

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

Public Comment on Actionable Agenda Items

Action Items

1. Old Fort Ballfield Renovations (Facilities)
2. City Council Meeting Minutes (Finance)
3. Ordinance 25-OZ-04 Amending the PCD zoning for property along N Rutherford Boulevard (2nd & Final Reading) (Planning)
4. Ordinance 25-OZ-05 Rezoning Property along E Castle Street (2nd & Final Reading) (Planning)
5. Ordinance 25-OZ-02 Amending the PRD Zoning for Property along Veals Road (2nd & Final Reading) (Planning)
6. Ordinance 25-OZ-03 Rezoning Property along Old Lascassas Road (2nd & Final Reading) (Planning)
7. Reallocation of CIP Funds for Pipe Replacement in Kingdom Ridge Subdivision (Engineering)

Workshop Items

8. Presentation of Annual Audit Report (Finance)
9. Keystone – Broad Street Redevelopment Amendments Overview (Administration)
10. Cherry Lane Corridor Study Area (I-840 to I-24) (Administration)
11. 2024 Annual Report (Administration)
12. Airport Projects Update and Other Matters (Airport)
13. CIP Transfers (Finance)
14. December Dashboard (Administration)

Board & Commission Appointments

Licensing

Payment of Statements

Other Business

Adjourn

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Old Fort Park Ballfield Lighting Renovations

Department: Facilities

Presented by: Brad Hennessee, Facilities Manager

Requested Council Action:

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

Summary

Consider approving the Agreement with Musco Sports Lighting, LLC for the Ballfield Lighting Renovations at Old Fort Park.

Staff Recommendation

Approve the Agreement with Musco Lighting, LLC and the CIP Funds Reallocation request.

Background Information

The ballfield lights have been in place since the 1970s. The lighting and structures need replacement in conjunction with the recently approved Old Fort Ballfield and Parking Renovations project. State Statute and Council Resolution authorizes cooperative purchases. The purchase of this lighting will be done through a Sourcewell agreement to provide the most competitive price for the equipment.

Council Priorities Served

Establish strong City brand

The ballfield, parking, and lighting renovations at Old Fort Park will provide the community with a desirable and safe place to enjoy softball and provide overflow parking to other amenities of the park.

Fiscal Impact

The expense, \$329,852 is funded by the 2025 CIP/General Fund budget, including a reallocation of \$602,793. from the Veteran's Park (2025) and the Barfield Park Expansion (General Fund) CIP budgets.

Attachments

Musco Sports Lighting, LLC Agreement

CIP Funds Reallocation Request

**Agreement for Old Fort Softball Field Light-Structure System
For Murfreesboro Parks & Recreation Department**

This Agreement is entered into and effective as of _____ (the "Effective Date"), by and between the **CITY OF MURFREESBORO**, a municipal corporation of the State of Tennessee (the "City"), and **MUSCO SPORTS LIGHTING, LLC**, a limited liability company of the State of Iowa ("Contractor").

This Agreement consists of the following documents:

- **This Agreement**
- **Sourcewell Contract Number: 041123-MSL with Musco Sports Lighting, LLC, effective date through June 16, 2027**
- **Musco Sports Lighting, LLC Proposal dated December 9, 2024, for Old Fort Softball Field lighting-structure system, hereinafter, "Contractor's Proposal" (Exhibit B)**
- **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 Agreement (most recent amendment or change order given first priority)**
- **Second, this Agreement**
- **Third, Sourcewell Contract Number 041123-MSL (all relevant documents) with Musco Sports Lighting, LLC**
- **Lastly, the Musco Sports Lighting, LLC, Contractor's Proposal dated December 9, 2024**

1. Duties and Responsibilities of Contractor.

- a. Scope of Work. Contractor is engaged by the City to provide the equipment, machinery, material, and other items ("Goods") and to perform the installation services ("Services") as described in Contractor's Proposal.
- b. Supervision and Superintendence of Work.
 1. Contractor will supervise and direct the work efficiently and with Contractor's best skill and attention. Contractor will be solely responsible for the means, methods, techniques, sequences, and procedures of construction. Contractor will be responsible to see that the finished work complies accurately with the Contract documents.
 2. Contractor will keep on the work site at all times during work progress a competent resident superintendent. The superintendent will be Contractor's representative at the site and shall have authority to act on behalf of Contractor. All communications given to the superintendent shall be as binding as if given to Contractor.
- c. Labor, Materials, and Equipment.
 1. Contractor will furnish all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, and all other incidentals necessary for the execution, testing, initial operation, and completion of the work.
 2. Contractor will perform the Services using personnel with the requisite skill, experience, and qualifications to complete the tasks set forth in the Scope of Work efficiently and in a

professional and skillful manner in accordance with generally accepted industry standards for similar services. The Contractor will at all times maintain good discipline and order at the site.

3. The Goods identified in the Scope of Work will be new, except as otherwise provided in the Contract documents. If required by the City, Contractor will furnish satisfactory evidence as to the kind and quality of materials and equipment.
4. The Goods identified in the Scope of Work shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturer, fabricator or processors, except as otherwise provided in the Contract documents.

d. Warranty and Guarantee.

1. Contractor warrants that the Goods purchased by the City from Contractor pursuant to this Agreement will conform to the specifications set forth in the Scope of Work; that title to the Goods will pass to the City free of and clear of all liens, claims, security interests, or other encumbrances no later than the time of the City's payment for the Goods; and that the Goods do not infringe or misappropriate any third party's patent or other intellectual property rights.
2. With respect to any Goods manufactured by Contractor and sold to the City pursuant to this Agreement, Contractor warrants that such items will be free from any defects in workmanship, material, and design for sixty (60) months from the date of installation or the longest warranty period offered by Contractor to its customer for such items, whichever is longer. In addition, Contractor hereby assigns to the City the Contractor's right, title, benefit, and interest in and to any manufacturer warranty associated with any Goods purchased by the City from Contractor pursuant to this Agreement, including the Contractor's right to receive the benefits of and to make claim under any such manufacturer warranty.
3. The Contractor warrants that the Services will be performed in accordance with generally accepted industry standards and warrants the installation of the Goods against defects in workmanship for twelve (12) months from the date of installation or the longest warranty period offered by Contractor to its customer for such work, whichever is longer.
4. The Contractor agrees that all warranties in the Contract documents shall survive acceptance of, delivery of, and payment for, the goods, whether any defects shall be latent or patent, and agrees to indemnify and hold the City harmless from any loss, damage, or other expense, including attorneys' fees, that the City may suffer as a result of the failure of the Goods or workmanship to be as warranted.
5. The warranties set forth in this section are cumulative and shall not exclude or affect the operation of any other warranty or guaranty provided by law or any greater warranty included in Contractor's Proposal.
6. The Contractor agrees to correct any defect in the Goods or workmanship that may develop during the period of such warranties at no cost to the City and to the satisfaction of the City. Upon receipt of notice from City of noncompliance with any warranty set forth in this section or any other warranty provided by law or equity, Contractor shall, at its own cost and expense, within fifteen (15) days: (i) replace or repair the defective or nonconforming Goods and pay for all related expenses, including, but not limited to, transportation charges for the return of the defective or nonconforming goods to the Contractor and the delivery of repaired or replacement Goods to the City; and/or (ii) correct or re-perform the applicable installation work.

e. Subcontractors.

1. Contractor will not employ any subcontractor to perform any of the work required under the Contract documents without first obtaining the written approval of the City's designated representative to employ the subcontractor.
2. Contractor will be fully responsible for all acts and omissions of any subcontractor and of persons directly or indirectly employed by them and of persons for whose acts any of them may be liable to the same extent that Contractor is responsible for the acts and omissions of persons directly employed by Contractor. Nothing in the Contract documents shall create any contractual relationships between any subcontractor and the City or any obligation on the part of the City to pay or to see to the payment of any moneys due any subcontractor, except as may otherwise be required by law. The City may furnish to any subcontractor, to the extent practicable, evidence of amounts paid to Contractor on account of specific work done in accordance with the schedule of values.
3. Contractor agrees to bind specifically every subcontractor to the applicable terms and conditions of the Contract documents for the benefit of the City.
4. All work performed for Contractor by a subcontractor shall be pursuant to an appropriate written agreement between Contractor and the subcontractor.

f. Permits. Contractor will secure and pay for all construction permits and licenses and will pay all governmental charges and inspection fees necessary for the prosecution of the work, which are applicable at the time of Contractor's bid. Contractor will also pay all public utility charges.

g. Use of Premises.

1. Contractor will confine Contractor's equipment, the storage of materials and equipment and the operations of Contractor's workers to areas permitted by law, ordinances, permits, or the requirements of the Contract documents, and shall not unreasonably encumber the premises with materials or equipment.
2. Contractor will not load nor permit any part of the structure to be loaded with weights that will endanger the structure, nor will Contractor subject any part of the work to stresses or pressures that will endanger it.

h. Safety and Protection.

1. Contractor will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. Contractor will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to:
 - a. All employees on the work and other persons who may be affected thereby,
 - b. All the work and all materials or equipment to be incorporated there, whether in storage on or off the site, and
 - c. Other property at the site or adjacent property, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

Contractor will comply with all applicable laws, ordinances, rules, regulations and order of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. Contractor will erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety and protection. Contractor will notify the City of adjacent utilities when prosecution of the work may affect

them. All damage, injury, or loss to any property referred to in subparagraph (2) or (3) of this section caused directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, will be remedied by Contractor; except damage or loss attributable to the fault of drawings or specifications or to the acts or omissions of the City or anyone employed by either of them or anyone for whose acts either of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor.

2. Contractor will designate a responsible member of Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be Contractor's superintendent unless otherwise designated in writing by Contractor to the City.
 - i. Emergencies. In emergencies affecting the safety of persons or the work or property at the site or adjacent property, Contractor, without special instruction or authorization from the City, is obligated to act, at Contractor's discretion, to prevent threatened damage, injury or loss.
 - j. Cleaning Up. Contractor will keep the premises free from accumulations of waste materials, rubbish, and other debris resulting from the work, and at the completion of the work Contractor will remove all waste materials, rubbish and debris from and about the premises as well as all tools, construction equipment and machinery, and surplus materials, and will leave the site clean and ready for occupancy by the City. Contractor will restore to their original condition those portions of the site not designated for alteration by the Contract documents.
 - k. Access to the Work. Representatives of the City will at all times have access to the work. Contractor will provide proper facilities for such access and observation of the work and also for any inspection or testing by others.
 - l. Contractor's Continuing Obligation. Contractor's obligation to perform the work and complete the Project in accordance with the Contract documents shall be absolute. Neither any payment by the City to Contractor under the Contract documents, nor any use or occupancy of the Project or any part by the City, nor any act of acceptance by the City nor any failure to do so, nor any correction of defective work by the City shall constitute acceptance of work not in accordance with the Contract documents.
2. **Term**. The term of this Agreement shall be One Hundred Twenty (120) days from the Notice to Proceed. Contractor's services 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.** Contractor will be compensated upon the delivery and acceptance of the goods and services specified in Contractor's Proposal, which reflects a **total price of THREE HUNDRED TWENTY-NINE THOUSAND, EIGHT HUNDRED FIFTY-TWO DOLLARS AND ZERO CENTS (\$329,852.00)**. Any compensation due Contractor under the Agreement shall be made upon submittal of an invoice after performance of the portion of the 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 Agreement and/or purchase order. The final payment shall be made only after Contractor has completely performed its duties under this Contract and the work has been accepted by the City and all work has been approved by an inspector from the Murfreesboro Building and Codes Department or City designee, if applicable. Invoices must bear the purchase order number. Final payment shall not be made until after performance is complete. All invoices should be sent to: accountspayable@murfreesborotn.gov.
4. **Insurance.** Contractor must maintain commercial general liability insurance for bodily injury and property damage, automobile liability insurance, and workers' compensation insurance as required by the State of Tennessee and as specified in Exhibit A hereto. Contractor must name the City and the City of Murfreesboro as an additional insured Contractor must notify the City within five days if the insurance policy is renewed, cancelled, or altered in any manner and provide written documentation of such alteration.
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.
6. **Notices.**
- Notice of assignment of any rights to money due to Contractor under this Agreement must be mailed first class mail or hand delivered to the following:
- | | |
|---------------------------------|---|
| If to the City of Murfreesboro: | If to Contractor: |
| City Manager | Ryan Tighe |
| City of Murfreesboro | Musco Sports Lighting, LLC |
| 111 West Vine Street | 100 1 st Ave. W. |
| Murfreesboro, TN 37130 | Oskaloosa, IA 54577 |
| | Fax: 800-374-6402 |
| | Email: musco.contracts@musco.com |

cc: Greg Gilley
Phone: 641-660-2362

Email: greg.gilley@musco.com

7. **Maintenance of Records.** Contractor must maintain documentation for all charges against the City. The books, records, and documents of Contractor, insofar as they relate to work performed or money received under the Agreement, must be maintained for a period of three full years from the date of final payment and will be subject to audit, at any reasonable time and upon reasonable notice by the City or its duly appointed representatives. Accounting records must be maintained in accordance with the Generally Accepted Accounting Principles.
8. **Modification.** This Agreement may be modified only by written amendment executed by all parties and their signatories hereto.
9. **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.
10. **Waiver.** 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.
11. **Employment.** Contractor may 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.
12. **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.
13. **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.

14. **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.
15. **Integration.** This Agreement sets forth the entire agreement between the parties with respect to the subject matter hereof and governs the respective duties and obligations of the parties.
16. **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, or other cause of similar or dissimilar nature beyond its control.
17. **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.
18. **Severability.** 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.
19. **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.
20. **Iran Divestment Act of Tennessee.** By submission of the Contractor's Bid, 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.
21. **Non-Boycott of Israel.** By submission of the Contractor's Bid, 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.
22. **Effective Date.** This Agreement is not 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, TENNESSEE MUSCO SPORTS LIGHTING, LLC

By: _____
Shane McFarland, Mayor

DocuSigned by:
Jim Hansen
By: _____
B16F9CCB78A04201
Jim Hansen, General Counsel

Approved as to form:

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

Exhibit A

Insurance Requirements

Contractor must, as a material obligation to the Owner and a condition precedent to any payment otherwise due to Contractor, furnish and maintain, and cause its Subcontractors to furnish and maintain, insurance and bonds in accordance with the provisions of this Exhibit.

Contractor must secure and maintain such insurance coverage and bonds, without interruption, from the date of commencement of the Work until the later of the date of Final Completion, the date of final payment, or the date until which this Agreement requires any coverage to be maintained after final payment, policies of commercial general liability, commercial auto, umbrella/excess, workers' compensation and employer's liability insurance, providing the following coverages, limits and endorsements:

1. Commercial General Liability Insurance.

- 1.1 The CGL policy must be written on an occurrence basis, on ISO form CG 001 or its equivalent, providing coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), contractual liability, incidental professional liability, the hazards commonly referred to as XCU, and products and completed operations, with a combined single limit of liability of not less than \$1,000,000 for each occurrence applicable to the Work, and an annual aggregate limit of liability of not less than \$2,000,000 applicable solely to the Work, and meeting all other requirements of this Exhibit.
- 1.2 The general liability insurance may be accomplished with a combination of a general liability and an excess/umbrella liability policy.
- 1.3 Each general liability policy must be endorsed or written to:
 - a. Include the per project aggregate endorsement;
 - b. Name as additional insureds the following: the City of Murfreesboro and its elected officials, officers, employees, representatives and agents (collectively, the "Additional Insureds");
 - c. Stipulate that the insurance afforded by the policies furnished by Contractor will be primary insurance and that any insurance, self-insured retention, deductibles, or risk retention programs maintained or participated in by the Additional Insureds, or their agents, officials or employees will be excess and not contributory to the liability insurance furnished by Contractor and by its Subcontractors;
 - d. Includes a severability of interest clause; and
 - e. Waive all rights of recovery against the Additional Insureds.

2. Workers' Compensation Insurance. Workers' Compensation policy must meet all Tennessee statutory requirements, including Employers' Liability Insurance with limits of at least \$ 1,000,000 per accident or disease per employee, both policies endorsed to waive subrogation against the Additional Insureds.

3. Auto Liability Insurance

- 3.1 Commercial auto liability must be carried with minimum combined single limit of \$1,000,000 per occurrence.
- 3.2 This policy must include a duty to defend and cover all owned, non-owned, leased, hired, assigned or borrowed vehicles.
- 3.3 This policy must be endorsed, by specific or blanket endorsement, to name the Additional Insureds as such, stipulate that any insurance carried by the Additional Insureds must be excess and not contributory, and to waive subrogation against the Additional Insureds.

4. Term of Coverage

- 4.1 The products and completed operations liability coverage required by this Agreement must extend for a period of not less than five years after the earlier of Final Payment for the Work, or the termination of the Agreement (the "Completed Operations Term").
- 4.2 If at any time during the Completed Operations Term Contractor cannot obtain equivalent coverage by replacement or renewal, Contractor must acquire a tail policy prior to expiration of the existing policy that will extend coverage until the end of the Completed Operations Term.
- 4.3 Contractor will furnish certificates of insurance and other evidence that the Owner may reasonably require during the Completed Operations Term to establish compliance with the requirements of this paragraph.
- 4.4 All other policies of insurance must be maintained continuously in force from commencement of the Work until the date of Final Payment.

5. Subcontractor and Lower-Tier Entities Insurance Requirements

- 5.1 Contractor must require all of Contractor's Subcontractors and must require its Subcontractors to require their Lower Tier Entities, as a condition of working on the Project, and of receiving payment, to:
 - a. Purchase and maintain Commercial General Liability, Workers' Compensation and Employer's Liability, and Automotive insurance policies, with the same coverages, endorsements, terms of coverage and other provisions as are required of Contractor under by this Exhibit, **EXCEPT THAT** the combined coverage limits of the general liability insurance to be furnished by Lower Tier Entities must be \$ 1,000,000 per occurrence, and \$ 1,000,000 as the annual aggregate limit; and
 - b. Timely furnish to the Owner proper certificates, endorsements, copies of declarations pages, and other documents necessary to establish the Subcontractor's compliance with this Exhibit.
 - c. The Lower Tier Entities' general liability policy must also be endorsed to provide the policy must be primary insurance, the general liability insurance furnished by Contractor must be the secondary and non-contributory, and any insurance carried by the Additional Insureds must be excess, tertiary and non-contributory to the insurance furnished by Contractor and Subcontractor.

- d. The Owner has the right to inspect and copy all such certificates, endorsements, or other proof at any reasonable time.

6. Other Policy Provisions. Each policy to be furnished by Contractor and each Subcontractor must:

- 6.1 Be issued by an insurance carrier having a rating from A.M. Best Company of at least A-VII or better;
- 6.2 Provide that attorney's fees are outside of the policy's limits and be unlimited;
- 6.3 Include the Project per aggregate endorsement;
- 6.4 Waive all rights of subrogation against the Owner;
- 6.5 Provide a Certificate that contains a provision that coverages afforded under the policies will not be canceled, allowed to expire, or reduced in amount until at least thirty (30) days' prior written Notice has been given to the Owner; and
- 6.6 Be otherwise satisfactory to the Owner. The Owner agrees to consider alternatives to the requirements imposed by this Exhibit but only to the extent that the Owner is satisfied the insurance is not commercially available to the insured. In such event, the Owner has the right to set conditions for such waiver, including, but not limited to, additional indemnities, and the request that the Owner be a loss-payee under the policy.

7. Certificates and Endorsements

- 7.1 Within 10 days after the execution of this Agreement, Contractor must provide the Owner with certificates and endorsements;
- 7.2 Upon the Owner request, Contractor must provide the Owner with certificates and endorsements from each of its Subcontractors, in all cases evidencing compliance by Contractor, each Subcontractor, and Lower Tier Entities with the requirements of this Exhibit together with letters from the respective carriers (including, but not limited to, the Errors and Omissions insurance carriers) that there are no known or pending claims or incidents which have resulted in the establishment of a reserve or otherwise have reduced the amount of coverage potentially available to the Owner under the policy and that available coverage has not been reduced because of revised limits or payments made (or, in the event such representations cannot be given, Contractor, its Subcontractors, and its Lower Tier Entities must furnish the particulars thereof to the Owner.
- 7.3 If any of the foregoing insurance coverages are required to remain in force after Final Completion, Contractor must submit an additional certificate evidencing continuation of such coverage with its application for final payment.

8. Reduction in Coverage. Contractor must promptly inform the Owner of any reduction of coverage resulting from revised limits, claims paid, or both and must require its Subcontractors and Lower Tier Entities to promptly inform Contractor of same. The Owner has the right to require Contractor or the applicable Subcontractor to obtain supplemental or replacement coverage to offset such reduced coverage, at the sole cost or expense of Contractor or the applicable Subcontractor.

9. Suppliers and Materialmen Coverages

- 9.1 Contractor will endeavor to cause all suppliers and materialmen to deliver any equipment, machinery or other goods FOB Site.
- 9.2 With respect to any equipment, machinery or other goods for which the Owner or Contractor has paid a deposit, Contractor will cause the respective suppliers and materialmen to maintain personal property insurance in an amount equal to the value of such equipment, machinery or other goods (but in no event less than the amount of the applicable deposit) during fabrication, storage and transit, naming the Owner and Contractor as loss payee as their interests appear.

10. Condition Precedent to Starting Work

- 10.1 Prior to, and as a condition of its right to begin performing any Work on the Site, Contractor and each Subcontractor and Lower Tier Entities must deliver to the Owner certificates of insurance representing that the required insurance is in force, together with the additional insured endorsements and waivers of subrogation required above, and such other proof satisfactory to the Owner that the required insurance is in place; together with the original of each bond required under this Agreement. Contractor and each Subcontractor and Lower Tier Entities hereby authorize the Owner to communicate directly with the respective insurance agents, brokers and/or carriers and sureties to verify their insurance and bond coverage;
- 10.2 The Owner is under no obligation or duty to make any such inquiry and the Owner is entitled to rely on any proofs of insurance tendered by Contractor or its Subcontractors and Lower Tier Entities. The Owner's acceptance of any proof of insurance and bonds offered by Contractor or any Subcontractor or Lower Tier Entities will not be deemed a waiver of the obligations of Contractor and Subcontractors and Lower Tier Entities to furnish the insurance and bonds required by this Exhibit.

11. Additional Proofs of Insurance. Contractor must, within 10 days after request, provide the Owner with certified copies of all policies and endorsements obtained in compliance with this Agreement.

12. Indemnity. The fact that Contractor and its Subcontractors are required by this Agreement to purchase and maintain insurance in no way limits or restricts any other obligations or duties Contractor and its Subcontractors and Lower Tier Entities may have to indemnify, defend or hold harmless the Owner and the other Additional Insureds from and against any and all demands, liabilities, losses or expenses of whatever kind or nature.

13. Interpretation. In the event of any inconsistency between the provisions of this Exhibit and those of the other provisions of the Agreement, the terms of this Exhibit will govern.

Quote

Old Fort Softball
Murfreesboro, TN
December 9, 2024

Sourcewell
Master Project: 199030, Contract Number: 041123-MSL, Expiration: 06/16/2027
Category: Sports lighting with related supplies and services
All purchase orders should note the following:
Sourcewell Purchase – Contract Number: 041123-MSL

Quotation Price – Materials Delivered to Job Site and Installation

Softball – w/ Show-Light® Entertainment System + Color	\$ 387,000.00
Musco State of Tennessee Sourcewell Discount	(\$ 57,148.00)
Final Price	\$ 329,852.00

Bonding not included.

Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 50 footcandles (infield) 30 footcandles (outfield) and uniformity of 2.0:1.0 (infield) 2.5:1.0 (outfield)
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

System Description

- Total Light Control – TLC for LED™ factory aimed and assembled luminaires, including BallTracker® luminaires
- Factory aimed and assembled RGBW luminaires
- 6 Galvanized steel poles
- 6 Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies
- Corrosion protection

Show-Light® Entertainment System with Control-Link® Control and Monitoring

- Control and monitoring cabinet
- Communication cabinets
- Touchscreen for onsite control of theatrical effects
- 4 standard pre-programmed theatrical lighting effects applied to facility lighting design
- 2 custom pre-programmed theatrical effects or scenes applied to facility lighting design
- 4 minutes of light show programming set to customer supplied and licensed music
- Remote on/off control
- Onsite dimming (high/med/low/blackout)
- Monitoring with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco’s Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors



Quote

Responsibilities of Buyer

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Musco Contracts
Fax: 800-734-6402
Email: musco.contracts@musco.com

All Purchase orders should note the following:
Sourcewell Purchase – Contract Number: 041123-MSL

Delivery Timing

10 - 12 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

Notes

Quote is based on following conditions:

- Shipment of entire project together to one location.
- Voltage and phase system requirements to be confirmed.
- Structural code and wind speed = 2012 IBC, 115 mph, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.
- Standard soil conditions – rock, bottomless, wet, or unsuitable soil may require additional engineering, special installation methods and additional cost.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Greg Gilley
Sales Representative
Musco Sports Lighting, LLC
Phone: 641-660-2362
E-mail: greg.gilley@musco.com





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

COUNCIL COMMUNICATION

Meeting Date: February 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 discussion 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

January 30, 2025 (Regular Meeting)

Historical Minutes

September 14, 2023 (Workshop)
September 21, 2023 (Public Comment)
September 21, 2023 (Regular Meeting)
October 12, 2023 (Workshop)
October 19, 2023 (Regular Meeting)
November 2, 2023 (Public Comment)
November 2, 2023 (Regular Meeting)
November 9, 2023 (Workshop)



**City of Murfreesboro
City Council – Regular Session**

Thursday, January 30, 2025, at 6:00 pm
City Council Chambers
111 West Vine Street
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 6:01 p.m. on Thursday, January 30, 2025.

Council Members Present

Mayor Shane McFarland – Presiding
Jami Averwater
Austin Maxwell
Bill Shacklett
Kirt Wade

Madelyn Scales Harris and Shawn Wright were absent and excused from this meeting.

City Representatives Present

Darren Gore, City Manager
Adam Tucker, City Attorney
Erin Tucker, City Recorder/ Chief Financial Officer
Matthew Blomeley, Assistant Planning Director
Nate Williams, Executive Director of Recreational Services
Brad Hennessee, Facilities Maintenance Director
Scott Elliott, Manager of Project Development
Gabriel Moore, Project Engineer
Rachel Signer, Parks and Recreation Assistant Director
Randolph Wilkenson, Human Resources Director
Cathy Smith, Purchasing Director
Angela Jackson, Executive Director of Strategic Services
Michael Bowen, Chief of Police
Cary Gensemer, Deputy Chief of Police
Mike Browning, Public Information Officer
Raven Bozeman, Executive Assistant

Prayer and Pledge of Allegiance

Mayor McFarland called the meeting to order and commenced the meeting with a prayer followed by the Pledge of Allegiance.

Ceremonial Items

Presentation: Appreciation of Support from Rutherford County Habitat for Humanity.

Terri Schultz, Chief Executive Officer for Rutherford County Habitat for Humanity, announced it is a special year for Rutherford County Habitat for Humanity. This year marks the 35th year of serving Rutherford County and Habitat for Humanity has completed its 200th home in Rutherford County.

Ms. Schultz stated this could not have been achieved without a partnership with the City of

Murfreesboro. The City of Murfreesboro was recognized at Habitat for Humanity's 199 home dedication for the Community Development Department that allows homeowners to apply for down payment assistance and grants. Ms. Schultz presented two plaques to Mayor McFarland for the partnership and support of Rutherford County Area Habitat for Humanity's Affordable Housing Mission and the Kelly Home and The Celebration of Building The 200th House.

Recognition of New Police Recruits. Micheal Bowen, Chief of Police, announced a new class of 22 recruits for Murfreesboro Police Department who will be sworn in on January 31, 2025. Chief Bowen stated the Police department should be fully staffed by March 2025. Mayor McFarland welcomed the new recruits and expressed his and Council's support and thanks.

Mayor McFarland asked Chief Bowen to provide an update on the License Plate Reader Program throughout the City. Chief Bowen stated the Police Department is working on their year-end report and the license plate reader program technology has made a significant impact on solving cases.

Public Comment on Actionable Agenda Items

No individuals pre-registered for public comment on actionable agenda items.

Consent Agenda

The Consent Agenda was presented for approval with Council Communications for the following items:

1. Concrete and Asphalt Purchase Report (Street)

2. Agreement with Great Southern Recreation for Siegel Soccer Park Playground

Equipment (Parks)

3. Mandatory Referral for Dedication and Abandonment of Easements Associated with the Town Creek Project (Planning)

4. Main Street Banner Requests (Street)

Ms. Averwater made a motion to approve the Consent Agenda. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

Minutes

5. City Council Meeting Minutes (Finance). Erin Tucker, City Recorder/ Chief Financial Officer, presented a Council Communication regarding approval of City Council meeting minutes for:

Current Meeting Minutes
January 9, 2025 (Workshop)

Historical Meeting Minutes
May 18, 2023 (Regular Meeting)
May 25, 2023 (Budget Meeting)
May 25, 2023 (Regular Meeting)
June 8, 2023 (Workshop)
June 15, 2023 (Regular Meeting)
June 29, 2023 (Regular Meeting)
July 13, 2023 (Workshop)
July 20, 2023 (Regular Meeting)

The meeting minutes were not read aloud but were presented for approval as part of the agenda packet.

Mr. Wade made a motion to approve the minutes. Ms. Averwater seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

Old Business

Land Use Matters

6. Ordinance 24-OZ-45 Rezoning property along Joe B. Jackson Parkway (Second and Final Reading) (Planning). The ordinance titled, "ORDINANCE 24-OZ-45 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 4.8 acres located along Joe B. Jackson Parkway from Heavy Industrial (H-I) District to Commercial Highway (CH) District; Athena Hospitality Group, applicant, [2024-418]" which passed its first reading on January 16, 2025, was offered for passage on its second and final reading.

Ms. Averwater made a motion to approve Ordinance 24-OZ-45 on second and final reading.

Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

New Business

Ordinance

7. Ordinance 25-O-06 FY25 Budget Amendment (First Reading) (Finance). Erin Tucker, City Recorder / Chief Financial Officer, presented a Council Communication to amend the City's FY25 Budget Ordinance. The ordinance titled, "ORDINANCE 25-O-06 amending the Fiscal Year 2025 (hereafter "FY2025") Budget (3rd Amendment)" was offered for passage on first reading.

Mr. Wade made a motion to approve Ordinance 25-O-06 on first reading. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

On Motion

8. Old Fort Park Ballfield and Parking Renovations (Facilities). Brad Hennessee, Facilities Maintenance Director, presented a Council Communication and documents requesting Council approve a contract with Steelhead Building Group, LLC, pending legal approval, for construction of the old ballfield and parking renovations at Old Fort Park in the amount of \$3,056,492.

Mr. Maxwell made a motion to approve the contract with Steelhead Building Group, LLC, pending legal approval. Mr. Wade seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

9. Patterson Park Outdoor Improvements Construction Contract (Project Development). Scott Elliott, Manager of Project Development, presented a Council Communication and documents requesting Council approve a contract with Fuel Tank Maintenance Company, LLC for the construction of outdoor improvements at Patterson Park Community Center including enhancements and upgrades to existing parking and the addition of a playground and splash pad in the amount of \$2,774,777.50, pending legal review, and reallocation of funds from the 2025 CIP budget.

Mr. Wade made a motion to approve the contract with Fuel Tank Maintenance Company, LLC, pending legal review, and reallocation of funds from the 2025 CIP budget. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

10. Veterans Park Construction Contract (Project Development). Scott Elliott, Manager of Project Development, presented a Council Communication and documents requesting Council approve a contract with Moody Excavating, LLC for the construction of Veterans Park, pending legal review, in the amount of \$16,351,636.73.

Vice Mayor Shacklett made a motion to approve the contract with Moody Excavating, LLC, pending legal approval. Mr. Wade seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

11. Acquisition of Easements at 106 Southeast Broad Street for Town Creek Daylighting (Development Services). Gabriel Moore, Project Engineer, presented a Council Communication and documents requesting Council approve initiation of condemnation proceedings by tendering the appraised value of \$92,520 and authorize staff to negotiate a settlement up to the limits allowed under Federal property acquisition guidelines for property located at 106 SE Broad St for Town Creek Daylighting Project.

Mr. Wade made a motion to approve the acquisition of easement. Ms. Averwater seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

12. Contract with Oregon State to Develop Youth Permaculture Curriculum (Parks). Rachel Singer, Parks and Recreation Assistant Director, presented a Council Communication and documents requesting Council approve a contract with Oregon State University for Develop Youth Permaculture Curriculum. The curriculum development cost of \$50,200 will be reimbursed to the City through the Tennessee Forestry Grant.

Mr. Wade made a motion to approve the contract with Oregon State University. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

13. Legacy Recognition Employee Handbook Policy No. 1019 (Administration). Angela Jackson, Executive Director of Strategic Services, presented a Council Communication and documents requesting Council approve the Legacy Recognition Employee Handbook Policy No. 1019 for City retirees. The Legacy Recognition Program will aim to formally recognize and honor eligible retired employees for their significant contributions to the City's growth and success. The policy will establish a structured nomination and selection akin to a "Hall of Fame." Retirees selected through this process will be recommended to the City Council for induction into the Legacy Recognition Program.

