transportation	Wilkinson Pike Widening		17,800,000	535,000	-	-	-	-	158,085	-	-	3,500,000	3,810,915	4,110,800	5,685,200
	Department Total		1,082,231,662	62,496,574	44,200,000	37,275,000	-	6,925,000	385,562,840	28,591,784	59,094,439	54,977,305	70,951,430	63,739,270	312,618,020
	CITY GENERAL TOTAL		1,642,161,511	118,303,928	53,575,000	42,275,000	10,076,245	11,300,000	469,849,856	65,327,306	154,716,170	164,013,881	136,637,156	90,779,642	378,882,327
Water Resources	WRRF Full Scale Biosolids Thermal Drying		33,110,000	-	-	-	-	-	-	33,110,000	-	-	-	-	-
Water Resources	Cherry Lane Corridor		32,900,000	-	-	-	-	-	-	-	16,000,000	16,900,000	-	-	-
Water Resources	WRRF Expansion		65,000,000	-	-	-	-	-	-	-	-	27,000,000	27,000,000	11,000,000	-
	Department Total		131,010,000	-	-	-	-	-	-	33,110,000	16,000,000	43,900,000	27,000,000	11,000,000	-
	GRAND TOTAL		1,773,171,511	118,303,928	53,575,000	42,275,000	10,076,245	11,300,000	469,849,856	98,437,306	170,716,170	207,913,881	163,637,156	101,779,642	378,882,327
			1,773,171,511	118,303,928		42,275,000	10,076,245	11,300,000	469,849,856	98,437,306	170,716,170	207,913,881	163,637,156	101,779,642	378,882,327

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

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-40, amending the City's budget.

Background Information

Fire

The FY26 CIP recommends that the fire trucks be paid for out of General Fund. Increase Fire Transportation Equipment \$7,222,000.

Golf

Golf needs to purchase new golf carts. A portion of each golf cart rental is reserved for their replacement. \$272,800 of Assigned Fund Balance will be used to increase the Golf Transportation Equipment expense.

Community Development

Adjust the final carryforward Community Development grant revenues of \$2,147,507 and expenses totaling \$2,145,907. General Fund expense for Community Development is decreasing by \$33,002.

Airport Fund

Adjust the final carryforward for Airport transfers in from General Fund and corresponding expenditures by \$11,093 each.

Council Priorities Served

Responsible Budgeting

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

Fiscal Impact

The amendment for the use of reserved Golf cart funds results in the use of \$272,800 of Assigned fund balance.

The amendment to the City's FY26 budget results in an increase to Unassigned Fund Balance of \$34,602 for operations, and a one-time use of Unassigned Fund Balance of \$7.2 million for CIP

The amendment results in no change in the use of Airport Fund's fund balance.

Attachments

1. FY26 City Budget Ordinance 25-O-40 and Exhibit A
2. Budget Amendment details

ORDINANCE 25-O-40 amending the Fiscal Year 2026 (hereafter "FY2026") Budget (2nd 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:

Erin Tucker
City Recorder

APPROVED AS TO FORM:

Signed by:

Adam F. Tucker

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Adam F. Tucker
City Attorney

SEAL

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SEE NEXT PAGE FOR EXHIBIT(S)

Department	Account	BUDGET AS PASSED OR PREV AMENDED	AMENDED BUDGET	AMENDMENT INCREASE (DECREASE)
<u>General Fund</u>				
<u>Revenues</u>				
	<u>Unassigned</u>			
Community Development	Community Development Grants	\$ 742,500.00	\$ 2,212,721.86	\$ 1,470,221.86
Community Development	Federal HOME Grants	\$ 328,000.00	\$ 1,005,285.19	\$ 677,285.19
				<u>\$ 2,147,507.05</u>
<u>Expenditures</u>				
	<u>Assigned</u>			
Golf	Transportation Equipment	\$ 37,567	\$ 310,367	\$ 272,800.00
	<u>Unassigned</u>			
Fire	Transportation Equipment (CIP)	\$ 487,085	\$ 7,709,085	\$ 7,222,000.00
Community Development	Administration (General Fund)	\$ 573,378	\$ 540,376	\$ (33,002.49)
Community Development	Administration	\$ 148,500	\$ 200,504	\$ 52,004.00
Community Development	Child Abuse Prevention	\$ -	\$ 25,000	\$ 25,000.00
Community Development	Youth/Crime Prevention	\$ -	\$ 25,000	\$ 25,000.00
Community Development	Homeless Assistance	\$ -	\$ 50,000	\$ 50,000.00
Community Development	Housing Rehabilitation	\$ 219,000	\$ 688,750	\$ 469,750.21
Community Development	Affordable Housing	\$ 225,000	\$ 392,403	\$ 167,402.58
Community Development	Public Service Grants	\$ 125,000	\$ -	\$ (125,000.00)
Community Development	Public Facilities	\$ -	\$ 464,584	\$ 464,584.27
Community Development	Fair Housing	\$ 1,500	\$ 2,500	\$ 1,000.00
Community Development	Public Infrastructure	\$ 25,100	\$ 338,981	\$ 313,880.80
Community Development	Adult Services	\$ -	\$ 25,000	\$ 25,000.00
Community Development	Administration (HOME Program)	\$ 32,700	\$ 49,984	\$ 17,284.12
Community Development	Affordable Housing (HOME Program)	\$ 229,700	\$ 582,567	\$ 352,866.65
Community Development	CHDO (HOME Program)	\$ 65,600	\$ 372,734	\$ 307,134.42
				<u>\$ 9,607,704.56</u>
CHANGE IN RESERVED, RESTRICTED, AND ASSIGNED FUND BALANCE				
CHANGE IN UNASSIGNED FUND BALANCE		\$ (102,870,848)	\$ (103,143,648)	\$ 272,800.00
		\$ (5,802,524)	\$ (12,989,922)	\$ 7,187,397.51
ESTIMATED ENDING FUND BALANCE				
Adjustments for FY25 Closing Entries		\$ 123,364,355		
TOTAL ESTIMATED ENDING FUND BALANCE		<u>\$ 123,364,355</u>	<u>\$ 115,904,157</u>	<u>\$ (7,460,198)</u>

Department	Account	BUDGET AS PASSED OR PREV AMENDED	AMENDED BUDGET	AMENDMENT INCREASE (DECREASE)
<u>Airport Fund</u>				
<u>Revenues</u>				
	Transfer in from General Fund	\$ 1,190,000	\$ 1,178,907	\$ (11,093)
<u>Expenditures</u>				
	Building Expense - CHNG	\$ 1,190,000	\$ 1,178,907	\$ (11,093)
	CHANGE IN FUND BALANCE (CASH)	\$ (170,000)	\$ (170,000)	\$ -

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Hotel/Motel Occupancy Tax Audit

Department: Finance

Presented by: Amanda DeRosia, Finance 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 Hotel/Motel Tax Audit contract and production of finding reports for 2023 - 2025.

Staff Recommendation

Approve the contract with Strategic Vision Advisory Group, PLLC.

Background Information

Chapter 18 of the City code allows the City to audit up to three years of hotel/motel room occupancy tax returns. The City has not conducted an audit of hotels since 2021. Declining room occupancy tax revenues warrants investigation by the City.

Strategic Vision Advisory Group, PLLC is a local CPA firm with expertise in hotel audits. Experienced audit managers will be assigned to perform and supervise the work.

Council Priorities Served

Responsible budgeting

The performance of an independent audit of hotels operating within City limits ensures accurate reporting and remittance of room occupancy taxes due to the City.

Fiscal Impact

The proposed fee for the audit is \$1,000 per hotel, plus an estimated \$3,000 for travel for a total of \$45,000 included in the Finance Department FY26 operating budget.

Attachments

Contract with Strategic Vision Advisory Group, PLLC



October 17, 2025

Ms. Amanda DeRosia
City of Murfreesboro
111 West Vine Street
Murfreesboro, TN 37130

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for the City of Murfreesboro.

We will apply the procedures enumerated below to operators selected by the City of Murfreesboro.

For each property selected, we will perform the following procedures:

- Inquiry of operator's key staff of each property's office procedures, internal controls, and accounting records for the receipt and recording of room rental revenue and the calculation of occupancy tax due;
- Review the client's sales records for the test period January 2023 to December 2025 to verify all taxable revenue was subject to occupancy tax;
- Tests of unusual fluctuations in monthly room rental revenue and occupancy tax remittances; detailed tests of the recording of room rental revenue using appropriate sampling techniques; and
- Review of supporting documentation for any occupancy tax exemptions granted;
- Compare operator records with the monthly Hotel/Motel Tax Report filed with the City of Murfreesboro.

By signing this engagement letter, you agree to those procedures and acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement, which is compliance with the City of Murfreesboro occupancy tax statutes. This engagement is solely to assist the City of Murfreesboro in determining that the amount of occupancy tax paid by each operator is in compliance with statutes. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the AICPA. Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. No other parties will be requested to agree to the procedures and acknowledge that the procedures performed are appropriate for their purposes. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on each operator's compliance with occupancy tax statutes. In addition, we have no obligation to perform any procedures beyond those to which you agree.

We plan to begin our procedures on approximately January 5, 2026, and, unless unforeseeable problems are encountered, the engagement should be completed by March 15, 2026.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the City of Murfreesboro. If we encounter restrictions in performing our procedures, we will discuss the matter with you. If we determine the restrictions are appropriate we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. You understand that the report is intended solely for the information and use of the City of Murfreesboro and should not be used by anyone other than these specified parties.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- You refuse to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- You fail to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.
- If circumstances occur relating to the condition of your records, the availability of evidence, or the existence of a significant risk of material misstatement of the subject matter caused by error or fraud, which in our professional judgment prevent us from completing the engagement or reporting findings on the subject matter, we retain the right to take any course of action permitted by professional standards, including declining to report findings or issue a report, or withdrawing from the engagement.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if, in connection with this engagement, matters come to our attention that contradict compliance with occupancy tax statutes, we will communicate such matters to you.

The operators under occupancy tax laws and regulations will provide us with the basic information required for our procedures. In addition, you are responsible for providing us with (1) access to all information of which you or the appropriate party are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from you. We may also request certain written representations in the form of a representation letter from each operator's management that, among other things, will confirm each operator's management's responsibility for compliance with occupancy tax statutes.

Sabrina Mapes, MBA, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fees for these services will be \$1,000 per operator, with 42 operators selected for testing (not to exceed \$42,000 in total). You will also be billed for travel and other out-of-pocket costs. Additional expenses are estimated to be \$3,000. Any additional time testifying in court or providing information for court proceedings will be billed to you at a rate of \$250 per hour. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees are payable on presentation.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from knowing misrepresentations to us.

If for some reason this engagement results in dispute that can't be resolved between us and you, the client, then after ninety days of said dispute, and before any litigation, resolution shall be sought first by a licensed mediator or arbitrator agreed upon by both parties. The results of such mediation or arbitration shall be used in any court of this jurisdiction. The cost of such shall be shared by both parties.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we may require that they acknowledge in writing their agreement with the procedures performed, or to be performed, and their acknowledgment that the procedures are appropriate for their purposes.

Very truly yours,

Strategic Vision Advisory Group, PLLC

Strategic Vision Advisory Group, PLLC

RESPONSE:

This letter correctly sets forth the understanding of the City of Murfreesboro.

By: _____

Title: _____

Date: _____

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: FY26 CIP Roof Replacement Reimbursement Resolution 25-R-24

Department: Finance

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

Requested Council Action:

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

Summary

Consider approval of a reimbursement resolution allowing the City to reimburse General Fund for construction costs involved with Schools roof replacement project.

Staff Recommendation

Approve Resolution 25-R-24.

Background Information

The FY26 CIP includes \$4m for new roofs for Scales Elementary and Cason Lane Elementary. A reimbursement resolution is needed to allow the project to move forward before the debt is issued for the FY26 CIP.

Council Priorities Served

Responsible budgeting

Reimbursement resolutions allow for projects to move forward and extend the time for new debt service, saving on interest expenses until there is a need to fully fund the CIP.

Fiscal Impacts

The project cost, \$4m, will be funded by General Fund (i.e., cash on hand) and requested for reimbursement when the City markets a future general obligation bond debt issuance

Attachments

Resolution 25-R-24

RESOLUTION 25-R-24 expressing official intent that certain expenditures to be incurred in connection with certain public works projects, and related expenditures regarding a Capital Improvement Project ("CIP") to replace roofs on Murfreesboro City Schools buildings, be reimbursed from proceeds of notes, bonds, or other indebtedness to be issued or incurred by the City of Murfreesboro, Tennessee.

WHEREAS, the City of Murfreesboro, Tennessee ("City"), is in the process of causing certain capital expenditures to be made with respect to certain public works projects, including specifically regarding a Capital Improvement Project ("CIP") Project to replace roofs on Murfreesboro City Schools buildings, such purchase hereinafter referred to as the "Project"; and,

WHEREAS, the Murfreesboro City Council of the City wishes to declare its official intent that certain of the expenditures related to the Project and certain other related expenditures be reimbursed out of notes, bonds, or other indebtedness to be issued or incurred in the future by the Municipality.

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

SECTION 1. The Murfreesboro City Council hereby finds and determines as follows:

- (a) that it is in the best interest of the City to proceed immediately with the Project, thereby incurring certain capital expenditures;
- (b) that the City has certain funds available which may be used temporarily for this purpose, pending the issuance of bonds, notes, or other indebtedness of the Municipality;
- (c) that the City Council anticipates that the City will issue its bonds, notes, or other indebtedness for the purpose of financing the Project;
- (d) that the City Council reasonably expects to reimburse such amounts to such fund or source from which the expenditures may be made on a temporary basis as soon as proceeds from issuance of such bonds, notes, or other indebtedness are available; and,
- (e) that this declaration of official intent is consistent with the budgetary and financial circumstances of the Municipality.

SECTION 2. The City Council of the City hereby establishes its official intent to issue bonds, notes, or other indebtedness to finance the costs of the Project and other related expenditures in an amount not to exceed Four Million and NO/100 Dollars (\$4,000,000). Pending the issuance of such bonds, notes, or other indebtedness, funds necessary to finance such costs shall be advanced from such sources of funds on hand and available for such purpose, and any amounts so advanced shall be reimbursed from the proceeds of the tax-exempt bonds, notes, or

other indebtedness when issued or incurred.

SECTION 3. The City will comply with the applicable state or local law governing the public availability of records relating to its official acts with respect to this Resolution.

SECTION 4. All actions of the officers, agents, and employees of the City that are in conformity with the purposes and intent of this Resolution, whether taken before or after the adoption hereof, are hereby ratified, confirmed, and adopted.

SECTION 5. This Resolution shall be effective immediately upon its passage and adoption, the public welfare and the welfare of the City requiring it.

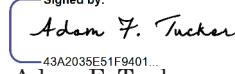
Passed: _____

Shane McFarland, Mayor

ATTEST:

Erin Tucker
City Recorder

APPROVED AS TO FORM:

Signed by:

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Adam F. Tucker
City Attorney

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: City Council Meeting Minutes

Department: Finance

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

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

Review and approval of City Council meeting minutes.

Staff Recommendation

Approve minutes as listed.

Background Information

City Council meetings are available on the City's website for reference to actions taken and discussions made as items are considered. In accordance with Meeting procedures, Council approves meeting minutes for these to become the official minutes of the meeting.

Attachments

Current Minutes

October 16 & October 17, 2025 (Retreat)



City of Murfreesboro City Council – Retreat Special Session

Thursday, October 16, 2025 – Friday, October 17, 2025
Manchester Coffee County Convention Center
147 Hospitality Boulevard
Manchester, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met for a special session at the Manchester Coffee County Convention Center on Thursday and Friday, October 16-17, 2025. The purpose of this special session/ retreat is for the Council to discuss policies related to the City's continued growth and development including planning matters, economic development, facilities and infrastructure, management and allocation of revenue, and resource and property utilization. PowerPoint presentations and documents provided to Council at this meeting are available for reference in the City Recorder Archive. Proper notice of this meeting was published in the *Murfreesboro Post* on Tuesday, September 23, 2025, and *The Daily News Journal* on October 16, 2025.

Council Members Present

Mayor Shane McFarland – Presiding
Jami Averwater
Madelyn Scales Harris
Austin Maxwell
Bill Shacklett
Kirt Wade
Shawn Wright

City Representatives Present

Darren Gore, City Manager
Adam Tucker, City Attorney
Erin Tucker, City Recorder/ Chief Financial Officer
Mike Browning, Public Information Officer
Trey Duke, Director of Murfreesboro City Schools (present during Schools presentation)
Daniel Owens, Finance Director of Murfreesboro City Schools (present during Schools presentation)
Don Bartz, Assistant Director of Murfreesboro City Schools (present during Schools presentation)

City Representatives Present by Microsoft Teams (Electronic Participants)

Melanie Joy Peterson, City Clerk
Raven Bozeman, Executive Assistant

Amanda DeRosia, Finance Director
Angela Jackson, Executive Director of Strategic Services

Ben Newman, Director of Land Management and Planning
Bob Boutiette, Assistant GIS Manager
Chad Gehrke, Airport Director
Chris Griffith, Executive Director of Public Infrastructure
Doug Swann, Water Resources Finance Director
Gerald Lee, GIS Manager
Greg McKnight, Executive Director of Development Services
Jessica Cline, Community Development Assistant Director
Jim Kerr, Transportation Director
Joe Ehleben, Engineering Project Coordinator
John Strickland, Plant Manager
Karen Lampert, Grant Manager
Kevin Jones, Building and Codes Director
Lee Smith, Deputy Director of Transportation
Lexi Stacey, Project Coordinator
Mark McCluskey, Fire Chief
Matt Fasig, Assistant City Engineer
Matthew Blomeley, Assistant Planning Director
Michael Bowen, Chief of Police
Michele Emerson, City Engineer
Nate Byrnes, MIS Coordinator
Nate Williams, Executive Director of Recreational Services
Randolph Wilkerson, Human Resources Director
Raymond Hillis, Executive Director of Public Works
Robert Holtz, Community Development Director
Russell Gossett, Solid Waste Director
Valerie Smith, Water Resources Director
Other City Staff

Call to Order

Mayor McFarland called the meeting to order on Thursday, October 16, 2025, at 8:46 a.m.

Action Items

1. Appointment to the Murfreesboro Housing Authority. Mayor McFarland provided a Council Communication and announced that Bill Jakes had resigned from the Murfreesboro Housing Authority (MHA). He noted that the City Council is responsible for appointing members to the MHA Board and presented the following recommendation for approval:

- David Davis, Term expiration: May 3, 2030

Councilman Wade made a motion to approve the appointment. Councilman Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Kirt Wade, Shawn Wright, Shane McFarland

Nay: None

Retreat Items

2. Capital Improvement Projects (CIP) Debt Service. Erin Tucker, City Recorder/ Chief Financial Officer, presented a PowerPoint regarding Capital Improvement Projects (CIP) Debt Service including the following topics: general fund reserves (unassigned fund balance), updates to funding sources, FY26 debt funded projects by type, significant changes since last year, FY26 CIP highlights (roads, public safety, facilities and airport), and City schools (roof replacement, county shared bonds and impact fees). Ms. Tucker then reviewed next steps, a proposed timeline and requested Council feedback. Discussion ensued.

Ms. Tucker announced the City of Murfreesboro had again received the Government Finance Officers Association (GFOA) Audit Report Award for the year and commended the Finance Department team for their efforts.

Collaborative Growth – Rutherford Blvd and Rutledge Way. Chris Griffith, Executive Director of Public Infrastructure, presented a PowerPoint regarding the Rutherford Blvd. and Rutledge Way road project including topics such as key goals of the 2040 Major Thoroughfare Plan, the proposed project to extend Rutherford Blvd. to Warrior Drive, development of a waste management site, zoning of the area to the east as Heavy Industrial (H-I) District and Light Industrial (L-I) District and to the west as Highway Commercial (CH) District, Single-Family Residential Fifteen (RS-15) District, and Residential Multi-Family Sixteen (RM-16) District, benefits and risks/cons of the Rutledge-Rutherford connection, and the option for a project without making the Rutledge Connection. Mr. Griffith then asked for questions and comments regarding the project. Discussion ensued.

3. Annual Pay Plan Raises and New Employee Costs. Darren Gore, City Manager, presented a PowerPoint regarding FY26 pay plan comparisons. Presentation topics included information on projected Murfreesboro Police Department (MPD) staffing levels in 2015 compared to 2025 and future staffing needs in 2034. The staffing growth correlates with population growth and justifies the need for a West Side Murfreesboro Police Precinct.

4. Revenue Requirements & 2033 Pro Forma.

a. FY26-FY33 Pro Forma and Property Tax Implication to fund Revenue Deficits.

Darren Gore, City Manager, presented a PowerPoint reviewing revenue and expense assumptions for FY26 - FY33 and included topics such as information on property tax scenarios (no tax increase, aggressive tax increase and moderate tax increase), major capital projects (roads, schools, parks, facilities, public works, and public safety), revenue to expense comparison.

4b. Pay Plan Comparison.

The presentation went on to review the City's current pay plan for MPD, MFRD, and the General Fund as compared to equivalent positions with Metro Nashville. The FY27 pay plan recommendation was to incorporate a 3.5% Cost of Living Adjustment in all three pay plans to maintain the low employee turnover rate (4.92%) and retain employees and avoid re-training costs.

4c. Pension Contribution. Erin Tucker presented a PowerPoint regarding the Pension Fund and reviewed topics including history of the plan, recap of participants (41% retired/surviving beneficiary, 35% still working, 24% terminated), net pension liability, actuary assumptions, funding status), and annual pension contributions.

At Council's request, the meeting moved to Agenda Item 6, Economic Development.

6. Economic Development. Darren Gore, City Manager, presented a PowerPoint regarding economic development goals and policies.

6a. Large Scale Event Space – Medical Center Parkway City-owned Properties – Economic Development Project Opportunities. Mr. Gore continued his presentation indicating a need for large-scale event space that will accommodate 500 guests for weddings, conferences, and community gatherings. Discussion ensued regarding the need and potential locations for such venues.

Recess. The meeting was recessed for a break at 11:15 a.m.

Resume. The meeting resumed at 11:30 a.m.

6b. Historic Zoning/ Downtown Study – Economic Development Zoning Considerations.

Mr. Gore discussed issues involved in developing downtown specifically the fire protection challenge that required new sprinkler systems to activate the upper floors of most downtown buildings reviewed the costs of investing in fire sprinklers throughout downtown and ways the City might recoup the cost. Discussion ensued.

Mr. Gore reviewed and showed Council examples of the progress of the Development Services Dashboards (Planning Activities, What's Up in the Boro, State of the Community).

6b. Vape Shops/Alcohol and Rehab Centers – Economic Planning Zoning Considerations.

Council and staff discussed issues regarding vape stores. They briefly discussed alcohol-related zoning and licensing concerns. It was noted that most new commercial developments are being approved with vape stores listed as an excluded use, reflecting the Planning Commission's deliberate efforts to limit such establishments. There was general agreement that vape stores are becoming too prevalent, with some expressing concern about the presence of multiple in residential neighborhoods. Although federally protected, the group discussed whether the City could impose additional limitations within that framework. There was interest in reviewing state regulations to determine what flexibility exists at the local level for both vape shops and rehab centers.

Unloading Vehicles on Roadway. The discussion then turned to enforcement of an ordinance passed several years ago that prohibits car lots from unloading vehicles in the middle of the road. While the ordinance is in place, enforcement has proven difficult, as it often involves catching individual truck drivers in the act. A proposal was made to shift the focus toward analyzing business practices to identify repeat offenders, which could lead to more effective enforcement.

Recess. The meeting was recessed for lunch at 12:09 p.m.

Resume. The meeting was resumed at 12:47 p.m.

5. Murfreesboro City Schools. Dr. Trey Duke, Director of Murfreesboro City Schools, appeared in person before the Council and presented a PowerPoint regarding the district's current capacity, future needs, and priorities. He noted that Cason Lane Academy is the most viable site for an addition based on location and available land and reviewed the comparative costs of an extension versus constructing a new school. Dr. Duke provided a summary of factors contributing to decreased enrollment, anticipated growth at Salem Elementary and Black Fox Elementary, and projections for the 2026–2027 school year, including a larger incoming kindergarten class and the transition to 6th-grade hubs. Discussion followed, addressing topics such as charter schools and virtual learning options.

6b. Vape Shops/ Alcohol and Rehab Centers – Economic Development Zoning

Considerations (continued). Adam Tucker, City Attorney, explained that a few years ago, the City amended its zoning ordinance to regulate the location of vape shops/tobacco stores and reviewed those changes. He added that he would investigate whether further action or clarification is possible.

7. Homelessness. Adam Tucker, City Attorney, presented a PowerPoint presentation regarding Camping Regulations and Possible Changes to Murfreesboro City Code and State Law. City Code currently prohibits camping and storing personal property on City property. Mr. Tucker indicated issues with the ordinance include it fails to define camping, what constitutes storing of personal property and it is limited to public property. Other cities have adopted more detailed regulations with respect to camping. Mr. Tucker suggested possible changes to the City Code and Council discussed several possibilities for revision.

Mr. Tucker continued by reviewing the case of the *City of Grants Pass v. Johnson* (June 2024), possible change to State Law, *Equal Access to Public Property Act*, TCA § 39-14-414, and reviewed data from the Unsheltered and Mental Health Interactions Dashboard from the Murfreesboro Police Department Homeless Outreach Support Team (HOST) Unit.

8. Financial Policy Updates (CIT). Erin Tucker, City Recorder/ Chief Financial Officer, presented a PowerPoint regarding a proposed update to the City's Financial Policies, originally adopted in 2016. The revisions ensure continued compliance with monitoring agencies and reflect organizational, operational, and structural changes within the Finance and Purchasing Departments, including new software systems and roles. Proposed key updates and additions include:

- Structural Changes: Incorporates the roles of Chief Financial Officer, Finance Director and Budget Director.
- Community Investment Trust: Establishes parameters for deposits, distributions back to the City, and safeguards in case the trust's value or transfer's decline.
- Comprehensive Policy Integration: Combines the City's Financial, Purchasing, P-Card, and Risk Management Settlement Authority policies into one reference document.
- Target Fund Balances:

- General Fund – 15–30% of budgeted operating revenues
- Airport Fund – 7–10% of operating expenses
- Risk Management Fund – 150% of claims and judgments payable
- Insurance Fund – 10% of budgeted expenses (higher than advisor recommendation)
- Purchasing procedures to clarify processes for departments, vendors, and procurement methods (RFPs, RFQs, etc.) and maintain or exceed compliance with state law and city code.
- P-Card implementation is planned for next year, pending ERP testing. The program is expected to improve efficiency, reduce purchase order redundancies, and generate rebate revenue. The P-Card policy outlines cardholder responsibilities, departmental oversight, and consequences for misuse, up to and including termination.

Staff plans to present the finalized Financial Policy for approval at Council's November or December workshop and will highlight any revisions made since this presentation. Continued monitoring and possible future updates are anticipated following software implementation and review of best practices from recent conferences.

Responsible Bidders. Adam Tucker, City Attorney, reported on updates related to the City's bidder responsibility determination process. At the Mayor's earlier request, staff reviewed ways to better assess whether vendors are responsible bidders or responders to City solicitations. Beginning this month, the City's first Invitation to Bid (ITB) incorporating these new evaluation criteria will be issued. The process will include a questionnaire requesting information on vendors' financial stability, criminal convictions, bankruptcies, and affiliated businesses.

This enhancement is designed to prevent situations where business owners with problematic performance histories form new companies to bid on City projects. The questionnaire is largely based on the Tennessee Department of Transportation's (TDOT) pre-qualification application. These requirements will be incorporated into the Purchasing Policy to ensure they are formally referenced and consistently applied in future solicitations.

6a. Cherry Lane Corridor/ Area Plan Update – Economic Development Project

Opportunities. Darren Gore, City Manager, presented a PowerPoint regarding future land use

and secondary connections that included a map of the Cherry Lane Master Plan Study. He requested Council's feedback regarding the naming of a new Cherry Lane Corridor road between I-840 and I-24. A short section of this roadway is currently being platted and naming it now would avoid the need for future revisions.

Council discussed potential names for the road. Several historical and geographic naming themes were suggested, referencing nearby landmarks such as Overall Creek and West Fork Stones River or more generic options such as Freedom Way.

Council members agreed to submit up to three naming suggestions each to the City Manager by Monday, October 20, 2025. Following the submission, the compiled list will be reviewed and put to a vote. It was also suggested that a community input process, consistent with previous naming efforts, may be considered.

6. Sazerac Project Update – Economic Development. Greg McKnight, Executive Director of Development Services, reported that Sazerac remains interested in its planned project. The company continues to hold quarterly meetings with City staff and has indicated that it is still moving forward, though its process is ongoing and may take additional time.

9d. National League of Cities (NLC) and Tennessee Municipal League (TML)

Memberships - Miscellaneous. Darren Gore, City Manager, reported that while the City has paid its National League of Cities (NLC) membership dues, full participation requires membership in the Tennessee Municipal League (TML), which Murfreesboro has not maintained. Rejoining TML would cost approximately \$30,000 annually.

Council discussed options to either rejoin TML (potentially offsetting costs by ending the City's contract lobbyist) or continue using an independent lobbyist and discontinue NLC membership. Members noted the value of TML and NLC for professional development, networking, and state legislative advocacy, while also recognizing the success of the City's existing partnership with lobbyist Ramsey, Farrar & Bates, which has yielded measurable savings.

Staff will present additional cost information at a future meeting to assist Council in its consideration of TML membership and lobbying strategy.

9c. Flags & Sign Ordinance - Miscellaneous. Darren Gore, City Manager, reported Camping World installed a 120-foot flagpole and oversized flag without a permit, exceeding the

City's current limit of 50 feet and 150 square feet. Given the City's plans for a large flag at Veterans Park, staff recommended amending the sign ordinance to allow larger flagpoles and flags under specific conditions.

Proposed sign ordinance amendment criteria, was presented by Kevin Jones, Building and Codes Director including:

- Permitted on parcels over 20 acres in Light Industrial (L-I) or Heavy Industrial (H-I) zones, as well as for parks or governmental uses.
- It must be centrally located to avoid crossing property lines or rights-of-way if it falls.
- Applies to all types of flags (national, state, organizational).

Approximately 34 parcels City-wide currently meet the proposed criteria. Staff will provide further recommendations for Council consideration.

9a. Greyhound/FLIX at Transit Center - Miscellaneous. Darren Gore, City Manager, presented a PowerPoint that included topics such as concern about the current Greyhound bus drop-off, located in front of the City's Street Department/Fueling Station at 500 West Main Street, noting it is unmonitored and lacks amenities such as restrooms. He highlighted the improved partnership with Greyhound now provides data and direct contact, which has improved communication.

Several alternative drop-off locations were discussed, including 1) old Samsonite Fire Station property near Journey Home, 2) City property located in front of 2032 West College Street, 3) Memorial Blvd Walmart City Transit Shelter, 4) street-side at the Church of Christ property located at 725 Bridge Avenue, adjacent to the City's new transit center next to the WeGo Center, or 5) streetside of the City's new transit center at 324 New Salem Highway or Greyhound/FLIX might lease a bus slip there. Options 4 and 5 are the closest to the current drop-off point on West Main Street. Council emphasized the need to evaluate these sites and conceded that staff could move forward with developing an agreement with Greyhound/FLIX for Council's consideration at a future meeting.

Recess Meeting – End of Day 1

Mayor McFarland recessed the meeting on Thursday, October 16, 2025, at 3:14 p.m.

Re-Convene Meeting – Beginning of Day 2

Mayor McFarland reconvened the special session/Council Retreat on Friday, October 17, 2025, at 9:23 a.m. An executive session was held prior to the special session, resulting in a delayed start time.

9b. Building and Codes Fee Adjustments - Miscellaneous. Kevin Jones, Building and Codes Director, presented a PowerPoint discussing building and codes fee adjustments, including an 11% overall increase (approximately 1.5% per year since the last increase in 2018) and a new 3% non-refundable technology fee on all permits. Proposed changes also included adjustments to electrical and mechanical, plumbing, miscellaneous fees, reductions for educational permits, and removal of certain deposits and agreements.

Council members emphasized the importance of enhancing customer service and efficiency through the rollout of the CityWorks digital plan review software. This software has processed approximately 80 commercial plan reviews in two months and reduced contractor costs. Council members stressed maintaining predictability, transparency, and simplicity in permitting processes, keeping Council informed of administrative changes, and ensuring policies are consistent rather than based on rare exceptions. Public perception of fee increases was noted, with acknowledgment that fees had not risen for several years and investments continue to improve services.

10. Solid Waste. Darren Gore, City Manager, presented a PowerPoint and information regarding Solid Waste issues. Russell Gossett, Solid Waste Director, was available by phone to answer questions, as needed. Topics covered included Murfreesboro municipal solid waste generated graph (on average adding 880 tons each year), proposed solid waste multi-year fee schedule, existing expenses and added expenses for new debt and disposal costs, materials management facility design timeline, and recycling service business plan (revenue projections, implementation plan, future planning, current recycling rebate rates, haul vs. contract haul).

6. CoStar Software – Economic Development. Darren Gore, City Manager, provided Council with a demonstration of the CoStar web-based software, which analyzes and generates reports on commercial properties, including leasing, sales, ownership, tenants, and market data. Mr. Gore and Gerald Lee, GIS Manager, may provide a more detailed presentation at a future meeting to share data projections, on an as-needed basis. The City's subscription to CoStar is

intended to ensure Council has access to reliable high-quality data and market trends to inform decision-making.

9a. Greyhound/FLIX at Transit Center - Miscellaneous (continued). Councilwoman Scales

Harris revisited concerns about late-night Greyhound bus arrivals at the City's transit center and the lack of on-site security during early-morning and late-night hours. She emphasized passenger safety, particularly for families with children. Council and staff discussed potential options, including limited overnight security coverage and cost-sharing with Greyhound, and requested data on after-hours passenger activity to assess the need. Darren Gore, City Manager, will work with staff to collect ridership information and explore possible solutions.

Proposed Tax Increase and School Needs Feedback. Councilman Maxwell provided feedback on the potential property tax increase discussed on October 16, 2025, particularly as it relates to school needs. He noted that the Rocketship Charter School had been denied by Rutherford County but subsequently received state approval, allowing it to locate within either the City or County school zones. Councilman Maxwell suggested that, rather than constructing a new school, the City consider an addition to Cason Lane Academy to assist Scales Elementary and explore locating the Rocketship Charter School in the downtown area (near Middle Tennessee Boulevard and Martin Luther King Jr. Boulevard) to alleviate overcrowding at Black Fox Elementary. He expressed opposition to building a new \$55 million school, favoring a more moderate approach.

Part-Time City Employees. Councilwoman Scales Harris requested that year-round part-time employees be consistently included in pay raises and holiday gift distributions, noting their ongoing contributions alongside full-time staff.

Strategies for Expanding School Capacity. Vice Mayor Shacklett discussed strategies for creating additional space in City schools without constructing new buildings. He highlighted the successful Cason Lane Pre-K model, where an existing building was repurposed for Pre-K classrooms, freeing space in overcrowded schools. He suggested exploring similar opportunities by repurposing underutilized daycare or commercial facilities to serve as early learning hubs. Such efforts could delay the need for new school construction by several years and have been recognized as a creative, cost-effective approach that other school systems are studying.

CBD (Cannabidiol) Use and City Employees. Councilwoman Scales Harris inquired about the use of CBD by City employees. Council discussed CBD and THC (tetrahydrocannabinol) in employee drug testing. Adam Tucker, City Attorney, advised that while CBD is legal, it may contain THC, and drug tests cannot reliably distinguish between THC from CBD and marijuana. The City maintains a zero-tolerance policy for safety-sensitive positions. THC can remain in the system for days or weeks. Mr. Tucker recommended employees be directed to contact Human Resources regarding the City's policy.

Keystone Project. Darren Gore, City Manager, stated there will be a partner study with Keystone to evaluate how their parking garages may interact with City-owned parking garages and parking service.

Election Date Change. Staff and Council discussed moving City Council elections to April and the effects that might have. Councilwoman Scales Harris requested to involve the public in the decision.

Adjourn

There being no further business, Mayor McFarland adjourned this meeting at 10:46 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Rezoning of property located along Bill Smith Drive
[Second Reading]

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

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 rezoning of approximately 7.46 acres located along the north side of Bill Smith Drive north of Manson Pike.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the zoning request on September 3, 2025.

Background Information

TT of T, Inc. presented to the City a zoning application [2025-416] for approximately 7.46 acres located along Bill Smith Drive to be rezoned from CH (Highway Commercial District) and GDO-1 (Gateway Design Overlay District 1) to PCD (Planned Commercial District) and GDO-1. During its regular meeting on September 3, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

On November 6, 2025, Council held a public hearing and approved this matter on First Reading.

Council Priorities Served

Improve Economic Development

This rezoning will allow for the development of an automotive repair building on the Toyota of Murfreesboro overflow parking lot parcel, which is used in conjunction with the nearby Toyota of Murfreesboro automobile dealership. The development of this property with this additional use will help to support an existing business in the community and ensure its continued success, which will, in turn, generate tax revenue for the City and create employment opportunities for residents.

Attachments:

Ordinance 25-OZ-35

ORDINANCE 25-OZ-35 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 7.46 acres located along Bill Smith Drive from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Commercial Development (PCD) District (Toyota of Murfreesboro PCD) and Gateway Design Overlay One (GDO-1) District; TT of T Murfreesboro, Inc., applicant, [2025-416].

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

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Planned Commercial Development (PCD) District and Gateway Design Overlay One (GDO-1), as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

Shane McFarland, Mayor

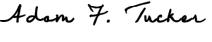
1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Erin Tucker
City Recorder

Signed by:

43A2035E51F9401
Adam F. Tucker
City Attorney

SEAL

Ordinance 25-OZ-35

City Limits

City Limits

PRD

CF

CL

RM-16

PRD

PUD

PUD

PRD

PUCKETT CREEK XING

CEDAR GLADES DR

FORTRESS BLVD

JOHN-R-RICE BLVD

HALLMARK DR

BROOKWOOD LN

MANSON PIKE

BILL SMITH DR

CH

CH

CH

CH

42875.4445/019

CH

SPIKE TRL

**Area to be rezoned
from CH and GDO-1
to
PCD and GDO-1**

24

HIGHGATE RD

BRIDGE DR

ASBURY LN

BILL SMITH DR

CH

CH

CH

CH

CH

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Zoning for property along Old Salem Road
[Second Reading]

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

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 zoning of approximately 19.26 acres located along the south side of Old Salem Road simultaneous with annexation.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the zoning request on September 3, 2025.

Background Information

Summit Development, LLC presented to the City a zoning application [2025-415] for approximately 19.26 acres located along the south side of Old Salem Road to be zoned PRD (Planned Residential District) simultaneous with annexation. During its regular meeting on September 3, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

On November 6, 2025, Council held a public hearing and approved this matter on First Reading.

Council Priorities Served

Improve Economic Development

This rezoning will enable the development of a subdivision with both single-family residential detached and single-family residential attached dwellings.

Attachments:

Ordinance 25-OZ-34

ORDINANCE 25-OZ-34 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect to zone approximately 19.26 acres located along Old Salem Road to be zoned Planned Residential Development (PRD) District (Robinson Bend PRD), simultaneous with annexation; Summit Development, LLC, applicant [2025-415].

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

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to zone the territory indicated on the attached map.

SECTION 2. That from and after the effective date hereof the area depicted on the attached map be zoned and approved Planned Residential Development (PRD) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

Erin Tucker
City Recorder

APPROVED AS TO FORM:

Signed by:


Adam F. Tucker
City Attorney

SEAL

City Limits

PUD

PUD

VETERANSPKwy

PUD

WINDROW RD

OLD SALEM RD

Area to be Annexed

CH

NEW SALEM HWY

RS-15

99

RUCKER LN

City Limits

Resolution 25-R-PSA-34
Ordinance 25-OZ-34

SMITH CARRATT RD

OLD SALEM RD

**Area to be Annexed
and
Zoned PRD simultaneous
with Annexation**

CL

ARMSTRONG VALLEY RD

PUD

CH

City Limits



PUD

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Rezoning property along East Kingwood Drive
[Second Reading]

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning Director

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 rezoning approximately 0.4 acres located along East Kingwood Drive east of Memorial Boulevard.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of this rezoning request on September 3, 2025.

Background Information

Abundant Life Christian Academy presented a zoning application [2025-417] for approximately 0.4 acres located along the north side of East Kingwood Drive to be rezoned from RM-16 (Multi-Family Residential District 16) to CH (Highway Commercial District). During its regular meeting on September 3, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

On November 6, 2025, Council held a public hearing and approved this matter on First Reading.

Council Priorities Served

Establish Strong City Brand

This application will support the City's mission to be customer-service oriented by having the subject property zoned only CH, thereby reducing potential confusion and administrative issues regarding the future use of the property.

Attachments:

Ordinance 25-OZ-36

ORDINANCE 25-OZ-36 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 0.4 acres located along East Kingwood Drive from Residential Multi-Family Sixteen (RM-16) District to Commercial Highway (CH) District; Abundant Life Christian Academy, applicant, [2025-417].

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

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Commercial Highway (CH) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

Shane McFarland, Mayor

1st reading _____

2nd reading _____

ATTEST:

APPROVED AS TO FORM:

Erin Tucker
City Recorder

Signed by:

43A2035E51F0401
Adam F. Tucker
City Attorney

SEAL

RS-8

CH

Ordinance 25-OZ-36

CHAMBERLAIN DR

RS-8

CH

**Area to be Rezoned
from RM-16
to CH**

MEMORIAL BLVD

W KINGWOOD DR

E KINGWOOD DR

RM-16

CH

10 Highway

CH

PCD

RS-15

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Amendment to Masonbrooke Road Development and Construction Agreement

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning 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 request to amend one of the terms of the Road Development and Construction Agreement with the developer of the Masonbrooke Subdivision regarding the construction of Short-Term Improvement #8 of the Major Transportation Plan.

Staff Recommendation

Approve the amendment to the Road Development and Construction Agreement.

Background Information

In this request, Council is being asked to amend one of the terms of the Road Development and Construction Agreement with the developer of the Masonbrooke Subdivision. Masonbrooke is a single-family residential subdivision located along the east side of Florence Road. Infrastructure is nearing completion, and the developer is close to recording the final plat. Short-Term Improvement #8 (i.e., the "Cherry Lane Extension" or now "Stonesbattle Parkway") has been constructed through this development. The City entered into the Road Development and Construction Agreement with the original subdivision developer. It assigned certain responsibilities relative to the construction of the roadway to the developer and certain responsibilities to the City.

As a part of the agreement, the developer agreed to bind the development to meet specific architectural and design requirements -- one such requirement being that the roof pitches of the proposed homes "shall be at least 8" rise per 12" run." Castle Rock Communities has taken over as the developer of the subdivision, and they have requested to modify this requirement to instead be at 6" of rise per 12" of run, which will make for a roof with a more gentle pitch. Castle Rock has indicated that it has house plans with the 6/12 roof pitch and that they wish to use those plans in the development. Castle Rock has indicated that it will be able to comply with all other terms of the development agreement. This amendment requires Council approval, and the Masonbrooke CCRs must be consistent with the approved development agreement. Staff has no objection to the proposed amendment.

Council Priorities Served

Establish Strong City Brand

The amendment of this agreement is consistent with the City's goals to be customer service-oriented, modifying the agreement in order to help facilitate development.

Expand Infrastructure

The Road Development and Construction agreement was put in place to help facilitate a segment of a roadway identified on the City's Major Transportation Plan, and the construction of this segment is nearing completion.

Attachments:

1. Original Road Development and Construction Agreement
2. Proposed amendment
3. Masonbrooke draft final plat

First Amendment to the Road Development and Construction Agreement

Between the City of Murfreesboro and Alcorn Properties, LLC

(Cherry Lane STI-8 / Masonbrooke Subdivision)

This **First Amendment** to the *Road Development and Construction Agreement* (the “Agreement”) dated **February 24th, 2022**, by and between the **City of Murfreesboro, Tennessee** (the “City”) and **Alcorn Properties, LLC**, a Tennessee limited liability company (the “Developer”), is entered into effective as of the ____ day of _____, 2025.

RECITALS

WHEREAS, the City and Developer entered into the Agreement relating to the construction of certain public improvements and the development of the Masonbrooke Subdivision (the “Project”), as approved by the Murfreesboro City Council; and

WHEREAS, **Exhibit B (Land Use Restrictions and Development Standards)** of the Agreement specifies that “Home roof pitches shall be at least 8” rise per 12” run”; and

WHEREAS, the Developer has requested a modification of this standard to permit a **minimum roof pitch of 6” rise per 12” run** in order to accommodate current residential design standards and architectural consistency across the Masonbrooke Subdivision; and

WHEREAS, the City has reviewed and approved the proposed modification as consistent with the overall intent of the Agreement and compatible with the City’s development standards;

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

AMENDMENT

1. **Modification to Exhibit B (Land Use Restrictions and Development Standards).**
The provision in Exhibit B that reads:

“Home roof pitches shall be at least 8” rise per 12” run.”

is hereby **amended and restated** to read as follows:

“Home roof pitches shall be at least 6” rise per 12” run.”

2. No Other Changes.

Except as expressly modified herein, all other terms, conditions, obligations, and provisions of the Agreement shall remain in full force and effect and are hereby ratified and confirmed.

3. Approval.

This Amendment shall not be effective unless and until it has been approved by formal action of the **Murfreesboro City Council** and executed by the Mayor on behalf of the City.

4. Counterparts.

This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

CITY OF MURFREESBORO, TENNESSEE

By: _____

Shane McFarland, Mayor

Date: _____

Attest: _____

Jennifer Brown, City Recorder

Approved as to Form: _____

Adam Tucker, City Attorney

ALCORN PROPERTIES, LLC

By: _____

Its: _____

Name: _____

Date: _____

ROAD DEVELOPMENT AND CONSTRUCTION AGREEMENT

This Road Development and Construction Agreement ("Agreement") is between the City of Murfreesboro, Tennessee, a municipal corporation in Rutherford County, Tennessee (the "City") and Alcorn Properties, LLC, a Tennessee limited liability company doing business in Murfreesboro, Tennessee ("Developer").

WHEREAS, the parties mutually make and acknowledge the following Recitals:

- A. The City 2040 Major Transportation Plan (MTP), adopted by the City's Planning Commission and ratified by the City Council, provides for Short Term Improvement (STI) 8 as a 5-lane roadway with 100 feet of right-of-way (RoW) from Florence Road eastward to NW Broad Street to a proposed grade separated interchange, with a 5-foot sidewalk and 4-foot grass strip and a 10-foot multiuse path with a 6-foot grass strip included in the roadway elements;
- B. Construction of STI-8 or a portion thereof provides benefits to the citizens of Murfreesboro, the motoring public, and the overall transportation system in the City by meeting an identified need for the City's transportation system;
- C. The City's land development requirements, policies and procedures, and transportation and traffic policies require that development tracts impacted by the 2040 MTP plan for and participate in the construction of the proposed roadway, and that these requirements, policies, and procedures promote street connectivity between potential development tracts as well as require that development master plans investigate and provide for MTP roadways and street connectivity between potential development tracts;
- D. Developer has a development interest in that certain property located at 3616 Florence Road and desires to develop a single-family residential subdivision to be known as Masonbrooke, which is impacted by STI-8;
- E. Developer desires to keep the existing residential structure at 3616 Florence Road for use as a residential dwelling until such time as an allowable commercial use is approved or the structure is removed from the property.
- F. Developer has prepared a Concept Plan for Masonbrooke which accommodates STI-8;
- G. Masonbrooke, as a single-family residential development with local streets, is required to provide 2- or 3-lane roadways with 42 or 50 feet of RoW;

- H. The property requires annexation into the City and an initial zoning designation that will permit single-family residential development;
- I. The City and Developer desire a quality development; and
- J. The City and Developer desire the timely completion of a portion of STI-8, specifically being STI-8 Phase 1 which extends from STA 0+00 at Florence Road to approximate STA 17+40 at the east line of the Masonbrooke Development parcel as shown on Exhibit A.

NOW THEREFORE, for good and valuable mutual considerations, the receipt and sufficiency of which are hereby irrevocably acknowledged and confirmed, including but not limited to the benefits to be received by each party from the performance of this Agreement, the City and Developer agree as follows:

1. The above Recitals are hereby incorporated into and made a part of this Agreement, each and every Recital being an essential element of the mutual understanding of the parties.
2. The City will hire, at its expense and in its discretion, an appropriate engineer to survey and design STI-8 Phase 1 generally as shown in Exhibit A, including integral roadway and cross drainage within Masonbrooke and a preliminary design of STI-8 to Old Nashville Highway. The City will complete, or cause to be completed, the design for the full roadway anticipated for STI-8 within the Masonbrooke Development parcel and a phased construction plan for STI-8 Phase 1 to be constructed by the Developer.
3. The City will enter into a separate agreement to purchase the RoW for STI-8 Phase 1 from the Developer within 30 days of approval of the final RoW by the City Engineer at the per square foot rate of the Developer's purchase price. Closing of the purchase shall be at a time and place mutually agreed upon by the parties.
4. Developer will grant the additional portion of easements determined by the City to be necessary to accommodate the construction of STI-8 Phase 1 concurrent with the RoW purchase by the City.
5. The City shall prepare the legal description and documentation for the RoW purchase for STI-8 Phase 1 and related easements and record the executed documents at the City's expense.