Vice Mayor Shacklett made a motion to approve the policy. Ms. Averwater seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

Board and Commission Appointments

No board and commission appointments were presented.

Licensing

14. Beer Permits (Finance). Erin Tucker, City Recorder/ Chief Financial Officer, presented a Council Communication regarding Regular Beer Permits. The following were offered for approval:

Regular Beer Permits

- Buona Murfreesboro, 2727 Roby Corlew Lane, Restaurant, New Location
- Chipotle Mexican Grill #4937, 2963 South Church Street, Restaurant, New Location

Applicants met requirements for the permits and were recommended for approval pending final building and codes inspections.

Mr. Wade made a motion to approve the permits. Ms. Averwater seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

Payment of Statements

Erin Tucker, City Recorder/ Chief Financial Officer, stated there was one statement to consider for \$50,000 to the Rutherford County Circuit Clerk.

Ms. Averwater made a motion to approve the payment of statements. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Austin Maxwell, Bill Shacklett, Kirt Wade, Shane McFarland

Nay: None

Other Business

Mayor McFarland requested the City administrative team consider the following issues and provide feedback and recommendations to Council at its February 2025 Workshop meeting:

1) “Educational Use” Zoning within the City of Murfreesboro. Possibility of making an

“Educational Use” zoning. This would also be presented to Planning Commission and go through those channels.

2) Irrigation. Possibility of making irrigation optional for schools only.

- 3) Permit Fee Cap for Educational Institutions. Possibility of once fees get to a certain dollar amount, there would be a fair and equitable cap on overall permit fees.

Adjourn

There being no further business, Mayor McFarland adjourned this meeting at 6:29 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Workshop Regular Session

Thursday, September 14, 2023, at 11:30 am
Municipal Airport Business Center
1930 Memorial Boulevard
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its workshop meeting place at the Municipal Airport Business Center at 11:30 a.m. on Thursday, September 14, 2023.

Council Members Present

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

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Darren Gore, Assistant City Manager/ Water Resources Director
Sam Huddleston, Assistant City Manager
Erin Tucker, Budget Director
Scott Elliott, Manager of Project Development
Chris Yeager, City Clerk

Prayer and Pledge of Allegiance

Mayor McFarland called the meeting to order and commenced the meeting with a prayer followed by the Pledge of Allegiance.

Mayor McFarland proposed moving Project Diamond proposal (Agenda Item 5) to the beginning of the agenda to allow for commentators to hear the discussion and have public comment after the proposal. Mayor McFarland stated that the Public Comment law applied to Actionable Agenda items and that this was a workshop item and no action was planned, but he would allow for the public comment session after Agenda Item 5 was presented so those present could comment. By consensus, Council approved reordering the agenda.

5. Project Diamond (Administration). Craig Tindall, City Manager, presented a Council Communication regarding bringing a professional AA Minor League baseball team to Murfreesboro and introduced Jason Rose, managing partner of Invest Murfreesboro, LLC, the developer of the proposal.

Mr. Rose presented a proposal and background of the development group and stated unequivocally that the development team would not be part of any plan that includes removing Cannonsburgh. He stated this would be a unique opportunity to share Murfreesboro history with a larger audience and that the project would seek to work with the Friends of Cannonsburgh to aid in the design.

Mr. Rose introduced Josh Schaub, Commissioner of the American Association of Professional Baseball (AAPB) League. Mr. Schaub presented a presentation on the status of the AAPB League's relationship with Major League Baseball.

Mayor McFarland asked why they picked Murfreesboro. Mr. Schaub stated the data and demographics make Murfreesboro an ideal location for their business model. Mayor McFarland then asked how this would affect downtown. Mr. Schaub stated that the current success of the downtown area is what makes a ballpark successful, additionally there would be extensive added value to local retail.

Ms. Scales Harris shared concerns about the disruption or removal of Cannonsburgh for the stadium. Mr. Rose stated unequivocally that the development team would not be part of any plan that includes removing any part of Cannonsburgh. Mayor McFarland proposed that any Memorandum of Understanding (MOU) ensure the preservation of Cannonsburgh and state it would not be relocated. Discussion ensued. This information was provided to Council as notification only and no vote was necessary.

Public Comment on Actionable Agenda Items

Mayor McFarland stated that there were seven people registered to speak at public comment. Mayor McFarland reviewed the procedures for speaking and invited those present to come forward when they heard their name. Mayor McFarland called the following individuals to come forward and address Council.

1. Steve Baughman, 315 North Maney Avenue (registered but was not present)
2. Virginia Jenkins, 2911 Bowers Lane, stated she is opposed to Agenda Item 5, Project Diamond. She is a volunteer at Cannonsburgh and would like to know if taxpayers will pay for the stadium. She said Cannonsburgh makes history come alive and would like activities brought back to Cannonsburgh.
3. Barbara Hudson Fry, 2107 Wilkinson Pike, is opposed to Agenda Item 5, Project Diamond. She and her granddaughter enjoy the events at Cannonsburgh, such as the Christmas lights. She stated Cannonsburgh has been referred to as a "gem" by City Council. She

described past experiences she has had at Cannonsburgh and expressed that Cannonsburgh provides an opportunity for people to see how others grew up and she believes it is unique and should be utilized.

4. Lisa Cisco, 223 North Academy Street, is opposed to Agenda Item 5, Project Diamond. She stated she is for or against baseball, she is for Cannonsburgh, and it is very important to her. She started the Facebook page to save Cannonsburgh and apologized if any comments were made that were inappropriate within that environment. She shared a quote about the importance of keeping history alive.
5. Linus Cadenhead, 5306 Honeybee Drive, is opposed to Agenda Item 5, Project Diamond. He stated he has been going to Cannonsburgh since he was a baby and would like to save the World's Largest Cedar Bucket that is housed there.
6. Heather Cadenhead, 5306 Honeybee Drive, is opposed to Agenda Item 5, Project Diamond. She is grateful others want to preserve Cannonsburgh. She inquired how much of the project would be funded by the taxpayers and feels the taxpayer cost should be considered with the state of the economy. She believes the attendance numbers shared regarding Cannonsburgh are inaccurate and believes they are reflective of events being shut down. She stated MTSU attendance is not the best and that may be a concern to a ballpark. She would like to know how a ballpark would help the homeless.
7. Clarence Santini, 2223 Medford Campbell Boulevard, is opposed to Agenda Item 5, Project Diamond. He believes that Cannonsburgh brings back memories and should not be relocated and should be kept up. He stated that homelessness is our problem, and we need to find a solution. He believes moving Cannonsburgh is not the solution.

Mayor McFarland addressed questions and concerns made throughout the Public Comment. Vice Mayor Shacklett inquired if staff could start allowing people to book Cannonsburgh for events again. Craig Tindall, City Manager, clarified when Cannonsburgh would be available for use. Discussion continued regarding Project Diamond. Mayor McFarland asked if any Council members objected to Project Diamond continuing discussions. There were no objections.

Mayor McFarland stated there would be a 10-minute break.

Action Items

1. Resolution 23-R-29 Depositories of the City Funds (Finance). Jennifer Brown, City Recorder/Finance Director, presented a Council Communication requesting Council authorize

approving depositories of the City funds in accordance with City Charter Section 61. The resolution titled, “RESOLUTION 23-R-29 approving depositories of the City funds pursuant to Section 61 of the Charter” was offered for passage on its first and only reading.

Mr. Maxwell made a motion to approve Resolution 23-R-29. Mr. Wright 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

2. CIP Transfers (Finance) Jennifer Brown, City Recorder/Finance Director, presented a Council Communication and documents regarding notification of CIP transfers. Transfers include transfer of CIP Funds between the Bond Fund and General Fund for Town Creek, Rucker Lane, Pre-K Building, Cherry Lane 3, Bond Interest (2021 and 2022), and Transfer Station. This information was provided to Council as notification only and no vote was necessary.

3. Construction Contract for Transit Center Facility (Facilities). Scott Elliott, Project Development Manager, presented a Council Communication requesting Council approve a construction agreement with Rock City Construction for the Transit Center Facility. The total project budget will be \$17,845,843.

Mayor McFarland stated he was contacted by a construction company regarding a variance in bids. Mayor McFarland asked if staff felt confident about a \$2 million difference in the bids and if the lowest responsive bidder would be able to perform at that amount. Mr. Elliott provided information regarding the projects and the project bidders. Discussion ensued regarding previous projects Rock City Construction has completed.

Ms. Scales Harris made a motion to approve the contract with Rock City Construction. Mr. 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

4. Transit Center Supplement Request #2 for Construction Administration (Facilities). Scott Elliott, Project Development Manager, presented a Council Communication requesting Council approve Supplement Request # 2 with HDR Engineering, Inc. Supplement Request #2 adds construction administration services to the original contract. These services, which are retained on most large construction projects, assist the City with administrative duties associated with the

construction of the project to comply with state and federal requirements. The estimate for the additional professional services is \$1,245,705.

Mr. Maxwell made a motion to approve Supplement Request #2 to the contract with HDR Engineering, Inc. Ms. Scales Harris 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

Workshop Items

Agenda Item 5. Project Diamond was moved to the beginning of the agenda.

6. July Dashboard (Administration). Erin Tucker, Budget Director, presented a Council Communication and documents regarding the July 2023 Dashboard. There were no questions. This information was provided to Council as notification only and no vote was necessary.

Board and Commission Appointments

No board and commission appointments were presented.

Licensing

No beer permits were presented.

Payment of Statements

No payment of statements was presented.

Other Business

GDO-Overlay. Mr. Wright stated he has discussed with City staff about a GDO overlay over Church Street and off Medical Center and asked Council what they thought about staff looking at the GDO overlay. Mr. Wade requested to put the item on the Retreat Agenda.

Ball Fields. Mr. Maxwell asked if staff could look at using available space on City Schools property for potential ball fields to address the shortage of ball fields within the City. Mayor McFarland suggested considering a lease option in non-school hours for users to lease the fields; funds may help City Schools.

Mayor McFarland commended and thanked City staff for the way they handled the meeting today.

Vice Mayor Shacklett announced September 15, 2023, at 6:30 p.m. would be Main Street Murfreesboro's last concert for the season.

Council discussed other upcoming dates that will be distributed through email.

Adjourn

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

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Public Comment Special Session

Thursday, September 21, 2023 at 5:30 pm
City Council Chambers
111 West Vine Street
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 5:30 p.m. on Thursday, September 21, 2023.

Council Members Present

Mayor Shane McFarland – Presiding
Madelyn Scales Harris
Austin Maxwell
Bill Shacklett
Shawn Wright

Jami Averwater and Kirt Wade were absent and excused from this meeting.

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Chris Yeager, City Clerk

Public Comment

Mayor McFarland called the meeting to order and announced that this special meeting was being held for public comment. He reviewed the procedures for speaking and invited those present to come forward when they heard their name. The following individuals addressed the Council.

Richard Baines, 1319 Parkview Terrace, spoke against moving forward with the Town Creek project. Mr. Baines would like to see a community public meeting to discuss several projects slated for the downtown area. He is concerned about how these projects will impact the quality of life of Murfreesboro residents.

Isaac Gilliam, 911 Kay Street, spoke against the recent ordinance regarding removing books from public libraries. Mr. Gilliam listed several books that had been removed from the library. He stated it was hypocritical to remove some and not others, like the Bible, because of bias.

Shawn Wright, Council member, addressed Mr. Gilliam as a member of the Library Board. He stated that the books removed had graphic images. He further stated that the library is initiating a new card program with age limit restrictions and parental ability to allow children to check out books within their age bracket.

Mayor McFarland provided opportunity for anyone else present to come forward to speak.

No one else requested to speak.

There being no further business, Mayor McFarland adjourned the meeting at 5:36 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Regular Session

Thursday, September 21, 2023, at 6:00 pm
City Council Chambers
111 West Vine Street
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 6:00 p.m. on Thursday, September 21, 2023.

Council Members Present

Mayor Shane McFarland – Presiding
Madelyn Scales Harris
Austin Maxwell
Bill Shacklett
Shawn Wright

Jami Averwater and Kirt Wade were absent and excused from this meeting.

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Matthew Blomeley, Assistant Planning Director
Dr. Trey Duke, Director of City Schools
Chad Gehrke, Airport Manager
Brad Hennessee, Facilities Manager
Matt Jarratt, Director of Information Technology
Darren Gore, Assistant City Manager/ Water Resources Director
Lesley Short, Assistant Finance Director
Michael Bowen, Police Chief
Chris Yeager, City Clerk

Prayer and Pledge of Allegiance

Mayor McFarland called the meeting to order. Vice Mayor Shacklett commenced the meeting by introducing Terri Shultz from Habitat for Humanity. Ms. Shultz thanked the Council for their support of Habitat for Humanity and provided an update on the organizations accomplishments in the City of Murfreesboro and Rutherford County. Ms. Shultz led the prayer followed by the Pledge of Allegiance.

Public Comment on Actionable Agenda Items

Mayor McFarland announced that no one had signed up for Public Comment on actionable agenda items and moved to consideration of the Consent Agenda.

Consent Agenda

The Consent Agenda was presented for approval with Council Communications for the following items:

1. **Final Change Order for Ceiling Renovations at Mitchell-Neilson Elementary School (Facilities)**
2. **HVAC Inspection and Maintenance Contract-Amendment 1 (Facilities)**
3. **Wine Sales Certificate of Compliance - Circle K #4703919 (Finance)**
4. **Mandatory Referral for Abandonment of a Portion of a Sanitary Sewer Easement along Joe B Jackson Parkway (Planning)**
5. **Asphalt and Concrete Purchase Report for Street Department (Street)**
6. **Purchase of Rock Salt for Street Department (Street)**
7. **Mandatory Referral for Dedication of Electric Easement along Bridge Avenue (Planning)**
8. **Mandatory Referral for Dedication of Electric Easement along Veterans Parkway (Planning)**

Mr. Wright made a motion to approve the Consent Agenda. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

Old Business

Land Use Matters

9. **Ordinance 23-OZ-27 Rezoning property west of Memorial Boulevard (Second and Final Reading) (Planning).** The ordinance titled, “ORDINANCE 23-OZ-27 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 34.2 acres located west of Memorial Boulevard from Single-Family Residential Fifteen (RS-15) District to Planned Residential Development (PRD) District (Northridge Park PRD); Brightland Homes, applicant, [2023-405]” passed its first reading on August 17, 2023, subject to the removal of the Amber Drive and Archer Drive roadway connections into the proposed development. Matthew Blomeley, Assistant Planning Director, noted that the applicant has revised the pattern book accordingly to remove those connections, which also resulted in the reduction of the number of proposed lots from 85 to 83. Some miscellaneous corrections to the pattern book were also made prior to submittal for second reading and recommended Ordinance 23-OZ-27 for approval on second and final reading.

Mr. Wright made a motion to approve Ordinance 23-OZ-27 on second and final reading. Ms. Scales Harris seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: Austin Maxwell

10. Ordinance 22-OZ-22 Zoning for property along Emery Road (Second and Final Reading) (Planning). The ordinance titled, “ORDINANCE 22-OZ-22 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 16.3 acres along Emery Road as Single-Family Residential Ten (RS-10) District, simultaneous with annexation; Jeramie Taber, applicant [2022-406]” which passed its first reading on August 18, 2022, was offered for passage on second and final reading. Matthew Blomeley, Assistant Planning Director, noted that at the August 18, 2022 City Council meeting, the companion annexation was approved subject to the following conditions being met prior to second and final reading of Ordinance 22-OZ-22:

- 1) Install a 20’ wide emergency access drive from Laurelstone Drive to serve the existing house.;
- 2) Dedicate a temporary emergency access easement in the location of the new driveway (which can be extinguished upon the demolition of the existing house or upon the construction of an alternative suitable emergency access to the house in conjunction with the adjacent residential development).; and
- 3) Execute an agreement between the City, the property owners (the Watkins), and the developer prior to the annexation becoming effective that the Laurelstone Drive roadway connection will be recorded as a public right-of-way.

Mr. Blomeley verified that these conditions were met, and the requested approval of Ordinance 22-OZ-22 on its second and final reading.

Mr. Wright made a motion to approve Ordinance 22-OZ-22 on second and final reading. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

New Business

Resolution

11. Resolution 23-R-26 Schools FY24 Budget Amendment #2 (Schools). Dr. Trey Duke, Director of City Schools, presented a Council Communication and documents regarding amending the FY24 General Purpose Schools and School Federal Projects budgets. The proposed budget amendments recognize new FY24 revenues and expenditures with no change to fund balance. The

resolution titled, “RESOLUTION 23-R-26 amending the Fiscal Year 2024 (hereafter “FY2024”) Murfreesboro City Schools Budget (2nd Amendment)” was offered for passage on its first and only reading.

Mr. Maxwell made a motion to approve Resolution 23-R-26. Ms. Scales Harris seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

On Motion

12. Submission of Application of the Federal Contract Tower Program (Airport). Chad Gehrke, Airport Director, presented a Council Communication and documents regarding a proposal to complete and submit an application to the Federal Aviation Administration for participation in the Federal Contract Tower Program for the Murfreesboro Municipal Airport. Mayor McFarland stated that this was to prepare for increased traffic at the airport and safety of those using the Murfreesboro Airport.

Mr. Wright made a motion to approve the proposal . Ms. Scales Harris seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

13. Taxiway A and Apron Pavement Rehabilitation Grant (Airport). Chad Gehrke, Airport Director presented a Council Communication and documents regarding requesting Council to approve a federal, state, and local funded BIL Grant for \$652,222 for the completion of the Taxiway A and Apron Pavement Rehabilitation project. The local portion of the project, \$97,536, is funded by the 2019 CIP.

Mr. Maxwell made a motion to approve the proposal. Ms. Scales Harris seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

14. Cooling Tower Replacements at Black Fox and Erma Siegel Elementary Schools and Cason Lane Academy (Facilities). Brad Hennessee, Facilities Director, presented a Council

Communication and documents regarding a contract for cooling tower replacements at Black Fox and Erma Siegel Elementary Schools and Cason Lane Academy with S.M. Lawrence Company, Inc. The expense of \$624,962 will be funded by an ESSER 3.0 grant awarded to City Schools. Mr. Hennessee requested Council approve the contract.

Mr. Maxwell made a motion to approve the contract with S.M. Lawrence Company, Inc. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

15. Professional Services Contract Amendment (Information Technology). Matt Jarratt, Information Technology Director, presented a Council Communication and documents regarding a contract amendment to extend the contract with Castaway Technical Services to September 2024 and to increase the “not to exceed” amount from \$50,000 to \$100,000. Expenses will be funded under the current IT Department budget.

Ms. Scales Harris made a motion to approve the contract amendment with Castaway Technical Services. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

16. Timekeeping Software Renewal (Information Technology). Matt Jarratt, Information Technology Director, presented a Council Communication and documents regarding a license renewal for timekeeping software through UKG. The estimated expense of \$110,494 will be funded by the IT Department’s FY24 operating budget. This amount will vary depending on number of licensed employees.

Mr. Maxwell made a motion to approve the license renewal with UKG. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

17. Scheduling Public Hearing for Rezoning Along Medical Center Parkway (Planning). Matthew Blomeley, Assistant Planning Director, presented a Council Communication and

documents regarding a proposal to schedule a public hearing. This zoning request is set for Planning Commission public hearing on October 11, 2023. Mr. Blomeley recommended that a City Council public hearing be set for October 19, 2023 for the following request:

- a. Zoning application [2023-413] to amend the existing PUD zoning (TDK Corporate Headquarters/Vintage “Mixed Use” PUD) on 11.4 acres located along Medical Center Parkway, Robert Rose Drive, and Maplegrove Drive and to rezone approximately 2.4 acres from CH & GDO-1 to PUD & GDO-1, TDK Construction applicant.

Mr. Wright made a motion to set the public hearing for October 19, 2023. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

18. Planning Commission Recommendations (Planning). Matthew Blomeley, Assistant Planning Director, presented a Council Communication and documents regarding the following items recommended for approval by the Planning Commission on September 6, 2023:

- a. Zoning application [2023-410] to amend the existing PND zoning (Rutherford Collegiate Prep PND) on 8.23 acres located along Manson Pike, Ryan Companies US, Inc. applicant.
- b. Zoning application [2023-409] to rezone approximately 12.0 acres located along Medical Center Parkway from CH & GDO-1 to PCD (The Avenue of Murfreesboro PCD) & GDO-1, Big V Property Group applicant.

Mr. Blomeley stated that public hearings were required and requested Council set the public hearings for October 19, 2023.

Mr. Wright made a motion to set the public hearings for October 19, 2023. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

Board and Commission Appointments

19. Disciplinary Review Board (Administration). Mayor McFarland presented a Council Communication regarding appointment of Disciplinary Review Board members and recommended the following for reappointment.

- Steve Dix (Professional Representative), Term expiration September 30, 2029

- Zach Leister (Manufacturing Representative), Term expiration September 30, 2029

Mr. Maxwell made a motion to approve the appointments. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

Licensing

20. Beer Permits (Finance). Jennifer Brown, City Recorder/ Finance Director presented a Council Communication and documents regarding beer permits. The following two regular beer permit applications were submitted for approval:

Regular Beer Permits

- Firebirds Wood Fired Grill, 2532 Medical Center Pkwy, New Location/Restaurant, and
- The Chop House, 541 N. Thompson Lane, Ownership Change/Restaurant.

Applicants met requirements for beer permits and were recommended for approval, pending building and codes final inspection.

Mr. Maxwell made a motion to approve the beer permits. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Shawn Wright, Shane McFarland

Nay: None

Payment of Statements

No payment of statements was presented.

Other Business

Mr. Tindall stated that Fall Break will be the first week of October so there might be a meeting on September 28, 2023, which would mean some action items will be held over to October 12, 2023, at the workshop meeting. There will be a Council Retreat on October 16, 2023 and Council will likely meet on October 19, 2023.

Vice Mayor Shacklett announced that Friday, September 22, 2023 is, “Reading in Schools Day” and encouraged people to sign up to read to school children.

Adjourn

There being no further business, Mayor McFarland adjourned this meeting at 6:21 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Workshop Regular Session

Thursday, October 12, 2023 at 11:30 am
Municipal Airport Business Center
1930 Memorial Boulevard
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its workshop meeting place at the Municipal Airport Business Center at 11:30 a.m. on Thursday, October 12, 2023.

Council Members Present

Bill Shacklett – Vice Mayor, Presiding
Jami Averwater
Madelyn Scales Harris
Kirt Wade
Shawn Wright

Shane McFarland and Austin Maxwell were absent and excused from this meeting.

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Randolph Wilkerson, Human Resources Director
Michael Bowen, Chief of Police
Scott Elliott, Project Development Manager
Darren Gore, Assistant City Manager/ Water Resources Director
Chris Yeager, City Clerk

Prayer and Pledge of Allegiance

Vice Mayor Shacklett called the meeting to order and commenced the meeting with a prayer followed by the Pledge of Allegiance.

Public Comment on Actionable Agenda Items

Vice-Mayor Shacklett stated that there was no one registered to speak at Public Comment on Actionable Agenda items, so they would move to Consent Agenda.

Consent Agenda

The Consent Agenda to the Council for approval with Council Communications for the following items:

1. **August 2023 Dashboard (Administration)**
2. **CIP Transfers (Finance)**
3. **Sewer Allocation Variance- Northwest Broad Street – Commercial Development (Planning)**
4. **Acceptance of 2023 JAG Award (Police)**
5. **Use of RFCSP for Various City Departments (Purchasing)**
6. **Asphalt Purchases Report (Water Resources)**

7. Water Model Engineering Work Order Amendment No. 1 (Water Resources)

Ms. Averwater made a motion to approve the Consent Agenda. Mr. Wade seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

New Business

8. Health Benefits Service Agreement and Stop-Loss 2024 Insurance Coverage (Human Resources). Randolph Wilkerson, Human Resources Director, presented a Council Communication and documents regarding agreements with PayFlex System USA, Inc. for Flexible Spending Account (FSA) and Health Reimbursement Arrangement (HRA) Administration Medicare Services and BlueRe of Tennessee for the purchase of stop-loss insurance and requested Council approval. The estimated cost of PayFlex System USA, Inc. contract of \$15,910 and BlueRe of Tennessee estimated cost of coverage of \$944,988 will be funded by the City's Insurance Fund.

Ms. Scales Harris made a motion to approve the agreements with PayFlex System USA, Inc. and Medicare Services and BlueRe of Tennessee. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

9. Addition of a Deputy Chief Position. (Police). Michael Bowen, Chief of Police, presented Council Communication and documents regarding a proposal increase Police Department's personnel allocation to provide for an additional Deputy Chief position and requested Council approval. Chief Bowen explained the past and current Police Department leadership structure and the reason for the need. The estimated budget for the position inclusive of benefits is \$214,000 and will be funded by the MPD's Operating budget upon approval of a budget amendment.

Mr. Wright made a motion to approve the additional Deputy Chief position. Ms. Scales Harris seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

10. Purchase of Radio Equipment from Motorola (Police). Michael Bowen, Chief of Police, presented a Council Communication and documents regarding a proposal to purchase 30

new in-car radios from Motorola Solutions, Inc. in the amount of \$218,108 and requested Council approval. Funding would come from FY22 CIP bond proceeds for Public Safety Radios.

Ms. Scales Harris made a motion to approve the proposed purchase and Amendment # 1 to the Contract Between City of Murfreesboro and Motorola Solutions, Inc. Ms. Averwater seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

11. Renovations Change Order #1 – 2140 Thompson Lane (Project Development). Scott Elliott, Project Development Manager, presented a Council Communication and documents regarding Change Order #1 to the Construction Contract with Baron Construction, LLC in the amount of \$66,396 and requested Council approval. Funding would be accommodated within the project budget that is funded by the FY21 CIP Budget.

Mr. Wade asked the reason for the increased cost. Mr. Elliott indicated reasons for the additional cost included mold remediation, structural engineering, and HVAC redesign.

Ms. Averwater made a motion to approve Change Order #1 to the Contract with Baron Construction, LLC. Mr. Wright seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

12. High Service & Membrane Feed Pump Stations Final Change Order (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and documents regarding the final balancing change order with J. Cumby Construction Company, Inc. for the High Service & Membrane Feed Pump Stations project (CF No. 7, SSR 1941021.0) and requested Council approval. The amount of the change order results in a \$28,042 reduction to the original contracted price with a final contract price of \$1,984,958.

Mr. Wright made a motion to approve the Final Change Order. Ms. Averwater seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

13. Contract Award for Robert Rose Administration Building Renovations (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and documents regarding the contract for Robert Rose Administration Building

Renovations with Rock City Construction Company, LLC, subject to the Legal Department's approval of surety and insurance and requested Council approval. The expense of \$2,084,256 will be funded through MWRD's working capital reserves.

Ms. Scales Harris made a motion to approve the contract with Rock City Construction Company, LLC, subject to the Legal Department's approval of surety and insurance. Mr. Wade seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

14. Tractor with Sidearm Rotary Contract (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and documents regarding the purchase contract for a tractor with sidearm rotary with Tri-Green Equipment, LLC for the Water Resource Recovery Facility's (WRRF) Department-owned farms and requested Council approval. The \$185,856 expense will be funded by MWRD's FY24 rate-funded capital budget.

Ms. Scales Harris made a motion to approve the purchase contract with Tri-Green Equipment, LLC. Ms. Averwater seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

Board & Commission Appointments

No board or commission appointments were presented.

Licensing

15. Beer Permits (Finance). Jennifer Brown, City Recorder/ Finance Director, presented a Council Communication and documents regarding Beer Permits. Six regular permit applications and one special event permit were submitted for approval as follows:

Regular Permits

- Boro Bagel, 1520 Memorial Boulevard, Suite 101 (new location)
- Atomic Wings, 5607 Franklin Road, Suite A2 (new location)
- Kwik Mart, 315 N. Front Street (new location)
- Circle K #4703919, 2010 N.W. Broad Street (ownership change).
- Kwik Sak 623, 904 N.W. Broad Street (ownership change)
- Kwik Sak, 1121 Bradyville Pike (ownership change)

Special Permit

- The City Schools Foundation for a Tennis Tournament Reception at Adams Tennis Complex on October 27, 2023.

Applicants met requirements for the permits and were recommended for approval pending final building and codes inspections.

Mr. Wright made a motion to approve the Beer Permits. Mr. Wade seconded the motion.

Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Kirt Wade, Shawn Wright, Bill Shacklett

Nay: None

Payment of Statements

No payment of statements was presented.

Other Business

Craig Tindall, City Manager, announced that the City Council Retreat would be next Monday, October 16, 2023.

Ms. Averwater announced that she will be receiving an award from the Jones College of Business next Thursday, October 19, 2023, and would not be at the regular Council meeting.

Adjourn

There being no further business, Vice Mayor Shacklett adjourned this meeting at 2:17 p.m.

BILL SHACKLETT
VICE MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Regular Session

Thursday, October 19, 2023, at 6:00 pm
City Council Chambers
111 West Vine Street
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 6:00 p.m. on Thursday, October 19, 2023.

Council Members Present

Mayor Shane McFarland – Presiding
Madelyn Scales Harris
Bill Shacklett
Kirt Wade
Shawn Wright

Jami Averwater and Austin Maxwell were absent and excused from this meeting.

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Rhonda Darnell, Human Resources Assistant Director
Matthew Blomeley, Assistant Planning Director
Dr. Trey Duke, Director of City Schools
Robert Holtz, Community Development Director
Kyle Lingo, Fleet Services Assistant Director
Tracy Brown, Streets Assistant Director
Darren Gore, Assistant City Manager/ Water Resources Director
Michael Bowen, Chief of Police
Chris Yeager, City Clerk

Prayer and Pledge of Allegiance

Mayor McFarland called the meeting to order. Mr. Wade commenced the meeting with a prayer followed by the Pledge of Allegiance.

Ceremonial Items

STARS Award for September 2023. Rhonda Darnell, Human Resources Assistant Director, presented the STARS Award for September 2023 to Richard Johnson a Water Resource Operator in the Water Resources Department. Mr. Johnson responded to a person in need when a vehicle caught fire on the side of the road. He exited his truck and used a fire extinguisher to put out the fire, preventing injury and further damage. The STARS award purpose is to reward and recognize City employees that go above and beyond the call of duty.

Public Comment on Actionable Agenda Items

No one registered to speak during Public Comment on Actionable Agenda Items.

Consent Agenda

The Consent Agenda was presented for approval with Council Communications for the following items:

- ~~1. PILOT Program for Murfreesboro Housing Authority (Administration)~~
2. Town Creek Supplemental Agreement (Administration)
- ~~3. Affordable Housing Program – Legacy Pointe (Community Development)~~
4. Retail Liquor Certificate of Compliance - The Wine Cellar - Ownership Change (Finance)
5. Mandatory Referral for Abandonment of a Portion of a Drainage Easement along Herring Crossing (Planning)
6. Concrete and Asphalt Purchase Report (Street)
7. Contract with TDOT for FY24 Operating Assistance (Transportation)

Ms. Scales Harris requested Agenda Items 1 and 3 be removed from the Consent Agenda and considered at the end of the agenda in On Motion items for further discussion.

Mr. Wade made a motion to approve the Consent Agenda, as amended. Mr. Wright seconded the motion. Upon roll call, the motion was passed by the following vote:

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

Nay: None

Minutes

8. Minutes of City Council Meeting, October 12, 2022 (Finance). Jennifer Brown, City Recorder/Finance Director presented a Council Communication regarding approval of City Council meeting minutes for October 12, 2022. The meeting minutes were not read aloud but were presented for approval as part of the agenda packet.

Mr. Wade made a motion to approve the minutes. Mr. Wright seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

Old Business

Land Use Matters

9. Sewer Allocation Variance – Old Fort Parkway – Dutch Bros. Coffee (Planning).

Matthew Blomeley, Assistant Planning Director, presented a Council Communication and documents regarding a proposed development request for additional density above the sewer allocation ordinance's zoning allowance for a new Dutch Bros. Coffee Shop to be located at the northeast corner of the intersection of the Old Fort Parkway frontage road and Market Place. The presented approval detailed a variance request allowing higher single-family unit equivalent density

(sfu) by approximately 6.5 sfu's for the proposed Dutch Bros. Coffee. A study is ongoing with Kimley-Horn and TDOT. This variance was deferred at the August 17, 2023 City Council meeting due to concerns about the development's traffic impact. Mr. Blomeley explained how staff has worked with the applicant to address Council's traffic concerns. The applicant requested the matter be brought again before Council for consideration. Mr. Blomeley indicated that there is an ongoing traffic study being done by Kimley Horn in conjunction with TDOT and the City's Infrastructure Department that should be completed in the beginning of 2024. Brick Murfree, representing the applicant, was available for questions. Mr. Murfree was acknowledged by Mayor McFarland and requested the matter be deferred until the next Council meeting when the engineer from RaganSmith would be available. Discussion ensued regarding traffic impacts and the traffic study.