6. Prior to the permitting or commencement of any work contemplated by this Agreement, Developer shall provide surety for the estimated cost of Developer's roadway and drainage work for STI-8 Phase 1 as detailed in this Agreement to ensure proper completion in a form and amount satisfactory to the City. This surety is separate from any surety required by the City from Developer as a part of the subdivision process and final plat for Masonbrooke. This surety may be reduced to 25% of the estimated construction cost of STI-8 Phase 1 upon acceptance of Developer's work by the City Engineer. The remaining 25% surety balance shall remain in effect for a period of 3 years following acceptance of the STI-8 Phase 1 constructed improvements by the City Engineer as a maintenance and warranty surety. Following this 3-year period and upon final acceptance of Developer's work by the City Engineer, including any identified maintenance and warranty repairs, the surety shall be released by the City and Developer's construction obligations under this Agreement shall be complete.
7. Developer shall construct a 5-lane curb and gutter roadway, a 5-foot sidewalk with 4-foot grass strip, and a 10-foot multiuse path with a 6-foot grass strip from Florence Road through the eastmost curb line of the alley intersecting at STA 3+50 (approximately 350-feet).
8. Developer shall construct a 24-foot roadway striped for 2, 11-foot travel lanes and 2, 1-foot paved shoulders from approximately STA 3+75 through the extent of STI-8 Phase 1 at approximately STA 17+40 (approximately 1365 feet).
9. Developer shall construct a 10-foot concrete multiuse path and a 5-foot concrete sidewalk beginning at approximately STA 3+75 through the extent of STI-8 Phase 1 at approximately STA 17+40 (approximately 1365 feet) at the plan locations. Developer shall install necessary temporary access, drainage, utility, and other temporary accommodations for a functioning system with STI-8 Phase 1 without additional work by the City. The multiuse path and sidewalk shall be installed prior to occupancy of the homes adjacent to the proposed facilities consistent with the City's occupancy and sidewalk policies for residential construction.

10. Developer shall accommodate construction of a full depth pavement of 10/3/3/2/1.5 in all roadway and shoulder areas constructed by the Developer for STI-8 Phase 1, including side road tie ins, with the exception of the final surface course of pavement.
11. The City will provide the final surface course of pavement at a future date to be determined by the City, in the City's sole discretion, for the portion of STI-8 Phase 1 constructed by the Developer. The parties understand and agree that the City's acceptance of Developer's work on the portion of STI-8 Phase 1 is subject to said final surface course of pavement; however, nothing herein shall in any way alter or waive any of Developer's warranty obligations or other liability for the portion of the work completed by Developer.
12. The City will complete construction of STI-8 portions within the Masonbrooke development not completed by the Developer at a future date to be determined by the City in the City's sole discretion.
13. Developer shall provide appropriate temporary and/or permanent roadway, pedestrian, and utility connections between side roads and alleys connecting to STI-8 Phase 1 including appropriate travel lanes and pedestrian facilities which must be ADA compliant.
14. Developer shall construct permanent and/or temporary drainage facilities necessary to accommodate drainage integral to STI-8 Phase 1 and any incidental cross drainage to permanent drainage facilities to be constructed within Masonbrooke.
15. Developer shall hire an engineer to survey and design all remaining subdivision elements for Masonbrooke as well as any utilities including water, sewer, gas, electric, and communication required in the RoW and roadway of STI-8 Phase 1. Plans must be approved by the City Engineer and appropriate utility providers prior to commencing construction.
16. Developer shall obtain any and all necessary local and state and federal permits including Land Disturbance Permit and Construction General Permit for Stormwater prior to commencement of construction. Any further obligation of the City hereunder is

made specifically contingent upon the performance of this provision prior to construction.

17. All crossings of STI-8 Phase 1 for electrical service and all electrical infrastructure in Masonbrooke shall be underground. In all other respects, electrical service and infrastructure shall comply with the requirements and specifications of Middle Tennessee Electric Membership Corporation.
18. Prior to the recording of any final plat of any development that connects to the STI-8 Phase 1, Developer shall ensure and certify to the City that Developer's work relating to STI-8 Phase 1 is substantially complete and ready to receive traffic. Within 30 days of the execution of this Agreement, Developer shall record land use restrictions and development standards in a form acceptable to the City Attorney that include the information itemized as provided in Exhibit B. These restrictions shall run with the land and shall not be modified without approval of the Murfreesboro City Council and a majority of owners in the Masonbrooke subdivision, including (without limitation) the commercial lot owners. The City of Murfreesboro shall be listed as a beneficiary of the land use restrictions.
19. Developer shall remove the existing structure at 3616 Florence Road prior to any commercial use of the lot.
20. All notices and communications regarding the project shall be delivered as follows:

If to the City: Gary Whitaker, Assistant City Manager
 111 W. Vine Street, Murfreesboro TN 37130
 Email: gwhitaker@murfreesborotn.gov

With a copy to: David A. Ives, Deputy City Attorney
 111 W. Vine Street, Murfreesboro TN 37130
 Email: dives@murfreesborotn.gov

If to Developer: David Alcorn
 Alcorn Properties
 4613 Veterans Parkway
 Murfreesboro, TN 37128

With a copy to:

21. This Agreement may be modified only by written amendment executed by all parties and their signatories hereto.
22. Nothing herein may in any way be construed or intended to create a partnership or joint venture between the parties or to create the relationship of principal and agent between or among any of the parties. None of the parties hereto may hold itself out in a manner contrary to the terms of this paragraph. No party is liable for any representation, act, or omission of any other party contrary to the terms of this paragraph.
23. No waiver of any provision of this Agreement affects the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.
24. The provisions of this Agreement inure to the benefit of and is binding upon the respective successors and assignees of the parties hereto. Neither this Agreement nor any of the rights and obligations of Developer hereunder may be assigned or transferred in whole or in part without the prior written consent of the City. Any such assignment or transfer will not release Developer from its obligations hereunder.
25. In the event of a dispute, the parties agree to negotiate in good faith to attempt to resolve the matter. In the event of litigation, the laws of the State of Tennessee shall apply, and venue shall be in the Courts of Rutherford County, Tennessee. In such event, the substantially prevailing party shall be entitled to recover, in addition to any other monetary or equitable recovery, its reasonable attorney fees.
26. Should any provision of this Agreement be declared to be invalid by any court of competent jurisdiction, such provision will be severed and not affect the validity of the remaining provisions of this Agreement.
27. **This Agreement shall not be effective as to the City unless and until it is expressly approved by the Murfreesboro City Counsel.**

CITY OF MURFREESBORO

By 

Shane McFarland, Mayor

Date 2-24-22

ALCORN PROPERTIES, LLC

By 

Name David Alcorn

Its Member

Date 2-24-22

ATTEST:

Jennifer Brown

Jennifer Brown, City Recorder

APPROVED AS TO FORM:

Adam J. Tucker

Adam Tucker, City Attorney

Approved by Murfreesboro City Council: Feb. 24th, 2022

EXHIBIT A

STI-8 Phase 1 Depiction

EXHIBIT B

LAND USE RESTRICTIONS AND DEVELOPMENT STANDARDS

- The minimum home size will be 1,800 square feet of living area exclusive of porches, breezeways, or garages.
- All homes will have 2 car garages.
- All front entry garages will be setback a minimum of 35' from public R.O.W. and alley loaded garages will be setback 35' from the back of curb of the alley.
- Each single-family lot will provide at least 4 off-street parking spaces exclusive of garage spaces.
- Each lot will have concrete driveways wide enough for 2 vehicles to park side by side or 16' minimum.
- Builders shall install sod in front yards, as well as landscaping along the front foundation.
- Building elevations will consist of a mixture of brick, stone, or fiber cement siding, with fiber cement siding being the predominant exterior building material.
- Soffits and fascia may be aluminum and or vinyl.
- Minimum 3 foot brick or stone water table around all 4 side of the dwellings.
- Decorative carriage style garage doors.
- Vinyl will not be a permitted exterior building material, except for trim, soffits, and/or fascia.
- All residential building elevations and materials shall be approved by the developer or HOA Architectural Review Committee (ARC).
- All residential homes will be constructed for sale intended owner occupancy and will not be sold to an all rental company or group.
- Sidewalks/pedestrian facilities will be provided on both sides of public streets.
- All on site utilities will be underground.
- The common open spaces will be maintained by the HOA.
- All homeowners will be required to be members of the HOA.
- The HOA will be managed by an independent 3rd party management company.

- Home roof pitches shall be at least 8" rise per 12" run.
- Roof material will be asphalt composite shingles, with metal roofing permitted as an accent material.

COMMERCIAL FRINGE DEVELOPMENT STANDARDS

- Design guidelines to be to city standards.
- Remove "beer, packaged" from permitted uses.
- Remove "liquor store" from permitted uses.
- Remove "financial service, including check advance and payday loan services".
- Existing house at 3616 Florence Road to be removed before lot is used for commercial purposes.

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Acquisition of ROW and Easements for the Rutledge Way Extension

Department: Engineering

Presented by: Chris Griffith, Executive 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 acquisition of property for the Rutledge Way Extension.

Staff Recommendation

Staff requests official direction from Council regarding the limits of construction for Rutledge Way as part of the Rutherford Boulevard extension project.

Background Information

In June 2024, City Council approved right-of-way acquisition for the Rutherford Boulevard extension, which includes the proposed Rutledge Way connection. Since then, design, property acquisition, and environmental permitting efforts have progressed, with construction planned to begin in 2026. The Rutledge Way connection is projected to carry about 6,600 vehicles per day by 2040, helping to relieve congestion on Church Street and New Salem Highway by improving traffic flow across the network.

While the connection offers benefits in regional mobility, staff recognizes potential challenges, including increased traffic on nearby streets, business accessibility issues, and property loss. Staff is requesting Council's direction on whether to proceed with the full Rutledge Way connection (Alternate No. 1, attached) or to construct the section necessary for adjacent businesses (Alternate No. 2, attached). These alternatives were reviewed at the Council's October 16, 2025 retreat.

Council Priorities Served

Expand infrastructure

Implementation of the 2040 Major Transportation Plan through the expansion and realignment of existing roadways.

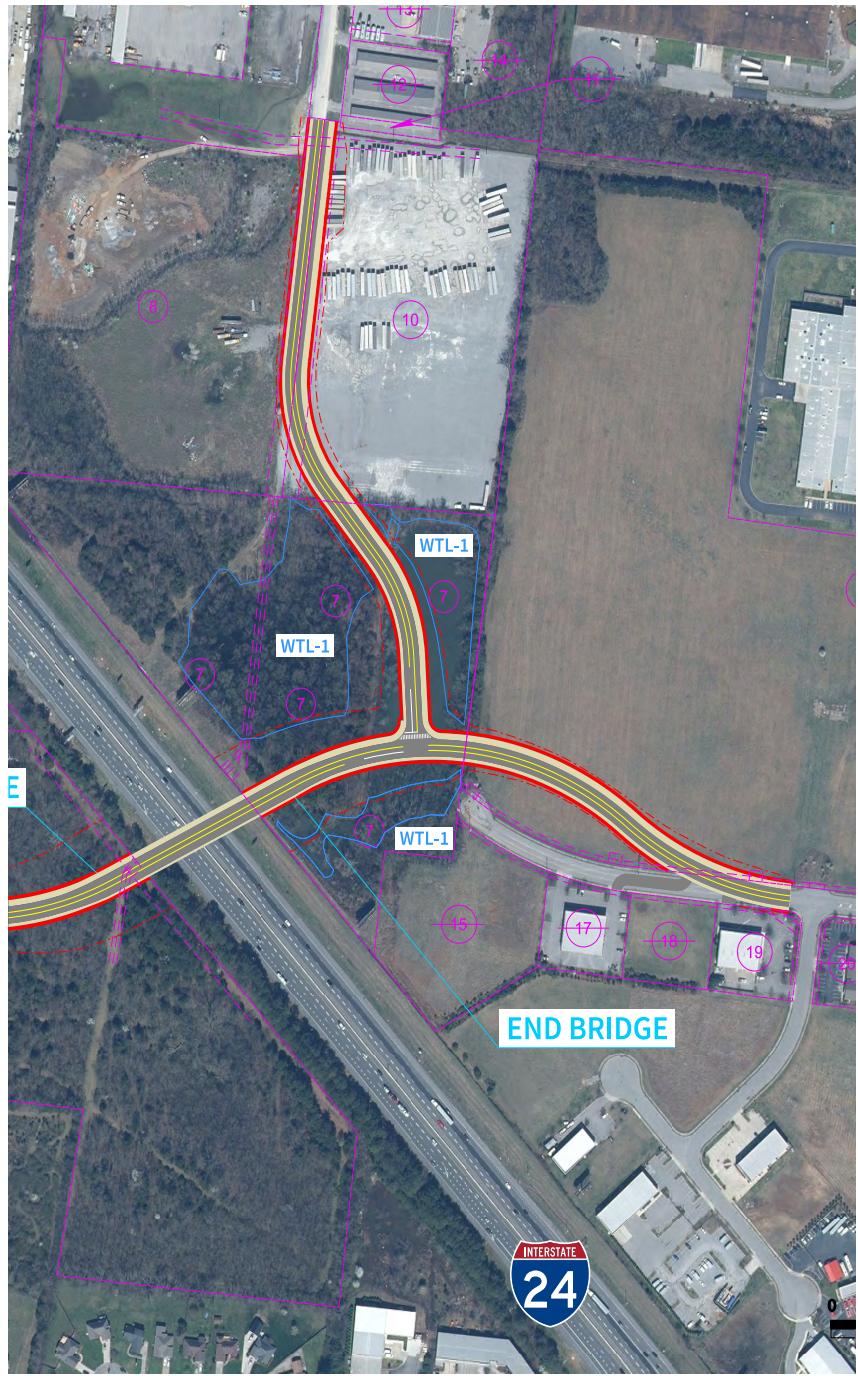
Fiscal Impact

The cost for property acquisition is budgeted within the FY22 CIP for this project. Staff estimates about a \$1.3 million difference if the smaller section of Rutledge Way is constructed.

Attachments

Exhibit of Construction Alternates.

Alternate #1



Alternate #2



COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Inspector & FOG Program Vehicle Purchases

Department: Water Resources

Presented by: Valerie Smith

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 request from MWRD Engineering to purchase one 2025 4WD Ford F150 truck and one 2025 Ford Maverick AWD Truck from the Contractor's Tennessee Statewide Contract.

Staff Recommendation

Approval of the vehicle purchase contract with Lonnie Cobb Ford. The Water Resources Board recommended approval of this matter at the October 28th, 2025 meeting.

Background Information

Staff is requesting approval to replace Unit 185, which is an existing 2019 Ford F150, and to also purchase an additional vehicle for the Fats Oils & Grease (FOG) program. The replacement was approved by Fleet Services due to age and maintenance costs. The new vehicle is for the additional FOG Pretreatment Tech position added this fiscal year. The vehicles will be purchased using the State of Tennessee Vehicle Contract.

Council Priorities Served

Responsible Budgeting

By using the statewide contract, the Department benefits from competitive pricing.

Fiscal Impact

These costs are \$46,572 and \$30,605 respectively for the F150 and Maverick. Both vehicles are budgeted in the FY26 CapEx in the amount of \$50,000 each.

Attachments

Vehicle Purchase Contract

CONTRACT BETWEEN
CITY OF MURFREESBORO
AND
LONNIE COBB FORD, LLC.
FOR PURCHASE OF VEHICLES

This Contract is entered into and effective as of _____, ("Effective Date"), by and between the **CITY OF MURFREESBORO**, a municipal corporation of the State of Tennessee ("City") and **LONNIE COBB FORD, LLC**, a limited liability company of the State of Tennessee ("Contractor").

This Contract consists of the following documents:

- *This Contract*
- *Contractor's State of Tennessee Contract No. 209/84711 with Lonnie Cobb Ford, LLC*
- *Sales Quote dated October 15, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Ford F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L)*
- *Sales Quote dated October 2, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)*
- *Any properly executed amendments to this Agreement*

In the event of conflicting provisions, all documents shall be construed according to the following priorities:

- *First, any properly executed amendment or change order to this Contract (most recent amendment or change order given first priority)*
- *Second, this Contract*
- *Third, Contractor's State of Tennessee Contract No. 209/84711 with Lonnie Cobb Ford, LLC*
- *Lastly, Sales Quotes dated October 15, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Ford F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L) and dated October 2, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)*

1. **Duties and Responsibilities of Contractor.** Contractor agrees to provide, and City agrees to purchase the following vehicle with optional equipment listed and as set forth in the State of Tennessee Contract No. 209/84711 with Lonnie Cobb Ford, LLC, and Contractor's Sales Quotes dated October 15, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Ford F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L) and dated October 2, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J).
2. **Term.** The term of this Contract shall be from the Effective Date to the expiration of the State of Tennessee Contract 209/84711 on December 31, 2025, or as amended by the State of Tennessee. Contractor's performance may be terminated in whole or in part:
 - a. Upon 30-day prior notice, for the convenience of the City.
 - b. For the convenience of Contractor, provided that Contractor notifies the City in writing of its intent to terminate under this paragraph at least 30 days prior to the effective date of the termination.
 - c. For cause, by either party where the other party fails in any material way to perform its obligations under this Agreement. Termination under this subsection is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefore, and the other party fails to remedy the problem within 15 days after receiving the notice.

- d. Should Contractor fail to fulfill in a timely and proper manner its obligations under this Agreement or if it should violate any of the terms of this Agreement, the City has the right to immediately terminate the Agreement. Such termination does not relieve Contractor of any liability to the City for damages sustained by virtue of any breach by Contractor.
- e. Should the appropriation for Contractor's work be withdrawn or modified, the City has the right to terminate the Agreement immediately upon written notice to Contractor.

3. **Price; Compensation; Method of Payment.**

- a. The price for the goods and other items to be provided under this Contract is set forth in the Sales Quotes dated October 15, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Ford F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L) at a price of \$46,572.00, and dated October 2, 2025, from Lonnie Cobb Ford, LLC for one (1) 2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J) at a price of \$30,605.00 reflecting a **Total Purchase Price of \$77,177.00**. Any compensation due Contractor under the Agreement shall be made upon submittal of an invoice after delivery and acceptance of the goods and/or services which each payment represents. The City agrees to pay Contractor after goods and/or services have been received, accepted, and properly invoiced as indicated in the Contract and/or purchase order. Invoices must bear the purchase order number. Final payment shall not be made until after performance is complete.
- b. Deliveries of all items for the Water Resources Department shall be made within 180 days of issuance of Purchase Order to Attn: Valerie Smith – Murfreesboro Water Resources Administration – 316 Robert Rose, Murfreesboro, TN 37129. Contact Person Valerie Smith (tel. 615-848-3200; email: vsmith@murfreesborotn.gov) must be notified of delivery date and time within two (2) calendar days prior to delivery. Deliveries shall be made during the normal working hours of the City, Monday through Friday.
- c. Delivered items will not be considered "accepted" until an authorized agent for the City has, by inspection or test of such items, determined that they fully comply with specifications. The City may return, for full credit and at no expense to the City, any item(s) received which fail to meet the specifications as stated in the Contractor's Quote.
- d. All deliveries made pursuant to the contract must be made pursuant to the written purchase order of the City. The City assumes no liability for goods and/or services provided without a written purchase order from the City. Delivery and freight charges are to be prepaid and included in the bid price.

4. **Warranty.** Unless otherwise specified, every item shall meet the warranty requirements set forth in the specifications and Contractor's quote and the most beneficial manufacturer's warranty available to the City.

5. **Indemnification.**

- a. Contractor must indemnify, defend, and hold harmless the City, its officers, agents and employees from any claims, penalties, damages, costs and attorney fees ("Expenses") arising from injuries or damages resulting from, in part or in whole, the negligent or intentional acts or omissions of contractor, its officers, employees and/or agents, including its subcontractors or independent contractors, in connection with the performance of this Agreement, and, Expenses arising from any failure of Contractor, its officers, employees and/or agents, including its subcontractors or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws.
- b. Pursuant to Tennessee Attorney General Opinion 93-01, the City will not indemnify, defend or hold harmless in any fashion Contractor from any claims arising from any failure, regardless of any language in any attachment or other document that Contractor may provide.

- c. Copyright, Trademark, Service Mark, or Patent Infringement.
 - i. Contractor, at its own expense, is entitled to and has the duty to defend any suit which may be brought against the City to the extent that it is based on a claim that the products or services furnished infringe a copyright, Trademark, Service Mark, or patent. Contractor will indemnify, defend, and hold harmless the City against any award of damages and costs made against the City. The City will provide Contractor immediate notice in writing of the existence of such claim and full right and opportunity to conduct the defense thereof, together with all available information and reasonable cooperation, assistance and authority from the City in order to enable Contractor to do so. The City reserves the right to participate in the defense of any such action. Contractor has the right to enter into negotiations for and the right to effect settlement or compromise of any such action provided (1) any amounts due to effectuate fully the settlement are immediate due and payable and paid by Contractor; (2) no cost or expense whatsoever accrues to the City at any time; and (3) such settlement or compromise is binding upon the City upon approval by the Murfreesboro City Council.
 - ii. If the products or services furnished under this Agreement are likely to, or do become, the subject of such a claim of infringement, then without diminishing Contractor's obligation to satisfy the final award, Contractor may at its option and expense:
 1. Procure for the City the right to continue using the products or services.
 2. Replace or modify the alleged infringing products or services with other equally suitable products or services that are satisfactory to the City, so that they become non-infringing.
 3. Remove the products or discontinue the services and cancel any future charges pertaining thereto; provided however, Contractor will not exercise this option until Contractor and the City have determined that each of the other options are impractical.
 - iii. Contractor has no liability to the City if any such infringement or claim thereof is based upon or arises out of the use of the products or services in combination with apparatus or devices not supplied or else approved by Contractor, the use of the products or services in a manner for which the products or services were neither designated nor contemplated, or the claimed infringement in which the City has any direct or indirect interest by license or otherwise, separate from that granted herein.
6. **Notices.** Notice of assignment of any rights to money due to Contractor under this Contract must be mailed first class mail or hand delivered to the following:

If to the City of Murfreesboro:	If to the Contractor:
City of Murfreesboro Attn: City Manager Post Office Box 1139 111 West Vine Street Murfreesboro, TN 37133-1139	Lonnie Cobb Ford Stephen Blackstock, Fleet Manager 1618 Highway 45 North Henderson, TN 38340 Lcag.fleet@gmail.com
7. **Taxes.** The City of Murfreesboro is exempt from State sales tax and will issue a tax exemption certificate to the Contractor as requested. City shall not be responsible for any taxes that are imposed on Contractor. Furthermore, Contractor understands that it cannot claim exemption from taxes by virtue of any exemption that is provided to City.