Mr. Wright made a motion to defer the sewer allocation variance. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

New Business

Land Use Matters

10. Zoning amendment and rezoning for property along Medical Center Parkway and Robert Rose Drive (Planning). Matthew Blomeley, Assistant Planning Director, presented a Council Communication and documents regarding the zoning amendment and rezoning of approximately 13.8 acres located along Medical Center Parkway, Robert Rose Drive, and Maplegrove Drive. The public hearing resolution titled, "RESOLUTION 23-R-PH-41 fixing the time for holding a Public Hearing with respect to the proposed amendment of the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, constituting a part of said Ordinance, as heretofore amended and as now in force and effect, so as to consider a proposed amendment to approximately 11.4 acres in the Planned Unit Development (PUD) District (TDK Corporate Headquarters / Vintage "Mixed Use" PUD) located along Medical Center Parkway, Robert Rose Drive and Maplegrove Drive and to rezone approximately 2.4 acres from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Unit Development (PUD) District and Gateway Design Overlay One (GDO-1) District as indicated on the attached map, TDK Construction, applicant [2023-413]" was adopted by City Council on September 21, 2023 and set the public hearing date. Notice of public hearing was published in the *Murfreesboro Post* on October 3, 2023.

Mr. Blomeley stated that a public hearing was required on the matter. Mr. Blomeley introduced Rob Molchan from SEC and turned the floor over to him. Mr. Grover presented a PowerPoint detailing information about the zoning amendment and rezoning request including slides on existing and proposed master plan, phasing plan, comparison chart, lot 1 – mixed used, lot 2 – office building, lot 3 - commercial. pedestrian and transportation plans and requested exceptions.

10a. Public Hearing for Zoning Amendment and Rezoning of 13.8 acres. Mayor McFarland initiated a public hearing, welcoming comments on the zoning amendment and rezoning and provided instructions for those wishing to speak. Despite sufficient time for input, no attendees expressed a desire to speak on the matter. Consequently, Mayor McFarland concluded the public hearing.

10b. Ordinance 23-OZ-41 (First Reading). The ordinance titled, “ORDINANCE 23-OZ-41 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 amend the conditions applicable to approximately 11.4 acres in the Planned Unit Development (PUD) District (TDK Corporate Headquarters / Vintage “Mixed Use” PUD) located along Medical Center Parkway, Robert Rose Drive and Maplegrove Drive and to rezone approximately 2.4 acres from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Unit Development (PUD) District and Gateway Design Overlay One (GDO-1) District as indicated on the attached map, TDK Construction, applicant [2023-413]” was offered for passage on its first reading.

Mr. Wade made a motion to approve Ordinance 23-OZ-41 on first reading. Mr. Wright seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

11. Amending the PND zoning for property along Manson Pike (Planning). Matthew Blomeley, Assistant Planning Director, presented a Council Communication and documents regarding amending the PND zoning of approximately 8.23 acres located along the north side of Manson Pike southeast of I-840. The public hearing resolution titled, “RESOLUTION 23-R-PH-42 fixing the time for holding a Public Hearing with respect to the proposed amendment of the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, constituting a part of said Ordinance, as heretofore amended and as now in force and effect, so as to consider a proposed amendment to approximately 8.23 acres in the Planned Institutional Unit Development (PND) District (Rutherford

Collegiate Prep PND) located along Manson Pike, as indicated on the attached map, Ryan Companies US, Inc., applicant [2023-410]” was adopted by City Council on September 21, 2023 and set the public hearing date. Notice of public hearing was published in the *Murfreesboro Post* on October 3, 2023.

11a. Public Hearing for Amending the Zoning of 8.23 acres. Mayor McFarland initiated a public hearing, welcoming comments on amending the PND zoning and provided instructions for those wishing to speak. Despite sufficient time for input, no attendees expressed a desire to speak on the matter. Consequently, Mayor McFarland concluded the public hearing.

11b. Ordinance 23-OZ-42 (First Reading). The ordinance titled, “ORDINANCE 23-OZ-42 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 amend the conditions applicable to approximately 8.23 acres in the Planned Institutional Unit Development (PND) District (Rutherford Collegiate Prep PND) located along Manson Pike, as indicated on the attached map, Ryan Companies US, Inc., applicant [2023-410]” was offered for passage on its first reading.

Mr. Wright made a motion to approve Ordinance 23-OZ-42 on first reading. Mr. Wade seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

12. Rezoning Property Along Medical Center Parkway (Planning). Matthew Blomeley, Assistant Planning Director, presented a Council Communication and documents regarding the rezoning of approximately 12.0 acres located along Medical Center Parkway west of Maplegrove Drive. The public hearing resolution titled, “RESOLUTION 23-R-PH-43 fixing the time for holding a Public Hearing with respect to the proposed amendment of the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, constituting a part of said Ordinance, as heretofore amended and as now in force and effect, so as to consider a proposed amendment to rezone approximately 12.0 acres along Medical Center Parkway from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Commercial Development (PCD) District and Gateway Design Overlay One (GDO-1) District (The Avenue of Murfreesboro PCD); Big V Property Group, applicant [2023-409]” was adopted by City Council on September 21, 2023 and set the public hearing date. Notice of public hearing was published on October 3, 2023, in the *Murfreesboro Post*.

Mr. Blomeley stated that a public hearing was required on the matter. Mr. Blomeley introduced Matt Taylor from SEC and turned the floor over to him prior to the public hearing. Mr. Taylor presented a PowerPoint detailing information about the rezoning request including slides regarding an overview, the plan, typical outparcel blow-up, and requested exceptions.

12a. Public Hearing for Rezoning 12.0 acres. Mayor McFarland initiated a public hearing, welcoming comments on the rezoning and provided instructions for those wishing to speak. Despite sufficient time for input, no attendees expressed a desire to speak on the matter. Consequently, Mayor McFarland concluded the public hearing.

12b. Ordinance 23-OZ-43 (First Reading). The ordinance titled, “ORDINANCE 23-OZ-43 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 12.0 acres along Medical Center Parkway from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Commercial Development (PCD) District and Gateway Design Overlay One (GDO-1) District (The Avenue of Murfreesboro PCD); Big V Property Group, applicant [2023-409]” was offered for passage on its first reading.

Mr. Wade made a motion to approve Ordinance 23-OZ-43 on first reading. Mr. Wright seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

13. Planning Commission Recommendations (Planning). Matthew Blomeley, Assistant Planning Director, presented a Council Communication and documents regarding the following items recommended for approval by the Planning Commission on October 11, 2023:

- a. Annexation petition and plan of services [2023-504] for approximately 32.43 acres located along New Salem Highway and Barfield Road, including 520 linear feet of Barfield Road right-of-way, World Outreach Church of Murfreesboro Tennessee, Inc. applicant.
- b. Zoning application [2023-412] to amend the existing PUD zoning (Hidden River Estates PUD) on 121 acres located along Cason Trail and Racquet Club Drive, Hidden River Holding Company, LLC developer.

Mr. Blomeley stated that public hearings were required and requested Council set the public hearings for November 30, 2023.

Mr. Wright made a motion to set the public hearings for November 30, 2023. Mr. Wade seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

Ordinance and Resolution

14. Ordinance 23-O-31 Modifying City Code §21-23(C) and 21-71 (First Reading (Administration)). Craig Tindall, City Manager, presented a Council Communication and ordinance titled, “ORDINANCE 23-O-31 amending Murfreesboro City Code, Chapter 21, Offenses and Miscellaneous Provisions, Article I, Section 21-23 and Article III, Section 21-71, regarding the definition of sexual conduct” and offered for passage on its first reading.

Mr. Wright made a motion to approve Ordinance 23-O-31 on first reading. Mr. Wade seconded the motion. Upon roll call the motion passed by the following vote:

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

Nay: None

15. Resolution 23-R-30 Schools FY24 Budget Amendment # 3 (Schools). Dr. Trey Duke, Director of City Schools, presented a Council Communication and documents regarding budget amendment number 3 to the FY24 General Purpose Schools, School Federal Projects, Nutrition and ESP funds. The resolution titled, “RESOLUTION 23-R-30 amending the Fiscal Year 2024 (hereafter “FY2024”) Murfreesboro City Schools Budget (3rd Amendment)” was offered for passage on its first and only reading.

Ms. Scales Harris made a motion to approve Resolution 23-R-30. Mr. Wright seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

On Motion

16. Housing Rehabilitation – 1110 Wingate (Community Development). Robert Holtz, Community Development Director, presented a Council Communication and documents regarding a proposal to rehabilitate the residence at 1110 Wingate Street and enter into a contract with New Creations Construction, LLC, the low bidder. The expense of \$130,100 will be fully funded by the Community Development Block Grant.

Mr. Wright made a motion to approve the expenditure and contract. Mr. Wade seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

17. Purchase of Service Truck (Fleet Services). Kyle Lingo, Fleet Services Assistant Director, presented a Council Communication and documents regarding a contract to purchase a 2023 Chevrolet Silverado Work Truck from Wilson County Motors, LLC. The cost of \$125,104 will be funded from the Other Capital Sources Fund.

Ms. Scales Harris made a motion to approve the purchase and contract with Wilson County Motors, LLC. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

18. Amendment 3 to Motorola Radio System Maintenance Agreement (Police). Michael Bowen, Chief of Police, presented a Council Communication and documents requesting approval of Amendment 3 to Motorola SUA Maintenance Purchase Agreement with Motorola Services, Inc. for NICE Gold Maintenance and SUA upgrade services. This amendment will add servicing of radio system equipment with expired warranties at a total cost of \$656,402 to the original ten-year contract, of which \$105,119 will be funded from the FY24 Operating Budget.

Ms. Scales Harris made a motion to approve Amendment 3 to the Motorola Services, Inc. contract. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

19. Purchase of Police Vehicles from Alan Jay Automotive (Police). Michael Bowen, Chief of Police, presented a Council Communication and documents requesting the purchase of two new unmarked police vehicles through a contract with Alan Jay Automotive Management, Inc. The cost of \$98,248 will be funded by the Drug Fund.

Mr. Wright made a motion to approve the purchase and contract with Alan Jay Automotive Management, Inc. Ms. Scales Harris seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

20. VirTra, Inc. Subscription Training and Equipment Partnership Agreement (Police). Michael Bowen, Chief of Police, presented a Council Communication and documents requesting approval of an agreement with VirTra, Inc. for subscription training and equipment maintenance.

This agreement would provide hardware and software updates and necessary upgrades including installation, continued maintenance and support and training for a three-year period for the VirTra 300 Simulator. A one-time expense of \$11,770 and the first annual payment of \$63,538 will be provided for by DA21 funds. Future annual expenses of \$63,538 will be budgeted accordingly in the Police Department's operating budget.

Mr. Wade made a motion to approve the agreement with VirTra, Inc. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

21. Purchase of Public Works Vehicle (Streets). Tracy Brown, Streets Assistant Director, presented a Council Communication and documents requesting purchase of three 2024 GMC 2500 HG trucks, contract approval with Wilson County Motors, LLC for the purchase and reallocation of Street Department CIP funds. These vehicles will serve as replacement trucks for high mileage trucks currently in the fleet. The expense of \$138,000 will be funded by the FY21 & FY22 CIP budget, including a reallocation of \$38,000 in CIP funds from the Street Paving Machine line item.

Ms. Scales Harris made a motion to approve the purchase and contract with Wilson County Motors, LLC and reallocation of Street Department CIP funds. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

Moved from Consent Agenda Item 1. PILOT Program for Murfreesboro Housing Authority (Administration). Craig Tindall, City Manager, presented a Council Communication regarding a PILOT Program regarding payments in lieu of taxes for Murfreesboro Housing Authority. A proposal to approve a Cooperation Agreement Governing Payments In Lieu of Taxes for Murfreesboro Housing Authority Low Income Housing Tax Credit Sites Completed after January 1, 2024, was presented to Council for review and approval. Discussion ensued.

Mr. Wade made a motion to approve the Cooperation Agreement with Murfreesboro Housing Authority. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Bill Shacklett, Kirt Wade, Shawn Wright, Shane McFarland

Nay: Madelyn Scales Harris

Moved from Consent Agenda Item 3. Affordable Housing Program – Legacy Pointe (Community Development). Robert Holtz, Community Development Director, presented a Council Communication requesting approval of an expenditure from Community Development Block Grant (CDBG) funds for the City’s Affordable Housing Assistance Program. The program plans to provide \$10,000 each to the purchasers of two new homes (2822 Humanity Trail and 2826 Humanity Trail, constructed in Legacy Pointe) for downpayment assistance. Mr. Holtz explained the program and discussion ensued. The expenditure of \$20,000 would be fully funded by CDBG funds allocated to the City’s Affordable Housing Assistance Program.

Mr. Wade made a motion to approve the expenditure from CDBG funds for down payment assistance. Mr. Wright seconded the motion. Upon roll call the motion passed by the following vote:

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

Nay: None

Board and Commission Appointments

No board and commission appointments were presented.

Licensing

22. Beer Permits (Finance). Jennifer Brown, City Recorder/ Finance Director, presented a Council Communication regarding Regular and Special Event Beer Permits. The following were offered for approval:

Regular Beer Permits

- Mapco #3344, 1415 Memorial Boulevard (ownership change, convenience store/gas)
- Mapco #3654, 3392 Memorial Boulevard (ownership change, convenience store/gas)
- Mapco #3162, 1251 South Church Street (ownership change, convenience store/gas)
- Mapco #3407, 1320 Memorial Boulevard (ownership change, convenience store/gas)
- Mapco #3312, 2430 South Church Street (ownership change, convenience store/gas)

Special Event Beer Permit

- Rutherford County Chamber of Commerce, November 14, 2023, for a Networking Event at 1809 Memorial Boulevard.

Applicants met requirements for the Beer Permits and were recommended for approval pending final building and codes inspections for the Regular Beer Permits and Special Event Permit issuance for the Special Event Beer Permits.

Mr. Wade made a motion to approve the Beer Permits. Mr. Wright seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

Payment of Statements

Jennifer Brown, City Recorder/Finance Director, stated that there were two statements to consider. The first is an invoice from SRVH Law for \$59,608.19 to be paid from the General Fund Legal FY24 Operating Budget. The City Attorney emailed Council regarding this invoice. The second is a payable to Jack Gritton Client Trust for \$1,400,000 to be paid from the 2021 CIP. This payable also includes approval of a CIP reallocation from land acquisition/contingency to the South Church/Broad line item in the 2021 bond. The CIP funds reallocation request form is attached with the statement presented to Council. The Deputy City Attorney emailed Council regarding this payable several weeks ago. Ms. Brown advised if there were any questions, the Council would need to go into executive session to have those questions answered.

Mr. Wade made a motion to approve the Payment of Statements. Vice Mayor Shacklett seconded the motion. Upon roll call, the motion passed by the following vote:

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

Nay: None

Other Business

Craig Tindall, City Manager, announced that the next Council meeting would be Thursday, November 2, 2023.

Adjourn

There being no further business, Mayor McFarland adjourned this meeting at 7:03 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Public Comment Special Session

Thursday, November 2, 2023 at 5:30 pm
City Council Chambers
111 West Vine Street
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 5:30 p.m. on Thursday, November 2, 2023.

Council Members Present

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

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Darren Gore, Assistant City Manager/ Water Resources Director
Sam Huddleston, Assistant City Manager

Public Comment

Mayor McFarland called the meeting to order and announced that this special meeting was being held for public comment. Mayor McFarland reviewed the procedures for speaking and invited those present to come forward when they heard their name. The following individuals addressed the Council.

1. Jessie Clark, 854 River Rock Blvd, expressed concerns about speeding vehicles on River Rock Boulevard and suggested solutions to make it safer for pedestrians and other drivers.
2. Robin Weindorf, 830 River Rock Blvd, expressed concerns about safety on River Rock Boulevard due to unsafe drivers.

Mayor McFarland asked Craig Tindall, City Manager, to have staff look at River Rock Boulevard for speed cushions. Mayor McFarland suspended the special meeting rules to allow Ms. Clark to speak again regarding speed cushions and bumps as well as narrowing the lanes.

Mayor McFarland gave opportunity for anyone present to come forward to speak. There was no one present who wished to speak.

There being no further business, Mayor McFarland adjourned this meeting at 5:43 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Regular Session

Thursday, November 2, 2023, at 6:00 pm
City Council Chambers
111 West Vine Street
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its regular meeting place in the Council Chambers at City Hall at 6:00 p.m. on Thursday, November 2, 2023.

Council Members Present

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

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Randolph Wilkerson, Human Resources Director
Matthew Blomeley, Assistant Planning Director
Brad Barbee, Planner
Michael Bowen, Police Chief
Raymond Hillis, Executive Director of Public Works/ Streets Director
Darren Gore, Assistant City Manager/ Water Resources Director
Chris Yeager, City Clerk

Mayor McFarland called the meeting to order. Upon the recent passing of Sally Wall and her pre-deceased husband Howard Wall, he wanted to recognize and acknowledge their contributions and support of the Murfreesboro City Schools System, Black Fox Elementary and the City of Murfreesboro.

Prayer and Pledge of Allegiance

Mr. Wright commenced the meeting with a prayer followed by the Pledge of Allegiance.

Ceremonial Items

STARS Award for August 2023. Randolph Wilkerson, Human Resources Director, presented the STARS Award for the month of August upon April McClurkan of the Emergency Communications Specialist in the Murfreesboro Police Department. The STARS award purpose is to recognize City employees who go above and beyond the call of duty. Ms. McClurkan's determination, timely focus

and frequent communication during a time when multiple vehicle break-ins and thefts were reported led to the apprehension of a suspect and recovery of one of the stolen vehicles. Mr. Wilkerson stated that Ms. McClurkan's actions on the job are deserving of a STARS Award.

Proclamation – Providence Christian Academy Girls Golf Team. Mayor Shane McFarland presented a Proclamation to the Providence Christian Academy Girls Golf Team who proudly represented the City of Murfreesboro throughout its spectacular playing season by winning their third consecutive TSSAA State Golf Championship and many other 2023 season accomplishments. Mayor Shane McFarland, Mayor of the City of Murfreesboro, Tennessee, on behalf of the entire City Council, proclaimed November 2, 2023 as a day to honor and recognize the accomplishments of the Providence Christian Academy Girls Golf Team.

Proclamation – Providence Christian Academy High School Women's Varsity Volleyball Team. Mayor Shane McFarland presented a Proclamation to the Providence Christian Academy High School Women's Varsity Volleyball Team who proudly represented the City of Murfreesboro by winning championship games and accomplishing multiple successes throughout its season. Mayor Shane McFarland, Mayor of the City of Murfreesboro, Tennessee, on behalf of the entire City Council, proclaimed November 2, 2023 as a day to honor and recognize the accomplishments of the Providence Christian Academy High School Women's Varsity Volleyball Team.

Public Comment on Actionable Agenda Items

Mayor McFarland announced that no one had registered to speak at public comment on actionable items, so he moved to Consent Agenda consideration.

Consent Agenda

The Consent Agenda was presented for approval with Council Communications for the following items:

- 1. New State Contract for Verizon Wireless Services (Information Technology).**
- 2. Amendment One to Grant Contract (Police).**
- 3. First Amendment to SaaS Agreement with Utility Associates (Police).**
- 4. Asphalt Purchases Report (Water Resources).**
- 5. Hobas Pipe Rehabilitation Change Order No. 1 (Water Resources).**
- 6. Engineering Task Order Amendment for High Services Pump Station and Membrane Fee Pump Improvements (Water Resources).**

Mr. Wade made a motion to approve the Consent Agenda. Ms. Averwater 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

Mayor McFarland acknowledged and thanked Leadership Rutherford for attending the Council meeting.

Old Business

Ordinance

7. Ordinance 23-O-31 Modify City Code §§21-23(C) and 21-71 (Second and Final Reading (Administration)). The ordinance titled, "ORDINANCE 23-O-31 amending Murfreesboro City Code, Chapter 21, Offenses and Miscellaneous Provisions, Article I, Section 21-23 and Article III, Section 21-71, regarding the definition of sexual conduct" which passed its first reading on October 19, 2023, was offered for passage on its second and final reading.

Ms. Averwater made a motion to approve Ordinance 23-O-31 on second and final reading. Vice Mayor Shacklett 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, Shane Wright, Shane McFarland

Nay: None

Land Use Matters

8. Sewer Allocation Variance – Old Fort Parkway – Dutch Bros. Coffee (Planning). Matthew Blomeley, Assistant Planning Director, stated that this sewer allocation variance had been deferred twice by Council and was being presented again at the request of the applicant. Mr. Blomeley continued by presenting a Council Communication and documents regarding a proposed development request for additional density above the sewer allocation ordinance's zoning allowance for a new Dutch Bros. Coffee Shop to be located at the northeast corner of the intersection of the Old Fort Parkway frontage road and Market Place. Mr. Blomeley reviewed the site plan that was approved by the Planning Commission, explaining the proposed traffic plan including ingress and egress to the site. Mr. Blomeley stated that Brick Murfree, representing Dutch Bros. and the property owner, Grace Wooten, of RaganSmith (Engineering Designer) and Paul Shaffer, the property owner, were available for Council questions.

Ms. Scales Harris made a motion to approve the sewer allocation variance. Mr. Maxwell seconded the motion. Upon roll call, the motion passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Bill Shacklett, Kirt Wade,

Nay: Shawn Wright, Shane McFarland

9. Ordinance 23-OZ-42 Amending the PND zoning for property along Manson Pike (Second and Final Reading) (Planning). The ordinance titled, “ORDINANCE 23-OZ-42 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 amend the conditions applicable to approximately 8.23 acres in the Planned Institutional Unit Development (PND) District (Rutherford Collegiate Prep PND) located along Manson Pike, as indicated on the attached map, Ryan Companies US, Inc., applicant [2023-410] ” which passed its first reading on October 19, 2023, was offered for passage on its second and final reading.

Mr. Wright made a motion to approve Ordinance 23-O-42 on second and final reading. Mr. 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

10. Ordinance 23-OZ-41 Rezoning property along Medical Center Parkway and Robert Rose Drive (Second and Final Reading) (Planning). The ordinance titled, “ORDINANCE 23-OZ-41 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 amend the conditions applicable to approximately 11.4 acres in the Planned Unit Development (PUD) District (TDK Corporate Headquarters / Vintage “Mixed Use” PUD) located along Medical Center Parkway, Robert Rose Drive and Maplegrove Drive and to rezone approximately 2.4 acres from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Unit Development (PUD) District and Gateway Design Overlay One (GDO-1) District as indicated on the attached map, TDK Construction, applicant [2023-413]” which passed its first reading on October 19, 2023, was offered for passage on its second and final reading.

Mr. Wright made a motion to approve Ordinance 23-O-41 on second and final reading. Mr. Wade 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

11. Ordinance 23-OZ-43 Rezoning property along Medical Center Parkway (Second and Final Reading) (Planning). The ordinance titled, “ORDINANCE 23-OZ-43 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 12.0 acres along Medical Center Parkway from Commercial Highway (CH) District and Gateway Design Overlay One (GDO-1) District to Planned Commercial Development (PCD) District and Gateway Design Overlay One (GDO-1) District (The Avenue of Murfreesboro PCD); Big V Property Group, applicant [2023-409]" which passed its first reading on October 19, 2023, was offered for passage on its second and final reading.

Mr. Maxwell made a motion to approve Ordinance 23-O-43 on second and final reading. Mr. Wright 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

New Business

Land Use Matters

12. Sewer Allocation Variance – Memorial Blvd – Jaymes Retail Center (Planning). Brad Barbee, Planner, presented a Council Communication and documents regarding a proposed development request for additional density above the sewer allocation ordinance's zoning allowance for the proposed multi-tenant commercial building to be located along the east side Memorial Boulevard, north of Osborne Lane. The variance requests to increase single-family unit equivalent density (sfu) by approximately 5.4 sfu's. Mr. Barbee stated the Planning Department has reviewed the variance request and recommends approval.

Mr. Maxwell made a motion to approve the sewer allocation variance. Mr. Wright 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

13. Sewer Allocation Variance – Memorial Blvd – Jaymes Academy (Planning). Brad Barbee, Planner, presented a Council Communication and documents regarding a proposed development request for additional density above the sewer allocation ordinance's zoning allowance for new daycare center to be located along the east side of Memorial Boulevard, north of Osborne Lane. The variance requests to increase single-family unit equivalent density (sfu) by approximately 2.5 sfu's. Mr. Barbee stated the Planning Department has reviewed the variance request and recommends approval.

Mr. Maxwell made a motion to approve the sewer allocation variance. Ms. Averwater 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

On Motion

14. Abandon Greenway Trail Easement (Administration). Craig Tindall, City Manager, presented a Council Communication regarding approval of formal abandonment of Greenway Trail Easements over property that has been sold. Mr. Tindall requested Council approve abandonment and authorize the Mayor to execute the Easement Abandonment and Quitclaim to Swanson Developments, LP.

Mr. Maxwell made a motion to approve the abandonment and authorize the Mayor to execute the Easement Abandonment and Quitclaim to Swanson Developments, LP. Mr. Wade 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

15. Abandon Greenway Trail Easement and Establish Conservation Easement for Greenway Trail Purposes (Administration). Craig Tindall, City Manager, presented a Council Communication and documents regarding abandoning a Greenway Trail Easement over property that has been sold to Sunset on the Stones River, LLC and replace it with an Agreement for Grant Conservation Easement for greenway trail purposes. Mr. Tindall requested Council approve abandonment of the greenway easement and execution of an Agreement for Grant Conservation Easement.

Mr. Wright made a motion to approve the abandonment of the greenway easement and execution of an Agreement for Grant Conservation Easement. Mr. Wade 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

16. Wellness Services Agreement for 2024 (Human Resources). Randolph Wilkerson, Human Resources Director, presented a Council Communication regarding an agreement with a

healthcare organization for wellness reward services for the City's benefits plan. Mr. Wilkerson requested Council approve the three-year agreement with Sonic Boom Wellness, LLC, pending legal review. The agreement would total \$156,776 over the term.

Ms. Averwater made a motion to approve the contract. Ms. Scales Harris 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

17. Amendment to the Contract with Precision Delta (Police). Michael Bowen, Chief of Police, presented a Council Communication regarding First Amendment to the Contract with Precision Delta Corporation for the purchase of ammunition and requested Council approve the amendment and purchase in the amount of \$77,213.

Ms. Averwater made a motion to approve the First Amendment to the Contract with Precision Delta Corporation and the purchase of ammunition. Mr. Wright 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

18. Purchase of Police Vehicles from Lonnie Cobb Ford (Police). Michael Bowen, Chief of Police, presented a Council Communication regarding the purchase of three new Ford Transit Cargo Vans and requested Council approve the contract with Lonnie Cobb Ford, LLC for purchase of the three new vehicles.

Ms. Scales Harris made a motion to approve the purchase and contract with Lonnie Cobb Ford, LLC. Mr. Wade 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

19. Purchase of Audio-Visual Equipment from M3 Technology (Police). Michael Bowen, Chief of Police, presented a Council Communication regarding the purchase of audio-video equipment from M3 Technology Group, Inc. in the amount of \$78,474 and a reallocation of \$175,000 from the Police Department 2022 CIP funds and requested Council approve the same.

Ms. Scales Harris made a motion to approve the contract with M3 Technology Group, Inc. and Police Department 2022 CIP fund reallocation. Mr. 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

20. Purchase of IntelliHub SaaS from Forward Thinking (Police). Michael Bowen, Chief of Police, presented a Council Communication regarding approving the purchase of software licenses for the use of IntelliHub SaaS services from Forward Thinking to provide GPS tracking for MPD vehicles. The total expenditure of \$92,160, will be billed in annual installments of \$30,720. Chief Bowen requested Council approve the purchase and contract with Forward Thinking Systems, LLC.

Mr. Wright made a motion to approve the purchase and contract with Forward Thinking Systems, LLC. Mr. 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

21. Purchase of Police Equipment from GT Distributors (Police). Michael Bowen, Chief of Police, presented a Council Communication and recommended the purchase of 45 assault III ballistic shields and contract with GT Distributors, Inc. for their purchase in the amount of \$184,099.

Ms. Averwater made a motion to approve the purchase and contract with GT Distributors, Inc. Ms. Scales Harris 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

22. Purchase of Peterbilt 548 Dump Truck (Street). Raymond Hillis, Executive Director of Public Works/ Streets Director, presented a Council Communication and requested approval to purchase one Peterbilt Model 548 Dump Truck and enter a contract with Viking Cives Midwest, Inc. (through the Sourcewell contract) in the amount of \$316,971.

Ms. Scales Harris made a motion to approve the purchase and contract with Viking Cives Midwest, Inc. Ms. Averwater 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

23. Purchase of Peterbilt 589 Dump Truck for Stormwater (Street). Raymond Hillis, Executive Director of Public Works/ Streets Director, presented a Council Communication and requested approval to purchase one 2024 Peterbilt Model 589 Dump Truck and enter a contract with Rush Truck Center (through the Sourcewell contract) in the amount of \$259,851. Mr. Hillis explained that this dump truck would be used in the Stormwater Division and not equipped for snow removal, as the truck requested in Agenda Item 22 would be.

Ms. Scales Harris made a motion to approve the contract. Mr. 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

24. Advanced Metering Infrastructure Purchasing Contract Addendum (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and requested approval of a Contract Addendum with United Systems & Software, Inc. (USS) for the purchase of Advanced Metering Infrastructure (AMI) equipment in the estimated amount of \$135,000 per year.

Ms. Scales Harris made a motion to approve the purchase and Contract Addendum with United Systems & Software, Inc. Mr. 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

25. Task Order for Water Resource Recovery Facility Standby Power Project (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and requested approval of Task Order 23-05 for the standby power improvements (SSR Project 22410260) of the Water Resources Recovery Facility's (WRRF) control building by John

Bouchard & Sons Co. The expense of \$1,227,111 will be funded from the Water Resources Department's working capital reserves.

Ms. Averwater made a motion to approve Task Order 23-05 by John Bouchard & Sons Co. Mr. 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

26. Operations & Maintenance (O&M) Vehicle Purchase (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and requested approval to contract with Wilson County Motors, LLC for the purchase of a 2024 Chevrolet Silverado 3500 HD with crane to replace another vehicle due to cost of maintenance and age. The expense of \$102,271 will be funded through a combination of Water Resources Department FY24 rate funded capital budget and working capital reserves.

Mr. Wade made a motion to approve the purchase and contract with Wilson County Motors, LLC. Ms. Averwater 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

27. Task Order Amendment for Oakleigh PS Replacement (Water Resources). Darren Gore, Assistant City Manager/ Water Resources Director, presented a Council Communication and requested approval of an amendment to Task Order 21-03 with John Bouchard and Sons (JBS) for the Oakleigh pumping station replacement serving Oakleigh Subdivision due to overages involving the wet well and other challenges. The pumping station replacement was funded from working capital reserves through an annual, \$250,000 sinking fund for lift station replacements. The original Task Order amount was \$296,042 and the final amount is \$350,527.

Mr. Maxwell made a motion to approve the Task Order Amendment. Mr. Wright 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

Board and Commission Appointments

28. Committee on Contributions of the Community Investment Trust (Mayor). Mayor McFarland presented a Council Communication regarding reappointment of the following Committee on Contributions of the Community Investment Trust members.

- Carl Montgomery, Term expiration December 6, 2026
- Collier Andress Smith, Term expiration December 6, 2026

Mr. Wade made a motion to approve the reappointments. Mr. Wright 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

Licensing

29. Beer Permits (Finance). Jennifer Brown, City Recorder/ Finance Director, presented a Council Communication regarding Regular and Special Event Beer Permits. The following were offered for approval:

Regular Beer Permits

- Tequilla Mexican Restaurant, 1432 Memorial Boulevard (ownership change, restaurant)
- Arisu Korean BBQ and Tofu, 1855 Medical Center Parkway, Suite A (new location, restaurant)

Applicants met requirements for the Beer Permits and were recommended for approval pending final building and codes inspections.

Ms. Averwater made a motion to approve the Beer Permits. Mr. 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

Payment of Statements

No payment of statements was presented.

Other Business

Mayor McFarland announced the Governmental Finance Officers Association (GFOA) awarded City staff the Certificate of Achievement for Excellence in Financial Reporting for FY2022 and the Finance Department also received the award of Financial Reporting Achievement for earning the (GFOA) certificate. Mayor McFarland thanked and congratulated Jennifer Brown, Finance Director, and her team for earning these awards.

Craig Tindall, City Manager, announced the next Council meeting would be held next Thursday, November 9, 2023 at 11:30 a.m. for a workshop meeting at the Murfreesboro Airport.

Adjourn

There being no further business, Mayor McFarland adjourned this meeting at 6:41 p.m.

SHANE MCFARLAND
MAYOR

ATTEST:

ERIN TUCKER
CITY RECORDER/ CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____



City of Murfreesboro
City Council – Workshop Regular Session

Thursday, November 9, 2023 at 11:30 am
Municipal Airport Business Center
1930 Memorial Boulevard
Murfreesboro, Tennessee

MINUTES

The City Council of the City of Murfreesboro, Rutherford County, Tennessee, met in regular session at its workshop meeting place at the Municipal Airport Business Center at 11:30 a.m. on Thursday, November 9, 2023.

Council Members Present

Shawn Wright – Presiding Chair Pro Tem
Jami Averwater
Madelyn Scales Harris
Austin Maxwell
Kirt Wade

Mayor Shane McFarland and Bill Shacklett were absent and excused from this meeting.

City Representatives Present

Craig Tindall, City Manager
Adam Tucker, City Attorney
Jennifer Brown, City Recorder/ Finance Director
Mark McCluskey, Fire Rescue Chief
Erin Tucker, Budget Director
Matthew Blomeley, Assistant Planning Director
Brad Barbee, Principal Planner
Darren Gore, Assistant City Manager/ Water Resources Director
Sam Huddleston, Assistant City Manager
Chris Yeager, City Clerk

Call to Order and Appointment of Mayor Pro Tem

Craig Tindall, City Manager, called the meeting to order and announced the first item of business for Council members to select someone to chair the meeting due to Mayor McFarland and Vice Mayor Shacklett being absent.

Mr. Maxwell made a motion to appoint Council member Shawn Wright as Chair Pro Tem for the meeting. Mr. Wade seconded the motion. Upon consensus, the motion was passed.

Public Comment on Actionable Agenda Items

Chair Pro Tem Wright inquired Jennifer Brown, City Recorder/Finance Director, about the presence of any registered speakers for public comment on actionable agenda items. Ms. Brown stated there were no individuals registered to speak on any actionable agenda items.

Prayer and Pledge of Allegiance

Mr. Wright commenced the meeting with a prayer followed by the Pledge of Allegiance.

Action Items

Mr. Wright stated there would be an amendment to the order of the agenda. Agenda Item s1 and 2, FY24 Community Investment Program Budget and Ordinance 23-O-34 would be moved to the end of the agenda.

3. Community Investment Program Funds Reallocations (Administration). Erin Tucker, Budget Director, presented a Council Communication and proposal for Community Investment Program (CIP) funds reallocation for various projects. CIP Reallocations were requested for the following three projects:

1. Veterans Park. Reallocate approximately \$2.1 million to be used primarily for construction of a road, utilities at the site and payment of the arbitrage calculation.

2. Broad Street Pedestrian Bridge. Reallocate approximately \$909,000 for design, engineering, environmental studies on the project.

3. Airport Taxiway F Project. Reallocate approximately \$500,000 in excess funds into the Land Acquisition Contingency line for future use.

Ms. Scales Harris made a motion to approve the CIP Funds reallocations. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

4. Retail Liquor Certificate of Compliance - New Day Hope - Ownership Change (Finance). Jennifer Brown, City Recorder / Finance Director, presented a Council Communication and documents regarding issuance of a certificate of compliance for a retail liquor store by Emad Helme Pasta for New Day Hope at 2002 E. Main Street due to a change of ownership. All requirements were met, and application was recommended for approval.

Mr. Wade made a motion to approve the certificate of compliance. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

5. Purchase of Cardiac Monitor and AEDs (Fire Rescue). Mark McCluskey, Fire Chief, presented a Council Communication regarding the purchase of one cardiac monitor and five automated external defibrillators (AEDs) from ZOLL Medical Corporation. The cost of \$48,484 will be funded by American Rescue Plan Act funds.

Ms. Averwater made a motion to approve the purchase and contract with ZOLL Medical Corporation. Mr. Wade seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

Ms. Scales Harris asked if defibrillators are located at City Hall. Mr. Tindall confirmed City Hall does have defibrillators.

6. Purchase of Two LUCAS Devices (Fire Rescue). Mark McCluskey, Fire Chief, presented a Council Communication regarding the purchase of two LUCAS Chest Compression Devices from Stryker Sales, LLC, pending legal contract approval. The total cost of \$45,279 is partially funded (\$38,986) by ARPA with the remaining \$5,845 funded by the Murfreesboro Fire and Rescue Department budget.

Ms. Scales Harris made a motion to approve the purchase and contract with Stryker Sales LLC, pending legal approval. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

7. Planning Commission Recommendations (Planning). Brad Barbee, Planner, presented a Council Communication and documents regarding the following setting public hearings for items recommended by the Planning Commission at its meeting on November 1, 2023:

a. Zoning application [2023-403] for approximately 18 acres located along East Northfield Boulevard and North Tennessee Boulevard to be rezoned from CF to PRD (Northfield Acres PRD – 14.7 acres) and PCD (Northfield Acres PCD – 3.28 acres), Haury & Smith Contractors, Inc., applicant.

b. Zoning application [2023-408] for approximately 1.2 acres located along North Maney Avenue and Lee Street to be rezoned from OG-R and CCO to PRD and CCO (Maney Estates PRD), BNA Homes, applicant.

c. Zoning application [2023-414] for approximately 0.35 acres located along Van Cleve Lane and North Thompson Lane to be rezoned from RS-15 to L-I, Norman Brown, applicant.

d. Zoning application [2023-411] for approximately 0.15 acres located along East Castle Street to be rezoned from RD and CCO to PRD and CCO (East Castle Manor PRD), BA Homes, LLC, applicant

e. Annexation petition and plan of services [2023-503] for approximately 5.2 acres located west of Sanctuary Place, W. Andrew Adams applicant.

f. Zoning application [2023-416] for approximately 5.2 acres located west of Sanctuary Place to be zoned PUD (Marymont Springs PUD) simultaneous with annexation, W. Andrew Adams applicant.

Mr. Barbee recommended scheduling public hearings for items “a” - “d” on December 7, 2023, and for items “e” and “f” on January 4, 2024.

Mr. Wade made a motion to schedule public hearings on December 7, 2023, and January 4, 2024. Ms. Averwater seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

Workshop Items

8. CIP Transfers (Finance). Jennifer Brown, City Recorder/ Finance Director, presented a Council Communication and documents regarding notification of monthly CIP transfers. Transfers include transfer of CIP Funds between the Bond Fund and General Fund for Towne Creek, Rucker Lane, Engineering Truck, Walter Hill Park Renovation, 2021 Bon Interest, Cherry Lane 3, 2022 Bond Interest, and Materials Management Station. This information was provided to Council as notification only and no action was required.

9. Veterans Park Concept Plan Update (Parks). Nate Williams, Executive Director Recreation Services, presented a Council Communication and documents regarding the Veterans Park concept plan draft and budget update. Mr. Williams introduced Rob Whitson, Civil Engineer, and Trey Rudolph, Landscape Artist Architect, both with Gresham Smith, and stated staff were seeking input and direction from Council about moving forward.

Mr. Whitson and Mr. Rudolph provided a presentation regarding an overview and update of three draft Master Plans for Veterans Park. Discussion ensued regarding park design and parking.

Mr. Wright and Mr. Maxwell stated they would like to see the budget and phasing plan to complete the park. Mr. Williams stated staff will proceed with designing the full park and provide a new cost estimate to Council as they come through.

10. Community Development Sub Recipients Presentation (Community Development).

Mr. Wright stated item was removed from the agenda.

11. September 2023 Dashboard (Administration). Erin Tucker, Budget Director, presented a Council Communication and documents regarding September 2023 Dashboard. There were no questions.

1. FY24 Community Investment Program Budget (Administration). Erin Tucker, Budget Director, presented a Council Communication and documents requesting Council approve the FY Community Investment Program (CIP) budget for FY24. Ms Tucker detailed the financial details explained in her Council Communication. There were no questions.

Ms. Averwater made a motion to approve FY24 CIP Program Budget. Ms. Scales Harris seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

2. Ordinance 23-O-34 FY24 City Budget (First Reading) (Administration) Erin Tucker, Budget Director, presented a Council Communication to amend the City Code regarding FY24 City Budget. The ordinance titled, “ORDINANCE 23-O-34 amending the Fiscal Year 2024 (hereafter “FY2024”) Budget (2nd Amendment)” was offered for passage on first reading.

Mr. Wade made a motion to approve Ordinance 23-O-34 on first reading. Mr. Maxwell seconded the motion. Upon roll call, the motion was passed by the following vote:

Aye: Jami Averwater, Madelyn Scales Harris, Austin Maxwell, Kirt Wade, Shawn Wright

Nay: None

Licensing

No beer permits were presented.

Payment of Statements

No payment of statements was presented.

Other Business

Community Investment Trust. Craig, Tindall, City Manager, stated now that there was CIP Budget, staff will continue to manage the budget and request transfers, due to economic changes, as needed.

Mr. Tindall stated the Community Investment Trust Board will be meeting at the end of November to interview companies for a Chief Investment Officer (CIO). Once a CIO is set up, investments will start. Software is set up to assist the committee on contributions for non-profits and funding. Recommendations will go to the Board for review and will go to Council for final funding approval.

Mr. Tindall stated the next Council meeting will be held on Thursday, November 16, 2023.

Mr. Maxwell mentioned a merchant on the square had reached out about parking issues on the square. Mr. Maxwell asked staff to evaluate who is violating parking laws on the square - if there is one or multiple businesses who are taking up parking on the square that is affecting other businesses. Mr. Tindall stated staff will investigate the situation and return to Council with a recommendation.

Adjourn

There being no further business, Mr. Wright adjourned this meeting at 12:02 p.m.

SHAWN WRIGHT
CHAIR PRO TEM / COUNCIL MEMBER

ATTEST:

ERIN TUCKER
CITY RECORDER / CHIEF FINANCIAL OFFICER

APPROVED BY COUNCIL: _____

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Amending the PCD zoning for property along North Rutherford Boulevard
[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

Amending the PCD zoning of approximately 1.94 acres located along the east side of North Rutherford Boulevard north of Louise Street.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of this request on January 8, 2025.

Background Information

CSC Properties, LLC presented to the City a zoning application [2024-421] to amend the existing PCD (Planned Commercial District) zoning on approximately 1.94 acres located along the east side of North Rutherford Boulevard. During its regular meeting on January 8, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval subject to the proposed fencing along the north and south boundaries of the development being extended all the way to North Rutherford Boulevard.

On February 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 two free-standing food service uses to serve the east side of the City adjacent to the MTSU campus. In addition, the proposed development will create employment opportunities for the community and generate tax revenue for the City.

Attachments:

Ordinance 25-OZ-04

ORDINANCE 25-OZ-04 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 amend the conditions applicable to approximately 1.94 acres in the Planned Commercial Development (PCD) District (East Side Village PCD) located along North Rutherford Boulevard as indicated on the attached map, CSC Properties, LLC, applicant [2024-421]

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 modify the conditions of the Planned Commercial Development (PCD) as indicated on the attached map, for the purpose of allowing two separate drive-thru restaurants, instead of one multi-tenant commercial building, as previously approved.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations set forth in the minutes of the Planning Commission and City Council relating to this zoning request. 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:

1st reading _____

2nd reading _____

ATTEST:

Erin Tucker
City Recorder

SEAL

Shane McFarland, Mayor

APPROVED AS TO FORM:

Signed by:
Adam F. Tucker

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Adam F. Tucker
City Attorney



Ordinance 25-OZ-04



City Limits

CF

RS-15

CENTRAL BLVD

PCD

PCD Amended

PCD

N-RUTHERFORD BLVD

YEARWOOD AVE

LOUISE ST

RS-15

City Limits

ANCHOR ST

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Rezoning property along East Castle Street
[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

Rezoning of approximately 3.88 acres located along both sides of East Castle Street and along the west side of South Bilbro Avenue.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the zoning request on January 8, 2025.

Background Information

First Baptist Church Murfreesboro presented to the City a zoning application [2024-422] for approximately 3.88 acres located along East Castle Street and South Bilbro Avenue to be rezoned from RS-8 (Single-Family Residential District 15) & CCO (City Core Overlay District) to PND (Planned Institutional District) & CCO. During its regular meeting on January 8, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

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

Council Priorities Served

Improve Economic Development

Approval of the zoning request will help facilitate the expansion of an existing institutional use. Institutional uses, such as places of worship, community facilities, and schools, are essential elements of a growing, vibrant community.

Establish Strong City Brand

The proposed physical improvements at this long-standing place of worship in a neighborhood adjacent to downtown exemplify the City's commitment to creating

vibrant downtown neighborhoods with a mix of uses to meet the various needs of local residents and to facilitate walkability.

Attachments:

Ordinance 25-OZ-05

ORDINANCE 25-OZ-05 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 3.88 acres located along South Bilbro Avenue and East Castle Street from Single-Family Residential Eight (RS-8) District and City Core Overlay (CCO) to Planned Institutional Development (PND) District (First Baptist Church Murfreesboro PND) and City Core Overlay (CCO); First Baptist Church Murfreesboro, applicant [2024-422]

**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 Institutional Development (PND) District (First Baptist Church Murfreesboro PND) and City Core Overlay (CCO), 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:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

Erin Tucker
City Recorder

APPROVED AS TO FORM:

Signed by:
Adam F. Tucker

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Adam F. Tucker
City Attorney

SEAL

Ordinance 25-OZ-05

RS-8

Area rezoned from
RS-8 & CCO to PND &
CCO

RS-4

RS-8

E-STATE-ST

PRD

Area rezoned from
RS-8 & CCO to PND
& CCO

MONROE

RS-8

RD

E CASTLE ST

S-BILBRO-AVE

E-CASTLE-ST

RM-16

RS-8

Area rezoned from
RS-8 & CCO to PND
& CCO

PUD

SUNRISE-ST

RS-8

PUD

MINOR-ST



N



COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Amending the PRD zoning for property along Veals 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

Amending the PRD zoning of approximately 205.21 acres located along the north side of Veals Road west of Double Springs Road.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the zoning request on January 8, 2025.

Background Information

Meritage Homes presented to the City a zoning application [2024-420] to amend the existing PRD (Planned Residential District) zoning on approximately 205.21 acres located along the north side of Veals Road. During its regular meeting on January 8, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

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

Council Priorities Served

Improve Economic Development

This rezoning will help facilitate the continued development of the Graystone residential development, which will generate tax revenue for the City, create employment opportunities during construction, and increase the local inventory of homes for sale.

Attachments:

Ordinance 25-OZ-02

ORDINANCE 25-OZ-02 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 amend the conditions applicable to approximately 205.21 acres in the Planned Residential Development (PRD) District (Greystone PRD) located along Veals Road and Double Springs Road as indicated on the attached map, Meritage Homes, applicant [2024-420]

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 modify the conditions of the Planned Residential Development (PRD) District, as indicated on the attached map, for the purpose of allowing overhead electric lines along the segment of Lyons Farms Parkway within the development.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be subject to all the terms and provisions of said Ordinance applicable to such districts, the plans and specifications filed by the applicant, and any additional conditions and stipulations set forth in the minutes of the Planning Commission and City Council relating to this zoning request. 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:

1st reading _____

2nd reading _____


ATTEST:

Erin Tucker
City Recorder

SEAL

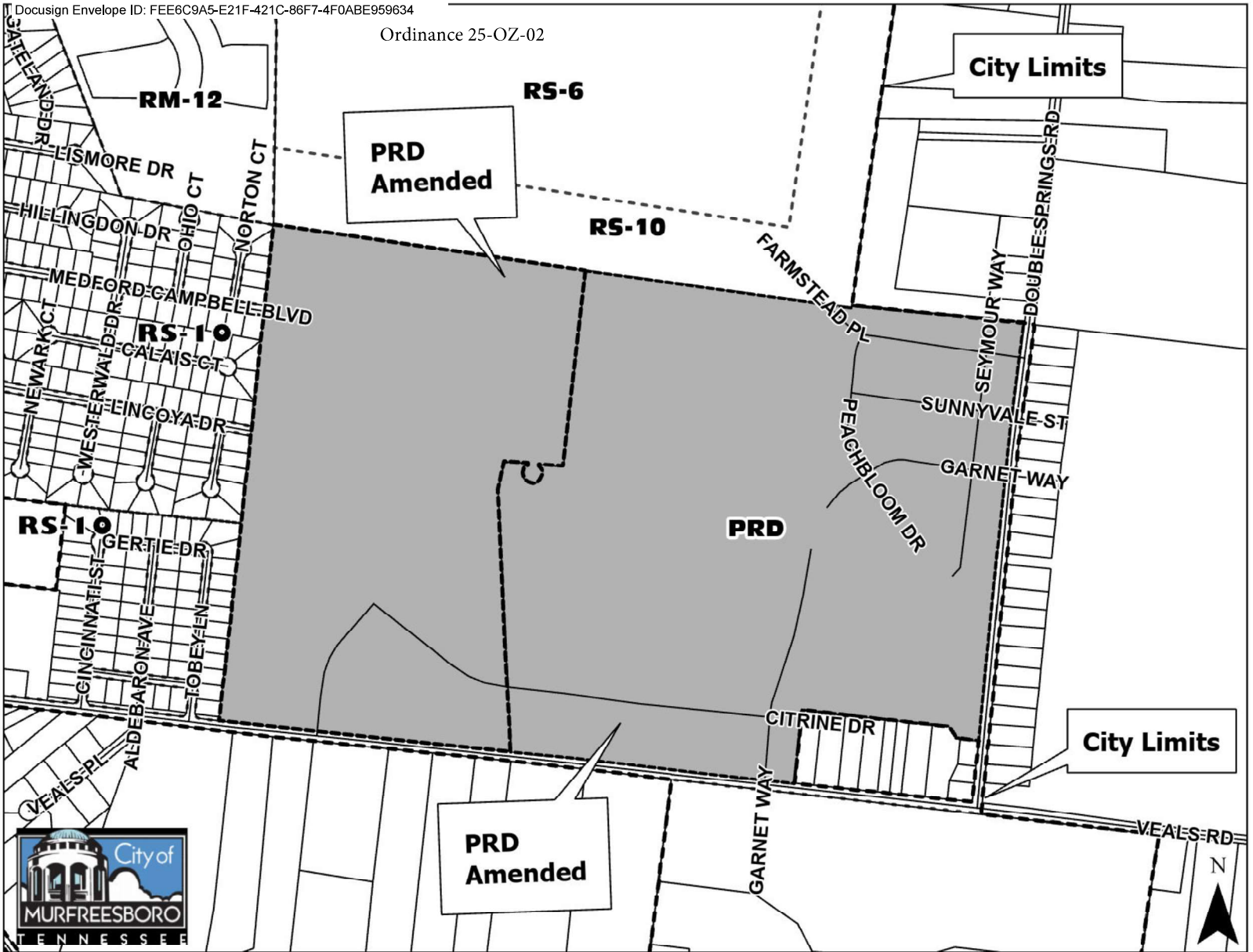
Shane McFarland, Mayor

APPROVED AS TO FORM:

Signed by:


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Adam F. Tucker
City Attorney

Ordinance 25-OZ-02



COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Rezoning property along Old Lascassas 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

Rezoning of approximately 4.0 acres located at the southwest corner of Old Lascassas Road and North Rutherford Boulevard.

Staff Recommendation

Enact the ordinance establishing the requested zoning.

The Planning Commission recommended approval of the zoning request on January 8, 2025.

Background Information

HEMG, LLC presented to the City a zoning application [2024-419] for approximately 4.0 acres located along Old Lascassas Road to be rezoned from CF (Commercial Fringe District) to PCD (Planned Commercial District). During its regular meeting on January 8, 2025, the Planning Commission conducted a public hearing on this matter and then voted to recommend its approval.

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

Council Priorities Served

Improve Economic Development

The PCD zoning will enable the development of four proposed commercial lots, including one for a proposed oil change facility, potentially creating employment opportunities for the community and tax revenue for the City.

Attachments:

Ordinance 25-OZ-03

ORDINANCE 25-OZ-03 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 4.0 acres located along North Rutherford Boulevard and Old Lascassas Road from Commercial Fringe (CF) District to Planned Commercial Development (PCD) District (Lascassas Crossings PCD); HEMG, LLC, applicant [2024-419]

**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, 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:

1st reading _____


2nd reading _____

ATTEST:

Erin Tucker
City Recorder

Shane McFarland, Mayor

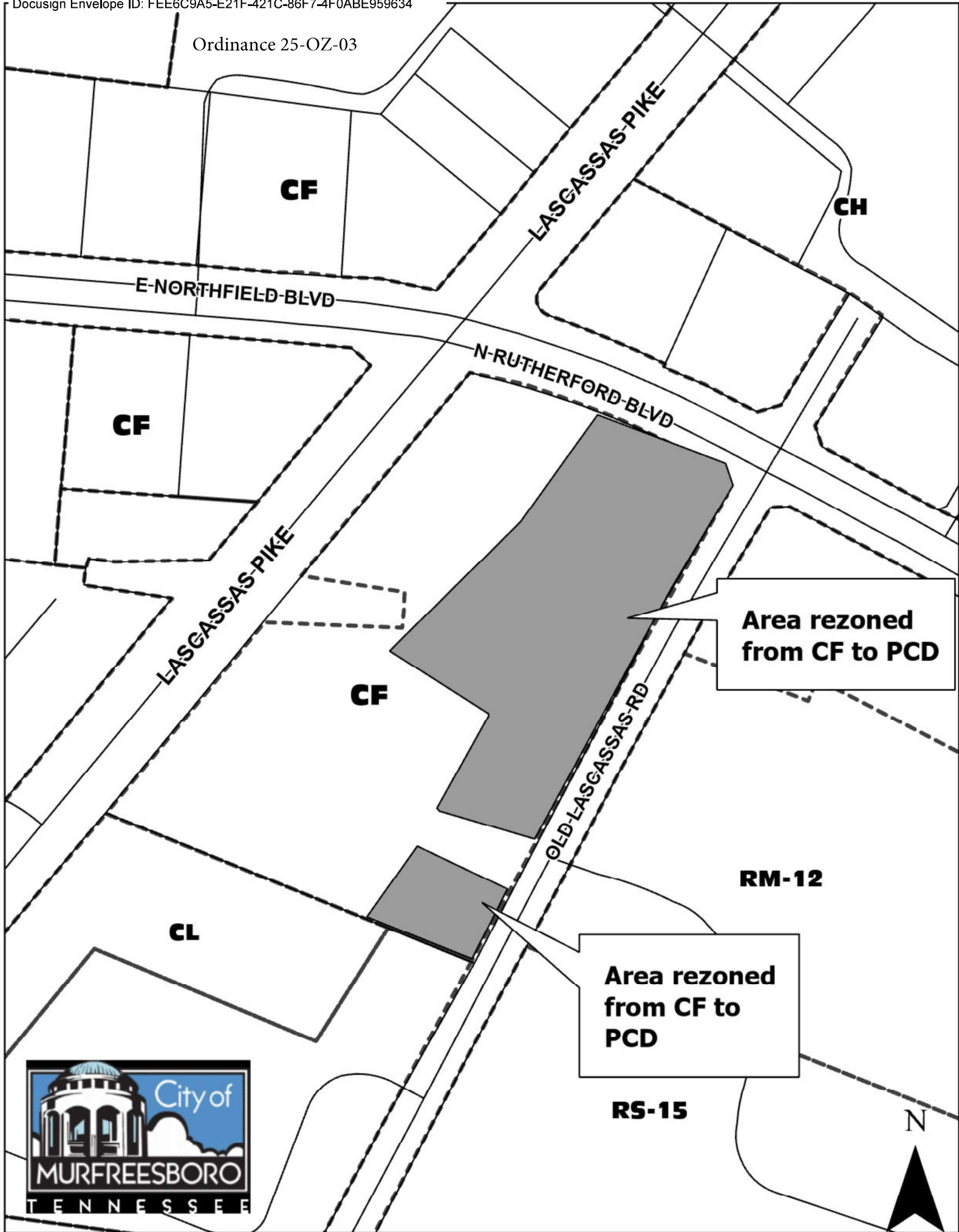
APPROVED AS TO FORM:

Signed by:


43A2035E61F9401...
Adam F. Tucker
City Attorney

SEAL

Ordinance 25-OZ-03



COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Reallocation of CIP Funds for Pipe Replacement in Kingdom Ridge Subdivision

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 reallocation of FY22 CIP funds to the Kingdom Ridge Subdivision Pipe Replacement.

Staff Recommendation

Approve reallocation of FY22 CIP funds.

Background Information

In 2004, a 60-inch HDPE drainage pipe was installed at the rear of the properties located on Pillar Drive, as part of the Kingdom Ridge Subdivision development. Upon recent inspection, staff identified three critical areas where the pipe has failed. As a result, the pipe will need to be replaced to ensure the drainage system maintains positive flow and functionality with an RCP pipe. In an effort to manage and reduce costs, the Street Department has agreed to install the pipe. The funding in the amount of \$250,000 is reallocated from the FY22 CIP left over from the Gateway Extension project and will be utilized to procure the necessary piping and build the junction boxes, leveraging our existing Annual Contracts.

Council Priorities Served

Responsible budgeting

Reallocating surplus funds from other projects and engaging the Street Department to install infrastructure, allows for Stormwater funds to be used for other community purposes.

Fiscal Impact

The estimated cost of this project is \$250,000, which is funded by the FY 22 CIP.

Attachments

1. CIP Transfer Form
2. Exhibit of Pipe Location



... creating a better quality of life

CIP Funds Reallocation Request

Mr. Gore:

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

CIP Loan 2022 Bond

Transfer CIP funds from:

Transfer CIP funds to:

<u>Gateway Blvd</u>	<u>\$ (250,000.00)</u>	<u>Kingdom Ridge Pipe Replacement</u>	<u>\$ 250,000.00</u>
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_____		_____	
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TOTAL TRANSFER \$ (250,000.00)

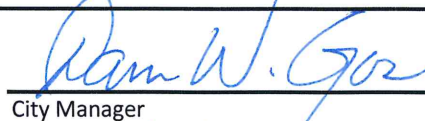
TOTAL TRANSFER \$ 250,000.00

Explanation: Funding is needed for a new project, Kingdom Ridge Pipe Replacement. It is requested that

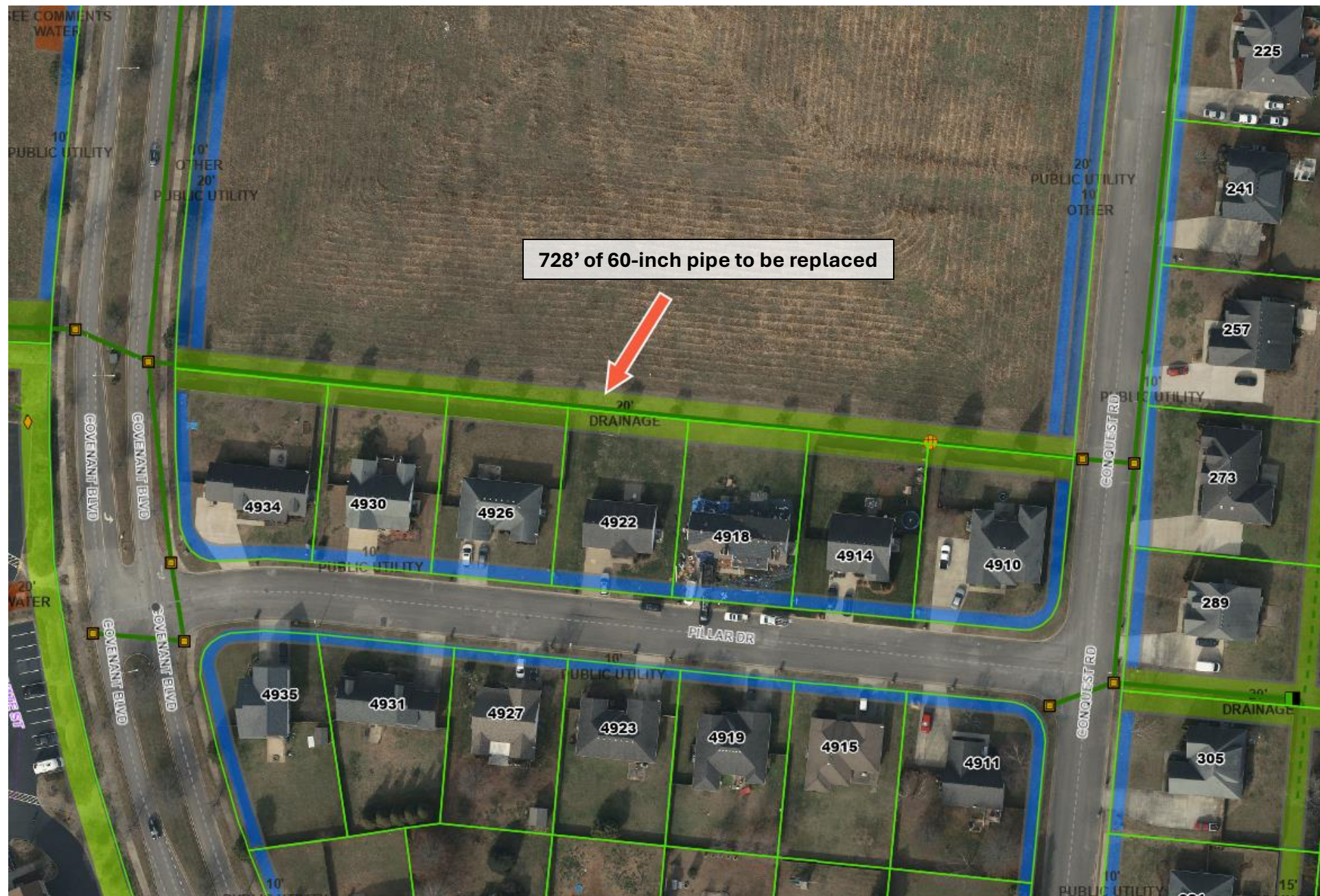
\$250,000 be reallocated to this project from Gateway Blvd.

<u></u>	<u>2-7-25</u>
CFO/City Recorder	Date

<u>Vicki J. Massey (signed electronically)</u>	<u>02/07/25</u>
Reviewed by Finance	Date

Approved	<input checked="" type="checkbox"/>	<u></u>
		City Manager
Declined	<input type="checkbox"/>	<u>2/7/25</u>
		Date

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



COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Presentation of FY24 Audit Report

Department: Finance

Presented by: Erin Tucker, CFO/City Recorder

Summary

Presentation of FY2024 Annual Comprehensive Financial Report (ACFR) by Jimmy Jobe, Hastings & Associates.

Background Information

Annually, the City is audited by an independent audit firm as required by the State of Tennessee. The audit opinion given for FY2024 is the financial statements present fairly, in all material respects, the financial position of the City of Murfreesboro, in accordance with accounting principles generally accepted in the US.

Council Priorities Served

Responsible budgeting

By maintaining focus on budgeting versus actual outcomes, as well as proper presentation of financial information, the City can be proactive when change is necessary during a budget year

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Keystone – Broad Street Redevelopment Amendments Overview

Department: Administration

Presented by: Darren Gore, City Manager

Summary

Broad Street Redevelopment Project Amended Tax Increment Financing and Amended and Restated Development Agreement update and discussions with Council

Background Information

City staff has worked with outside council and the Keystone development team to prepare an updated Economic Impact Plan to be provided to the Industrial Development Board (IDB) in support of a request for amending Tax Increment Financing to assist with on-site parking and public infrastructure costs. In addition, the key points changed in an amended and restated Development Agreement will be reviewed. City staff will review the EIP and TIF as well as major elements of the amended Development Agreement and Purchase and Sale Agreement. The changes are proposed in response to lending and underwriting matters as well as adjustments in the proposed hotel.

Council Priorities Served

Improve economic development

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

Establish strong City brand

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

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: Cherry Lane Corridor Study Area (I-840 to I-24)

Department: Administration

Presented by: Darren Gore

Summary

Review Cherry Lane Corridor Study Area between I-840 and I-24.

Background Information

A staff meeting was held on January 17th to discuss the Cherry Lane corridor between I-840 and I-24 primarily revolving around the reality that a new interchange on I-24 near the Dismukes property was unlikely given TDOT's Choice Lanes Project.

A master plan for the Cherry Lane corridor would help mitigate the loss of the interchange. The City is recommended to take the lead on this master planning due to several constraints identified along the Cherry Lane corridor, including CSX railroad (R/R), Overall Creek and the West Fork Stones River floodways and floodplains, and the limited access to Broad St. (US41) & I-840 on several properties. A pause on development needs to occur in this area until infrastructure is designed to support traffic projections and anticipated utility service for economic development. Approving development plans in a piecemeal fashion, under the City's regular order of business, will conflict with the necessary long-term transportation and utility infrastructure improvements.

Several properties may be affected during this recommended pause:

- **Waldron Property:** There is a development agreement for the Cherry Lane Extension through the Waldron property, which addresses sanitary sewer issues. The property needs to recognize sewer allocation affecting current zoning and adjust future land use designation without an interchange.
- **Dismukes Property:** This property relies on the road extension and sanitary sewer service through the Waldron property and should recognize future land use without an interchange at I-24.
- **Hord Property:** The Hord family is interested in selling some of its property between US41 (Broad St) and the West Fork Stones River. This property will have to be served by Cherry Lane extension between I-840 and Broad St. Floodplain and drainage issues, along with how transportation infrastructure connects this property due to limited access along I-840 and Broad St. is critical before annexation and plans for service can be determined.

The Cherry Lane corridor extension will tie a newly constructed interchange on I-840 to a flyover bridge over I-24. These two major terminus junctions will require coordination with TDOT and time to construct. These improvements are summarized as follow:

- **I-840 and Cherry Lane Interchange:** This is a 3-year project that will be critical in the infrastructure needed to serve a significant portion of the areas mentioned. Dovetailing development in concert with the interchange construction may be prudent to support the development of the tracts within this corridor.
- **I-24 Flyover Bridge versus an Interchange:** It is essential to preserve the right-of-way (R.O.W.) for the Cherry Lane extension over I-24 at the Dismukes property to tie back to Blackman Drive. An interchange, as envisioned by the City's 2040 Major Thoroughfare Plan, is highly unlikely on the Dismukes property. Given the timing involving an interchange at this location, the City should proceed as though Cherry Lane extension will be a flyover bridge at I-24.