8. **Compliance with Laws.** Contractor agrees to comply with any applicable federal, state and local laws and regulations.
9. **Maintenance of Records.** Contractor shall maintain documentation for all charges against City. The books, records, and documents of Contractor, insofar as they relate to work performed or money received under the contract, shall be maintained for a period of three (3) full years from the date of final payment and will be subject to audit, at any reasonable time and upon reasonable notice by City or its duly appointed representatives. The records shall be maintained in accordance with the Generally Accepted Accounting Principles.
10. **Modification.** This Contract may be modified only by written amendment executed by all parties and their signatories hereto.
11. **Relationship of the Parties.** Nothing herein may in any way be construed or intended to create a partnership or joint venture between the parties or to create the relationship of principal and agent between or among any of the parties. None of the parties hereto may hold itself out in a manner contrary to the terms of this paragraph. No party becomes liable for any representation, act, or omission of any other party contrary to this section.
12. **Waiver.** No waiver of any provision of this contract shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.
13. **Employment.** Contractor shall not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal or laying-off of any individual due to race, creed, color, national origin, age, sex, veteran status, or any other status or class protected under federal or state law or which is in violation of applicable laws concerning the employment of individuals with disabilities.
14. **Non-Discrimination.** It is the policy of the City not to discriminate on the basis of age, race, sex, color, national origin, veteran status, disability, or other status or class protected under federal or state law in its hiring and employment practices, or in admission to, access to, or operation of its programs, services, and activities. With regard to all aspects of this Agreement, Contractor certifies and warrants it will comply with this policy. No person may be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in the City's contracted programs or activities, on the grounds of handicap and/or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal or Tennessee State Constitutional or statutory law; nor may they be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of contracts with the City or in the employment practices of the City's Contractors. Accordingly, all proposers entering into contracts with the City may upon request be required to show proof of such nondiscrimination and to post in conspicuous places that are available to all employees and applicants, notices of nondiscrimination.
15. **Gratuities and Kickbacks.** It is a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therewith. It is a breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for the award of a subcontract or order. Breach of the provisions of this paragraph is, in addition to a breach of this Agreement, a breach of ethical standards which may result in civil or criminal sanction and/or debarment or suspension from being a contractor or subcontractor under the City contracts.
16. **Assignment.** The provisions of this Agreement inure to the benefit of and are binding upon the respective successors and assignees of the parties hereto. Except for the rights of money due to Contractor under this Agreement, neither this Agreement nor any of the rights and obligations of Contractor hereunder may be

assigned or transferred in whole or in part without the prior written consent of the City. Any such assignment or transfer does not release Contractor from its obligations hereunder

17. **Integration.** This Contract, Sales Quotations, and State contract set forth the entire agreement between the parties with respect to the subject matter hereof and govern the respective duties and obligations of the parties.
18. **Force Majeure.** No party has any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure, meaning any act of God, storm, fire, casualty, unanticipated work stoppage, strike, lockout, labor dispute, civil disturbance, riot, war, national emergency, act of public enemy, epidemic, pandemic or other cause of similar or dissimilar nature beyond its control.
19. **Governing Law and Venue.** The validity, construction and effect of this Agreement and any and all extensions or modifications thereof are governed by the laws of the state of Tennessee regardless of choice of law doctrine or provision in any attachment or other document that Contractor may provide. Any action between the parties arising from this agreement may only be filed in the courts of Rutherford County, Tennessee.
20. **Severability.** Should any provision of this contract be declared to be invalid by any court of competent jurisdiction, such provision shall be severed and shall not affect the validity of the remaining provisions of this contract.
21. **Attorney Fees.** In the event any party takes legal action to enforce any provision of the Agreement, should the City prevail, Contractor will pay all expenses of such action including attorney fees, expenses, and costs at all stages of the litigation and dispute resolution.
22. **Iran Divestment Act of Tennessee.** By submission of the Contractor's Quote, Contractor certifies, under penalty of perjury, that to the best of its knowledge and belief that Contractor is not on the list created pursuant to Tenn. Code Ann. §12-12-106.
23. **Non-Boycott of Israel.** By submission of the Contractor's Quote, Contractor certifies, under penalty of perjury, that to the best of its knowledge and belief that each supplier is not boycotting Israel pursuant to Tenn. Code Ann. § 12-4-119 and will not boycott Israel during the term of contract. This applies to contracts of \$250,000 or more and to contractors with ten (10) or more employees.
24. **Effective Date.** This Contract shall not be binding upon the parties until signed by each of the Contractor and authorized representatives of the City and is thereafter effective as of the date set forth above.

IN WITNESS WHEREOF, the parties enter into this agreement as of the "Effective Date" first listed above.

CITY OF MURFREESBORO

By: _____
Shane McFarland, Mayor

APPROVED AS TO FORM:

Signed by:
Adam F. Tucker
Adam F. Tucker, City Attorney

Lonnie Cobb Ford, LLC.

Signed by:
Steven Blackstock
By: _____
Steven Blackstock, Fleet Manager



Prepared by: STEVEN BLACKSTOCK

10/15/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L)

Price Level: 545

Re: Vehicle Proposal 10/15/2025

To Whom It May Concern,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

STEVEN BLACKSTOCK



Prepared by: STEVEN BLACKSTOCK

10/15/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L)

Price Level: 545

Warranty**Standard Warranty***Basic Warranty*

Basic warranty 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles



Prepared by: STEVEN BLACKSTOCK

10/15/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L)

Price Level: 545

As Configured Vehicle

Code	Description	MSRP
W1L	Base Vehicle Price (W1L)	\$47,880.00
103A	Equipment Group 103A High <i>Includes:</i> - Transmission: Electronic 10-Speed Automatic Includes SelectShift with progressive range select and selectable drive modes: normal, ECO, sport, tow/haul, slippery, deep snow/sand and mud/rut. - Tires: 265/70R17 BSW A/T - Wheels: 17" Silver Painted Aluminum - Radio: AM/FM Stereo w/6 Speakers Includes auxiliary audio input jack. - SYNC 4 w/Enhanced Voice Recognition Includes 12" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition. - Interior Work Surfaces - Chrome Bumpers - LED Fog Lamps - Rear Window Fixed Privacy Glass w/Defroster	\$1,195.00
995	Engine: 5.0L V8 <i>Includes auto start-stop technology.</i> <i>Includes:</i> - GVWR: 7,100 lbs Payload Package	\$1,660.00
44G	Transmission: Electronic 10-Speed Automatic <i>Includes SelectShift with progressive range select and selectable drive modes: normal, ECO, sport, tow/haul, slippery, deep snow/sand and mud/rut.</i>	Included
XL6	Electronic Locking w/3.73 Axle Ratio	\$570.00
NONGV1	GVWR: 7,100 lbs Payload Package	Included
STDTR	Tires: 265/70R17 BSW A/T	Included
NONWL	Wheels: 17" Silver Painted Aluminum	Included
A	Vinyl 40/20/40 Front Seat	N/C
145WB	145" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/6 Speakers <i>Includes auxiliary audio input jack.</i> <i>Includes:</i> - SYNC 4 w/Enhanced Voice Recognition Includes 12" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owners manual and conversational voice command recognition.	Included
924	Rear Window Fixed Privacy Glass w/Defroster	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

10/15/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L)

Price Level: 545

As Configured Vehicle (cont'd)

Code	Description	MSRP
PAINT	Monotone Paint Application	STD
413	Skid Plates Requires valid FIN code. <i>Includes fuel tank, transfer case and front differential.</i>	\$160.00
WARANT	Fleet Customer Powertrain Limited Warranty Requires valid FIN code. <i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guide distributed with the purchase of every new vehicle.</i>	N/C
425	50 State Emissions System	STD
YZ_01	Oxford White	N/C
AS_02	Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat	N/C
4 leds	Front and rear LED's <i>(2) LED's mounted to front grill LED strip under tailgate</i>	\$825.00
spray in bedlin	spray in bedliner	\$595.00
SUBTOTAL		\$52,885.00
Destination Charge		\$1,995.00
TOTAL		\$54,880.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

10/15/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 F-150 4x4 SuperCrew Cab 5.5' box 145" WB XL (W1L)

Price Level: 545

Pricing Summary - Single Vehicle**MSRP***Vehicle Pricing*

	MSRP
Base Vehicle Price	\$47,880.00
Options	\$3,585.00
Colors	\$0.00
Upfitting	\$1,420.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,995.00
Subtotal	\$54,880.00

Pre-Tax Adjustments

Code	Description	MSRP
fleet discount	fleet discount	-\$8,308.00
Total		\$46,572.00

Customer Signature

Acceptance Date

State contract base price = \$42,297.00
 103A package + \$1,195.00
 5.0L engine + \$1,660.00
 LED's + \$825.00
 spray in bedliner + \$595.00
 Total = \$46,572.00



Prepared by: STEVEN BLACKSTOCK

10/02/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)

Price Level: 550

Re: Vehicle Proposal 10/02/2025

To Whom It May Concern,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

STEVEN BLACKSTOCK

SWC 209
Lonnie Cobb Ford contract # 84711



Prepared by: STEVEN BLACKSTOCK

10/02/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)

Price Level: 550

Warranty

Standard Warranty

Basic Warranty

Basic warranty	36 months/36,000 miles
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Powertrain Warranty

Powertrain warranty	60 months/60,000 miles
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Corrosion Perforation

Corrosion perforation warranty	60 months/unlimited
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Roadside Assistance Warranty

Roadside warranty	60 months/60,000 miles
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Hybrid/Electric Components Warranty

Hybrid/electric components warranty	96 months/100,000 miles
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Prepared by: STEVEN BLACKSTOCK

10/02/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)

Price Level: 550

As Configured Vehicle

Code	Description	MSRP
W8J	Base Vehicle Price (W8J)	\$29,495.00
302A	Equipment Group 302A <i>Includes:</i> - Engine: 2.0L EcoBoost - 3.63 Axle Ratio - Transmission: 8-Speed Automatic - GVWR: 5,320 lbs - Tires: P225/65R17 A/S BSW - Wheels: 17" Carbonized Gray Painted Aluminum - Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i> - Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i> - SYNC 4 w/Enhanced Voice Recognition <i>Includes 13.2" LCD touch screen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition.</i> - SiriusXM w/360L	\$575.00
99A	Engine: 2.0L EcoBoost <i>Includes:</i> - 3.63 Axle Ratio	Included
448	Transmission: 8-Speed Automatic	Included
NONAX	3.63 Axle Ratio	Included
STDGV	GVWR: 5,320 lbs	Included
STDTR	Tires: P225/65R17 A/S BSW	Included
64T	Wheels: 17" Carbonized Gray Painted Aluminum	Included
7	Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i>	Included
121WB	121" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i> <i>Includes:</i> - SYNC 4 w/Enhanced Voice Recognition <i>Includes 13.2" LCD touch screen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition.</i> - SiriusXM w/360L	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

10/02/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)

Price Level: 550

As Configured Vehicle (cont'd)

Code	Description	MSRP
425	50-State Emissions System	STD
YZ_01	Oxford White	N/C
7B_07	Navy Pier/Aspen Gray w/Unique Cloth Front Bucket Seats	N/C
4 leds	Front and rear LED's <i>(2) LED's mounted to front grill LED strip under tailgate</i>	\$825.00
spray in bedlin	spray in bedliner	\$595.00
SUBTOTAL		\$31,490.00
Destination Charge		\$1,595.00
TOTAL		\$33,085.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

10/02/2025

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2025 Maverick AWD SuperCrew 4.5' box 121.1" WB XLT (W8J)

Price Level: 550

Pricing Summary - Single Vehicle**MSRP***Vehicle Pricing*

	MSRP
Base Vehicle Price	\$29,495.00
Options	\$575.00
Colors	\$0.00
Upfitting	\$1,420.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,595.00
Subtotal	\$33,085.00

Pre-Tax Adjustments

Code	Description	MSRP
fleet discount	fleet discount	-\$2,480.00
Total		\$30,605.00

Customer Signature

Acceptance Date

state contract base price	= \$29,185.00
LED's	+ \$825.00
bedliner	+ \$595.00
total	= \$30,605.00

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Schools Purchase of Two 2026 Ford F-250 4x4 SD Crew Cab Trucks

Department: City Schools

Presented by: Don Bartz, Assistant Superintendent of School Operations

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

The City, through its Purchasing Department, completed the procurement process for two 2026 Ford F-250 4x4 SD Crew Cab trucks to support the Murfreesboro City Schools Maintenance Department fleet.

Staff Recommendation

Approve the contract for the purchase of two 2026 Ford F-250 4x4 SD Crew Cab Trucks for use by City Schools.

Background Information

The Purchasing Department completed the procurement process for two 2026 Ford F-250 4x4 SD Crew Cab trucks to support the Murfreesboro City Schools Maintenance Department. These vehicles are part of the department's fleet management plan and will be used for daily operations such as facilities upkeep, equipment transport, and work order response across all school campuses.

On October 28th, the Murfreesboro City School Board approved the contract and purchase.

Council Priorities Served

Responsible budgeting

The purchase of two new maintenance trucks reflects responsible budgeting by proactively addressing the needs of an aging fleet, reducing long-term repair costs, and ensuring continued operational efficiency across school campuses.

Fiscal Impact

The purchase price is \$47,469 per vehicle, for a total cost of \$94,938, inclusive of all freight, delivery, and applicable costs. These vehicles will be purchased by the City on behalf of Murfreesboro City Schools and funded through County Shared Bonds.

Attachments

1. Murfreesboro City School Board Memo and Recommendation
2. Contract between City of Murfreesboro and TT of F. Murfreesboro, Inc.

CONTRACT BETWEEN
CITY OF MURFREESBORO
AND
TT OF F. MURFREESBORO, INC.
FOR PURCHASE OF VEHICLES
FOR MURFREESBORO CITY SCHOOLS

This Contract is entered into and effective as of _____, 2025 ("Effective Date"), by and between the **CITY OF MURFREESBORO**, a municipal corporation of the State of Tennessee ("City") and **TT OF F. MURFREESBORO, INC.** (d/b/a Ford of Murfreesboro), a corporation of the State of Tennessee ("Contractor").

This Contract consists of the following documents:

- ***This Contract***
- ***Contractor's State of Tennessee Contract No. 209/88762 with TT OF F. MURFREESBORO, INC.***
- ***Sales Quote 20251024-093800868 dated October 24, 2025, from TT OF F. MURFREESBORO, INC. for two (2) 2026 Ford F-250 4x4 SD Crew Cab trucks with Options and Accessories as listed ("Exhibit A")***
- ***Any properly executed amendments to this Agreement***

In the event of conflicting provisions, all documents shall be construed according to the following priorities:

- **First, any properly executed amendment or change order to this Contract (most recent amendment or change order given first priority)**
- **Second, this Contract**
- **Third, Contractor's State of Tennessee Contract No. 209/88762 with TT OF F. MURFREESBORO, INC.**
- **Lastly, Sales Quote 20251024-093800868 dated October 24, 2025, from TT OF F. MURFREESBORO, INC. for two (2) 2026 Ford F-250 4x4 SD Crew Cab trucks with Options and Accessories as listed ("Exhibit A")**

1. **Duties and Responsibilities of Contractor.** Contractor agrees to provide, and City agrees to purchase the following vehicles with optional equipment listed and as set forth in the State of Tennessee Contract No. 209/88762 with TT of F. Murfreesboro, Inc., and Contractor's Sales Quotation dated October 24, 2025, from TT of F. Murfreesboro, Inc. for two (2) 2026 Ford F-250 4x4 SD Crew Cab trucks with Options and Accessories as listed ("Exhibit A").
2. **Term.** The term of this Contract shall be from the Effective Date to the expiration of the State of Tennessee Contract 209/88762 on June 29, 2026, or as amended by the State of Tennessee. Contractor's performance may be terminated in whole or in part:
 - a. Upon 30-day prior notice, for the convenience of the City.
 - b. For the convenience of Contractor, provided that Contractor notifies the City in writing of its intent to terminate under this paragraph at least 30 days prior to the effective date of the termination.
 - c. For cause, by either party where the other party fails in any material way to perform its obligations under this Agreement. Termination under this subsection is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefore, and the other party fails to remedy the problem within 15 days after receiving the notice.

- d. Should Contractor fail to fulfill in a timely and proper manner its obligations under this Agreement or if it should violate any of the terms of this Agreement, the City has the right to immediately terminate the Agreement. Such termination does not relieve Contractor of any liability to the City for damages sustained by virtue of any breach by Contractor.
- e. Should the appropriation for Contractor's work be withdrawn or modified, the City has the right to terminate the Agreement immediately upon written notice to Contractor.

3. Price; Compensation; Method of Payment.

- a. The price for the goods and other items to be provided under this Contract is set forth in the Sales Quotation # 20251024-093800868 dated October 24, 2025, from TT OF F. MURFREESBORO, INC. for two (2) 2026 Ford F-250 4x4 SD Crew Cab trucks with Options and Accessories as listed ("Exhibit A"), at a price of \$47,469.00 each, reflecting a **Total Purchase Price of \$94,938.00**. The stated price is inclusive of all freight, delivery, and other applicable costs. Any compensation due Contractor under the Agreement shall be made upon submittal of an invoice after delivery and acceptance of the goods and/or services which each payment represents. The City agrees to pay Contractor after goods and/or services have been received, accepted, and properly invoiced as indicated in the Contract and/or purchase order. Invoices must bear the purchase order number. Final payment shall not be made until after performance is complete.
- b. All deliveries for Murfreesboro City Schools shall be made to 910 Ridgley Road, Murfreesboro, Tennessee 37129. The designated contact person, Don Bartch (Phone: 615-893-2313, Email: don.bartch@cityschools.net), must be notified of the scheduled delivery date and time at least two (2) calendar days in advance. Deliveries shall occur during the City's normal business hours, Monday through Friday.
- c. Deliveries of all items shall be made as stated in the Contract documents. Should the Contractor fail to deliver items on or before its stated date, the City reserves the right to cancel the order or contract. The Contractor shall be responsible for making any and all claims against carriers for missing or damaged items.
- d. Delivered items will not be considered "accepted" until an authorized agent for the City has, by inspection or test of such items, determined that they fully comply with specifications. The City may return, for full credit and at no expense to the City, any item(s) received which fail to meet the specifications as stated in the Contractor's Quote.
- e. All deliveries made pursuant to the contract must be made pursuant to the written purchase order of the City. The City assumes no liability for goods and/or services provided without a written purchase order from the City. Delivery and freight charges are to be prepaid and included in the bid price.

4. Warranty. Unless otherwise specified, every item shall meet the warranty requirements set forth in the specifications and Contractor's quote and the most beneficial manufacturer's warranty available to the City.

5. Indemnification.

- a. Contractor must indemnify, defend, and hold harmless the City, its officers, agents and employees from any claims, penalties, damages, costs and attorney fees ("Expenses") arising from injuries or damages resulting from, in part or in whole, the negligent or intentional acts or omissions of contractor, its officers, employees and/or agents, including its subcontractors or independent contractors, in connection with the performance of this Agreement, and, Expenses arising from any failure of Contractor, its officers, employees and/or agents, including its subcontractors or independent contractors, to observe applicable laws, including, but not limited to, labor laws and minimum wage laws.

- b. Pursuant to Tennessee Attorney General Opinion 93-01, the City will not indemnify, defend or hold harmless in any fashion Contractor from any claims arising from any failure, regardless of any language in any attachment or other document that Contractor may provide.
 - c. Copyright, Trademark, Service Mark, or Patent Infringement.
 - i. Contractor, at its own expense, is entitled to and has the duty to defend any suit which may be brought against the City to the extent that it is based on a claim that the products or services furnished infringe a copyright, Trademark, Service Mark, or patent. Contractor will indemnify, defend, and hold harmless the City against any award of damages and costs made against the City. The City will provide Contractor immediate notice in writing of the existence of such claim and full right and opportunity to conduct the defense thereof, together with all available information and reasonable cooperation, assistance and authority from the City in order to enable Contractor to do so. The City reserves the right to participate in the defense of any such action. Contractor has the right to enter into negotiations for and the right to effect settlement or compromise of any such action provided (1) any amounts due to effectuate fully the settlement are immediate due and payable and paid by Contractor; (2) no cost or expense whatsoever accrues to the City at any time; and (3) such settlement or compromise is binding upon the City upon approval by the Murfreesboro City Council.
 - ii. If the products or services furnished under this Agreement are likely to, or do become, the subject of such a claim of infringement, then without diminishing Contractor's obligation to satisfy the final award, Contractor may at its option and expense:
 1. Procure for the City the right to continue using the products or services.
 2. Replace or modify the alleged infringing products or services with other equally suitable products or services that are satisfactory to the City, so that they become non-infringing.
 3. Remove the products or discontinue the services and cancel any future charges pertaining thereto; provided however, Contractor will not exercise this option until Contractor and the City have determined that each of the other options are impractical.
 - iii. Contractor has no liability to the City if any such infringement or claim thereof is based upon or arises out of the use of the products or services in combination with apparatus or devices not supplied or else approved by Contractor, the use of the products or services in a manner for which the products or services were neither designated nor contemplated, or the claimed infringement in which the City has any direct or indirect interest by license or otherwise, separate from that granted herein.
6. **Notices.** Notice of assignment of any rights to money due to Contractor under this Contract must be mailed first class mail or hand delivered to the following:

If to the City of Murfreesboro:

City of Murfreesboro
Attn: City Manager
Post Office Box 1139
111 West Vine Street
Murfreesboro, TN 37133-1139

If to the Contractor:

Ford of Murfreesboro
Jason McCullough, Fleet Sales Manager
1550 NW Broad Street
Murfreesboro, TN 37129-1709
mr.jason.mccullough@gmail.com

7. **Taxes.** The City of Murfreesboro is exempt from State sales tax and will issue a tax exemption certificate to the Contractor as requested. City shall not be responsible for any taxes that are imposed on Contractor. Furthermore, Contractor understands that it cannot claim exemption from taxes by virtue of any exemption that is provided to City.
8. **Compliance with Laws.** Contractor agrees to comply with any applicable federal, state and local laws and regulations.
9. **Maintenance of Records.** Contractor shall maintain documentation for all charges against City. The books, records, and documents of Contractor, insofar as they relate to work performed or money received under the contract, shall be maintained for a period of three (3) full years from the date of final payment and will be subject to audit, at any reasonable time and upon reasonable notice by City or its duly appointed representatives. The records shall be maintained in accordance with the Generally Accepted Accounting Principles.
10. **Modification.** This Contract may be modified only by written amendment executed by all parties and their signatories hereto.
11. **Relationship of the Parties.** Nothing herein may in any way be construed or intended to create a partnership or joint venture between the parties or to create the relationship of principal and agent between or among any of the parties. None of the parties hereto may hold itself out in a manner contrary to the terms of this paragraph. No party becomes liable for any representation, act, or omission of any other party contrary to this section.
12. **Waiver.** No waiver of any provision of this contract shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any other default.
13. **Employment.** Contractor shall not subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal or laying-off of any individual due to race, creed, color, national origin, age, sex, veteran status, or any other status or class protected under federal or state law or which is in violation of applicable laws concerning the employment of individuals with disabilities.
14. **Non-Discrimination.** It is the policy of the City not to discriminate on the basis of age, race, sex, color, national origin, veteran status, disability, or other status or class protected under federal or state law in its hiring and employment practices, or in admission to, access to, or operation of its programs, services, and activities. With regard to all aspects of this Agreement, Contractor certifies and warrants it will comply with this policy. No person may be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in the City's contracted programs or activities, on the grounds of handicap and/or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal or Tennessee State Constitutional or statutory law; nor may they be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of contracts with the City or in the employment practices of the City's Contractors. Accordingly, all proposers entering into contracts with the City may upon request be required to show proof of such nondiscrimination and to post in conspicuous places that are available to all employees and applicants, notices of nondiscrimination.
15. **Gratuities and Kickbacks.** It is a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therewith. It is a breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for

the award of a subcontract or order. Breach of the provisions of this paragraph is, in addition to a breach of this Agreement, a breach of ethical standards which may result in civil or criminal sanction and/or debarment or suspension from being a contractor or subcontractor under the City contracts.

16. **Assignment.** The provisions of this Agreement inure to the benefit of and are binding upon the respective successors and assignees of the parties hereto. Except for the rights of money due to Contractor under this Agreement, neither this Agreement nor any of the rights and obligations of Contractor hereunder may be assigned or transferred in whole or in part without the prior written consent of the City. Any such assignment or transfer does not release Contractor from its obligations hereunder
17. **Integration.** This Contract, Sales Quotations, and State contract set forth the entire agreement between the parties with respect to the subject matter hereof and govern the respective duties and obligations of the parties.
18. **Force Majeure.** No party has any liability to the other hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by force majeure, meaning any act of God, storm, fire, casualty, unanticipated work stoppage, strike, lockout, labor dispute, civil disturbance, riot, war, national emergency, act of public enemy, epidemic, pandemic or other cause of similar or dissimilar nature beyond its control.
19. **Governing Law and Venue.** The validity, construction and effect of this Agreement and any and all extensions or modifications thereof are governed by the laws of the state of Tennessee regardless of choice of law doctrine or provision in any attachment or other document that Contractor may provide. Any action between the parties arising from this agreement may only be filed in the courts of Rutherford County, Tennessee.
20. **Severability.** Should any provision of this contract be declared to be invalid by any court of competent jurisdiction, such provision shall be severed and shall not affect the validity of the remaining provisions of this contract.
21. **Attorney Fees.** In the event any party takes legal action to enforce any provision of the Agreement, should the City prevail, Contractor will pay all expenses of such action including attorney fees, expenses, and costs at all stages of the litigation and dispute resolution.
22. **Iran Divestment Act of Tennessee.** By submission of the Contractor's Quote, Contractor certifies, under penalty of perjury, that to the best of its knowledge and belief that Contractor is not on the list created pursuant to Tenn. Code Ann. §12-12-106.
23. **Non-Boycott of Israel.** By submission of the Contractor's Quote, Contractor certifies, under penalty of perjury, that to the best of its knowledge and belief that each supplier is not boycotting Israel pursuant to Tenn. Code Ann. § 12-4-119 and will not boycott Israel during the term of contract. This applies to contracts of \$250,000 or more and to contractors with ten (10) or more employees.
24. **Effective Date.** This Contract shall not be binding upon the parties until signed by each of the Contractor and authorized representatives of the City and is thereafter effective as of the date set forth above.