Council Priorities Served

Improve economic development

The Cherry Lane extension between I-840 and I-24 is a major infrastructure improvement that will assist in attracting significant economic development projects.

Expand infrastructure

Orderly and well-planned infrastructure for an area that will have a 50-yr impact on our community is paramount to ensure the most efficient and effective delivery of services is provided to this area of Murfreesboro.

Attachments

Exhibit: Cherry Lane Corridor Study Area

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: 2024 Annual Report

Department: Administration

Presented by: Darren Gore

Summary

Submission of a 2024 Annual Report for Council's review.

Background Information

Murfreesboro's end-of-year report is a high-level dashboard level review intended to summarize certain annual activities and achievements, touch on some financial performance indicators, and provide year-to-year trends that provide insight on growth and levels of service.

The 2024 End of Year Report is staff's first attempt at an overall review of several metrics that have not been provided to the Council or the public before. As such, there may be items that can be eliminated in subsequent years or items that the Council would like to see added into this report. The primary purposes of developing and distributing an end-of-year report are:

- Transparency and Accountability: provide the Council and residents with an overall account of how public funds have been used and what has been achieved with those resources.
- Performance Evaluation: By documenting 2024's activities and outcomes, the report allows for an assessment of the municipality's performance as compared year-to-year and help identify areas of success and areas needing improvement.
- Strategic Planning: The report will undoubtedly evolve into a valuable tool for future planning. By reviewing past performance and outcomes, Council and staff can make informed decisions about future projects and initiatives.
- Public Engagement: Distributing the report encourages public engagement and participation in local governance. Residents can provide feedback, ask questions, and become more involved in community affairs.
- Resource Allocation: The report helps in assessing allocation of resources as compared to increasing or decreasing levels of service. This can guide budgetary decisions for the upcoming year.

Council Priorities Served

Responsible budgeting

Transparency, accountability, performance evaluation and resource allocation provide for efficient and effective informed budgetary decisions.

Establish strong City brand

Public engagement creates a strong City brand and instills confidence in residents providing feedback and becoming more involved with City operations and projects.

Fiscal Impacts

Not applicable.

Attachments

Attachment 1: Murfreesboro 2024 Annual Report



Murfreesboro 2024 Annual Report

Overview of key insights and trends

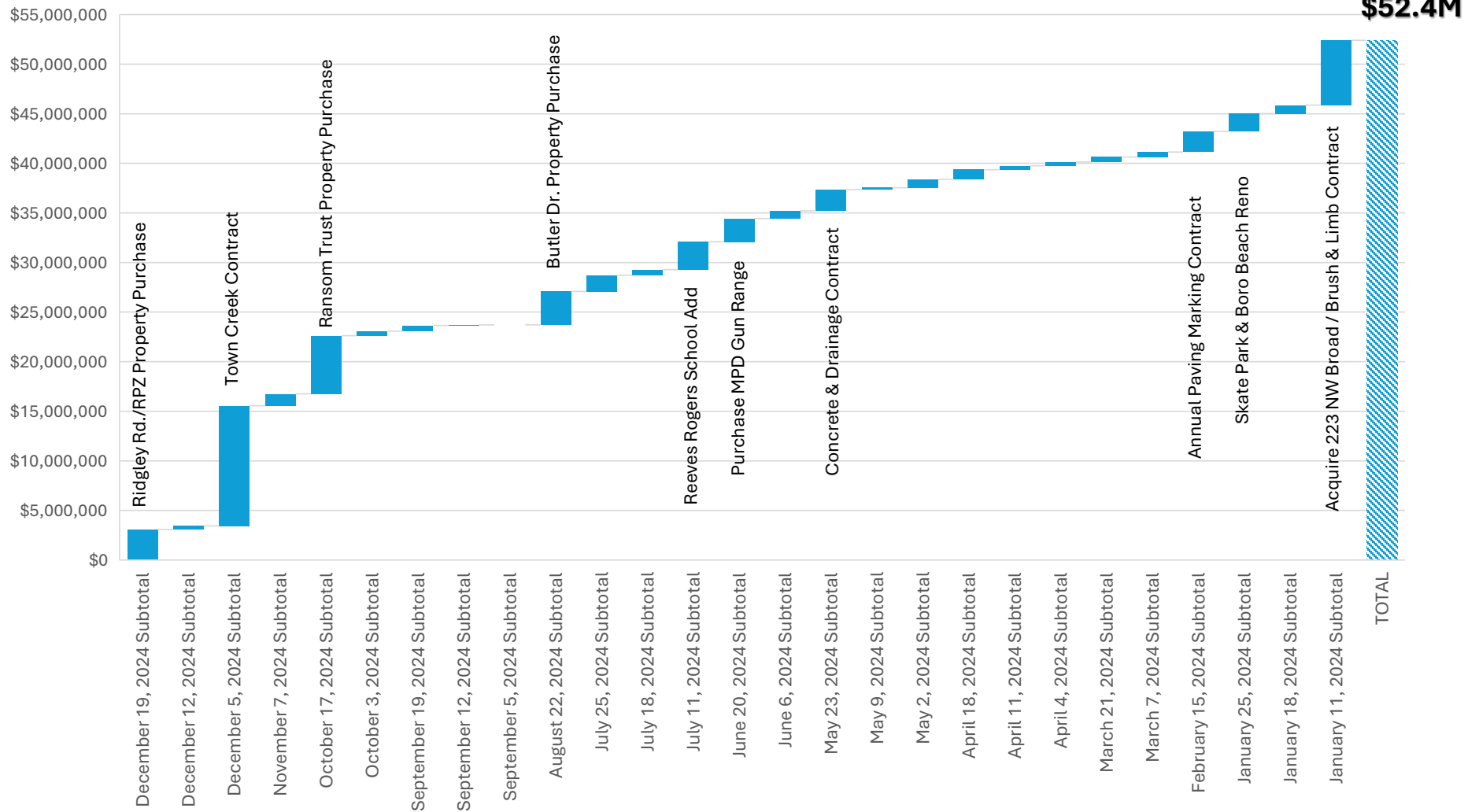


City Council 2025 Agenda Action Items Highlights

- A high level overview of “on-motion” approvals that are broken down over the entire year with fiscal impacts involving:
 - City General Fund
 - Water Resources Enterprise Fund
 - Federal, State and Other Funding Sources
- A high level overview of “land use matter” approvals that are broken down over the entire year that involve:
 - Annexation, zoning and re-zoning acreages
 - Sewer allocation variance requests and approvals
 - Outside City sewer approvals

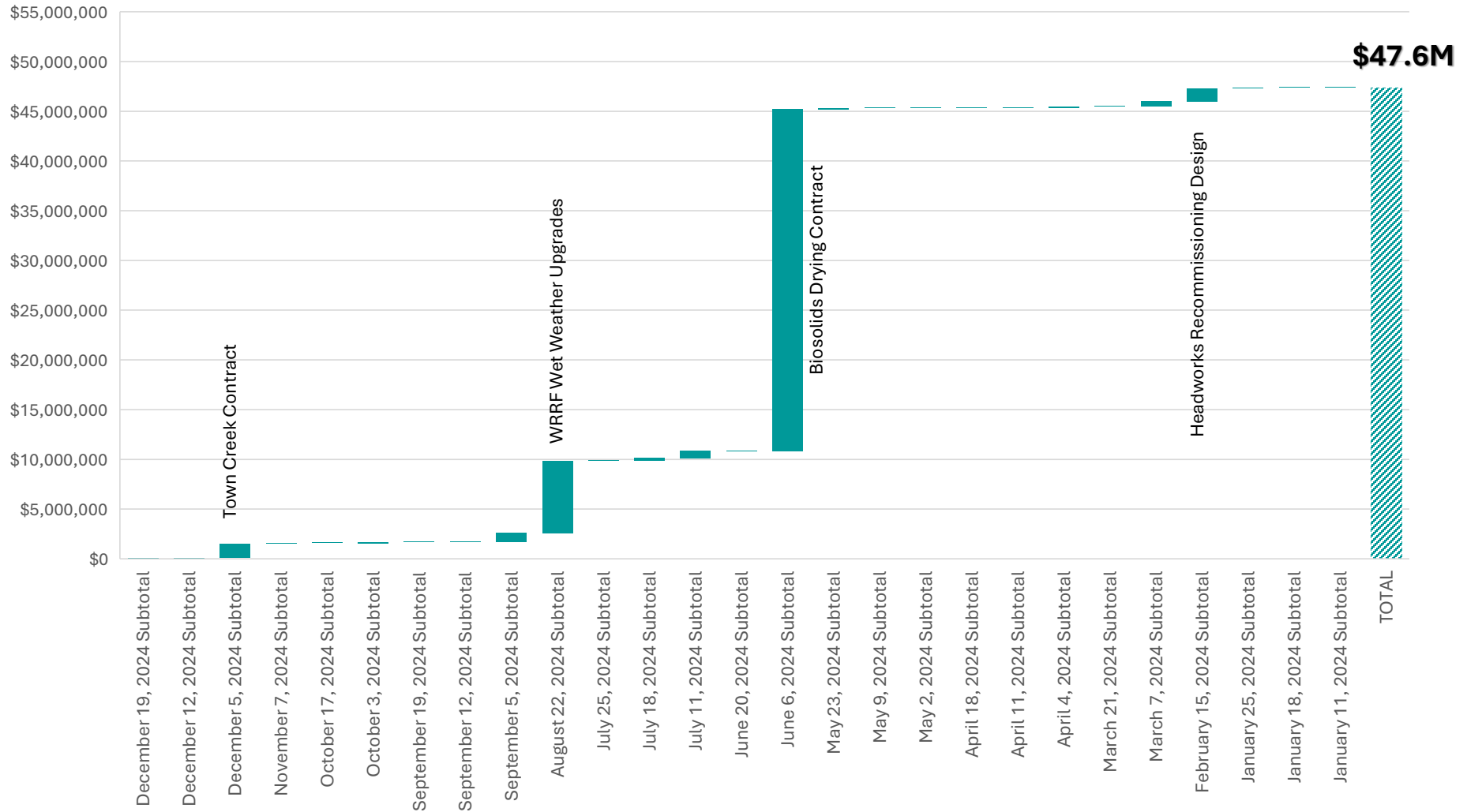
2024 ON MOTION FISCAL IMPACT

General Fund



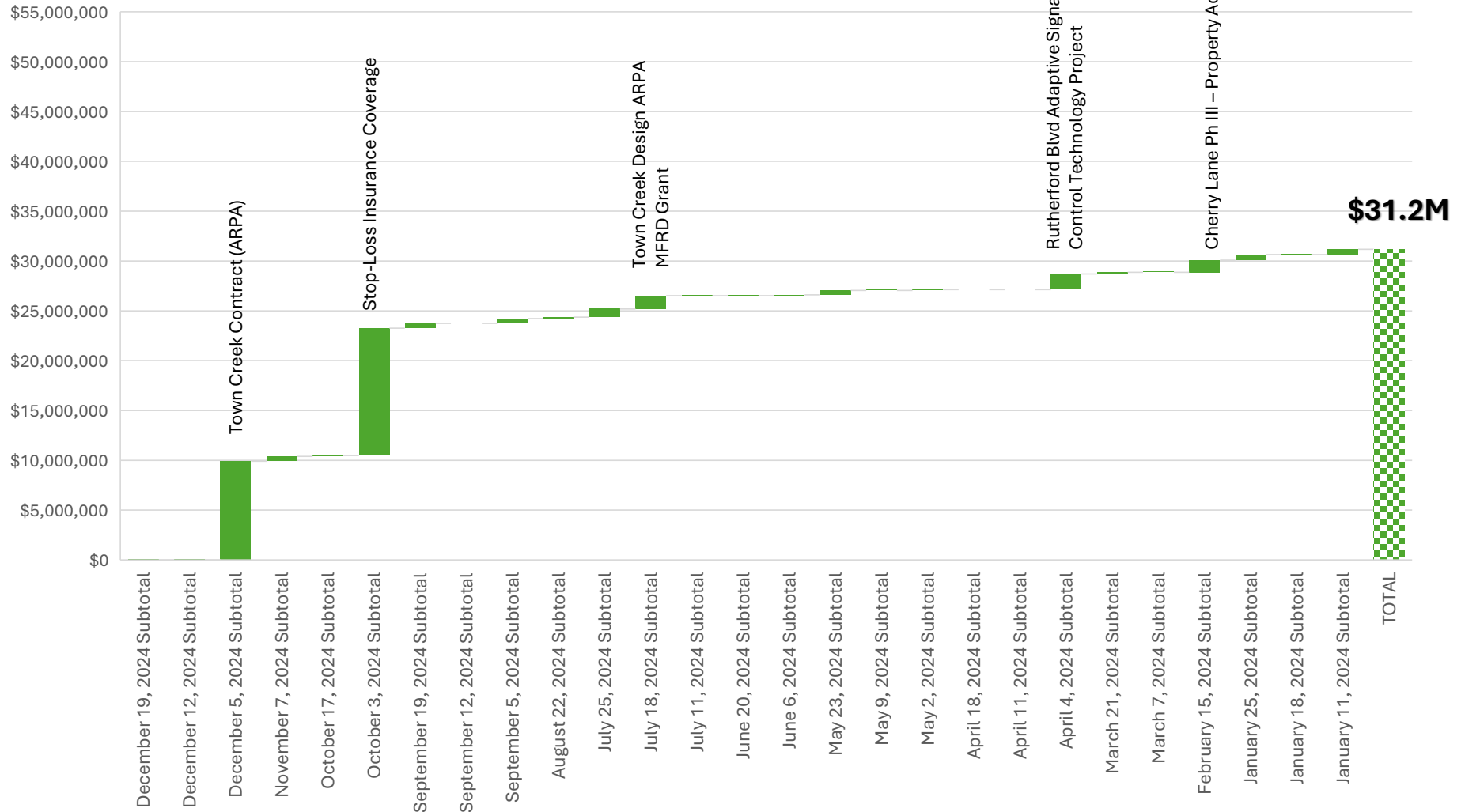
2024 ON MOTION FISCAL IMPACT

Water Resources

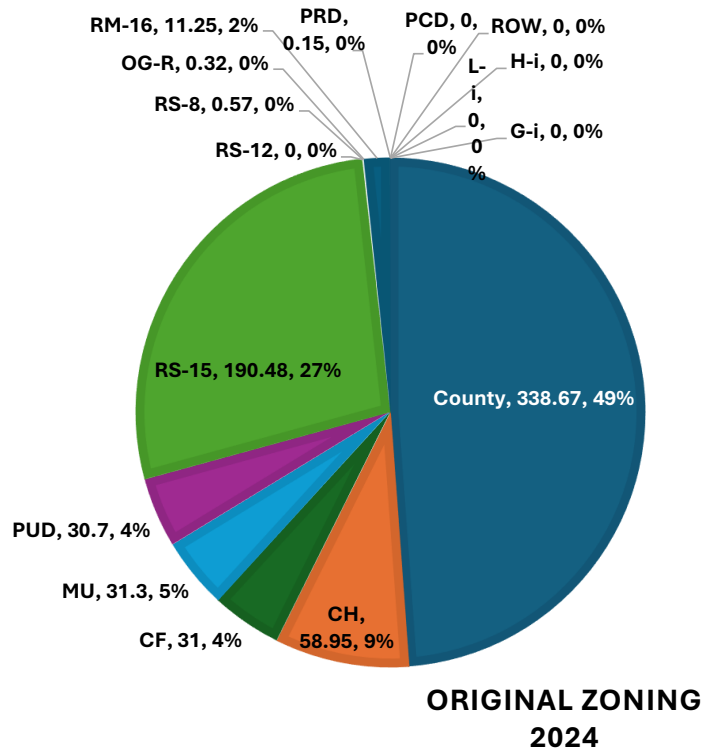


2024 ON MOTION FISCAL IMPACT

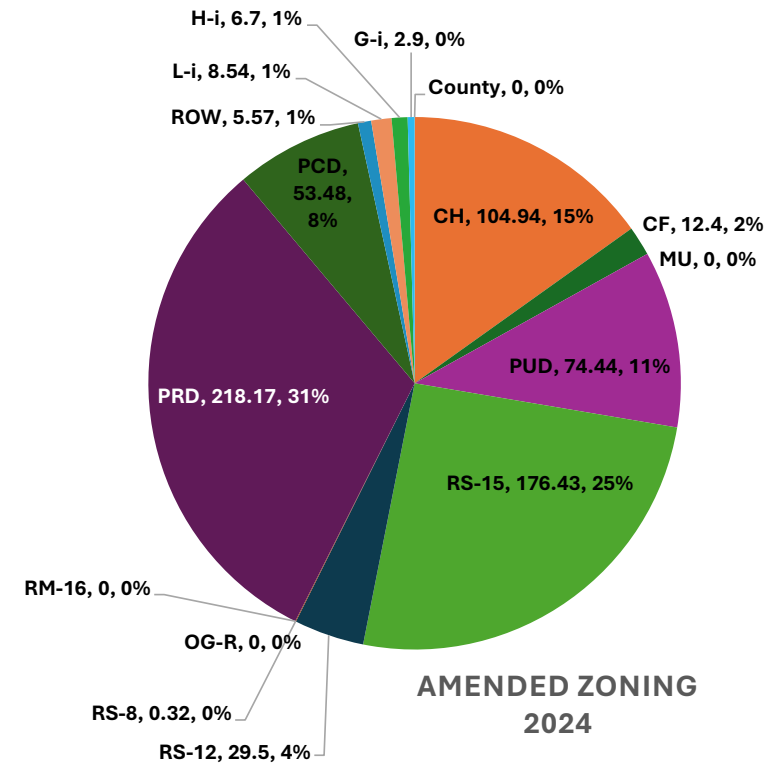
Federal/State/Other Funds



2024 LAND USE MATTERS



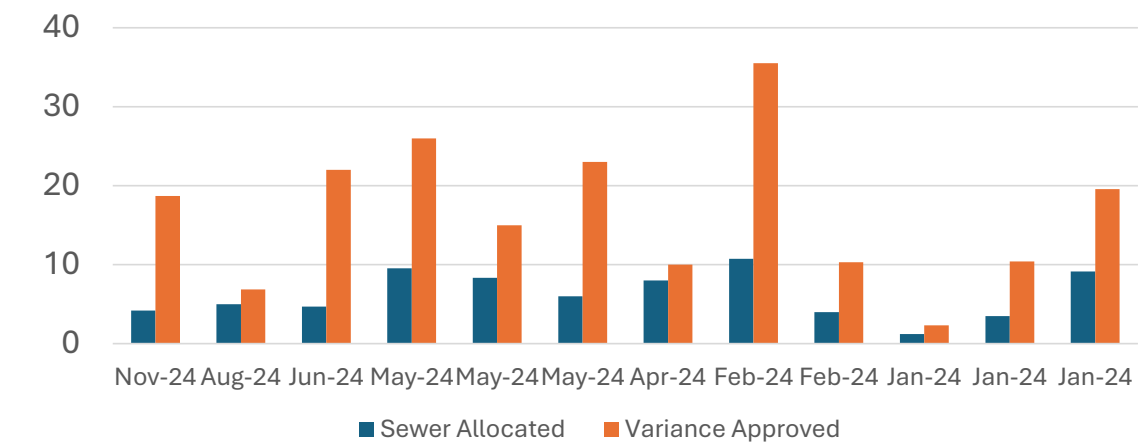
Original Zoning	Zoning	Revised Zoning
338.67	County	0
58.95	CH	104.94
31	CF	12.4
31.3	MU	0
30.7	PUD	74.44
190.48	RS-15	176.43
0	RS-12	29.5
0.57	RS-8	0.32
0.32	OG-R	0
11.25	RM-16	0
0.15	PRD	218.17
0	PCD	53.48
0	ROW	5.57
0	L-i	8.54
0	H-i	6.7
0	G-i	2.9
693.39	TOTAL	693.39



2024 LAND USE MATTERS SEWER VARIANCES

Month	Sewer Acreage	Allocated	Variance Approved	sfu's Above Allocation	% Increase	Applicant	Status
Dec-24	73.07	459	720	261	57%	Bell Tower Investments	Request Withdrawn
Nov-24	1.68	4.2	18.7	14.5	345%	Camino Real	Approved
Aug-24	2.03	5	6.85	1.85	37%	Overall Creek Shops	Approved
Jun-24	1.88	4.7	22	17.3	368%	Avid Hotel	Approved
May-24	3.82	9.55	26	16.45	172%	Yanahli Group	Approved
May-24	3.34	8.35	15	6.65	80%	ICMS Group	Approved
May-24	2.59	6	23	17	283%	Bodnar Groups	Approved
Apr-24	3.2	8	10	2	25%	Racquet Club S/D	Approved
Feb-24	4.3	10.75	35.5	24.75	230%	Hearthwood Commercial	Approved
Feb-24	1.6	4	10.3	6.3	158%	Panda Express Commercial	Approved
Jan-24	0.48	1.2	2.3	1.1	92%	Huddleston-Steele S. Church St. Shopping Center	Approved
Jan-24	1.4	3.5	10.4	6.9	197%	Raj Patel	Approved
Jan-24	3.66	9.15	19.57	10.42	114%	CSC Properties, LLC	Approved

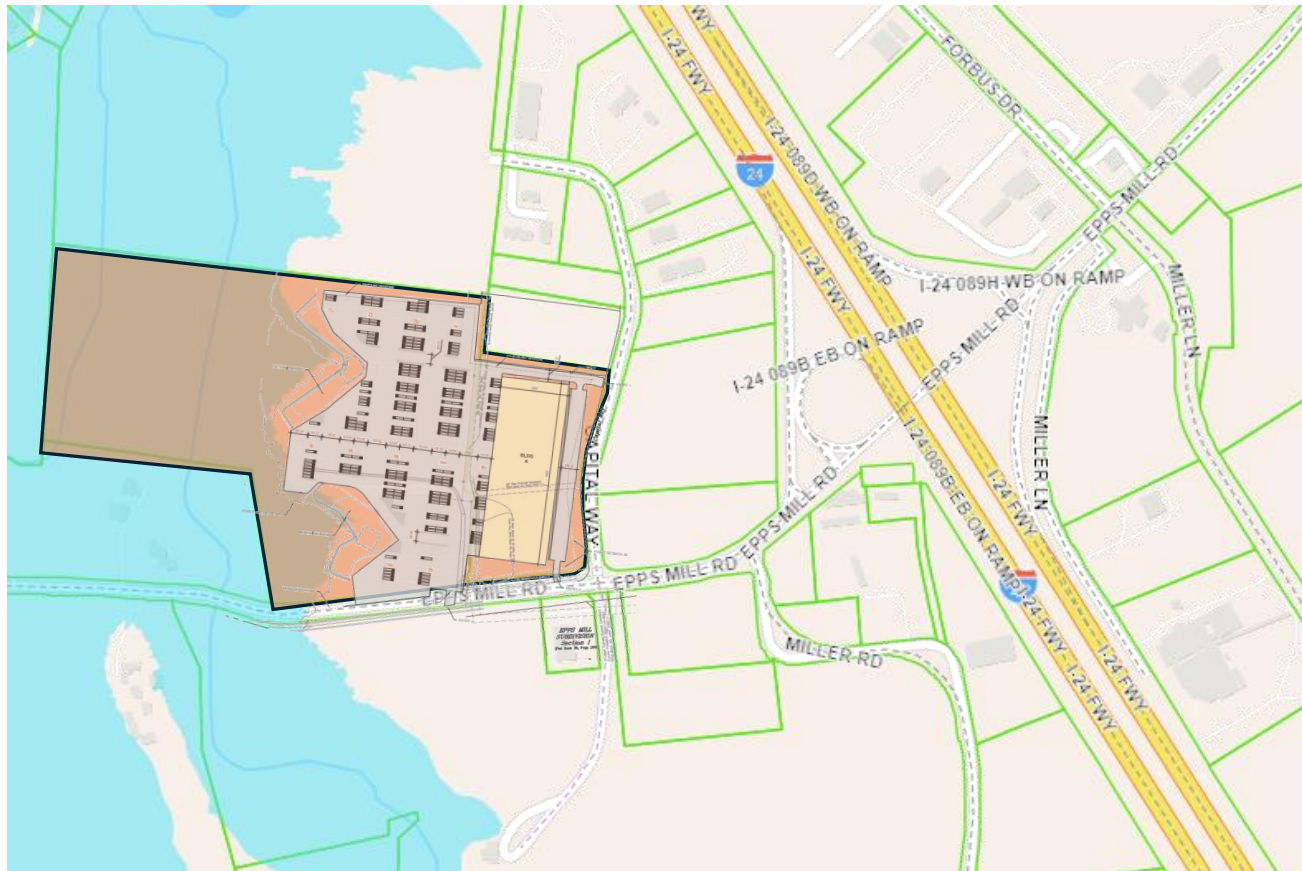
Sewer Variances Approved



	sfu's	sfu's/acre
Sewer Allocated (sfu)	74.4	2.48
Variance Approved (sfu)	199.62	6.66
sfu's Above Allocation	125.22	4.18
Avg. % Increase	168%	
Acreage	29.98	

2024 LAND USE MATTERS OUTSIDE CITY SEWER SERVICE

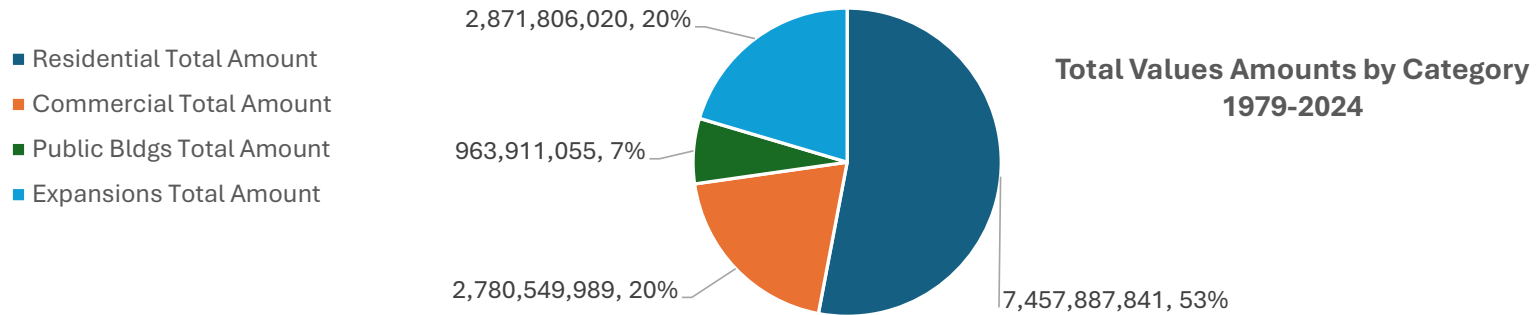
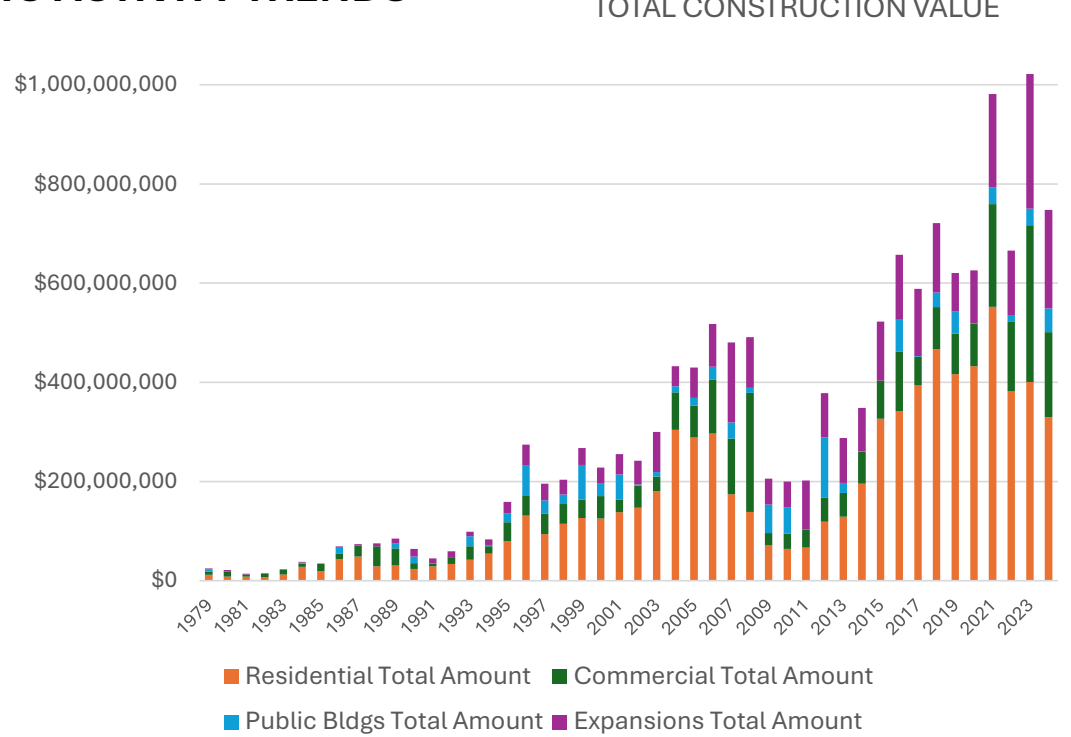
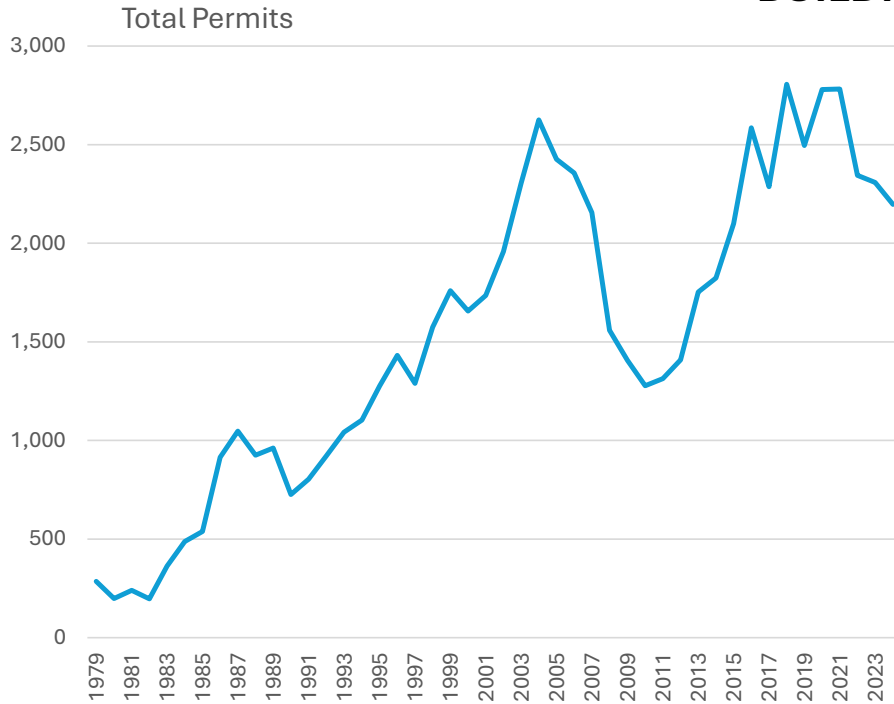
Month	Acreage	Capacity Allocated (gpd)	Location	Applicant
Oct-24	46.31	9,100	Capital Way Business Park	Rhodes Development



2025 Building Activity Highlights

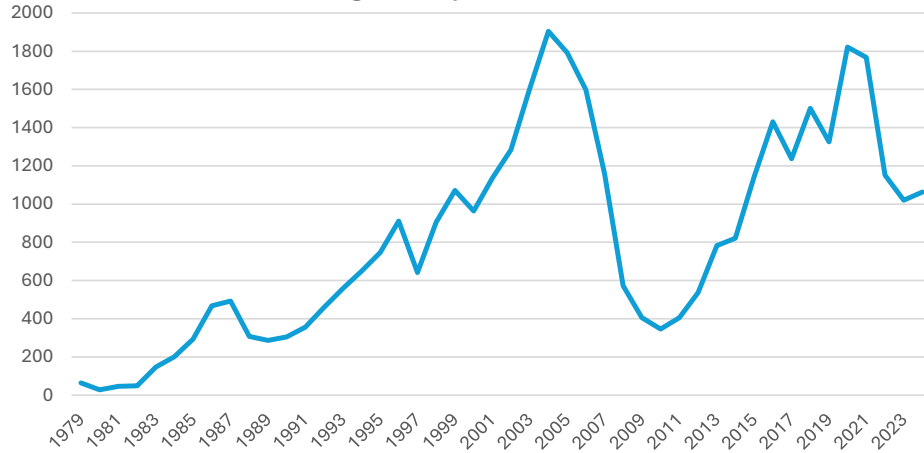
- A multi-year look (1979-2024) at the following Building activities:
 - Total permits issued
 - Total construction value by year (1979-2024) and by building type
 - Number of units constructed from 1979-2024 for:
 - Residential
 - Commercial
 - Industrial
 - Expansions
- Program accomplishments for CDBG funding (July 1, 2024 to June 30, 2024)

BUILDING ACTIVITY TRENDS

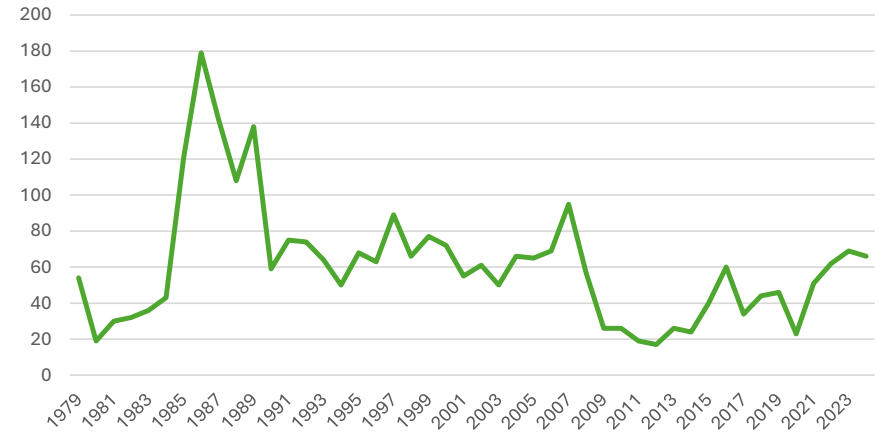


BUILDING ACTIVITY TRENDS

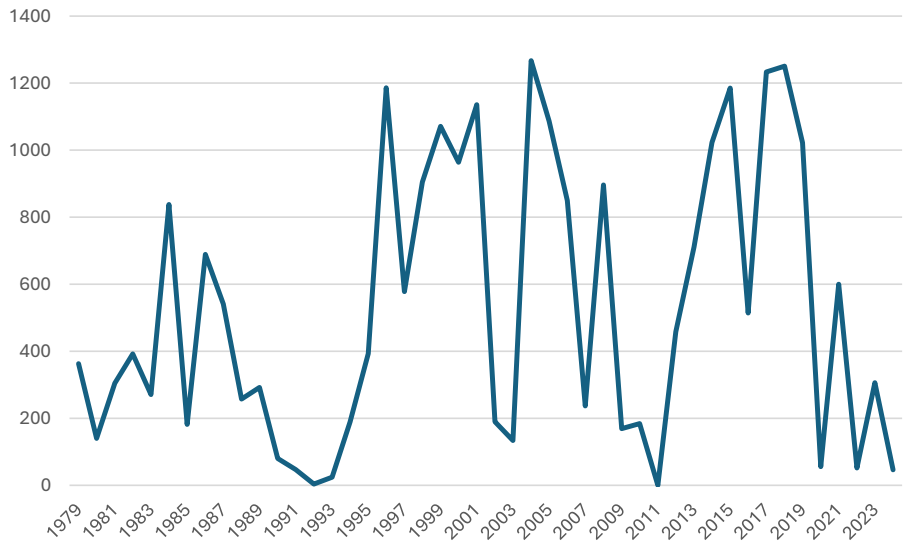
New Single Family Units



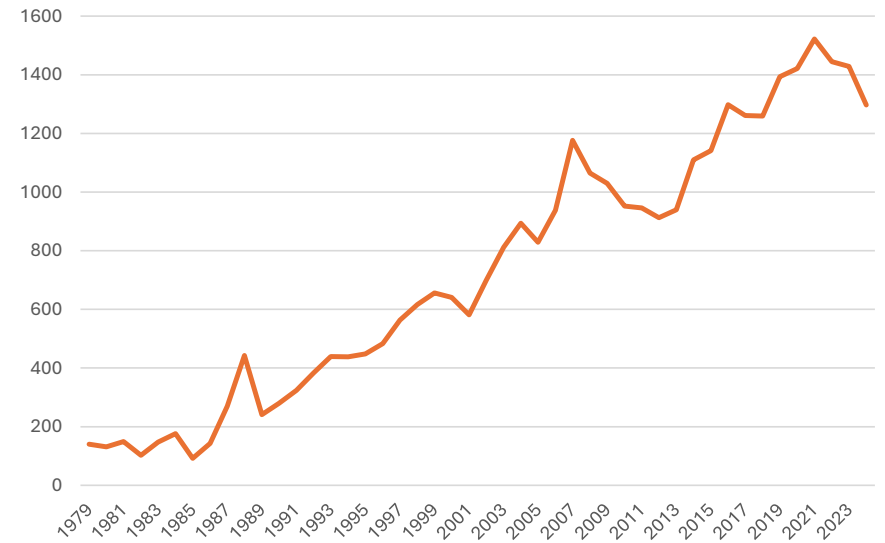
New Commercial Units



New Multi-family Units



All Other Expansions



2023 Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Murfreesboro received \$938,239.00 in CDBG funding for 2023 and expended a total of \$874,442.88. In 2023, the City also expended a total of \$358,754.73 in 2022 and 2023 HOME program funds.