IN WITNESS WHEREOF, the parties enter into this agreement as of the "Effective Date" first listed above.

CITY OF MURFREESBORO

By: _____
Shane McFarland, Mayor

APPROVED AS TO FORM:

Adam F. Tucker
Adam F. Tucker, City Attorney

TT of F Murfreesboro, Inc.

Signed by:
By: *Jason McCullough*
975696108123454
Jason McCullough, Fleet Sales Manager

City of Murfreesboro - F-250 4x4 Crew Cab

City of Murfreesboro

Reference: 20251024-093800868

Megan Strode

Quote created: October 24, 2025

mstrode@murfreesborotn.gov
629.201.6214

Quote expires: January 22, 2026

Quote created by: Jason McCullough

"Government Sales Manager"

mr.jason.mccullough@gmail.com

+16157859141

Comments from Jason McCullough

Contract #88762

Products & Services

Item & Description	Quantity	Unit Price	Total
F-250 4x4 Super Crew, Gas, 176" WB	2	\$47,469.00	\$94,938.00
F-250 4x4 Super Crew, Gas, 176" WB			
One-time subtotal			\$94,938.00
Total			\$94,938.00

Purchase terms

Questions? Contact me



Jason McCullough
"Government Sales Manager"
mr.jason.mccullough@gmail.com
+16157859141

Ford of Murfreesboro
1550 NW Broad St
Murfreesboro, TN 37085-4364
United States



Prepared for: Megan Strode

City of Murfreesboro

Prepared by: Jason McCullough

10/16/2025

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2026 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 630

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
W2B	Base Vehicle Price (W2B)	\$52,900.00
Packages		
600A	<p>Order Code 600A</p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Engine: 6.8L 2V DEVCT NA PFI V8 Gas - Transmission: TorqShift-G 10-Speed Automatic <i>Includes SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road.</i> - 3.73 Axle Ratio - GVWR: 10,000 lb Payload Package - Tires: LT245/75Rx17E BSW A/S <i>Spare may not be the same as road tire.</i> - Wheels: 17" Argent Painted Steel <i>Includes painted hub covers/center ornaments.</i> - HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i> - Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers.</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 <i>Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.</i> 	N/C

Powertrain

99A	Engine: 6.8L 2V DEVCT NA PFI V8 Gas	Included
44F	Transmission: TorqShift-G 10-Speed Automatic	Included
X37	<i>Includes SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road.</i>	
STDGV	3.73 Axle Ratio	Included
STDGV	GVWR: 10,000 lb Payload Package	Included

Wheels & Tires

TD8	Tires: LT245/75Rx17E BSW A/S	Included
64A	<i>Spare may not be the same as road tire.</i>	
64A	Wheels: 17" Argent Painted Steel	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.


Prepared for: Megan Strode

City of Murfreesboro

Prepared by: Jason McCullough

10/16/2025

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2026 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 630

As Configured Vehicle (cont'd)

Code	Description	MSRP
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Includes painted hub covers/center ornaments.

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat	Included
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Includes center armrest, cupholder, storage and driver's side manual lumbar.

Other Options

176WB	176" Wheelbase	STD
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PAINT	Monotone Paint Application	STD
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STDRD	Radio: AM/FM Stereo w/MP3 Player	Included
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Includes 6 speakers.

Includes:

- Ford Connectivity Package (1-Year Included)

Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.

- SYNC 4

Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
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Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guide distributed with the purchase of every new vehicle.

Emissions

425	50-State Emissions System	STD
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SUBTOTAL	\$52,900.00
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Destination Charge	\$2,595.00
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TOTAL	\$55,495.00
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Prepared for: Megan Strode

City of Murfreesboro

Prepared by: Jason McCullough

10/16/2025

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2026 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 630

Pricing Summary - Single Vehicle

	MSRP
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Vehicle Pricing

Base Vehicle Price	\$52,900.00
Options	\$0.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$2,595.00
Subtotal	\$55,495.00

Discount Adjustments

Discount Adjustments	-\$8,026.00
Total	\$47,469.00

Customer Signature

Acceptance Date

Prepared for: Megan Strode

City of Murfreesboro

Prepared by: Jason McCullough

10/16/2025

2026 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 630



Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 37129-1709

Major Equipment

(Based on selected options, shown at right)

TorqShift 10-speed automatic

Major Equipment	As Configured Vehicle	MSRP
	STANDARD VEHICLE PRICE	
	Order Code 600A	N/C
	Engine: 6.8L 2V DEVCT NA PFI V8 Gas	Included
	Transmission: TorqShift-G 10-Speed Automatic	Included
	3.73 Axle Ratio	Included
	GVWR: 10,000 lb Payload Package	Included
	Tires: LT245/75Rx17E BSW A/S	Included
	Wheels: 17" Argent Painted Steel	Included
	HD Vinyl 40/20/40 Split Bench Seat	Included
	176" Wheelbase	STD
	Monotone Paint Application	STD
	Radio: AM/FM Stereo w/MP3 Player	Included
	Fleet Customer Powertrain Limited Warranty	N/C
	50-State Emissions System	STD
	Ford Connectivity Package (1-Year Included)	Included
	SYNC 4	Included
	SUBTOTAL	\$52,900.00
	Destination Charge	\$2,595.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Megan Strode

City of Murfreesboro

Prepared by: Jason McCullough

10/16/2025

2026 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 630



10/16/2025 | 1550 N.W. Broad St. Murfreesboro Tennessee | 37129-1709

Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 37129-1709

Major Equipment	As Configured Vehicle	MSRP
	TOTAL	\$55,495.00
* Seat mounted side impact front passenger airbag	* 6 airbags	
* Advance Trac w/Roll Stability Control electronic stability control system with anti-rollover	* Manual rear child safety door locks	
* SecuriLock immobilizer	* Fixed rear seats	
* 60-40 folding rear seats	* Front facing rear seat	
* Fold-up rear seat cushion	* Height adjustable rear seat head restraints	
* Manual rear seat head restraint control	* 3 rear seat head restraints	
* Split-bench rear seat	* 40-20-40 split-bench front seat	
* Driver seat with 4-way directional controls	* Front passenger seat with 4-way directional controls	
* Height adjustable front seat head restraints	* Manual front seat head restraint control	
* Split-bench front seat	* Front seat center armrest	
* Front seat armrest storage	* Manual reclining driver seat	
* Manual driver seat fore/aft control	* Manual reclining passenger seat	
* Manual passenger seat fore/aft control	* Vinyl front seat upholstery	
* Vinyl front seatback upholstery	* Manual driver seat lumbar	
* 4-wheel disc brakes	* 4-wheel anti-lock (ABS) brakes	
* Brake assist system	* Hill Start Assist	

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Megan Strode

City of Murfreesboro

Prepared by: Jason McCullough

10/16/2025 Ford of Murfreesboro | 1550 N.W. Broad St. Murfreesboro Tennessee | 371291709

2026 F-250 4x4 SD Crew Cab 8' box 176" WB SRW XL (W2B)

Price Level: 630

Fuel Economy

City

N/A

Hwy

N/A



Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: Inaugural Employee Legacy Recognition Program

Department: Administration

Presented by: Angela Jackson, Executive Director of Strategic Services

Summary

Consider updates and approval of the inaugural Legacy Recognition for City retirees.

Background Information

The Legacy Recognition program was established earlier this year to formally recognize and honor eligible retired employees for their significant contributions to the City's growth and success. The new policy established a structured nomination and selection process; a review committee was formed, the program was promoted, and nominations were accepted.

Nominations were received from the community as well as City staff, with a diverse group of nominees representing several decades and departments, showcasing an appreciation for the dedication of our retirees.

After careful consideration and review of this year's nominations, the Legacy Recognition Committee respectfully requests to expand the number of honorees from the original recommendation of six (6) recipients for the inaugural year to ten (10) recipients.

The justification for this recommendation is based on the exceptionally strong pool of candidates and the extremely narrow scoring differential among the top nominees. Specifically, the scoring results reflected only a 3.1-point difference out of 30 possible points between the highest- and lowest-ranked individuals within the top ten. Moreover, none of the ten finalists scored below an average of 25 points, indicating a uniformly outstanding level of achievement and contribution.

Given these results, the committee concluded that limiting recognition to a smaller number would not adequately reflect the caliber and impact of this year's nominees. Expanding ten recipients ensures that each deserving candidate is appropriately recognized for their exemplary service and legacy to the organization.

With your approval of these ten inaugural nominees, recipients will be notified, and a reception will be planned for formal recognition. Nominations for next year and future recipients will then be accepted through August 1, 2026.

Council Priorities Served

Establish strong City brand

Legacy nominees represent individuals whose contributions have been instrumental in advancing the City's goals and reinforcing its identity.

Attachments

Legacy Recognition Policy 1019

Employee Handbook

Policy No: **1019**

Policy: **Legacy Recognition Program**

Effective Date: **1/30/2025**

Supersedes Section No: **N/A**

1. Policy Objective

- 1.1 The purpose of this program is to formally recognize and honor eligible retired employees of the City of Murfreesboro who significantly contributed to the City's advancement, enrichment, and community.

2. Scope

- 2.1 This policy applies to eligible retired employees of the City who meet the specified criteria.

3. Eligibility

- 3.1 To be eligible for recognition under this policy, the Retiree:
 - a) Must have completed a minimum of twenty (20) years of continuous service or 30 years of combined service with the City
 - b) Must have been fully retired for at least two (2) years unless extenuating circumstances warrant an exception, as approved by the selection committee
 - c) Must have left the City's employment in good standing
 - d) May either be living or deceased

4. 2025 Inaugural Year and Following Years

- 4.1 For the 2025 inaugural year, up to six (6) individuals will be selected.
- 4.2 In 2026, up to four (4) individuals will be selected.
- 4.3 In the years that follow, up to two (2) individuals will be selected.

5. Nomination Process

- 5.1 Submission

- a) Nominations will be accepted annually through August 1st, with consideration for selection each fall.
- b) Nominations for recognition can be submitted by current employees, retirees, or members of the public.
- c) Nominations must be made using the City's official nomination form, available on either the City's website or in the City Administration office.
- d) Nominations should be submitted online on the City's website, or hand-delivered to the Director of Human Resources.
- e) Nomination submissions shall include:
 - i. Name of person making the nomination
 - ii. Nominee's name
 - iii. Nominee's years of service (with dates)
 - iv. Nominee's position held at City
 - v. Relationship or familiarity with the nominee
 - vi. Brief description of why the individual/nominee should be inducted as a "City Legacy" for the City of Murfreesboro
 - vii. Two (2) additional letters to support the nomination (optional)

6. Review and Selection

- 6.1 A selection committee, formed by the Mayor, will comprise representatives from the Human Resources Department, City Administration, and Retirees.
- 6.2 The selection committee will verify eligibility based on employment records and retirement status.
- 6.3 The selection committee members will review all nominations for recommendation.
- 6.4 The selection committee will select eligible Retirees for legacy recognition and make a recommendation to the City Council for induction.

7. Recognition Program

- 7.1 Ceremony
 - a) The City will host a recognition ceremony to honor selected retirees.
 - b) The ceremony will be held in a prominent location and attended by current employees, City officials, and the families of the retiree(s).
 - c) The City Council will induct the award recipients.

7.2 Awards and Honors

The selected retiree(s) will receive

- a) a commemorative plaque or award,
- b) A personalized letter of appreciation from the Mayor or a designated City official, and
- c) Inclusion on the wall of “City Legacies” located in the Rotunda of City Hall.

7.3 Public Acknowledgment

- a) Recognition on the City’s official website.
- b) Recognition in Murfreesboro news media.
- c) Recognition will include a feature story or interview highlighting the retiree’s contributions and achievements during their tenure.

8. Implementation

8.1 Budget

- a) The City will allocate a specific budget for the legacy recognition program as part of the annual budget planning process.
- b) The budget will cover the costs of the ceremony, awards, and other related expenses.

8.2 Communication

- a) Information about the recognition program, including eligibility criteria and nomination processes, will be communicated to all City employees and made available on the City’s website.

8.3 Coordination

- a) The Human Resources Department will coordinate the logistics of the recognition program, including the ceremony, awards, and public acknowledgments.

9. Review and Revisions

- 9.1 This policy will be reviewed annually by the Human Resources Department to ensure its effectiveness and relevance.
- 9.2 Any necessary revisions will be made and communicated to all stakeholders.

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title:	Salem Hwy Corridor Development Density and Sewer Capacity
Department:	Water Resources / Planning
Presented by:	Valerie Smith, Water Resources Director Matthew Blomeley, Asst. Director of Planning

Summary

Review development trends along the Salem Hwy corridor, primarily assessing previously approved single family unit equivalent density and the impact of future approvals given similar density and its effect on the capacity of the city's sanitary sewer collection system.

Background Information

At the council's September 18, 2025 meeting, a sewer allocation variance request was deferred for a proposed development along Cason Lane. The proposed zoning for the property was PUD (Planned Unit District), which allocates sanitary sewer capacity to 4 single family unit (sfu) equivalents per acre. The variance request was to increase that density to 6.14 sfu's per acre. Upon reconsideration at the October 2, 2025 meeting along with the rezoning application, both matters were deferred.

The council requested a more comprehensive review of the existing development patterns along the Salem Hwy corridor to provide a better context in what development densities have been approved in the past, and a forecast of what could be served by giving current undeveloped property sewer allocation for similar sfu densities.

The presentation prepared by staff today will provide the following information:

- Reacquaint council with the current development single family unit approvals by the Planning Commission and City Council within basin MF11 (a portion of the Salem Hwy corridor) and a scenario of development that looks at applying uniform density so that the entire basin can be sewerized or a scenario of a "first come, first served" approach that may limit the entire basin from being served with sanitary sewer.
- Look at a more comprehensive assessment by the Planning Department, reviewing several other developments along the Salem Hwy Corridor, and their approved zoning and corresponding sewer allocation single family unit densities.
- Discuss the discord between allowing 4 sfu's per acre in the Planned Unit District (PUD) zoning and 7 sfu's per acre in the Planned Residential District (PRD) zoning.
- Provide a broader discussion of when to require a developer to tender 10% of the anticipated connection fees that actually reserves the development's sewer allocation capacity for 30 months.

Council Priorities Served

Expand infrastructure

Continuous evaluation of sewer capacity provides the city keen insight into what areas are higher value investments in expanding the sewer collection system, as well as providing a valuable tool in managing growth and stakeholder expectations.

Establish strong City brand

Demonstrating to our development community that the city is measuring capacity and managing development density shows a proactive approach that instills confidence and assurance that the city is fulfilling its role as a good steward of city resources.

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: August/September 2025 Dashboard

Department: Administration

Presented by: Erin Tucker, CFO/City Recorder

Summary

August/September 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. August/September 2025 Dashboard
2. August Impact Fee Report
3. September Impact Fee Report
4. City Schools August Dashboard
5. City Schools September Dashboard

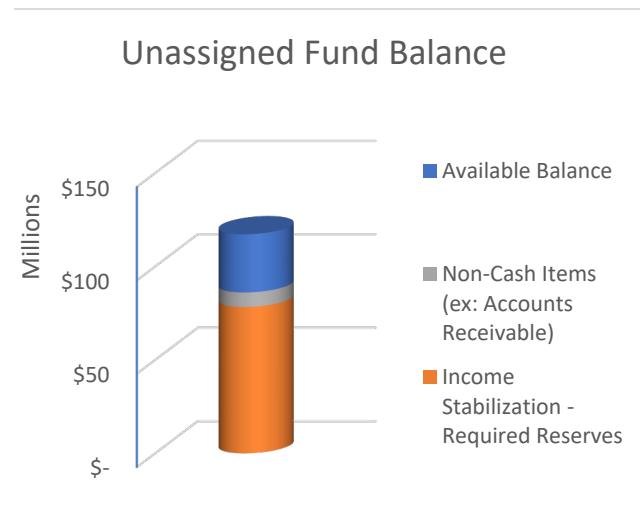
AUGUST/SEPTEMBER 2025 DASHBOARD

FUND BALANCE

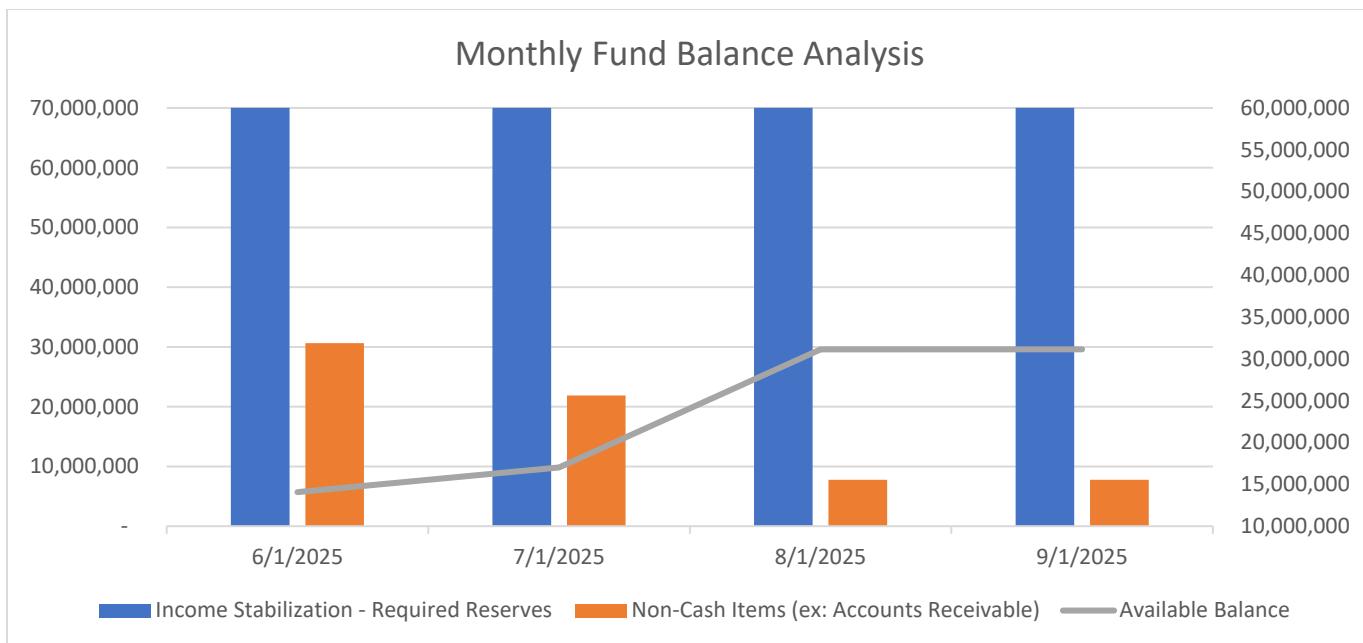
The City's Fund Balance policy requires a reserve of 15-30% of General Fund revenues. This reserve is maintained in the Unassigned Fund Balance within General Fund. Other components of this account include non-spendable assets, including Accounts Receivable. The remaining funds are available for use, 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
	9/30/2025
Available Balance	31,142,108
Non-Cash Items (ex: Accounts Receivable)	7,767,355
Income Stabilization - Required Reserves	78,300,000
	117,209,463



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



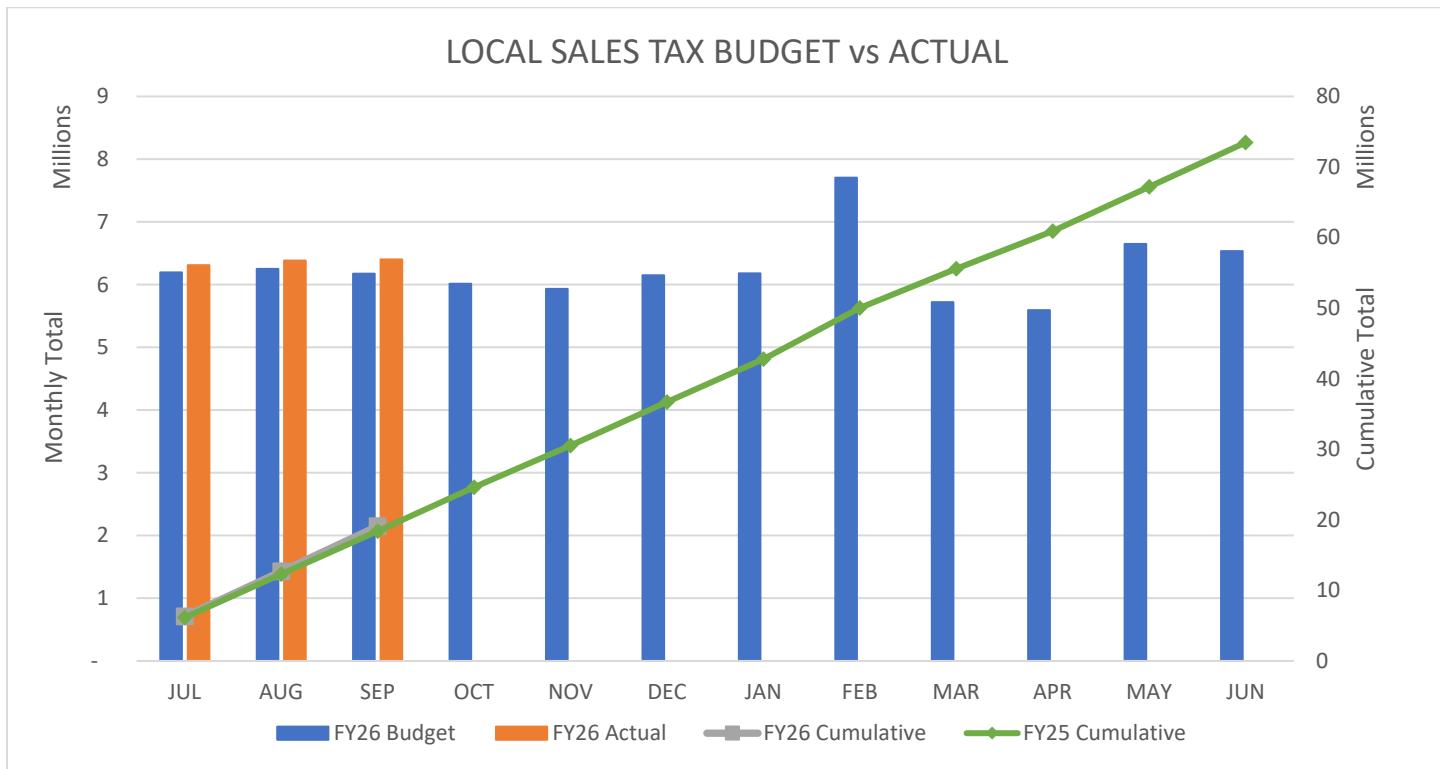
REVENUES

Property Tax

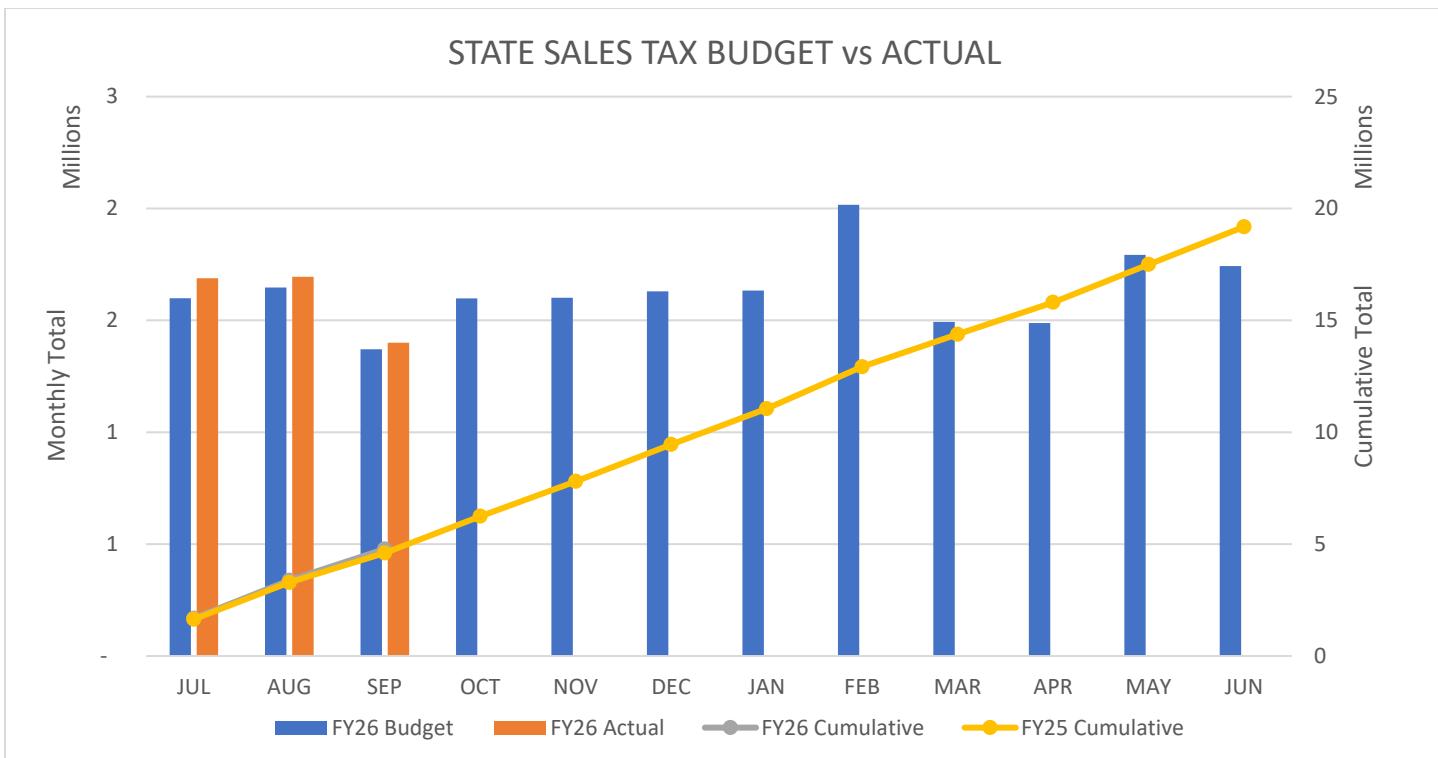


Property Tax notices will be mailed in early October. The FY26 budget reflects a 3% increase over FY25, which is consistent with last year's growth.