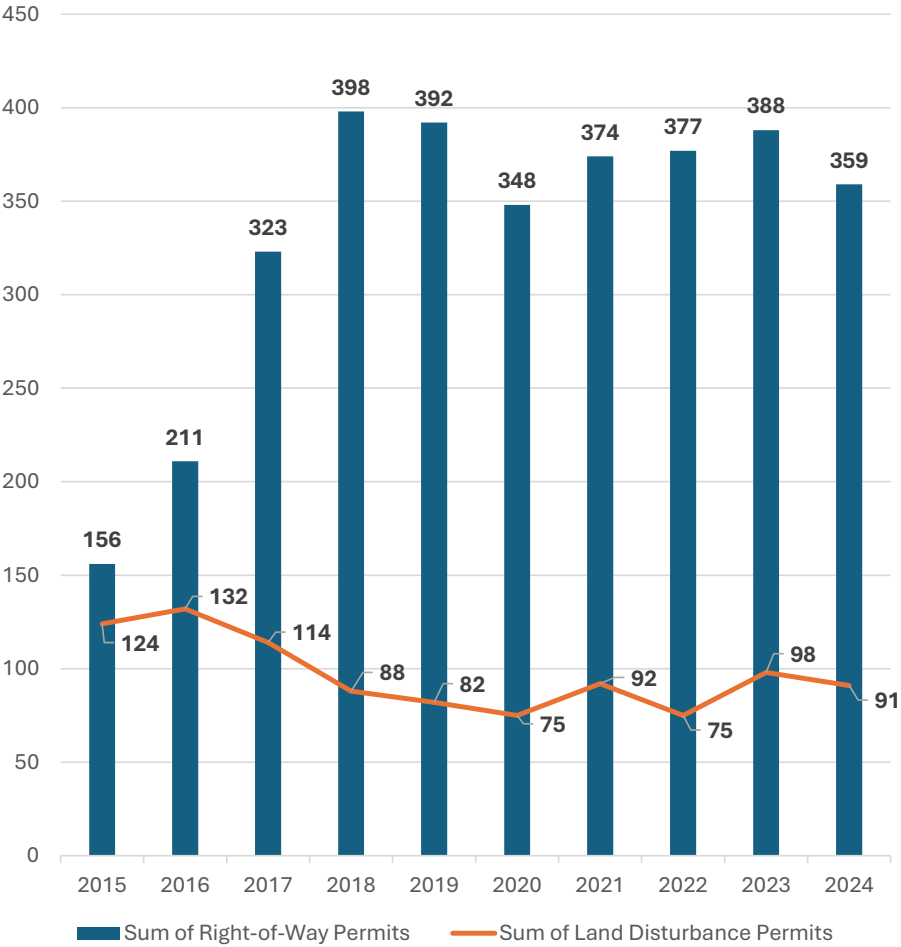
GOALS	EXPENDITURES	ACCOMPLISHMENTS
Affordable Housing		
<i>Housing Rehabilitation</i>	\$461,680.66	24 households
<i>Homeownership Assistance</i>	\$123,241.53	7 households
<i>New Construction of Rental Housing</i>	\$243,886.17	34 units
Public Service Grants	\$125,000.00	127 persons
Fair Housing	\$792.00	100 persons
Administration & Planning CDBG	\$201,226.19	1 person
Administration & Planning HOME	\$77,371.06	
TOTAL	\$1,400,864.08	297

2025 Public Infrastructure Highlights

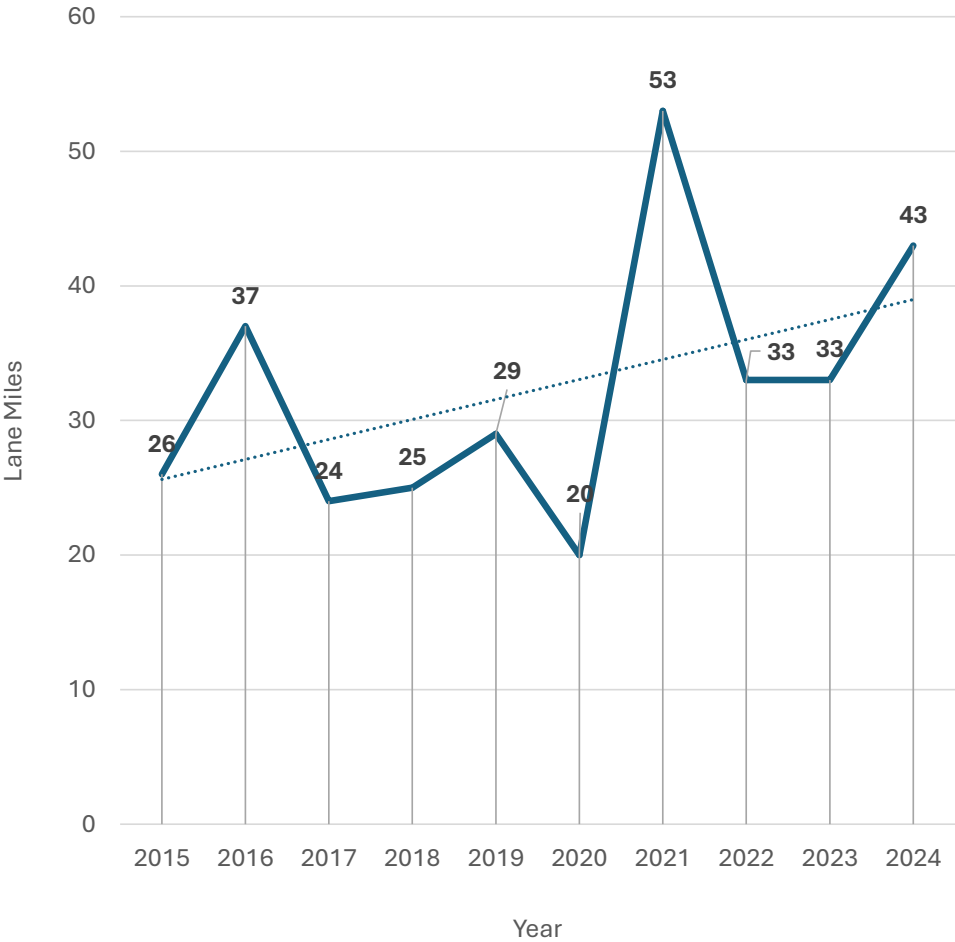
Public Infrastructure Highlights include:

- Right-of-way and Land Disturbance Permits issues (2015-2024)
- Lane Miles or Roadway Paved (2015-2024)
- ADA Sidewalk and Ramp Improvements (2020-2024)
- Trend of Signal Counts Managed by City (2019-2024)
- Trends in \$ Amounts of Construction Contracts Awarded (2015-2024)
- Types of Construction Contracts Awarded (2015-2024)
- Reimbursed Funds (2015-2024)

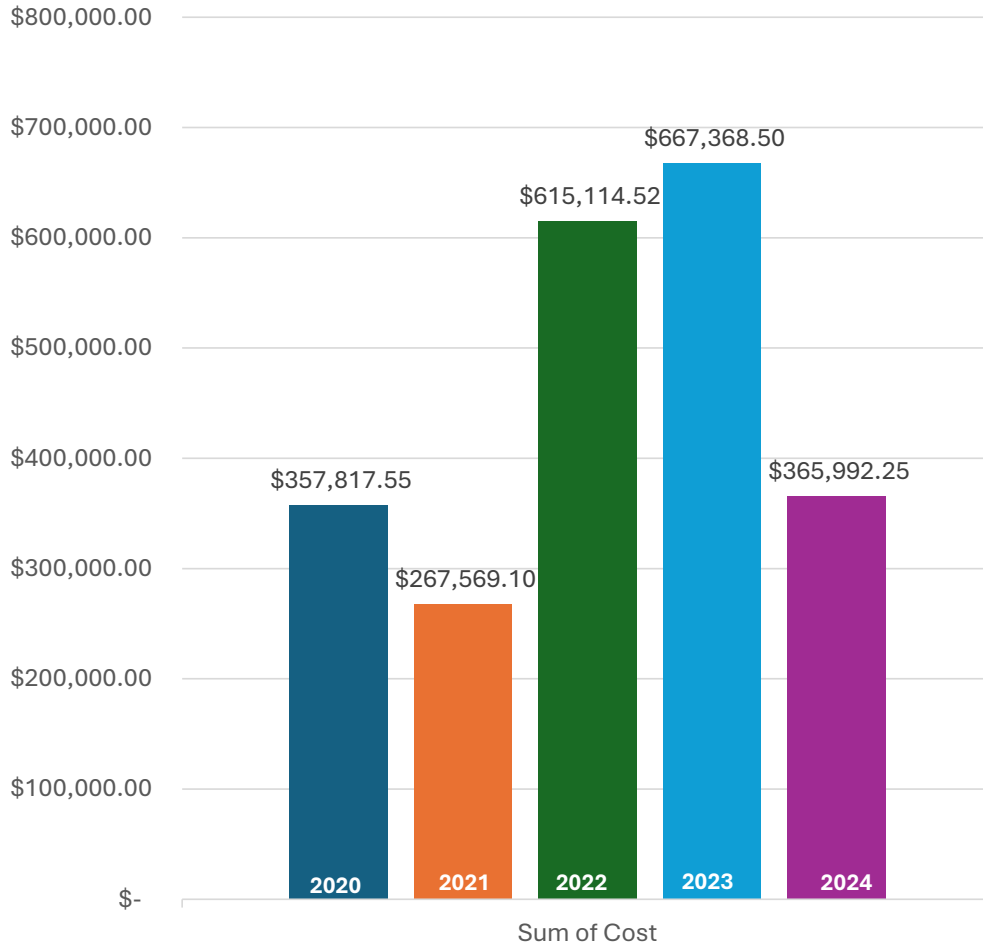
Right-of-Way and Land Disturbance Permits



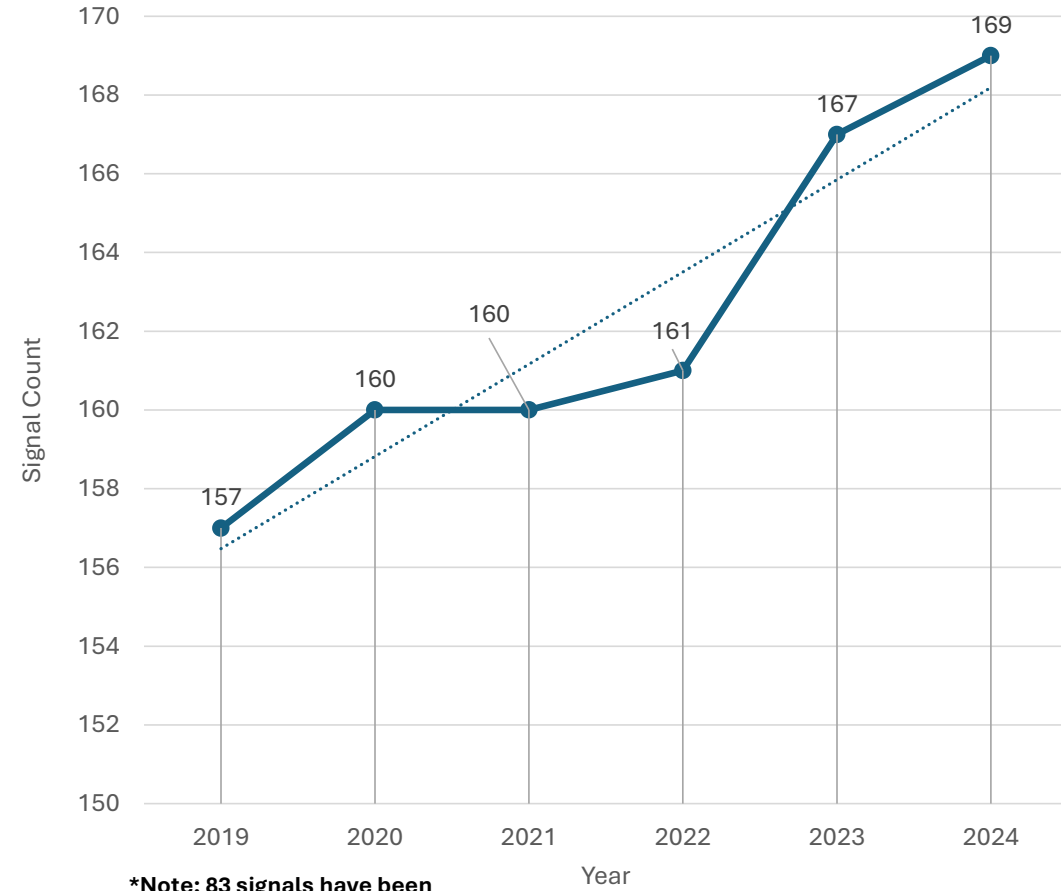
Lane Miles Paved over a 10-Year Period



ADA Sidewalk and Ramp Improvements

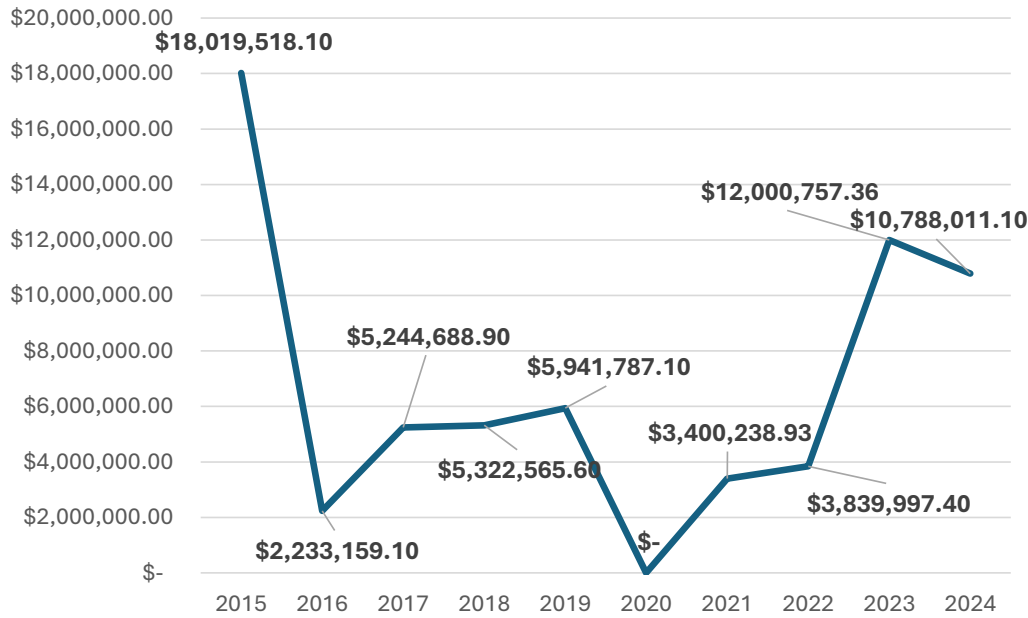


Signal Count at End of Calendar Year

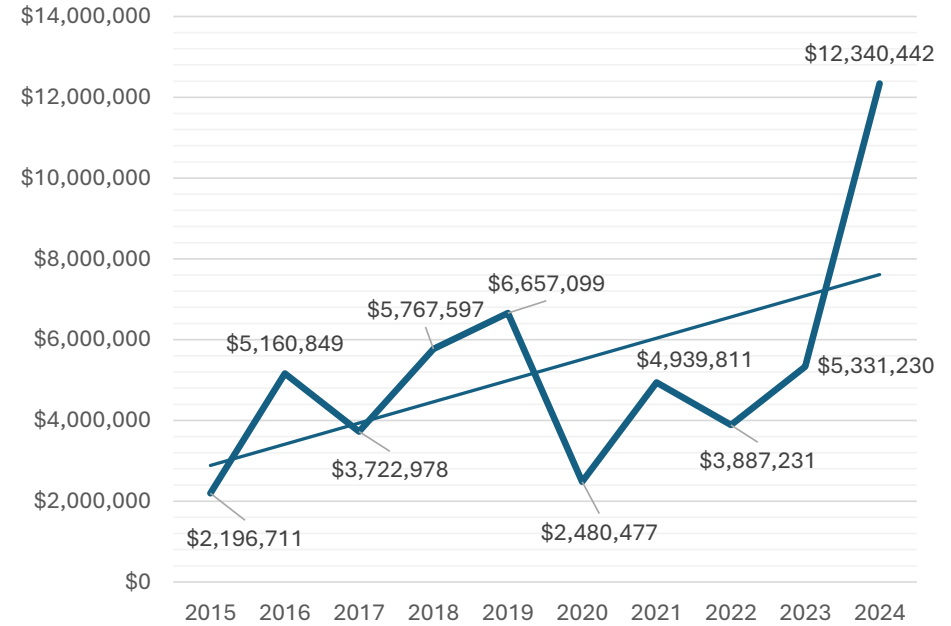


***Note: 83 signals have been upgraded in the last 5 years to the most up to date technology.**

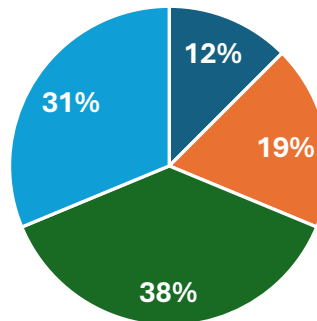
Construction Contracts Awarded



Transportation Reimbursed Funds from State and Federal Agencies over a 10-year Period



- Sidewalks
- Bridges
- Widening
- New Road



Construction Contracts Awarded
Project Types from 2015-2024

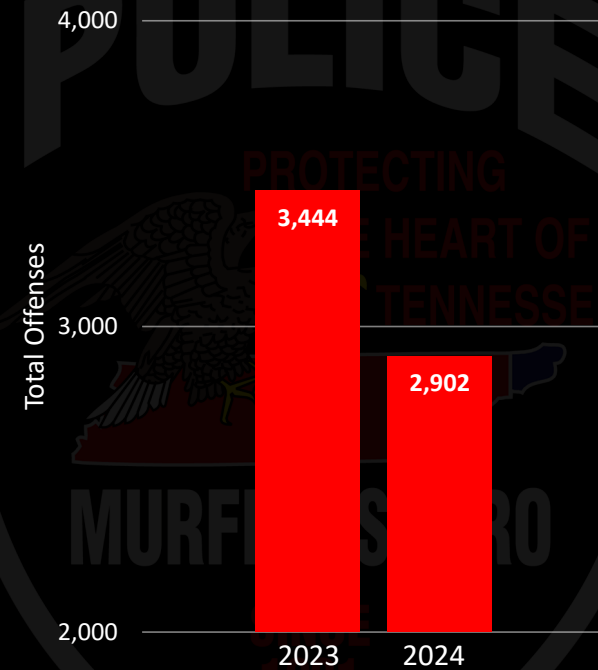
2025 Murfreesboro Police Department Highlights

- **Administrative Services Division Training:** The Murfreesboro Police Department conducted 31,922.75 hours of training and hosted 39 specialized courses in 2024.
- **Criminal Investigations Division:** In 2024, detectives were assigned 1,948 cases.
- **Operations Division Improvements:** The division implemented the JustFOIA open records management software, processed 59,930 items, and handled 17,848 police reports in 2024.
- **Patrol Services Division Enhancements:** In 2024, the division expanded patrol zones to include dedicated resources for the downtown business district. The Real Time Crime Center deployed new technologies, leading to over 400 successes and the recovery of 55 stolen vehicles.
- **School Safety Division Initiatives:** The division provided full-time School Resource Officers to all 15 city schools and the first charter school in Murfreesboro.
- **Traffic and Special Services Division:** The division reported a decrease in total and injury vehicle accidents in 2024. The Homeless Outreach Support Team, in partnership with Mental Health Co-Responder Teams, responded to 404 calls, providing mental health care and substance abuse rehabilitation.

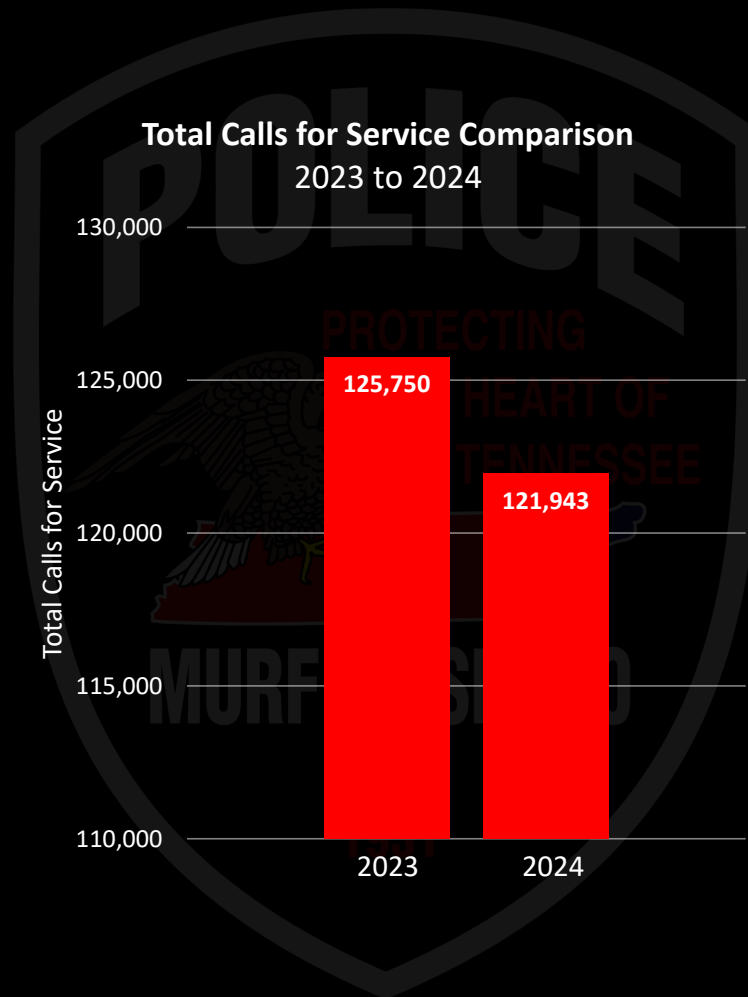
2023 to 2024 Selected Offenses Crime Comparison

<u>Crime Type</u>	<u>2023</u>	<u>2024</u>	<u>+/-</u>
Homicide	11	5	-55%
Rape	90	74	-18%
Robbery	62	50	-19%
Aggravated Assault	630	585	-7%
Burglary	332	288	-13%
Larceny/Theft*	1,905	1,556	-18%
Motor Vehicle Theft	410	341	-17%
Arson	4	3	-25%
TOTAL:	3,444	2,902	-19%

Selected Crimes Comparison 2023 to 2024



*Larceny/Theft includes the offenses: pocket-picking, purse snatching, theft from buildings, theft from coin machines, theft from motor vehicles, theft of motor vehicle parts, and all other larceny. This total **excludes** shoplifting offenses.

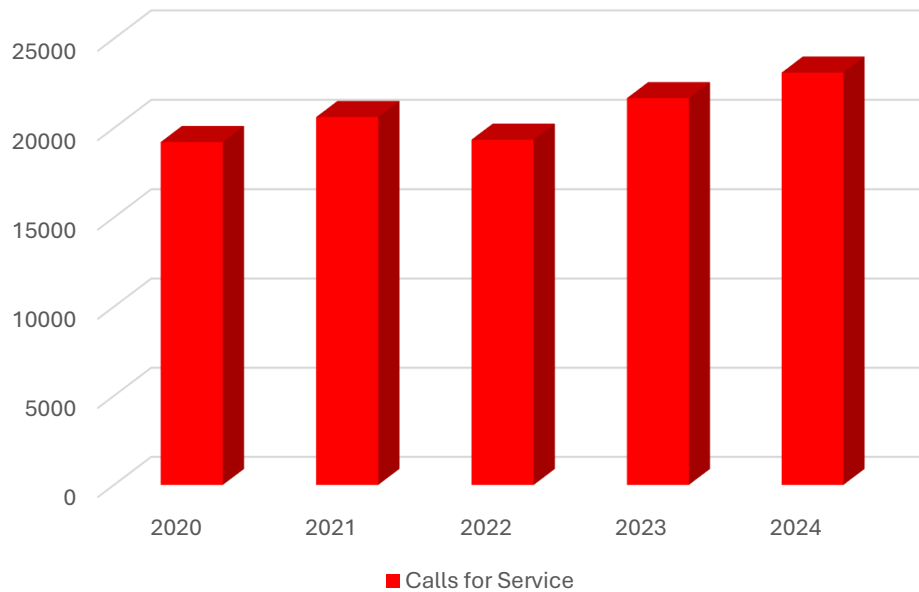


*These totals include ALL call types, even those that would typically be excluded, such as VM Vehicle Maint, TOW Tow Off, TEST Test Card, SICK Sick, REPO Repo, etc.

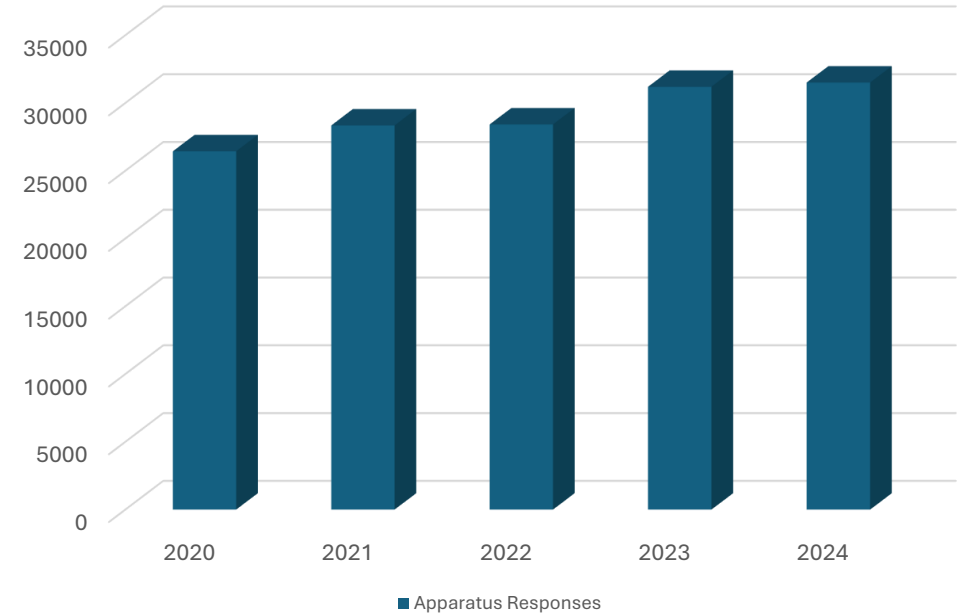
2025 Murfreesboro Fire & Rescue Dept Highlights

- **Emergency Response:** The Department responded to 23,096 calls for service, a 6% increase from 2023. This included 16,000 medical emergencies and 816 fire-related calls, with significant property saved from fire damage (\$476,714,400 saved; \$5,987,700 lost).
- **Staffing & Recruitment:** The Department is now fully staffed, thanks to a new pay and benefits package. This led to a significant increase in applications during the last open periods (80 to 100 during open application periods).
- **Training & Professional Development:** The Training Division facilitated 100,000 hours of training. Notable achievements include EMT and Paramedic certifications, a cadaver lab hosted by Vanderbilt University, and various leadership training programs.
- **Deployments:** Teams were deployed to assist in emergency responses in Maury County and Unicoi County, Tennessee.
- **Fire Prevention:** The Department conducted 254 fire investigations (11 determined as intentional) and 256 fire safety inspections. Public relations efforts included 254 events, reaching over 35,000 people.
- **Grants:** The Department was awarded the Assistance to Firefighters Grant and successfully completed a Paramedic grant, enhancing their capabilities and training.
- **New Equipment:** New equipment acquisitions included Lucas Devices for CPR, a new fire engine, all-terrain vehicles, and hazardous material equipment.
- **Facilities & Infrastructure:** The Fire Administration and Fire Marshal Division relocated to a new facility, and there were significant upgrades to Fire Stations 3 and 5.