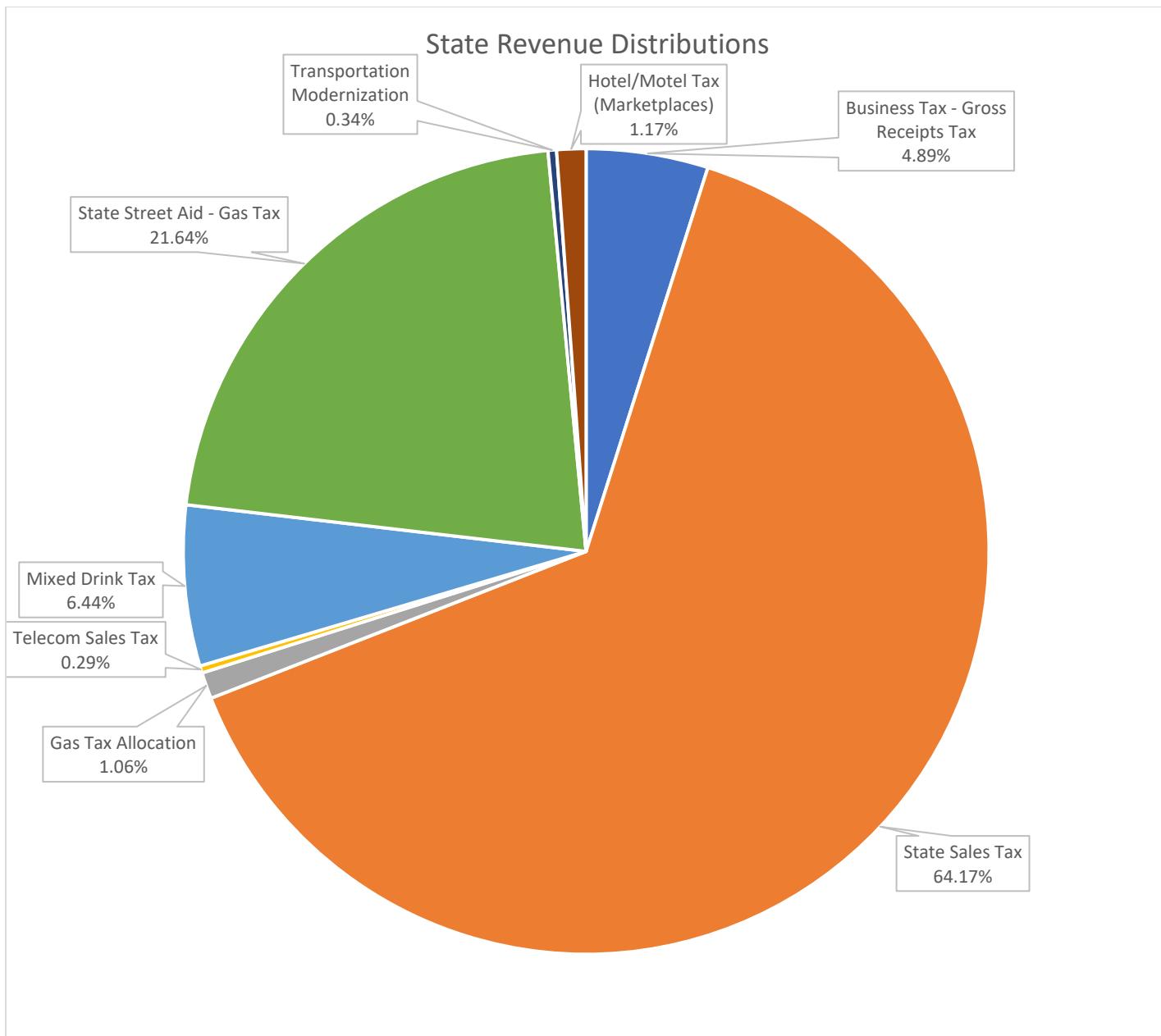
LOCAL SALES TAX BUDGET vs ACTUAL



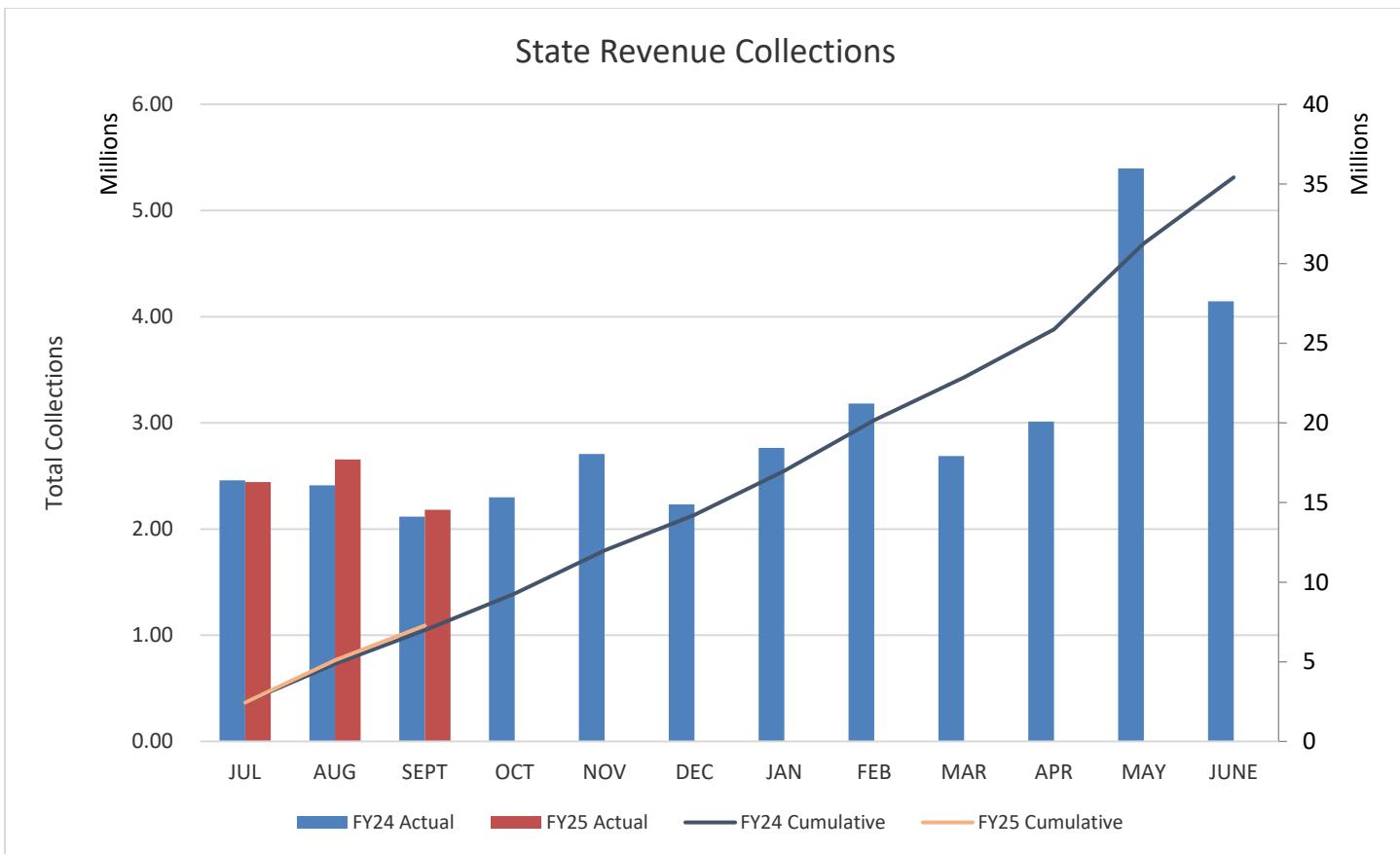
FY26 Local Sales Tax collections were budgeted with a 2.5% increase over FY25 projected results. August 2025 receipts (reflecting June sales) reflect \$250k more (4.08% increase) than August 2024 receipts. September shows \$288k more than last year (4.71% increase). This revenue shows a \$477k (2.6%) increase over budgeted projections.



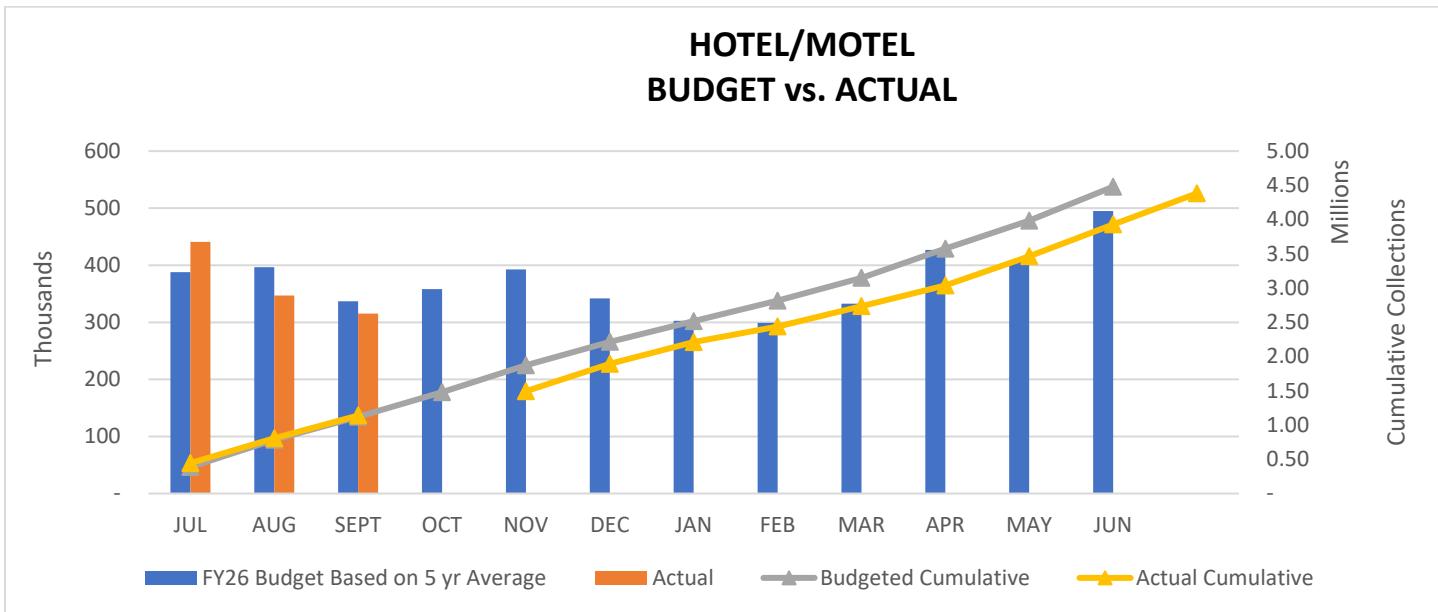
FY26 State Sales Tax collections were budgeted at 2.3% over FY25. August and September receipts, for June and July sales, were up 3% and 6.6%, respectively, compared to last year and up 3.6% over budget.



For September, Sales Tax made up 64% of State revenues. Business Tax receipts made up 5%. State Street Aid (restricted to road improvements) made up 22% 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.

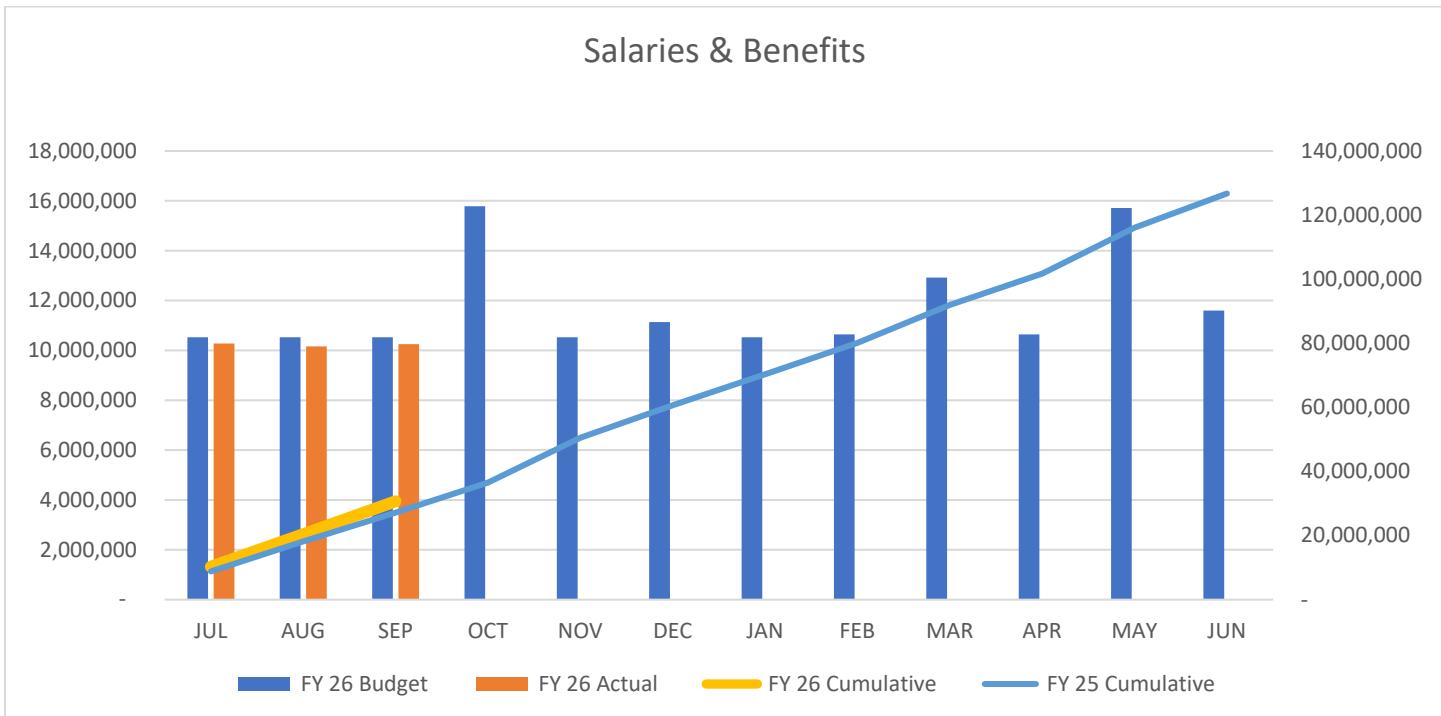


Overall, State Shared Revenue collections showed a 9% increase for August over last year and a 6% increase compared to September 2024. Business License (Gross Receipts) Taxes are up 56% for the year. This tax can fluctuate depending on when returns are filed. Mixed drink taxes are up 2% for August and 5% for September, with 4% cumulative growth over last year. State Street Aid Gas Tax reflects a flat results compared to 2024. These revenues are restricted and can only be spent on eligible roadway maintenance and construction projects.



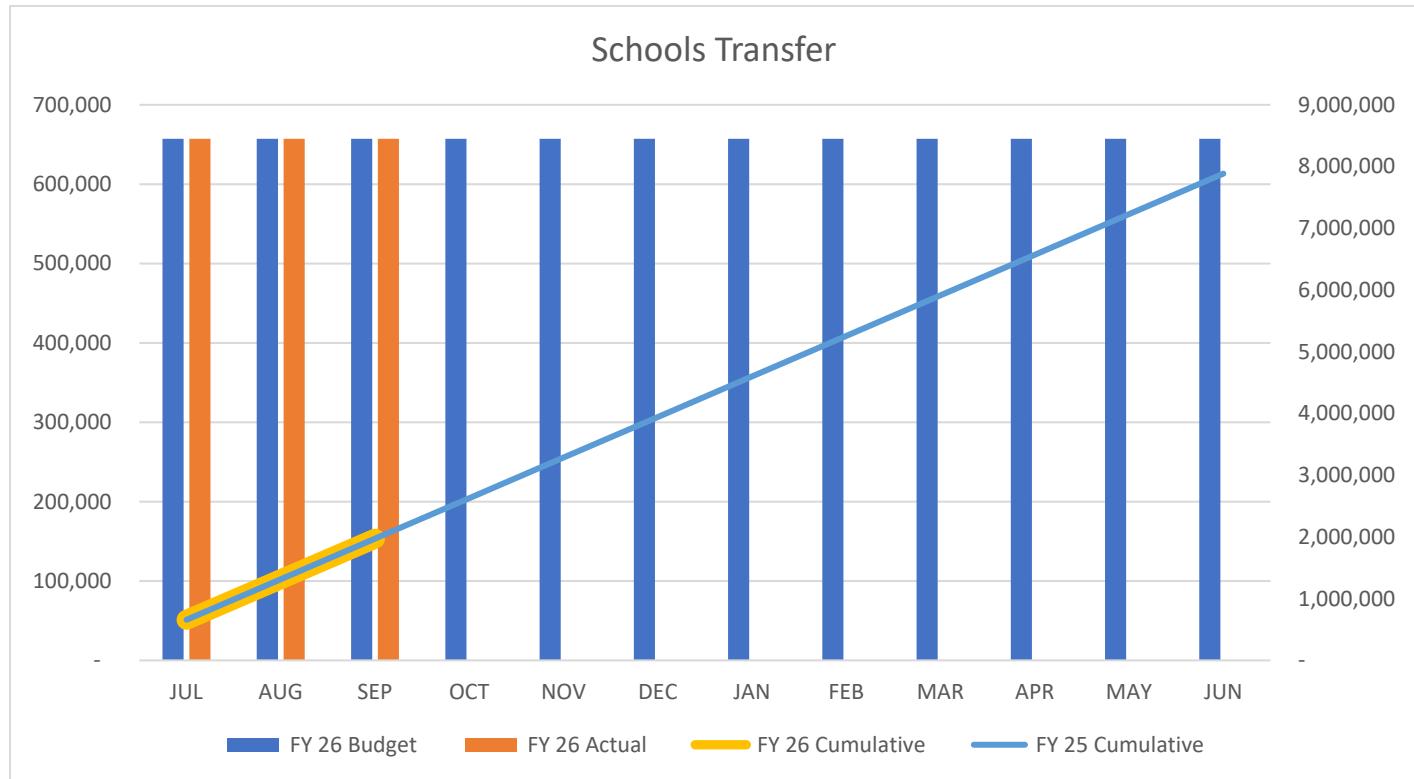
FY26 Hotel/Motel Taxes were budgeted 11% more than the FY25 budget. August results reflect a 2.6% decrease compared to last year for the month, and September showed similar results with a 2.4% drop compared to last year. For the year, this revenue reflects a 1.6% cumulative budget deficit. The Finance Department will conduct an audit of the City's hotels and motels in the coming year to ensure accurate and timely reporting.

EXPENSES

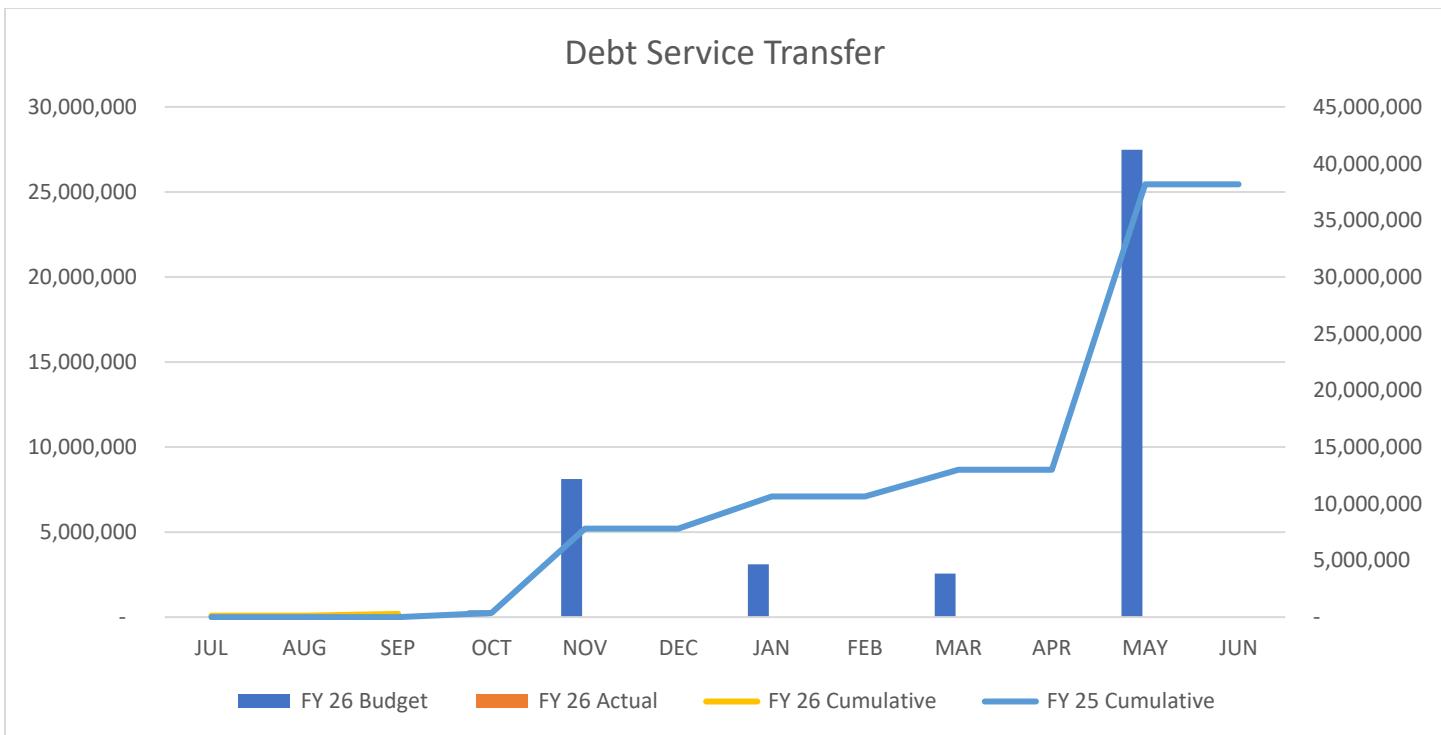


Salaries & Benefits make up 35% of General Fund's budget. The FY26 budget included 32 additional full-time positions, 23 of which are for public safety. Full-time approved positions increased from 1,148 to 1,180 positions.