Calls for Service
Fire Department
Calendar Year 2024



Total Apparatus Responses
Fire Department
Calendar Year 2024

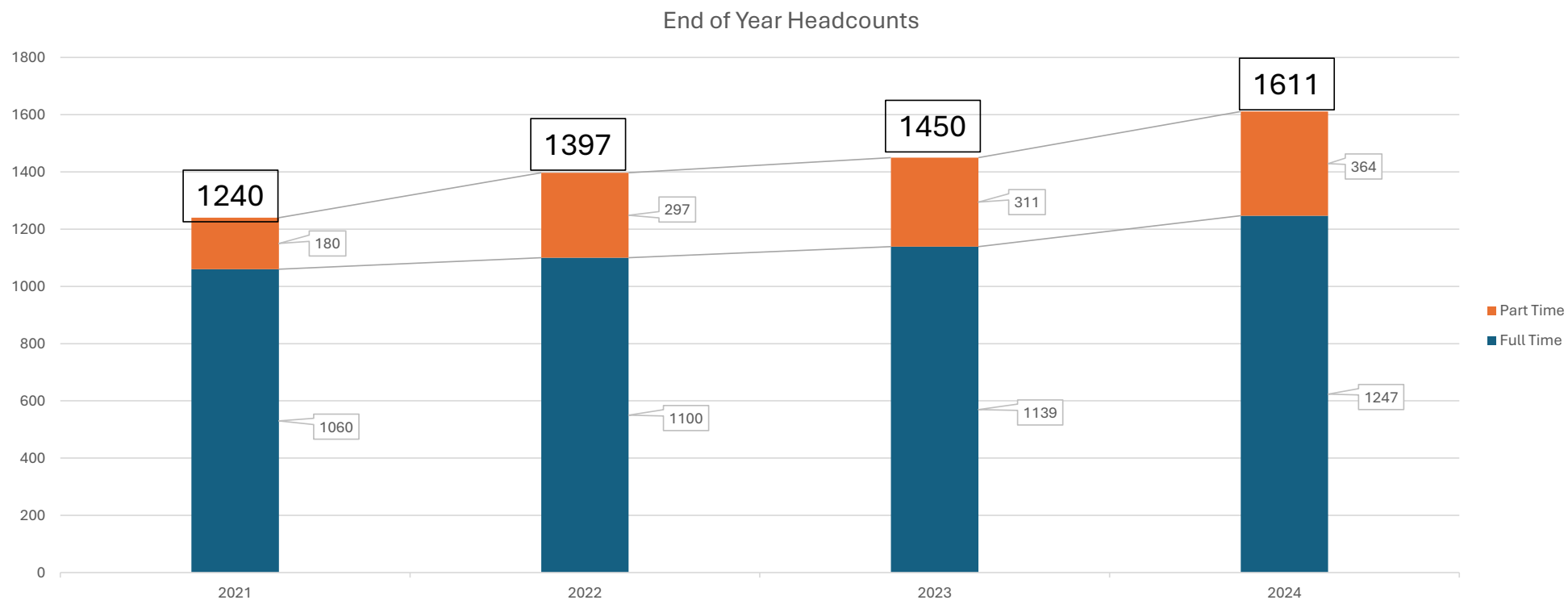


Calls for Service differ from Apparatus Responses due to variation in response plans. For instance, a single building fire may require a multiple apparatus response, whereas a medical call typically involves only a single apparatus response. For this reason, we show both our total Calls for Service and our total Apparatus Response.

2025 Human Resources Highlights

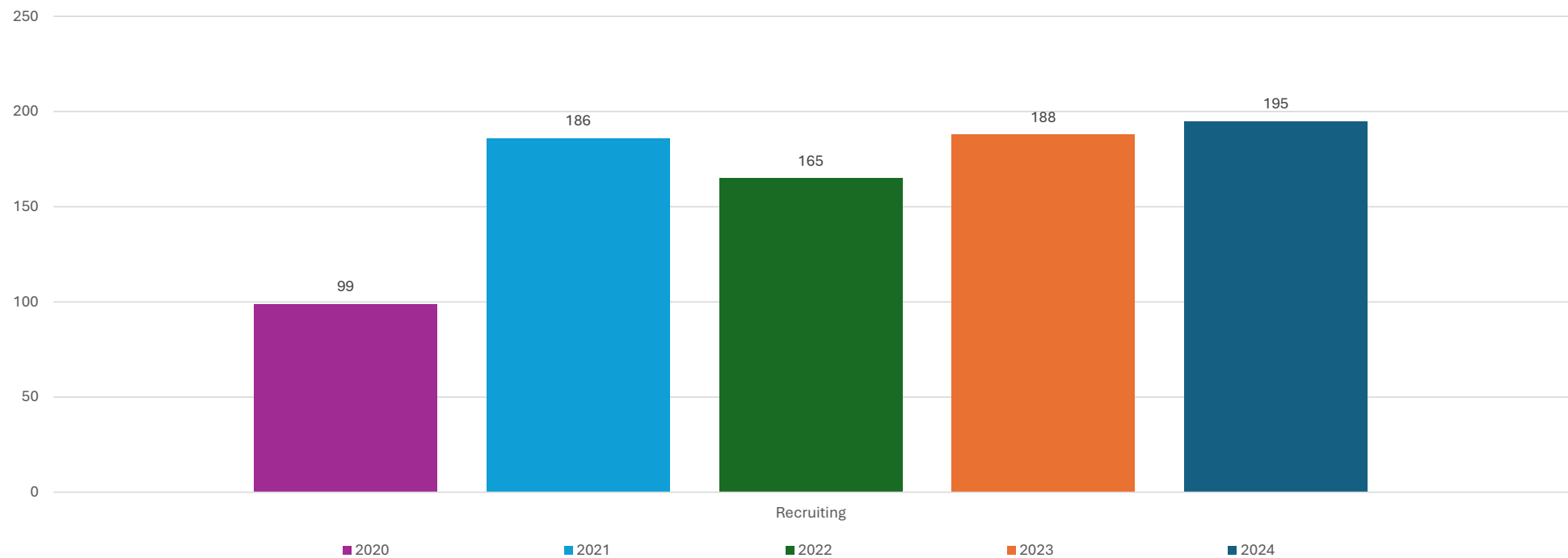
- Total Employee Trends
- New Hires
- Employee Turnover Rates
- Time to Fill Vacant positions
- Benefit Claims
- Transitional Duty Claims: ADA / FMLA / Temporary Light Duty
- Financial Risk Transfer to Insurance
- Property Insurance Claims
- Legacy Workers' Compensation Claims
- Workers' Compensation Claims and Costs
- Liability Insurance Claims and Costs
- Safety Assessment and Training
- Citywide Training

Year-end Employee Totals

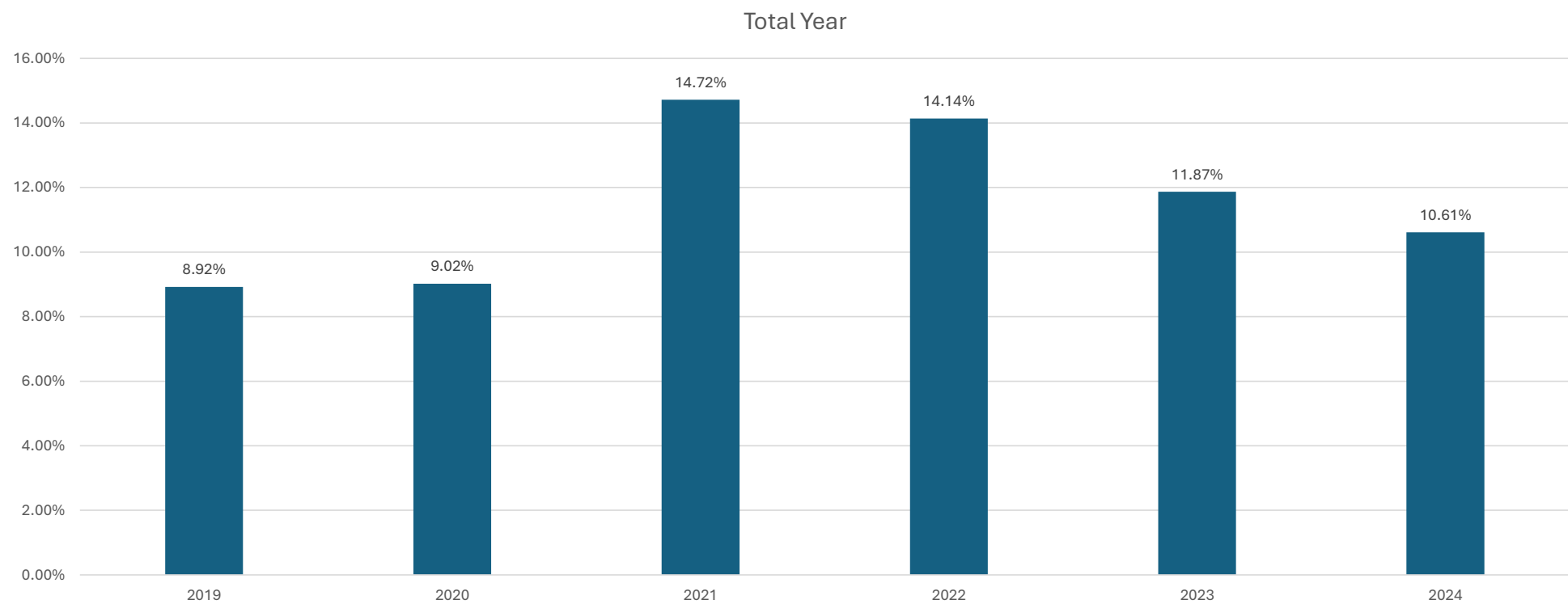


New Hires

Talent Management - Annual New Hires



Employee Turnover Rate



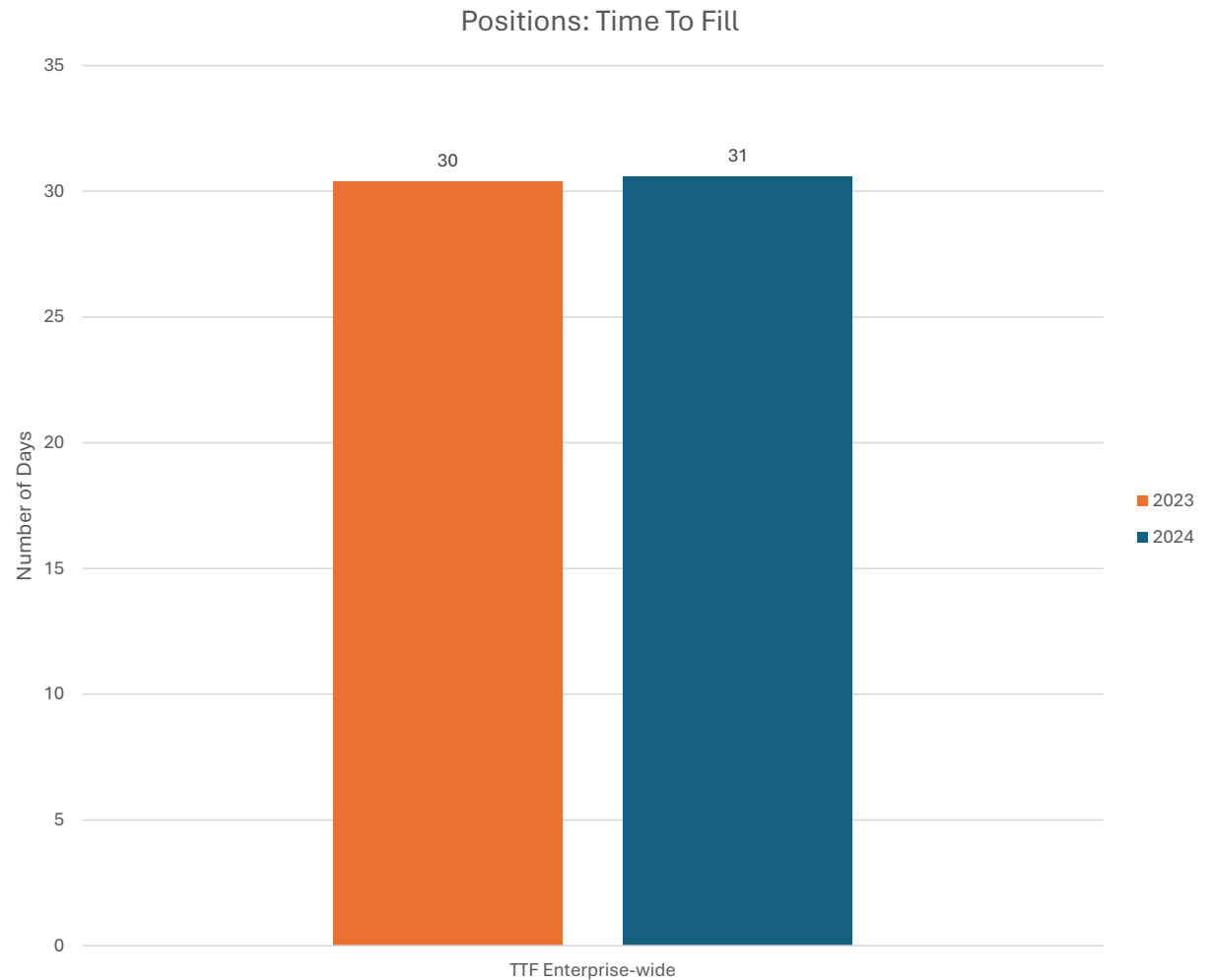
2024 Turnover by Department End of Year

2024 Citywide Turnover
Rate 10.61%

DEPARTMENTS	Actual # Active EEs in ea. Dept. on 12/31/24	Actual # Term EEs in Dept YTD Jan - Dec 2024	Turnover Rate % by Dept. YTD Jan - Dec 2024
Admin/City Manager	11	0	0.00%
Airport	6	2	40.00%
Building & Codes	24	2	8.92%
City Court	6	0	0.00%
Communications	8	0	0.00%
Comm. Development	3	0	0.00%
Engineering	15	1	6.96%
Finance	25	5	24.95%
Fire	243	22	9.26%
Fleet	22	0	0.00%
Gen. Gov. Building	16	6	38.71%
Golf	15	0	0.00%
Human Resources	12	1	10.00%
IT	29	0	0.00%
Legal	9	1	14.29%
Parks & Rec	94	15	16.62%
Planning	14	1	7.09%
Police	389	32	8.95%
Purchasing	3	0	0.00%
Repurified	2	0	0.00%
Senior Center	10	1	11.11%
Sewer	20	0	0.00%
Solid Waste	47	6	12.98%
Stormwater	8	0	0.00%
Street	55	11	20.87%
Transportation	29	5	19.52%
Water	132	15	11.19%

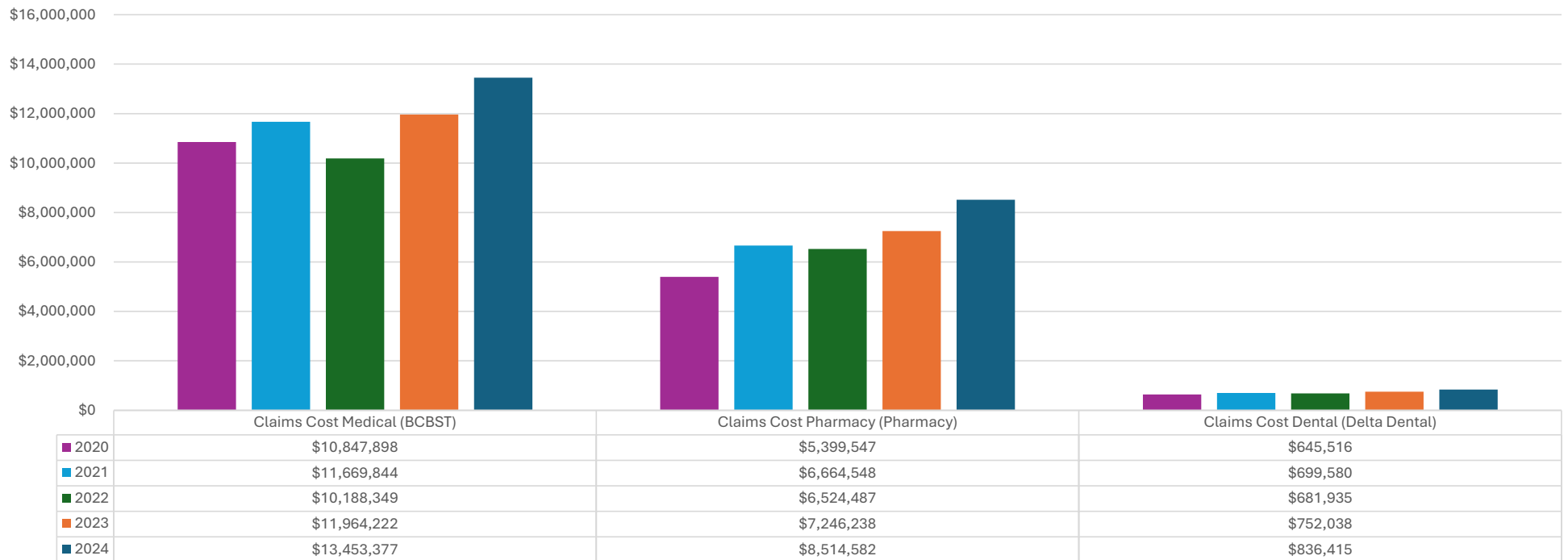
Time To Fill (TTF) *(Measures the time it took to fill a position from posting to hiring)*

- **Excludes Public Safety*
- *Industry Standard is 32 days per the Society of Human Resources (SHRM)*

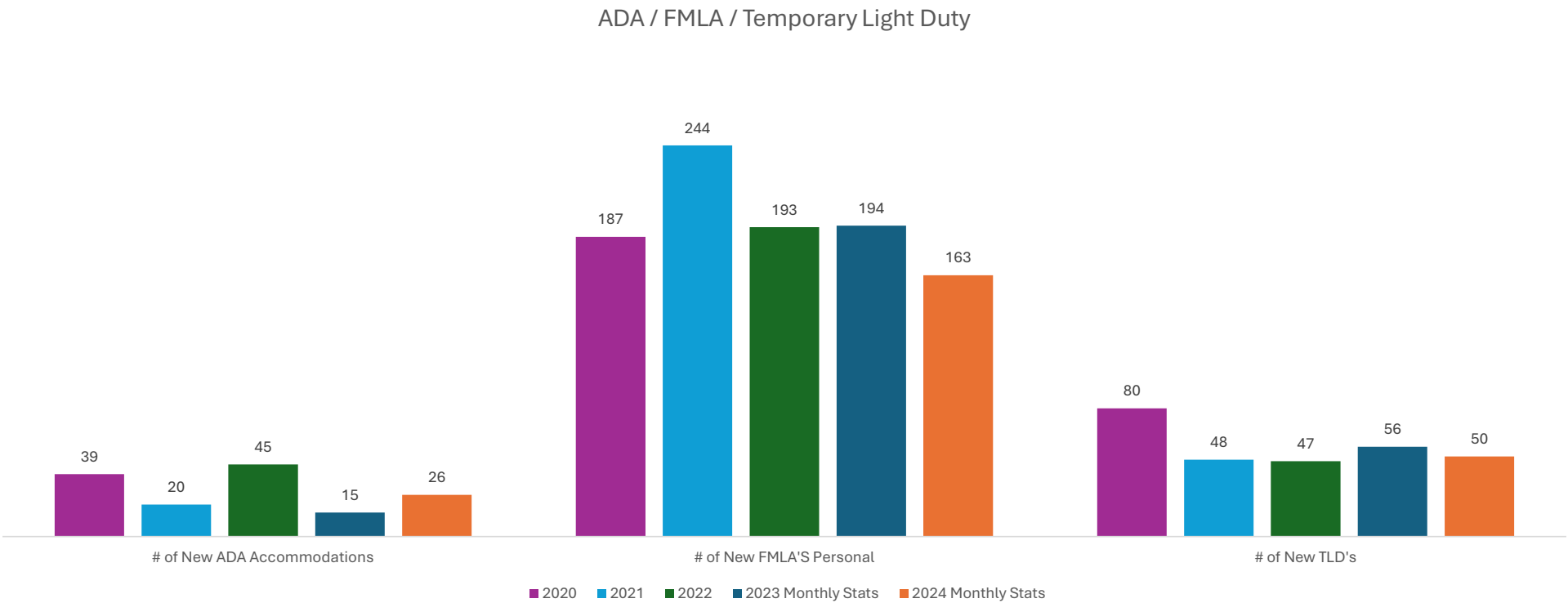


Benefits Claims

Benefits Claims

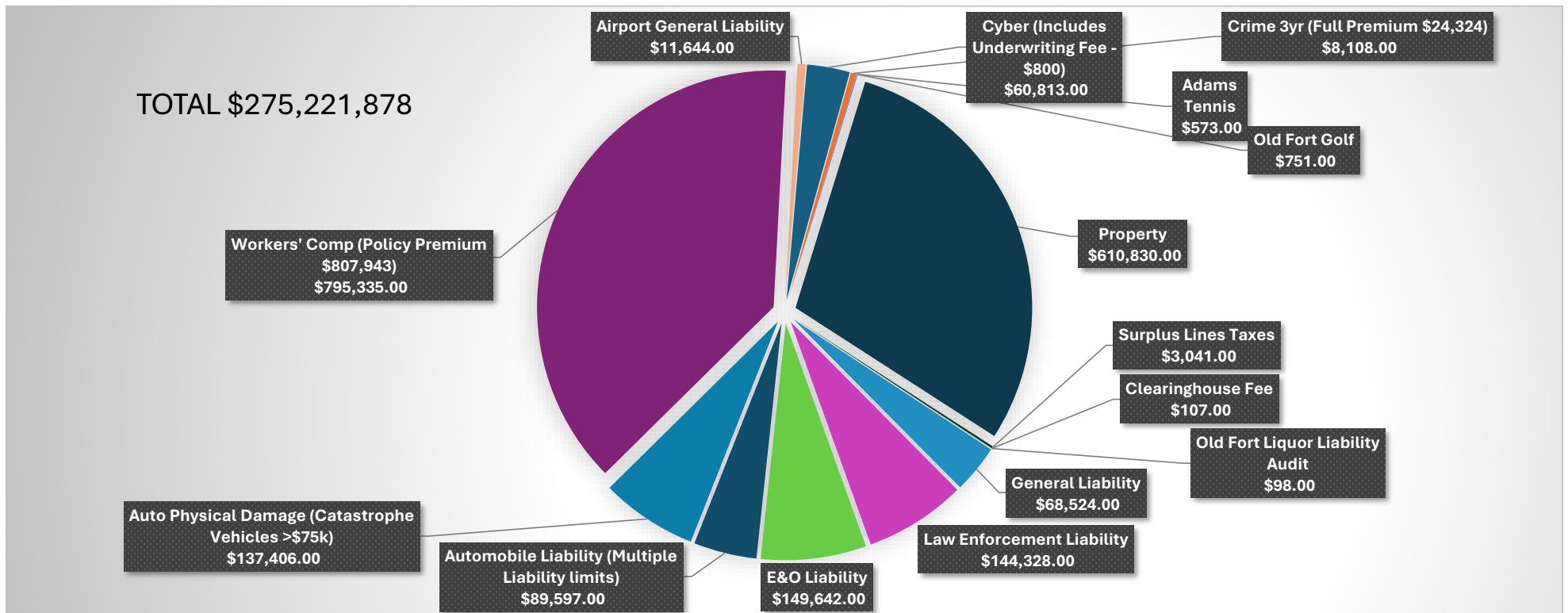


Transitional Duty Claims: ADA / FMLA / Temporary Light Duty



Financial Risk Transfer to Insurance

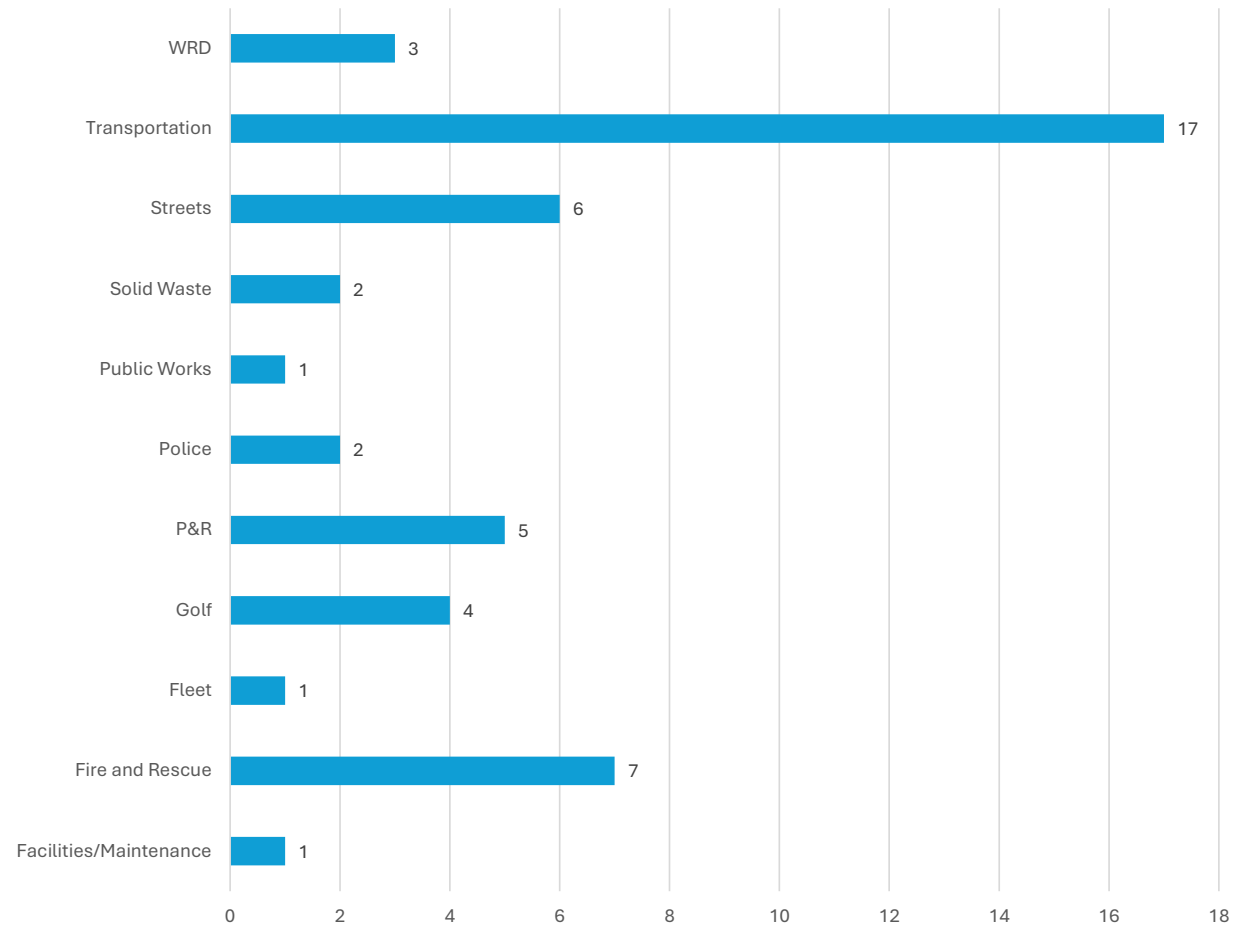
Total Amount of Coverage Limits by Coverage Type



Property Insurance Claims

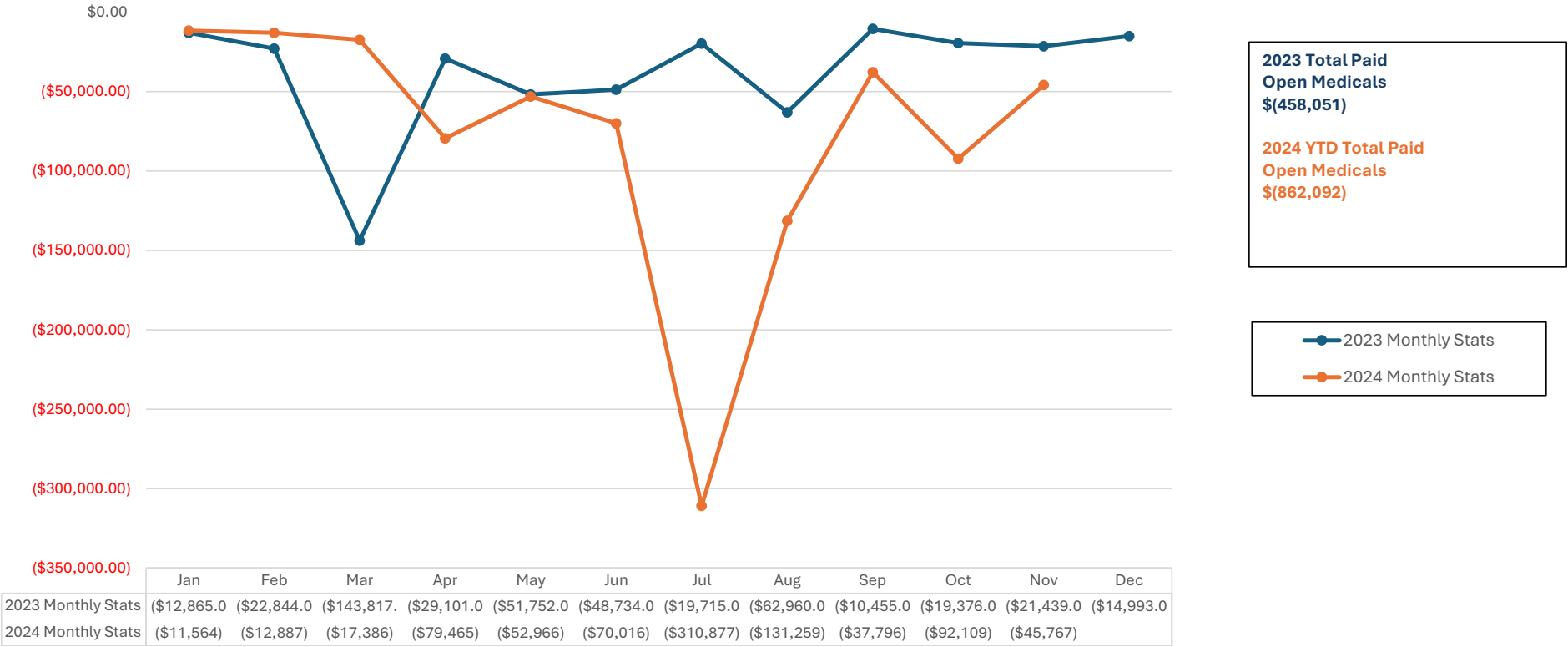
Non-Auto Claims

Property Claims by Department CY2024



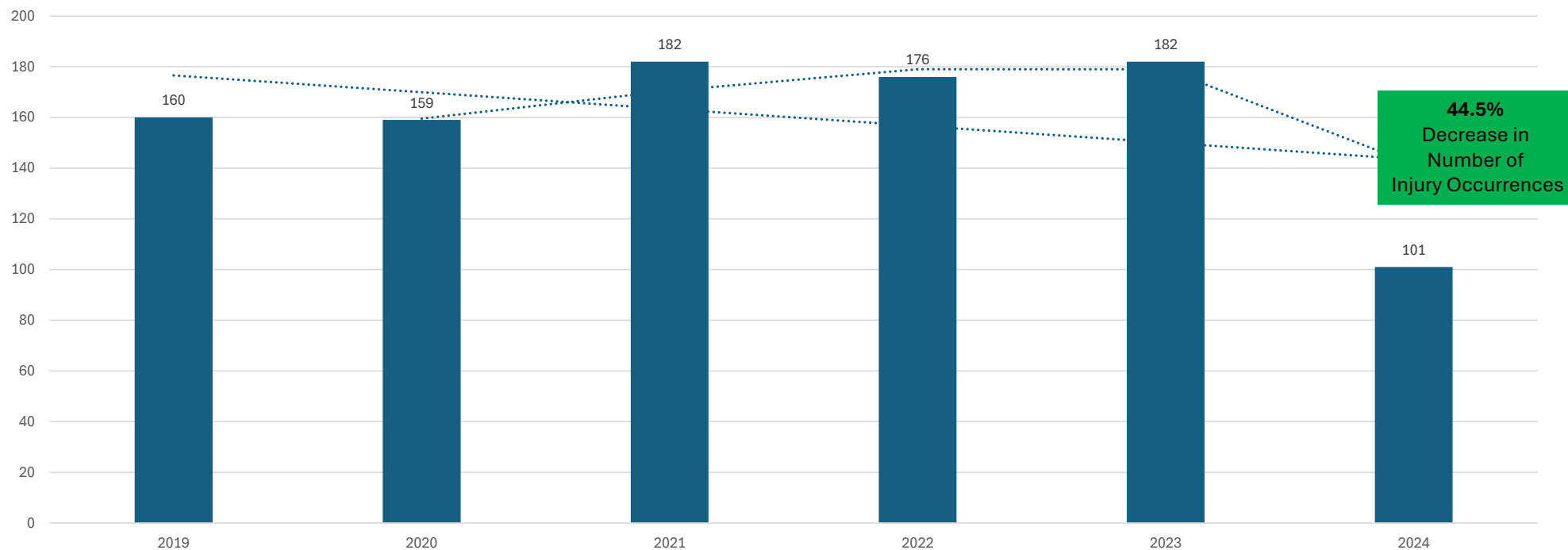
Legacy Workers' Compensation Claims

Managed by Occusure - Paid on Open Medicals



Workers' Compensation Claims Handled by PEP

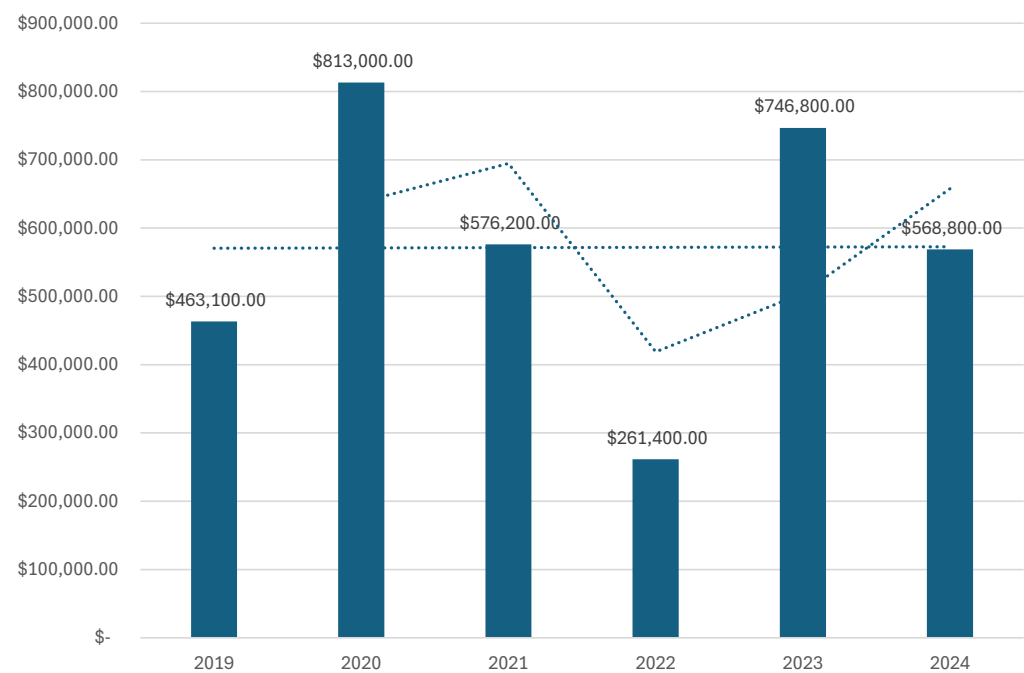
Workers Compensation Claim Count by Year