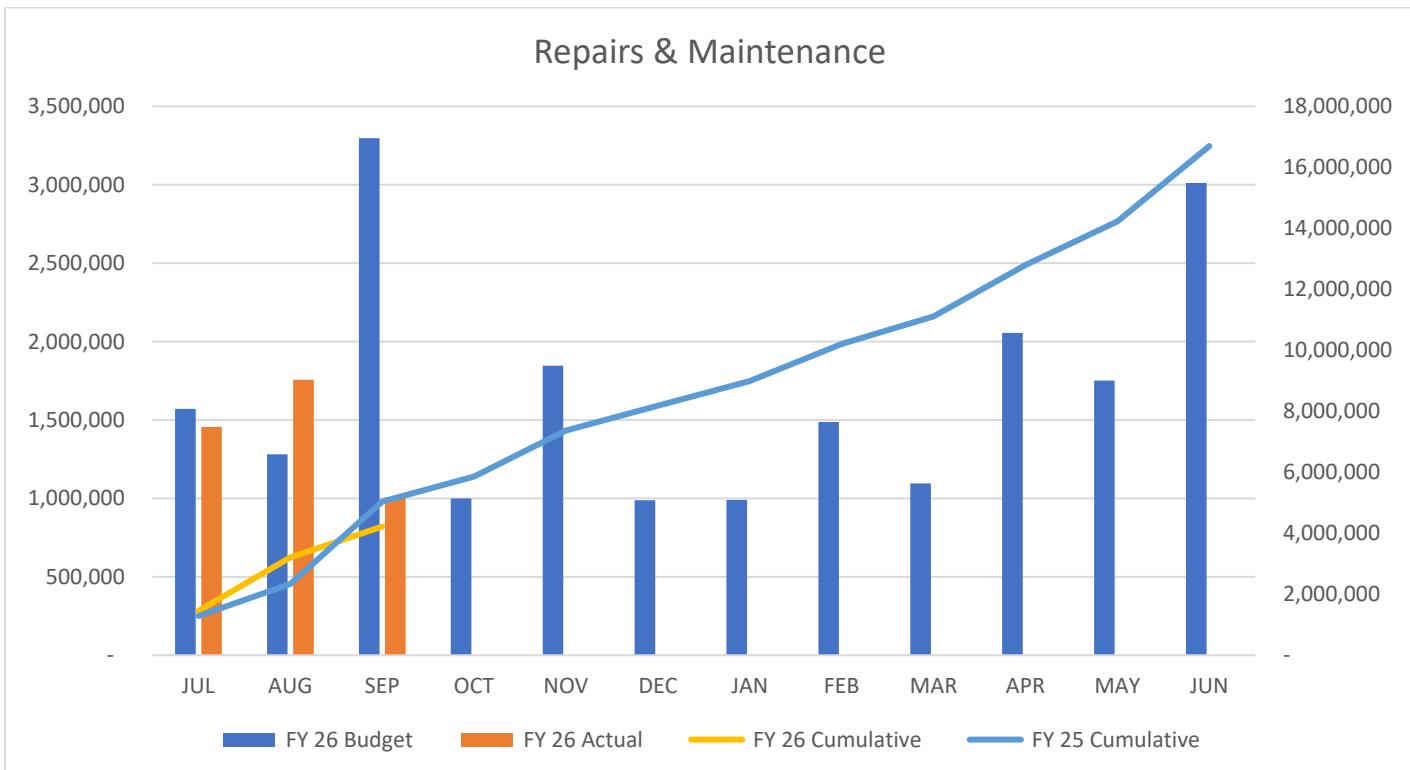
As of 9/30/25, there were 1,097 filled full-time positions and 83 vacancies. Police had 43 open positions at the end of September, including 28 sworn officer positions. Overall, salary expenses are down compared to budget by 3%.



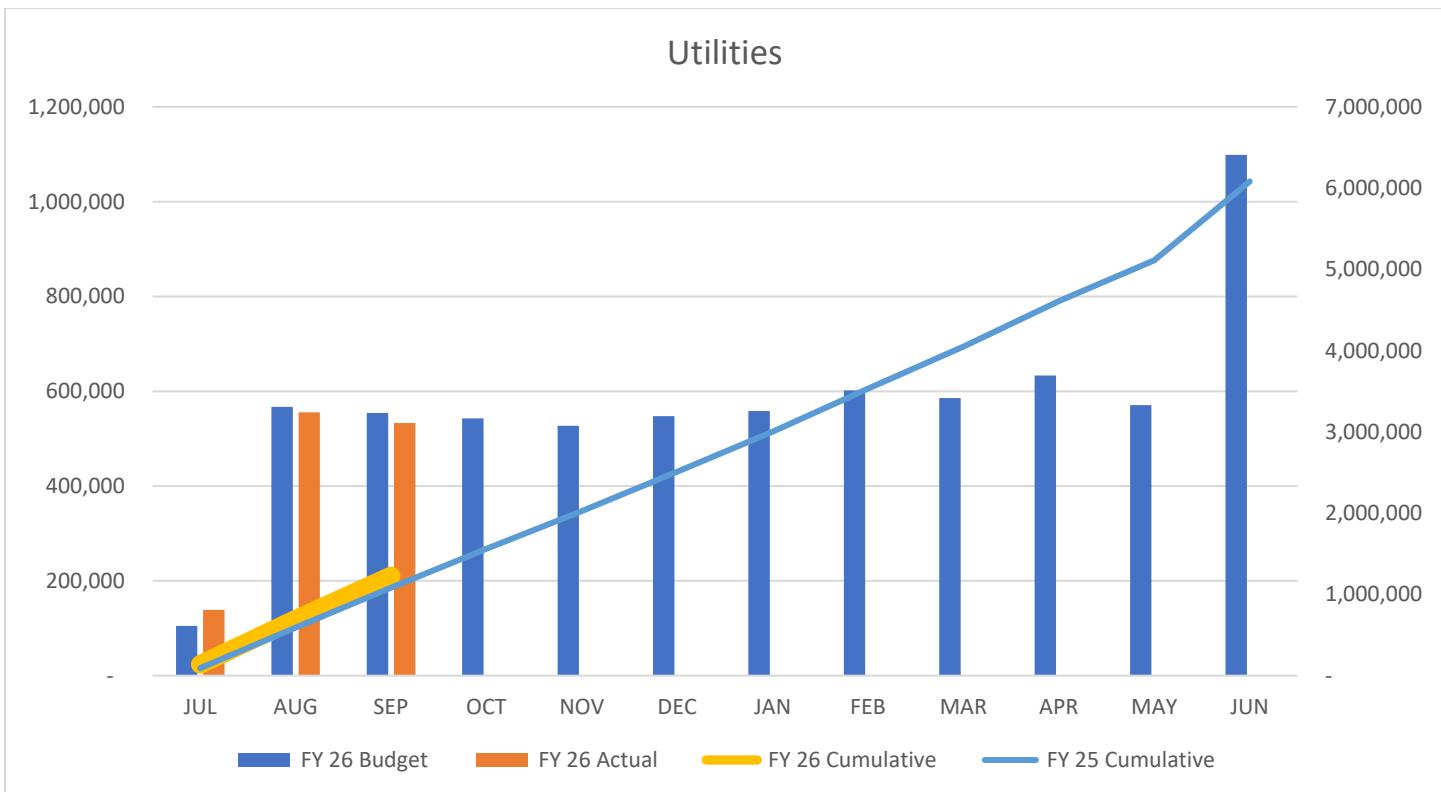
Transfers to City Schools makes up 2% of General Fund's budget. Budgeted Transfers to City Schools is budgeted at \$7.885M. This transfer is made in monthly increments evenly distributed throughout the year.



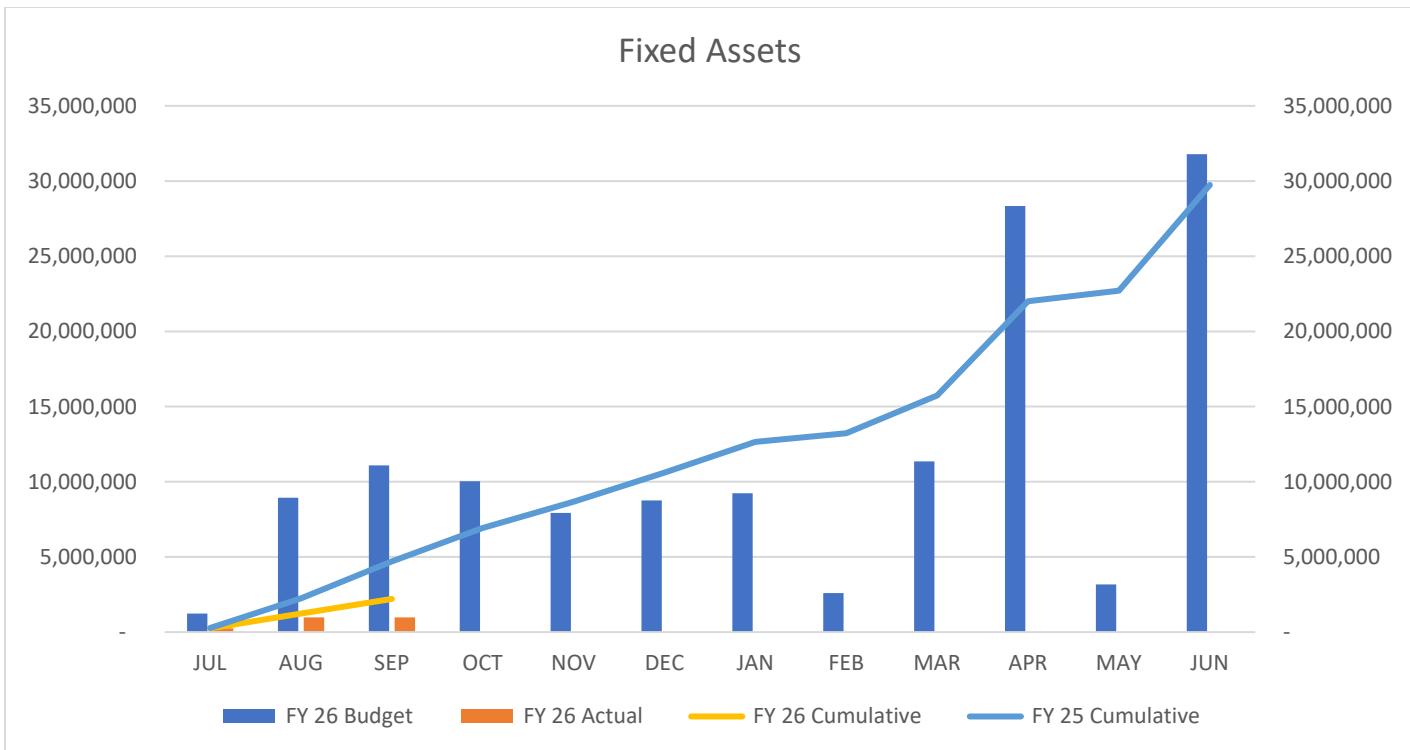
Budgeted Debt Service makes up 12% of General Fund's budget. Council approved a \$70m debt issuance in FY25 which is expected to be issued in mid-late FY26. The Debt Service budget totals \$41.3m which includes a mid-year debt issuance.



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 16% compared to last year through September. Overall, costs are down 31% compared to budget for the year.



Utilities make up 2% of General Fund's budget. Results are up 13% as compared to FY25 and are running flat with budget through September. 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

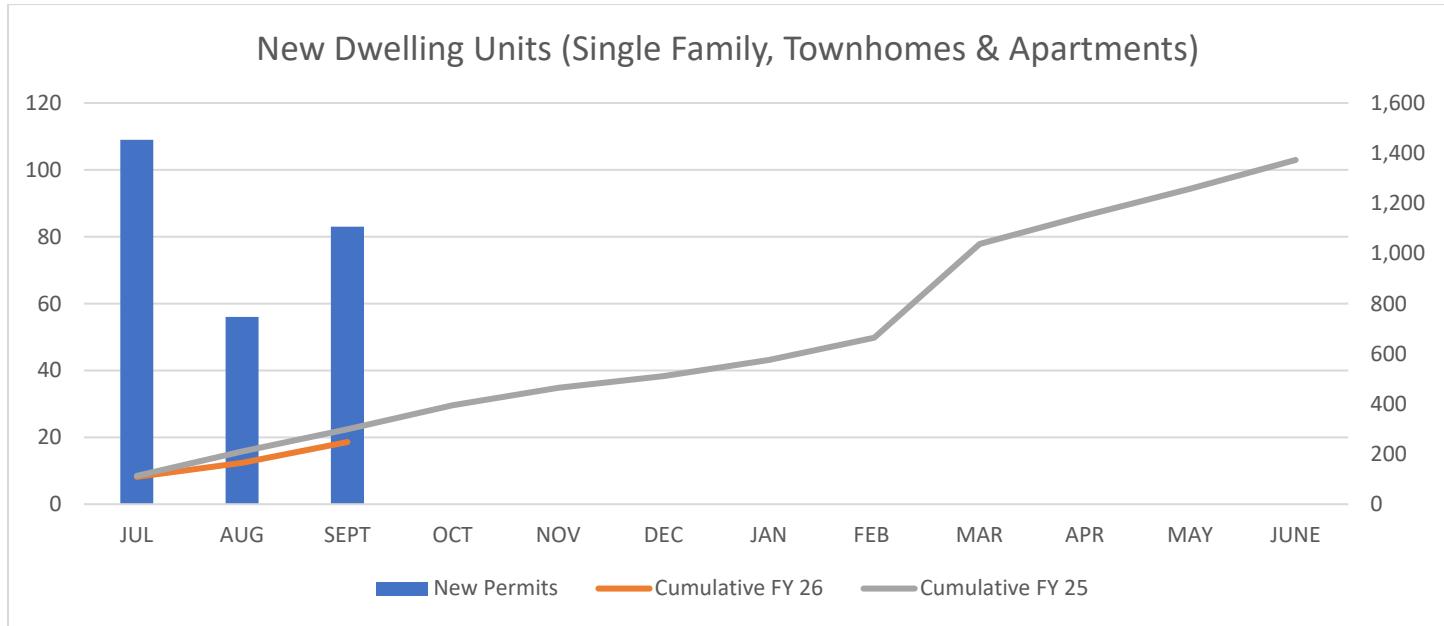
The FY25 CIP included allocation of \$39m of Unassigned Fund Balance for CIP projects. In addition, several General Fund projects and expenses were swapped, using previous bond proceeds to facilitate accelerated spending of these proceeds. This resulted in projects

being “swapped” from the Loan/Bond Fund with General Fund.

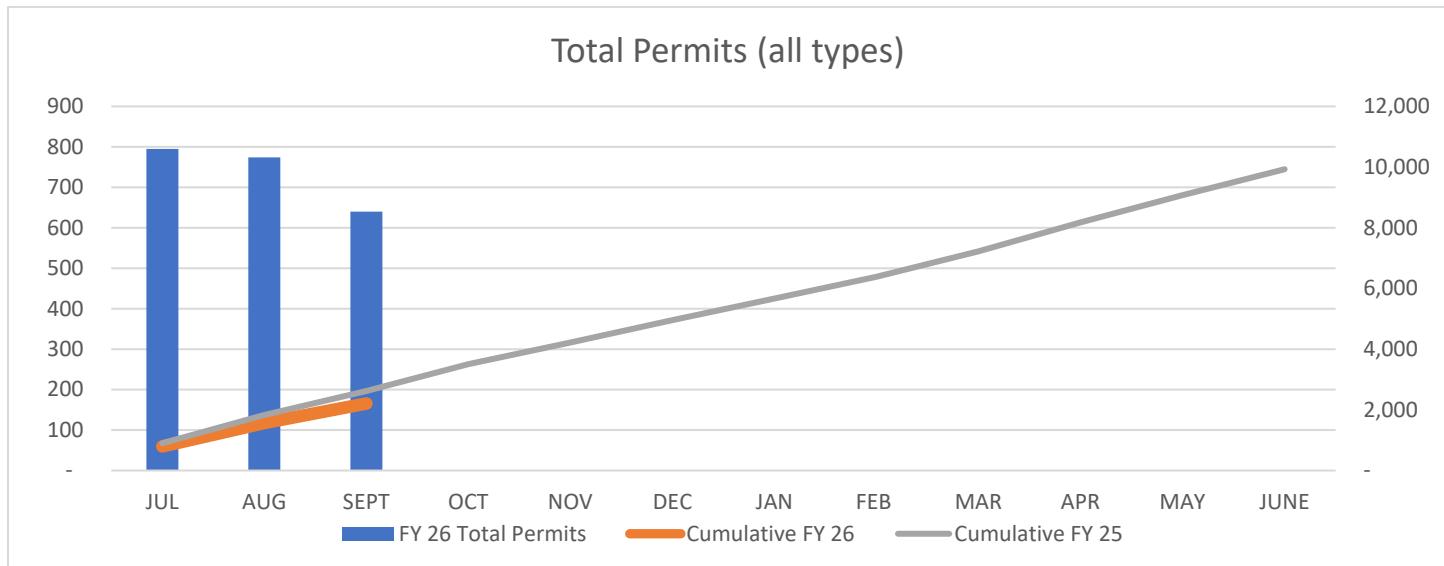
Like Repairs & Maintenance, timing on spending in Fixed Assets is also seasonal and can fluctuate based on the construction schedules and delivery of equipment. There are also several significant construction projects funded in the operating budget. Fixed asset spending was down 53% compared to last year's expenses through September and down 89% compared to budget.

BUILDING & CODES

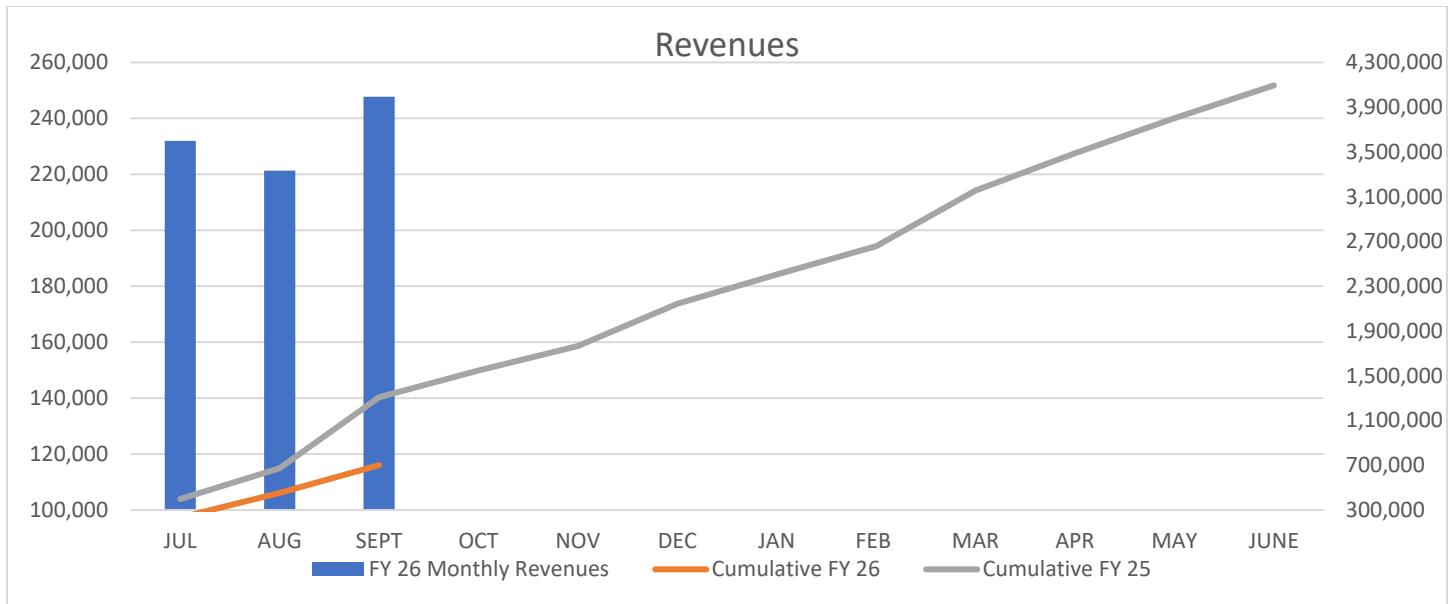
Building & Codes budgeted revenues reflect a 7% decrease from the FY25 budget and reflect a 9% increase as compared to FY25's actual results.



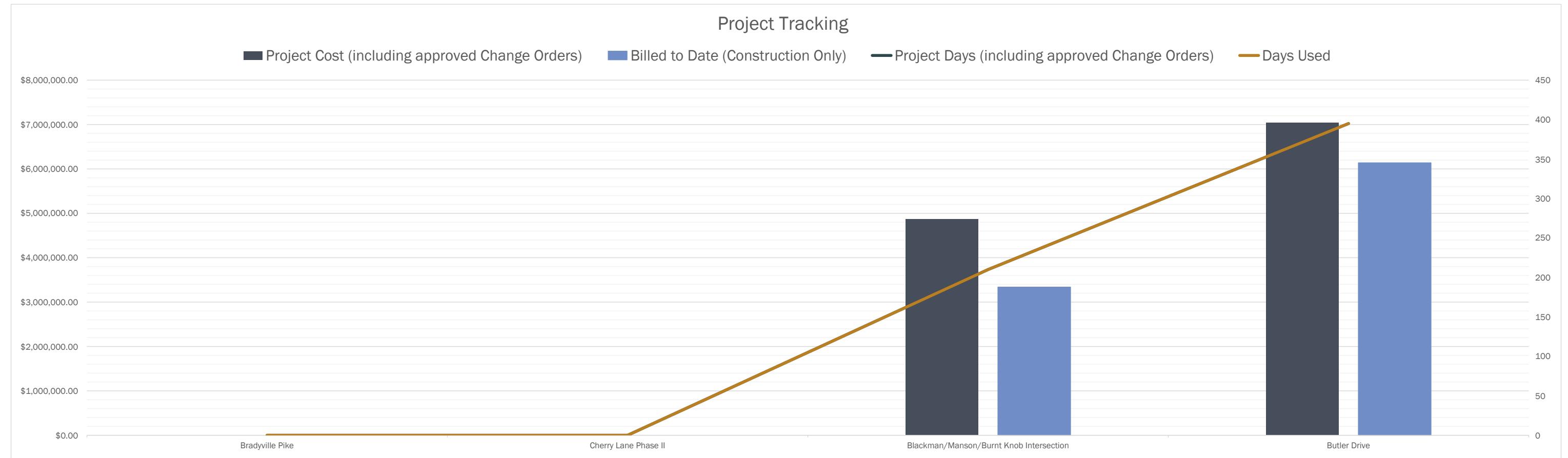
August new dwelling permits reflect a 42% decrease and September permits reflect a 7% decrease compared to last year and are down 17% overall for the year.



Total permits were trending down from last year by 14% through August and 16% for September.



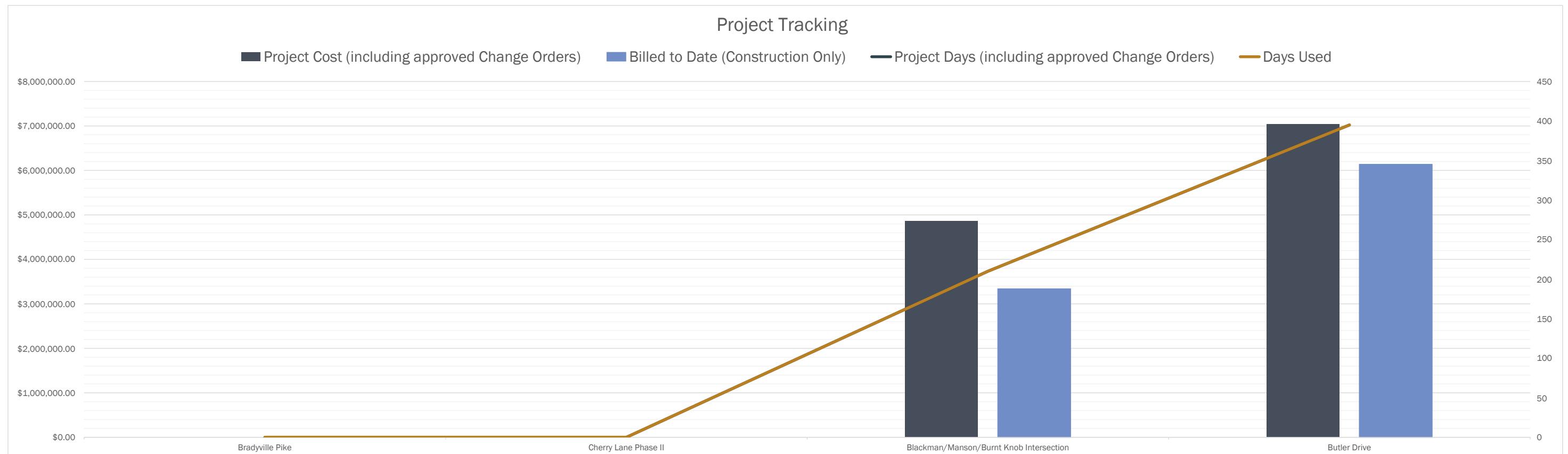
Through September, revenues are down 61% as compared to last year and down 46% overall for the year.



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	\$3,338,990.51	210	210	100%	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	\$9,477,379					

	Project Status / Comments
Cherry Lane Phase II	Environmental permits secured. Right-of-way plans complete and exhibits and descriptions are being finalized. City staff working on obtaining right of way acquisition proposal from consultant.
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. SOAR is being updated.
Butler Dr. Realignment	Contractor has completed punch list items. Final change order to go for Council approval.
Blackman/Burnt Knob/Manson Intersection	All work complete minus the final asphalt topping and striping. Paving and striping scheduled for the next two weeks.
Medical Center Phase 2	Contractor working on removing bump outs and building center island on west side of Medical Center and Thompson Lane intersection.
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	Order of possession received on final tract.
Rutherford Blvd Extension	6 out of 7 tracts finalized



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	\$3,338,990.51	210	210	100%	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
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Butler Dr. Realignment	Contractor has completed punch list items. Final change order to go for Council approval.
Blackman/Burnt Knob/Manson Intersection	Construction complete. Contractor working on punch list items. Staff working on end of job paperwork.
Medical Center Phase 2	The contractor is currently excavating and rebuilding the island in front of The Fountains. Construction will pause before Thanksgiving and the holiday shopping season, then resume after the first of the year.
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	Order of possession received on final tract.
Rutherford Blvd Extension	6 out of 7 tracts finalized

Impact Fee Report for New Development in the City of Murfreesboro

Month of August 2025

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	353,550.51	77,314.45	125,284.14	39,707.23	111,244.69
SFR-Townhomes	27,914.99	6,104.45	9,891.96	3,135.13	8,783.45
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	72,643.26	47,961.99	-	24,681.27	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	454,108.76	131,380.87	135,176.12	67,523.66	120,028.11

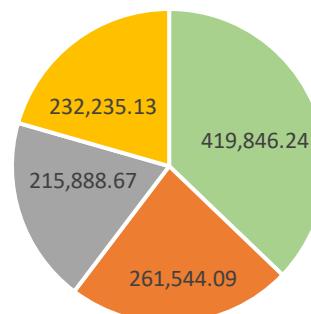
Fiscal Year 2026 to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	690,602.60	151,020.98	244,721.90	77,561.57	217,298.15
SFR-Townhomes	47,471.93	10,381.17	16,822.16	5,331.55	14,937.05
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	391,439.63	258,444.11	-	132,995.52	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	1,129,514.13	419,846.24	261,544.09	215,888.67	232,235.13

Total Revenues to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	5,102,311.16	1,115,773.42	1,808,054.88	573,040.49	1,605,442.36
SFR-Townhomes	70,102.42	15,330.00	24,841.50	7,873.18	22,057.74
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	629,740.91	415,780.14	-	213,960.77	-
Office	37,699.11	24,664.27	-	13,034.84	-
Public/Institutional	4,599.94	3,009.19	-	1,590.75	-
Industrial	10,182.43	6,664.09	-	3,518.34	-
Total	5,854,635.97	1,581,221.11	1,832,896.38	813,018.37	1,627,500.10

Fiscal Year 2026 Distribution of Assessed Fees



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

Impact Fee Report for New Development in the City of Murfreesboro

Month of September 2025

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	271,074.04	59,278.48	96,057.78	30,444.32	85,293.46
SFR-Townhomes	-	-	-	-	-
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	47,508.35	31,366.91	-	16,141.44	-
Office	4,911.14	3,213.06	-	1,698.08	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	323,493.53	93,858.45	96,057.78	48,283.84	85,293.46

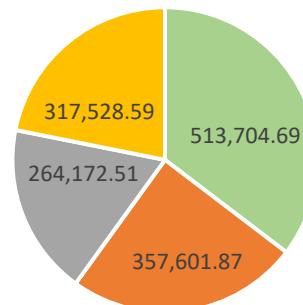
Fiscal Year 2026 to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	961,676.64	210,299.46	340,779.68	108,005.89	302,591.61
SFR-Townhomes	47,471.93	10,381.17	16,822.16	5,331.55	14,937.05
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	438,947.98	289,811.02	-	149,136.96	-
Office	4,911.14	3,213.06	-	1,698.08	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	1,453,007.66	513,704.69	357,601.87	264,172.51	317,528.59

Total Revenues to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	5,373,385.20	1,175,051.90	1,904,112.66	603,484.81	1,690,735.82
SFR-Townhomes	70,102.42	15,330.00	24,841.50	7,873.18	22,057.74
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	677,249.26	447,147.05	-	230,102.21	-
Office	42,610.25	27,877.33	-	14,732.92	-
Public/Institutional	4,599.94	3,009.19	-	1,590.75	-
Industrial	10,182.43	6,664.09	-	3,518.34	-
Total	6,178,129.50	1,675,079.56	1,928,954.16	861,302.21	1,712,793.56
Expenditures	(1,370,000.00)		(1,370,000.00)		
	4,808,129.50	1,675,079.56	558,954.16	861,302.21	1,712,793.56

Fiscal Year 2026 Distribution of Assessed Fees



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

COUNCIL COMMUNICATION

Meeting Date: 10/9/2025

Item Title: August 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 (August 2025)

FY26 Revenue and Expenditure Budget Comparison Reports (August 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

August 2025 MCS Cash Flow Statement

August 2025 MCS Revenue and Expenditure Budget Comparison Reports

Cash Flow Forecast Schedule **

City or Town of:

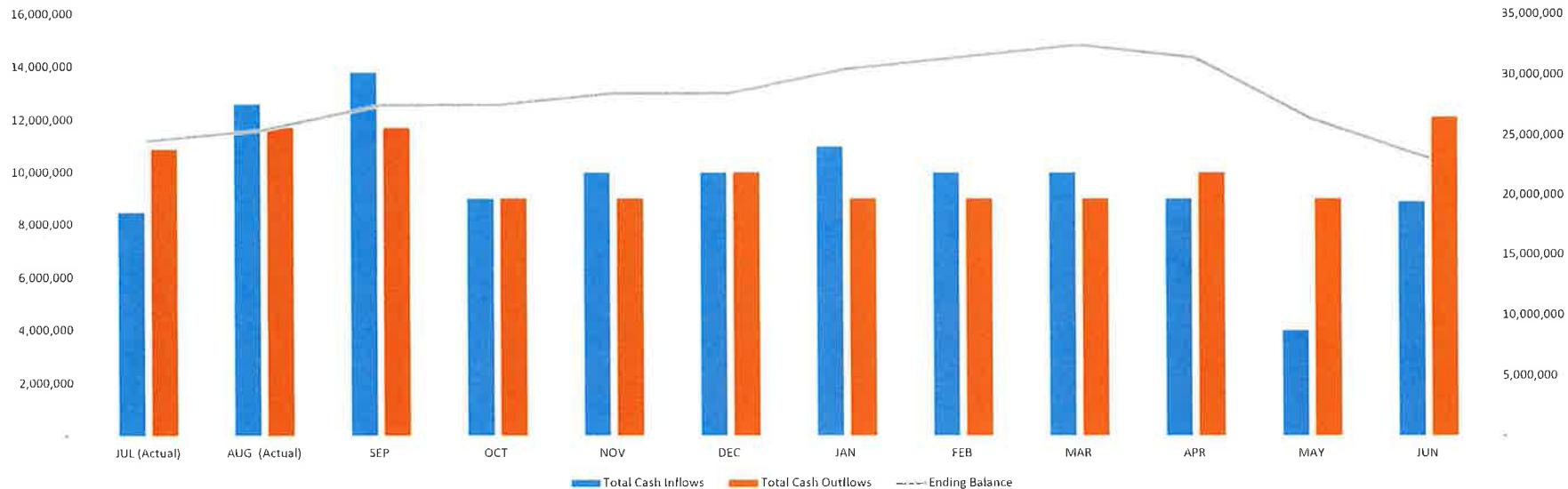
Murfreesboro

FY 2026-General Purpose

Fund Name	JUL (Actual)	AUG (Actual)	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Cash Receipts	\$ 8,477,277	\$ 12,603,436	\$ 13,793,401	\$ 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	\$ 116,766,526
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Inflows	8,477,277	12,603,436	13,793,401	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	116,766,526
Beg Cash Bal	26,975,782	24,550,742	25,430,022	27,508,372	27,492,821	28,477,270	28,461,719	30,446,168	31,430,617	32,415,066	31,399,515	26,383,964	-
Available Cash	35,453,059	37,154,178	39,223,423	36,508,372	37,492,821	38,477,270	39,461,719	40,446,168	41,430,617	41,415,066	35,399,515	35,276,376	-
Cash Payments	\$ 10,886,765	\$ 11,708,605	\$ 11,699,500	\$ 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	120,389,392
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	11,715,051	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	120,606,993
Ending Balance	24,550,742	25,430,022	27,508,372	27,492,821	28,477,270	28,461,719	30,446,168	31,430,617	32,415,066	31,399,515	26,383,964	23,135,315	-
Cash Inflows - Outflows	\$ (2,425,040)	\$ 879,280	\$ 2,078,349	\$ (15,551)	\$ 984,449	\$ (15,551)	\$ 1,984,449	\$ 984,449	\$ 984,449	\$ (1,015,551)	\$ (5,015,551)	\$ (3,248,649)	\$ (3,840,467)

** 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 August 31, 2025

TOTAL INCOME	7/1/25 - 8/31/25	\$	10,056,329
TOTAL EXPENSES	7/1/25 - 8/31/25		13,623,860
		<hr/>	<hr/>
NET INCOME	8/31/25	\$	<u>(3,567,531)</u>

AUGUST 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	427	(14,999,574)	0.0%	14,000,000	1,163	(13,998,837)	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	121,905	(1,850,095)	6.2%	2,032,500	169,610	(1,862,890)	8.3%
4	43300-44999-Other Local Revenue (Interest, Tuition)	1,621,796	340,323	(1,281,473)	21.0%	776,000	309,977	(466,023)	39.9%
	SUBTOTAL LOCAL REVENUE	\$ 35,293,796	\$ 462,655	\$ (34,831,141)		\$ 34,448,500	\$ 480,750	\$ (33,967,750)	
5	46310-Project Diabetes Grant	126,700	-	(126,700)	0.0%	-	-	-	N/A
6	46510-TISA	63,477,651	6,316,770	(57,160,881)	10.0%	65,850,725	6,566,472	(59,284,253)	10.0%
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	\$ 6,316,770	\$ (61,021,095)		\$ 69,273,370	\$ 8,261,395	\$ (61,011,975)	
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	1,314,184	(6,570,919)	16.7%	7,885,103	1,314,184	(6,570,919)	16.7%
18	49820-City TN All Corp Grant	156,000	-	(156,000)	0.0%	-	-	-	N/A
	SUBTOTAL OPERATING TRANSFERS	\$ 8,236,103	\$ 1,314,184	\$ (6,921,919)		\$ 8,205,103	\$ 1,314,184	\$ (6,890,919)	
	TOTAL REVENUES	\$ 111,264,112	\$ 8,093,608	\$ (103,170,504)	7.3%	\$ 111,943,173	\$ 10,056,329	\$ (101,886,844)	9.0%

YEAR-TO-DATE EXPENDITURE COMPARISON

AUGUST 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	5,541,954	(55,612,803)	9.1%	63,710,043	\$ 7,129,088	(56,580,955)	11.2%
2	71200-Sp. Ed. Instruction	13,930,329	1,048,553	(12,881,776)	7.5%	13,925,270	1,283,313	(12,641,958)	9.2%
3	71400-Student Body Ed.	-	-	-	N/A	-	-	-	N/A
4	72110-Attendance	188,725	25,946	(162,779)	13.7%	192,705	29,539	(163,166)	15.3%
5	72120-Health Services	1,252,495	88,423	(1,164,072)	7.1%	1,175,870	90,888	(1,084,982)	7.7%
6	72130-Guidance	4,188,625	472,407	(3,716,218)	11.3%	3,703,100	391,094	(3,312,006)	10.6%
7	72210-Reg. Instr. Support	2,774,798	361,619	(2,413,179)	13.0%	2,812,020	394,507	(2,417,513)	14.0%
8	72220-Sp. Ed. Support	2,209,555	232,379	(1,977,176)	10.5%	2,889,785	356,168	(2,533,617)	12.3%
9	72250-Technology	2,738,190	336,142	(2,402,048)	12.3%	2,826,855	594,684	(2,232,171)	21.0%
10	72310-Bd. Of Education	2,187,020	869,189	(1,317,831)	39.7%	2,167,885	956,560	(1,211,325)	44.1%
11	72320-Office of Supt.	471,438	73,896	(397,542)	15.7%	473,810	73,220	(400,590)	15.5%
12	72410-Office of Principal	6,151,248	725,733	(5,425,515)	11.8%	6,201,205	738,794	(5,462,411)	11.9%
13	72510-Fiscal Services	885,280	192,021	(693,259)	21.7%	936,360	212,013	(724,347)	22.6%
14	72520-Personnel Services	606,845	123,207	(483,638)	20.3%	663,990	133,350	(530,640)	20.1%
15	72610-Oper. Of Plant	6,372,847	533,231	(5,839,616)	8.4%	6,272,020	302,015	(5,970,005)	4.8%
16	72620-Maint. Of Plant	3,481,108	458,847	(3,022,261)	13.2%	3,180,215	365,701	(2,814,514)	11.5%
17	72710-Pupil Transp.	5,457,902	378,045	(5,079,857)	6.9%	4,784,870	333,303	(4,451,567)	7.0%
18	73300-Community Service	507,561	64,245	(443,316)	12.7%	468,005	65,220	(402,785)	13.9%
19	73400-Early Childhood Educ.	1,154,547	89,075	(1,065,472)	7.7%	1,173,395	113,168	(1,060,227)	9.6%
20	76100-Reg. Cap. Outlay	3,243,219	6,489	(3,236,730)	0.2%	132,500	30,132	(102,368)	22.7%
21	82130-Education Debt Serv.	-	-	-	N/A	-	-	-	N/A
22	82230-Education Debt Int	-	-	-	N/A	-	-	-	N/A
23	99100-Operating Transfers	217,601	31,102	(186,499)	14.3%	217,590	31,102	(186,488)	14.3%
	TOTALS	119,174,090	11,652,502	\$ (107,521,588)	9.8%	117,907,493	13,623,860	\$ (104,283,633)	11.6%

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

Item Title: September 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 type="checkbox"/>

Summary

FY26 Cash Flow Statement (September 2025)

FY26 Revenue and Expenditure Budget Comparison Reports (September 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

September 2025 MCS Cash Flow Statement

September 2025 MCS Revenue and Expenditure Budget Comparison Reports

Cash Flow Forecast Schedule **

City or Town of:

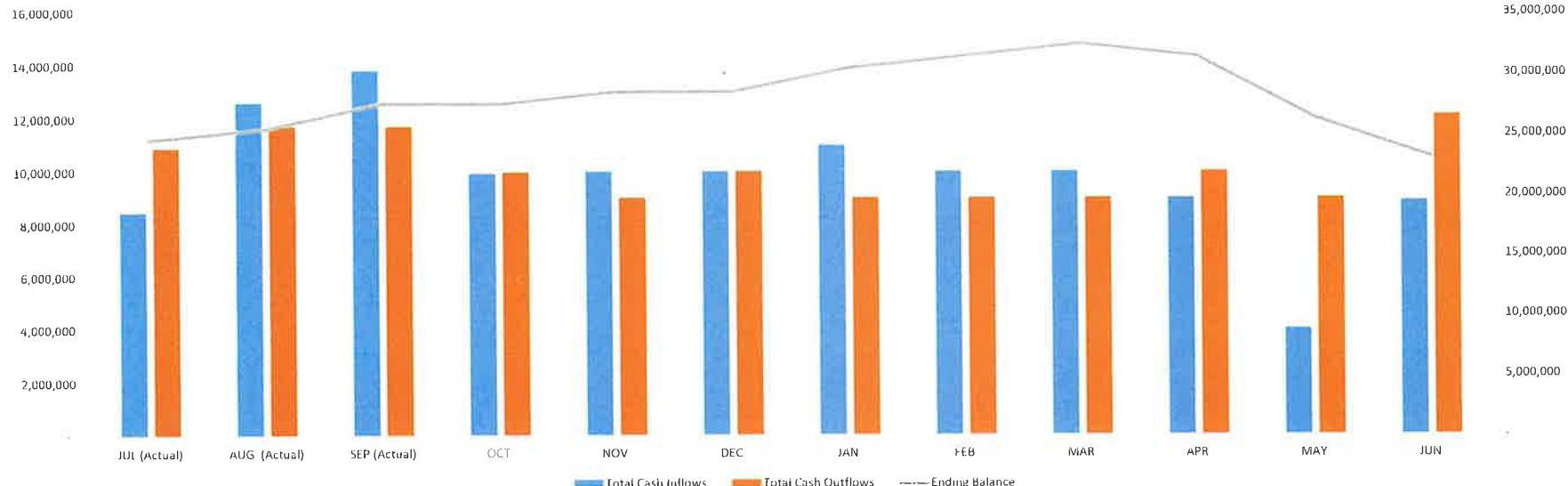
Murfreesboro

FY 2026-General Purpose

Fund Name	JUL (Actual)	AUG (Actual)	SEP (Actual)	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Cash Receipts	\$ 8,477,277	\$ 12,603,436	\$ 13,812,369	\$ 9,935,801	\$ 10,000,000	\$ 10,000,000	\$ 11,000,000	\$ 10,000,000	\$ 10,000,000	\$ 9,000,000	\$ 4,000,000	\$ 8,892,412	\$ 117,721,294
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Inflows	8,477,277	12,603,436	13,812,369	9,935,801	10,000,000	10,000,000	11,000,000	10,000,000	10,000,000	9,000,000	4,000,000	8,892,412	117,721,294
Beg Cash Bal	26,975,782	24,550,742	25,430,022	27,527,340	27,481,504	28,465,953	28,450,402	30,434,851	31,419,300	32,403,749	31,388,198	26,372,647	-
Available Cash	35,453,059	37,154,178	39,242,391	37,463,141	37,481,504	38,465,953	39,450,402	40,434,851	41,419,300	41,403,749	35,388,198	35,265,059	-
Cash Payments	\$ 10,886,765	\$ 11,708,605	\$ 11,699,500	\$ 9,966,086	\$ 9,000,000	\$ 10,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 10,000,000	\$ 9,000,000	\$ 12,094,521	121,355,478
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	11,715,051	9,981,637	9,015,551	10,015,551	9,015,551	9,015,551	9,015,551	10,015,551	9,015,551	12,141,061	121,573,079
Ending Balance	24,550,742	25,430,022	27,527,340	27,481,504	28,465,953	28,450,402	30,434,851	31,419,300	32,403,749	31,388,198	26,372,647	23,123,998	-
Cash Inflows - Outflows	\$ (2,425,040)	\$ 879,280	\$ 2,097,317	\$ (45,836)	\$ 984,449	\$ (15,551)	\$ 1,984,449	\$ 984,449	\$ 984,449	\$ (1,015,551)	\$ (5,015,551)	\$ (3,248,649)	\$ (3,851,784)

** 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 September 30, 2025

TOTAL INCOME	7/1/25 - 9/30/25	\$	19,252,370
TOTAL EXPENSES	7/1/25 - 9/30/25		<u>23,865,298</u>
		\$	<u>(4,612,928)</u>

SEPTEMBER 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	427	(14,999,574)	0.0%	14,000,000	1,163	(13,998,837)	0.0%
2	40210-Local Option Sales Tax	16,700,000	1,513,921	(15,186,079)	9.1%	17,640,000	1,658,256	(15,981,744)	9.4%
3	40000-41110-Other County Rev	1,972,000	253,587	(1,718,413)	12.9%	2,032,500	355,928	(1,676,572)	17.5%
4	43300-44999-Other Local Revenue (Interest, Tuition)	1,621,796	440,085	(1,181,711)	27.1%	776,000	433,214	(342,786)	55.8%
	SUBTOTAL LOCAL REVENUE	\$ 35,293,796	\$ 2,208,020	\$ (33,085,776)		\$ 34,448,500	\$ 2,448,561	\$ (31,999,939)	
5	46310-Project Diabetes Grant	126,700	-	(126,700)	0.0%	-	-	-	N/A
6	46510-TISA	63,477,651	12,633,539	(50,844,112)	19.9%	65,850,725	13,132,944	(52,717,781)	19.9%
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	1,699,589	(106,161)	94.1%
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	183,622	-	(183,622)	N/A
	SUBTOTAL STATE REVENUES	\$ 67,337,865	\$ 12,633,539	\$ (54,704,326)		\$ 69,456,992	\$ 14,832,533	\$ (54,624,459)	
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	1,971,276	(5,913,827)	25.0%	7,885,103	1,971,276	(5,913,827)	25.0%
18	49820-City TN All Corp Grant	156,000	-	(156,000)	0.0%	-	-	-	N/A
	SUBTOTAL OPERATING TRANSFERS	\$ 8,236,103	\$ 1,971,276	\$ (6,264,827)		\$ 8,205,103	\$ 1,971,276	\$ (6,233,827)	
	TOTAL REVENUES	\$ 111,264,112	\$ 16,812,835	\$ (94,451,277)	15.1%	\$ 112,126,795	\$ 19,252,370	\$ (92,874,425)	17.2%

YEAR-TO-DATE EXPENDITURE COMPARISON

SEPTEMBER 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	10,644,307	(50,510,450)	17.4%	62,324,283	\$ 12,776,467	(49,547,816)	20.5%
2	71200-Sp. Ed. Instruction	13,930,329	2,172,195	(11,758,134)	15.6%	13,925,270	2,437,500	(11,487,770)	17.5%
3	71400-Student Body Ed.	-	-	-	N/A	-	-	-	N/A
4	72110-Attendance	188,725	48,033	(140,692)	25.5%	192,705	53,498	(139,207)	27.8%
5	72120-Health Services	1,252,495	174,802	(1,077,693)	14.0%	1,175,870	172,452	(1,003,418)	14.7%
6	72130-Guidance	4,188,625	807,226	(3,381,399)	19.3%	3,703,100	720,418	(2,982,682)	19.5%
7	72210-Reg. Instr. Support	2,774,798	667,061	(2,107,737)	24.0%	4,197,780	690,644	(3,507,136)	16.5%
8	72220-Sp. Ed. Support	2,209,555	406,622	(1,802,933)	18.4%	2,889,785	597,876	(2,291,909)	20.7%
9	72250-Technology	2,738,190	873,769	(1,864,421)	31.9%	2,826,855	867,695	(1,959,160)	30.7%
10	72310-Bd. Of Education	2,187,020	920,552	(1,266,468)	42.1%	2,167,885	1,012,070	(1,155,815)	46.7%
11	72320-Office of Supt.	471,438	106,876	(364,562)	22.7%	473,810	107,250	(366,560)	22.6%
12	72410-Office of Principal	6,151,248	1,262,044	(4,889,204)	20.5%	6,201,205	1,277,908	(4,923,297)	20.6%
13	72510-Fiscal Services	885,280	259,704	(625,577)	29.3%	936,360	282,350	(654,010)	30.2%
14	72520-Personnel Services	606,845	166,057	(440,788)	27.4%	663,990	182,685	(481,305)	27.5%
15	72610-Oper. Of Plant	6,372,847	1,108,241	(5,264,606)	17.4%	6,272,020	874,737	(5,397,283)	13.9%
16	72620-Maint. Of Plant	3,481,108	605,222	(2,875,886)	17.4%	3,363,837	618,401	(2,745,436)	18.4%
17	72710-Pupil Transp.	5,457,902	783,937	(4,673,965)	14.4%	4,784,870	724,027	(4,060,843)	15.1%
18	73300-Community Service	507,561	97,665	(409,896)	19.2%	468,005	101,036	(366,969)	21.6%
19	73400-Early Childhood Educ.	1,154,547	190,020	(964,527)	16.5%	1,173,395	205,157	(968,238)	17.5%
20	76100-Reg. Cap. Outlay	3,243,219	8,288	(3,234,931)	0.3%	132,500	116,476	(16,024)	87.9%
21	82130-Education Debt Serv.	-	-	-	N/A	-	-	-	N/A
22	82230-Education Debt Int	-	-	-	N/A	-	-	-	N/A
23	99100-Operating Transfers	217,601	46,653	(170,948)	21.4%	217,590	46,653	(170,937)	21.4%
	TOTALS	119,174,090	21,349,274	\$ (97,824,816)	17.9%	118,091,115	23,865,298	\$ (94,225,817)	20.2%

No Items.

COUNCIL COMMUNICATION

Meeting Date: 11/13/2025

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
Three Mothers West	Three Mothers West	5131 Franklin Rd	On-Premises	Restaurant	New Location

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	Three Mothers West
Name of Business	Three Mothers West
Business Location	5131 Franklin Rd
Type of Business	Restaurant
Type of Permit Applied For	On-Premises

Type of Application:

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

5% or more ownership:

Name	Martin Mercado
Age	60
Residency City/State	Smyrna, 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	Luis Alberto Talavera
Age	43
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.