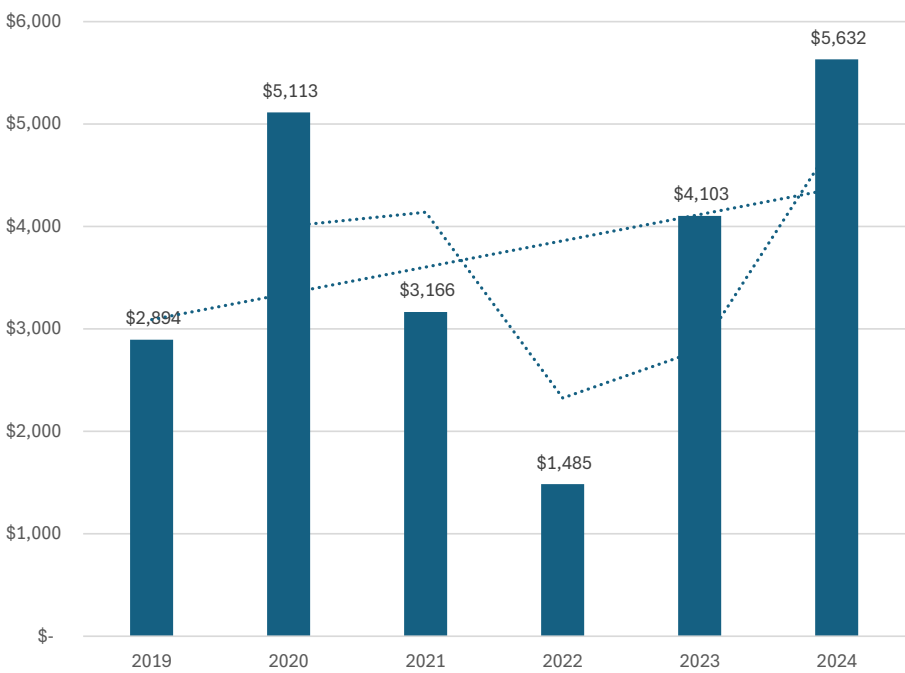
44.5%
Decrease in
Number of
Injury Occurrences

Workers' Compensation

Workers' Comp Incurred Loss Amount per Year

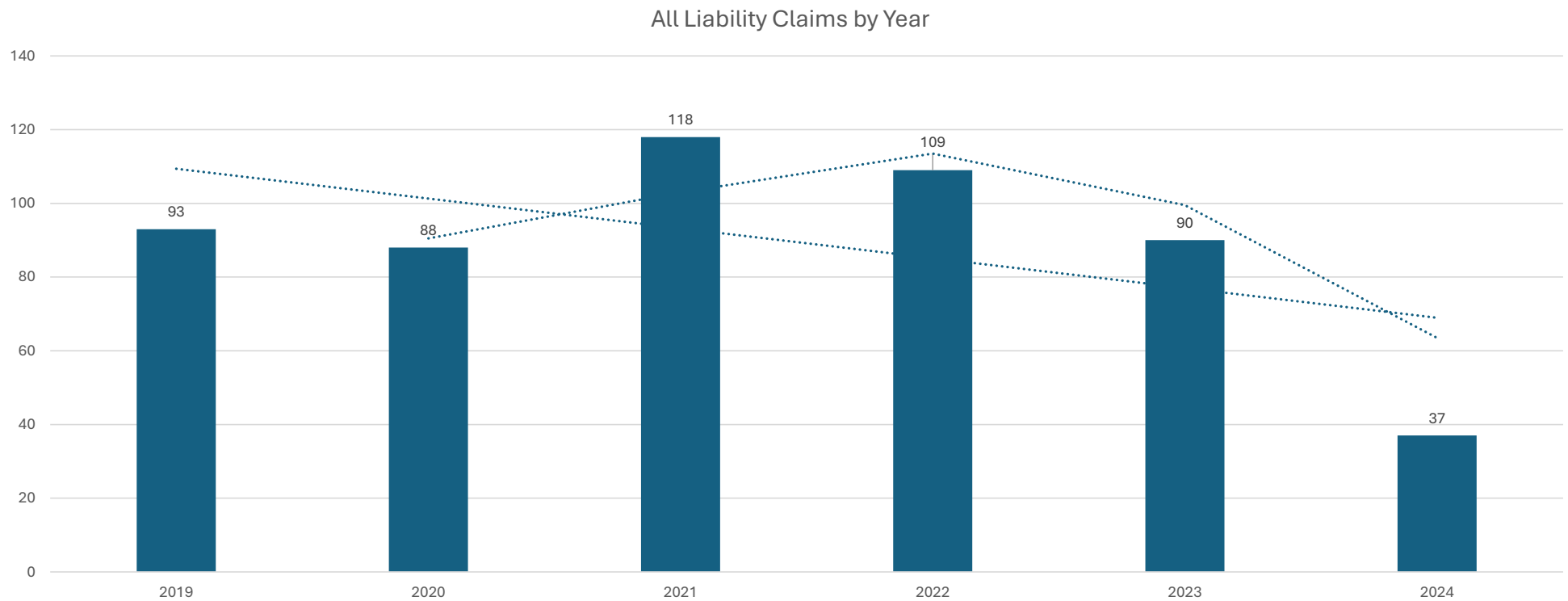


Average Annual Cost per Claim



Total Liability Insurance Claims

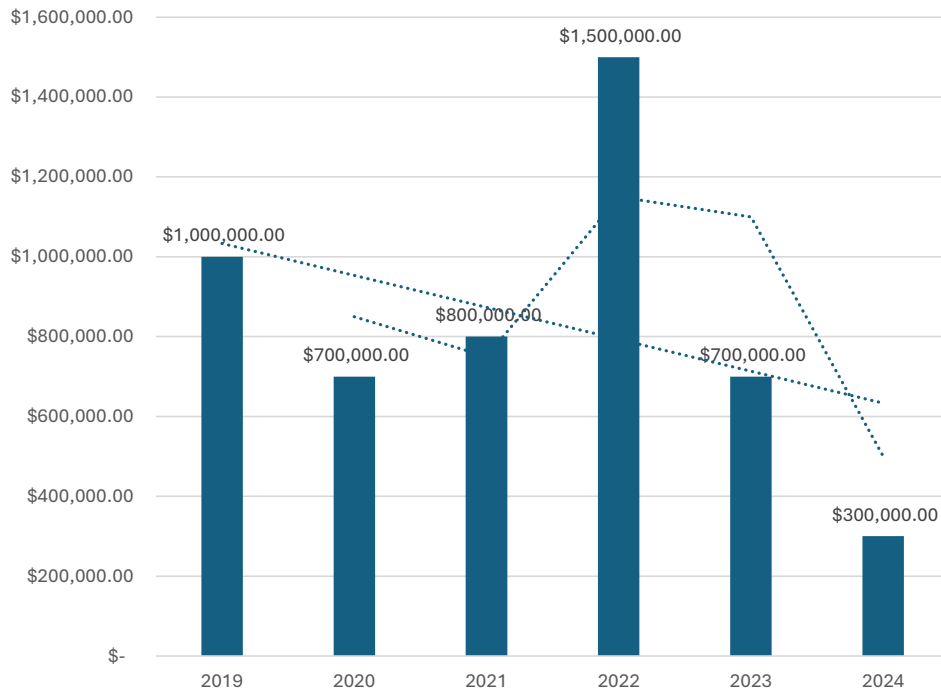
(Includes Police, Errors & Omissions, General Liability, Aviation Liability, Auto Liability & Physical Damage. Break down available upon request)



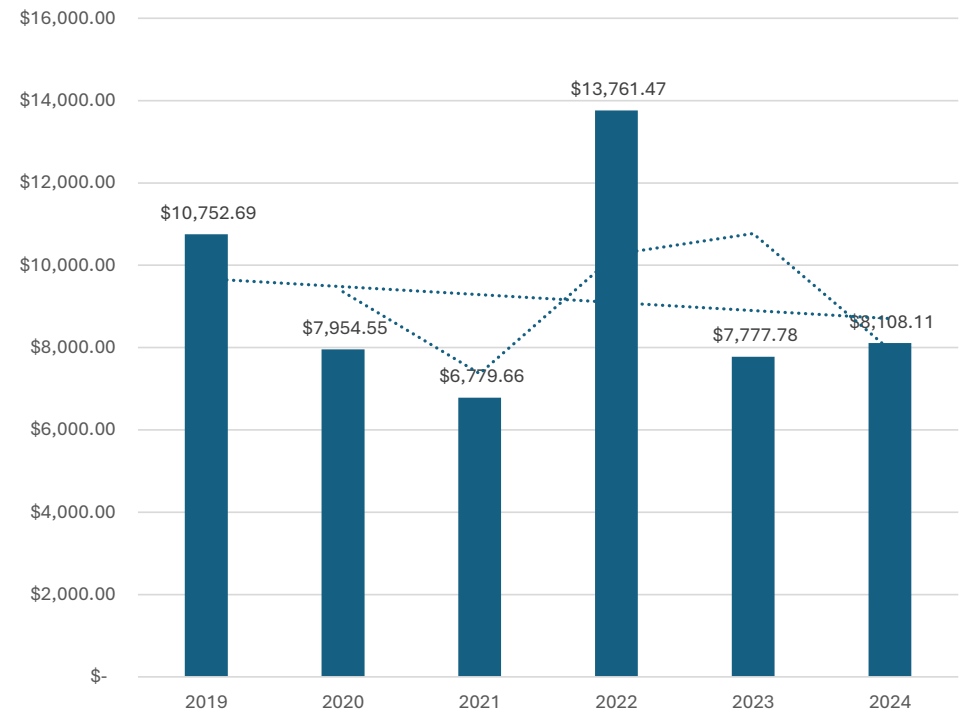
Liability Insurance Costs

(Includes Police, Errors & Omissions, General Liability, Aviation Liability, Auto Liability & Physical Damage. Break down available upon request)

All Liability Incurred Amount by Year

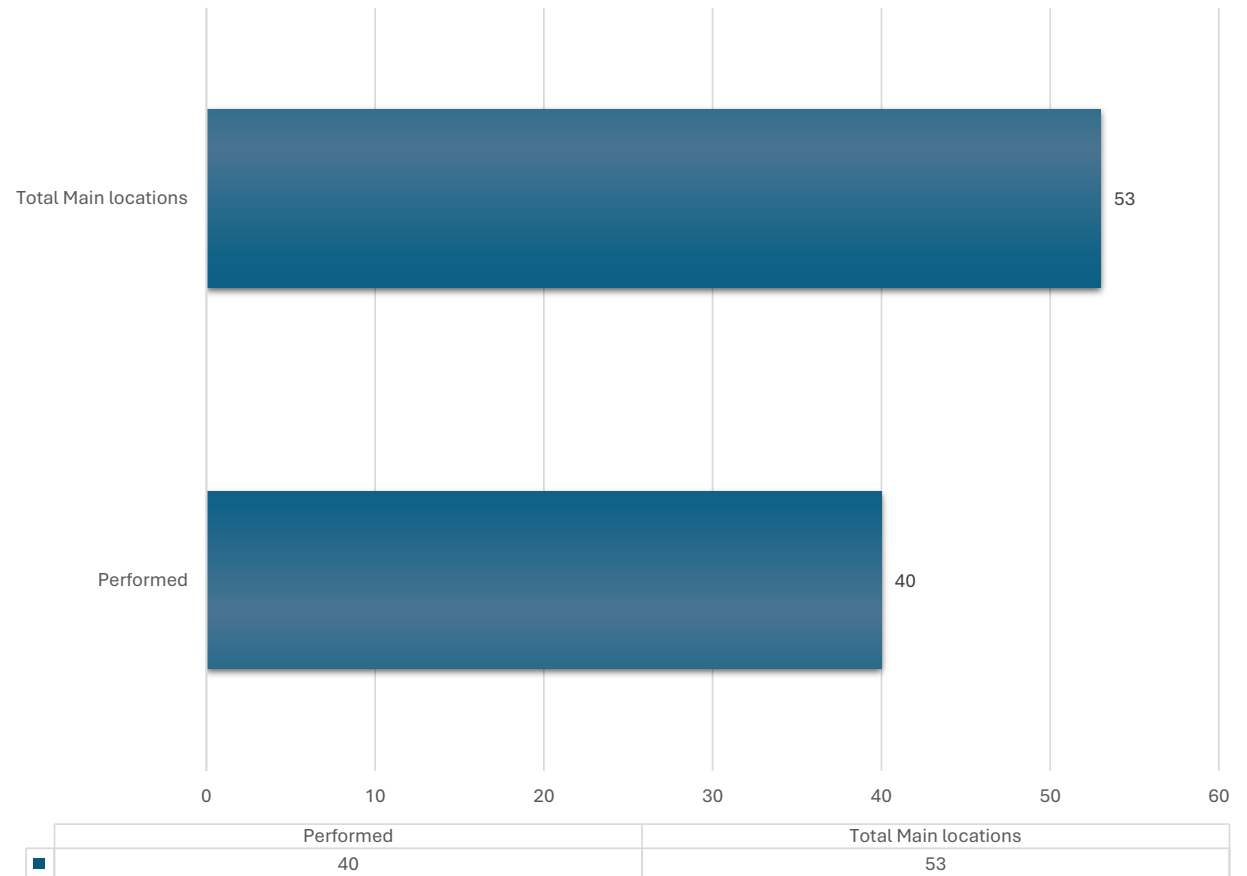


Average Annual Cost per Claim

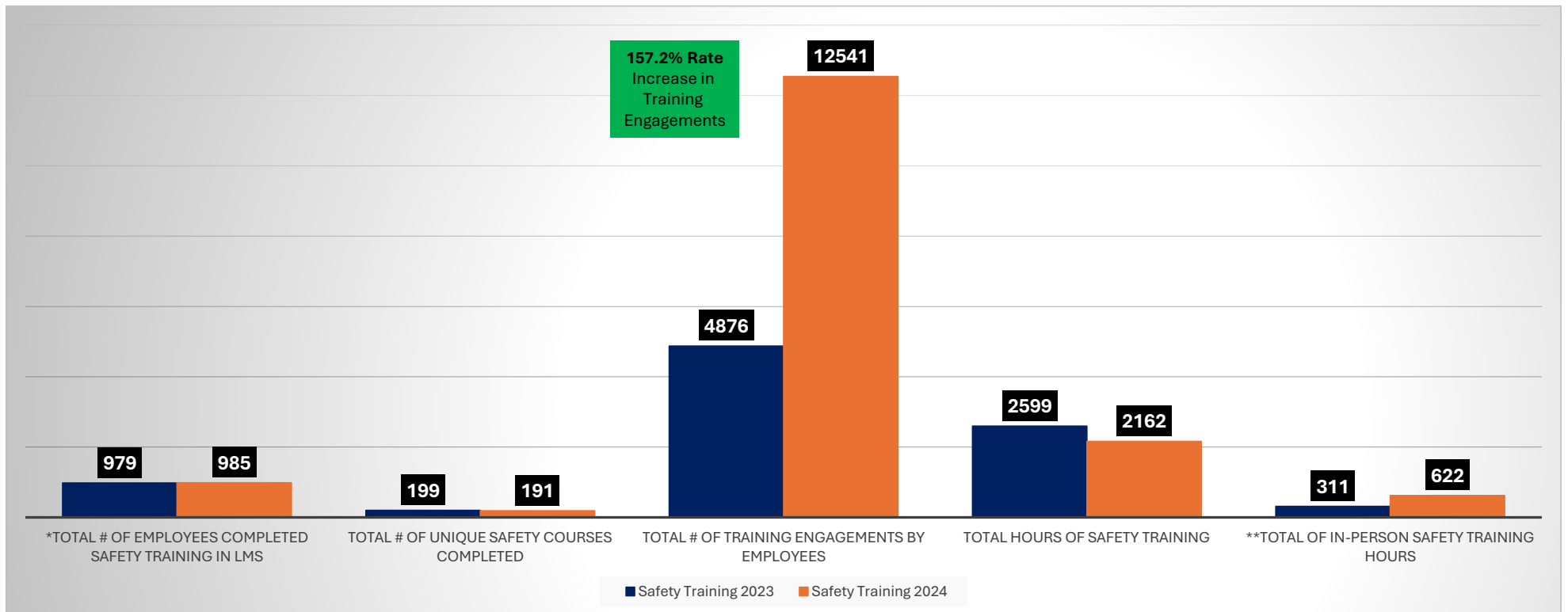


Safety Assessments

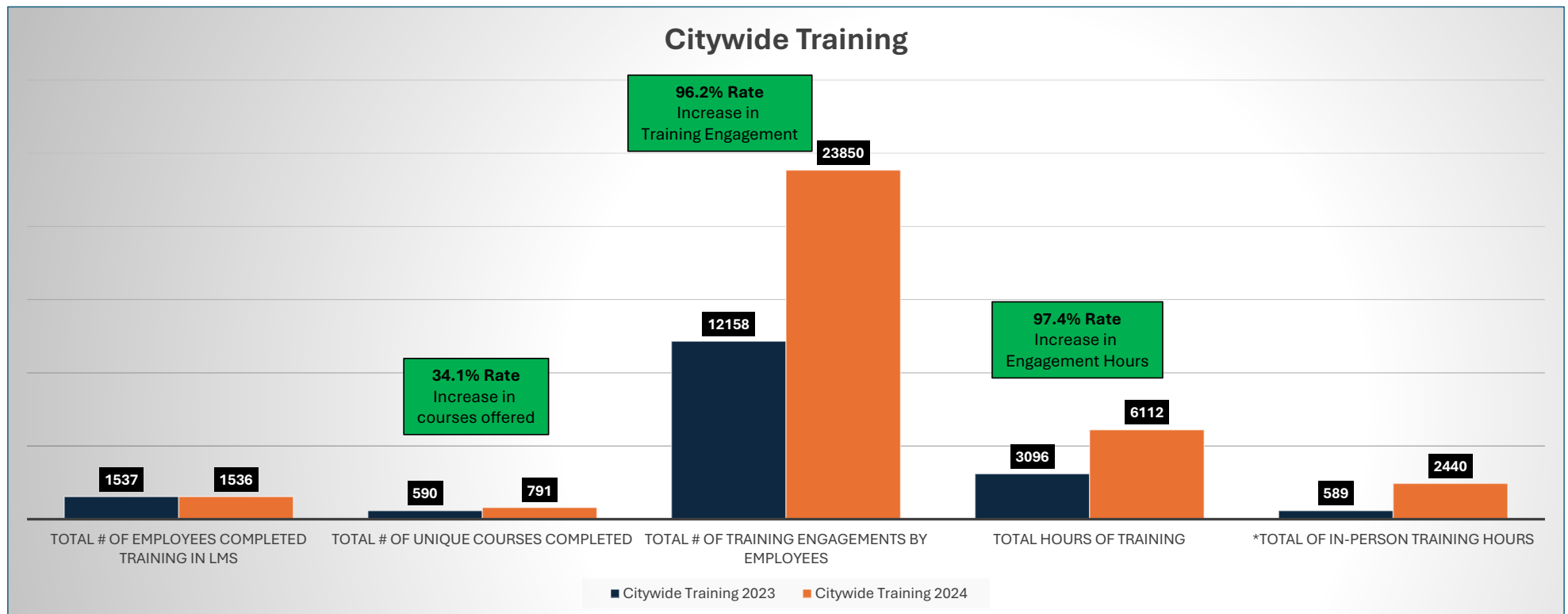
Inspections Performed
From 5/28/24 - 12/20/24



Completed Safety Training Courses Breakdown



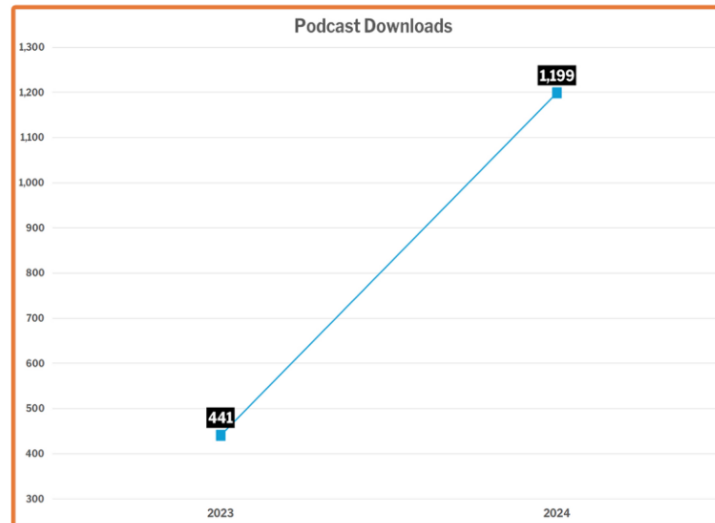
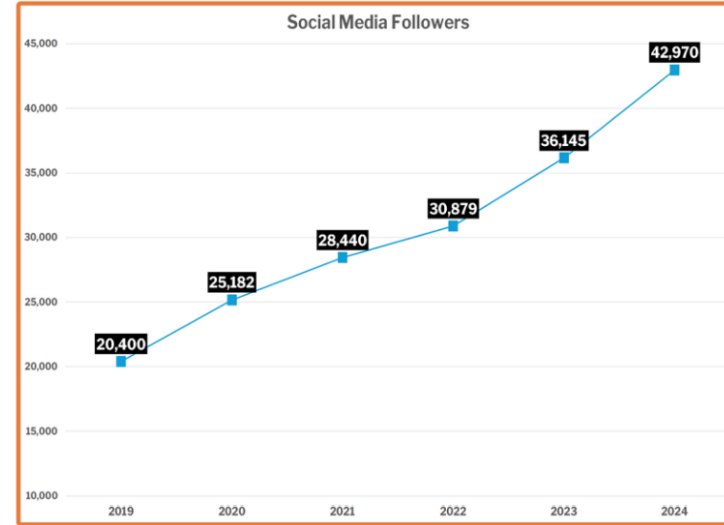
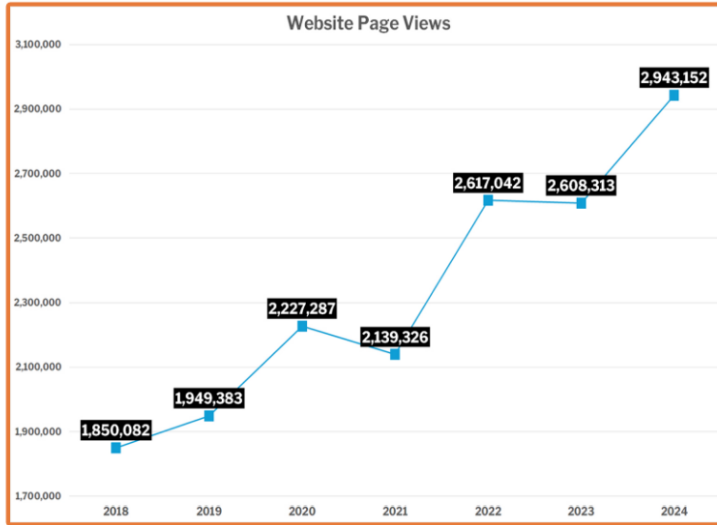
Training & Development



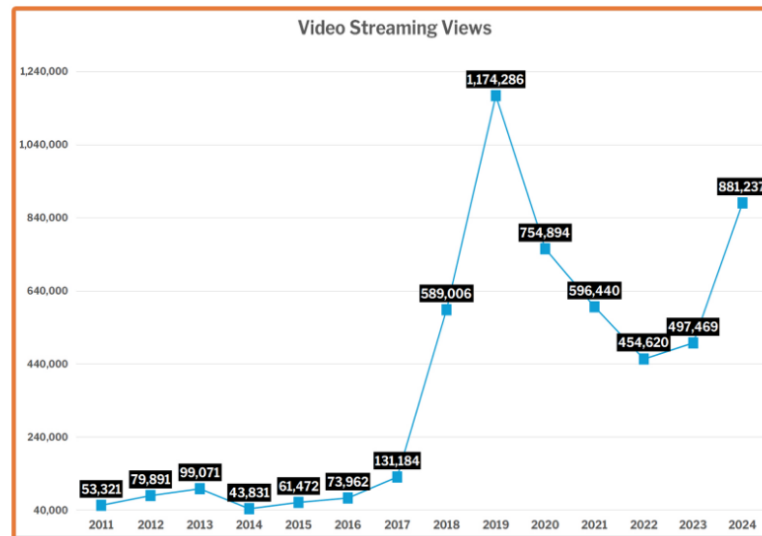
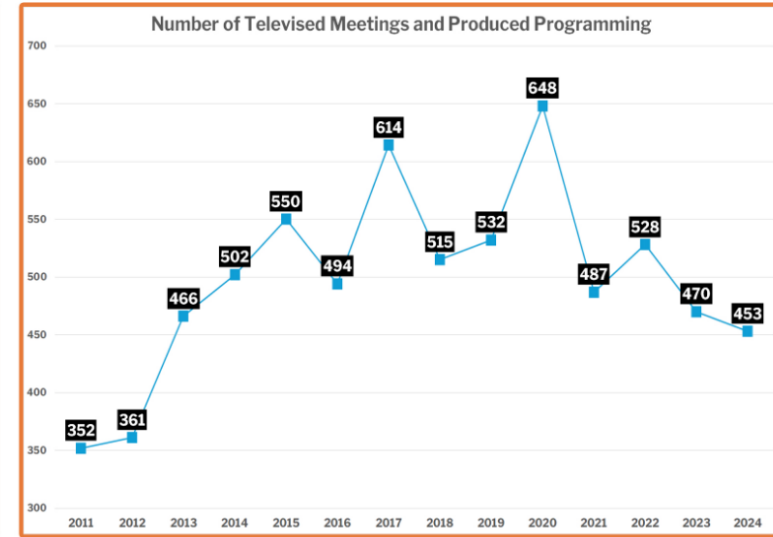
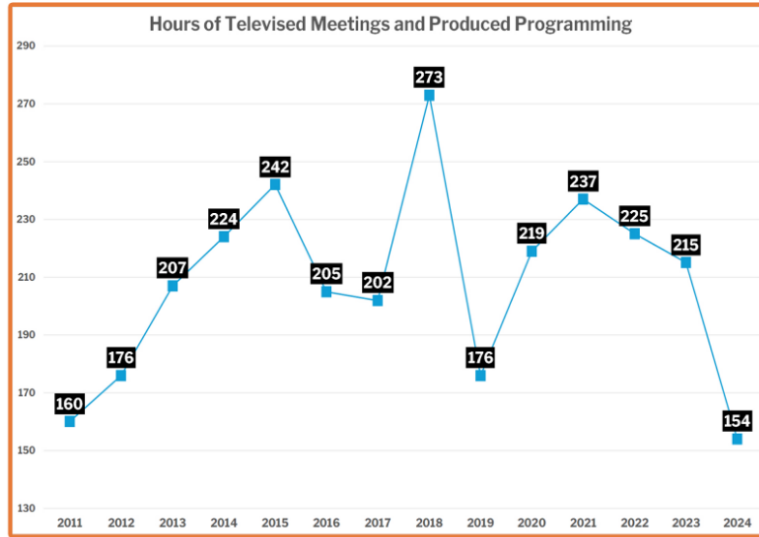
2025 Strategic Services Division Highlights

- **Communications Department Changes:** In 2024, the Communications Department restructured, creating a TV station manager position and redesigning the City website and Employee Portal.
- **New Initiatives and Policies:** Several new initiatives were launched, including "Mondays with the Mayor" and "Fire Talk with Chief McCluskey" videos, increased closed captioning, and a weekly City Council email.
- **CityTV and Social Media:** CityTV was recognized with numerous awards, and there were 110 news releases published in 2024. The department also saw changes in CityTV data tracking and podcast statistics.
- **Website and Social Media Statistics:** The City website had over 3.1 million page views in 2024, and social media followers increased to 45,000. Video streaming views and podcast downloads were also tracked.
- **Information Technology Achievements:** IT achievements included infrastructure deployments, ERP module reviews, software implementations, and the establishment of a cybersecurity team.
- **Purchasing Department Highlights:** The Purchasing Department made significant purchases throughout 2024, including fire trucks, police vehicles, park equipment, and IT infrastructure.
- **Strategic Partnerships and Grants:** The Strategic Partnerships and Grants section highlights the transition to funding through grant applications and the successful implementation of the Community Investment Trust's grant process.
- **Grant Funding and Projects:** The City received \$3.2 million in outside grant funding for various projects, including streetlight upgrades, workforce development, and facility improvements.

Website/Social Media/Podcast Trends



CityTV Trends





Website Analytics Dashboard

Jan 1, 2024 - Dec 31, 2024

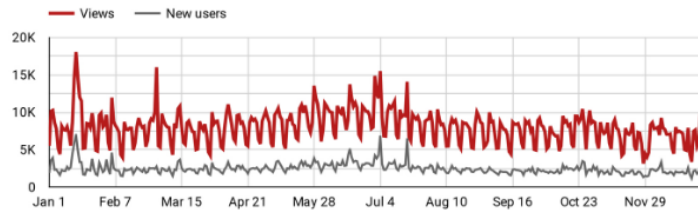
Views

2.9M

↑ 8.3% from previous 366 days

New users

906.2K



City	Region	New users
Murfreesboro	Tennessee	172,194
Chicago	Illinois	154,841
Nashville	Tennessee	103,442
Atlanta	Georgia	23,171
Smyrna	Tennessee	16,953
Ashburn	Virginia	15,519
Dallas	Texas	13,329
Franklin	Tennessee	8,288
New York	New York	8,184
(not set)	Tennessee	7,203
(not set)	Florida	6,833
La Vergne	Tennessee	5,998
Hendersonville	Tennessee	5,431

1 - 100 / 9169

Top Pageviews

	Page path	Event count	Views
1.	/	987,293	287,277
2.	/CivicAlerts.aspx	465,968	158,307
3.	/583/Boro-Beach	357,899	71,963
4.	/174/SportsCom	301,623	59,867
5.	/168/Patterson-Park-Community-Center	298,072	57,027
6.	/Search	270,472	117,145
7.	/calendar.aspx	236,268	82,070
8.	/1783/Parks-and-Recreation	184,345	35,726
9.	/582/Patterson-Park-Indoor-Water-Park	173,955	40,245
10.	/431/Online-Payments	169,097	36,290
11.	/194/Richard-Siegel-Soccer-Complex	161,012	31,898
12.	/Calendar.aspx	146,184	53,307
13.	/1714/Career-Opportunities	145,967	35,450
14.	/1781/Police	141,292	29,665
15.	/807/Adams-Tennis-Complex	133,365	24,878
16.	/1544/Solid-Waste	119,762	34,121
17.	/270/Traffic-Cameras	118,816	29,558
18.	/181/Barfield-Crescent-Park	109,151	21,468
19.	/164/Cannonsburgh-Village	103,813	20,451
20.	/136/Property-Taxes	96,590	26,004
21.	/directory.aspx	95,517	33,024
22.	/472/Basketball	95,258	19,003
23.	/584/SportsCom-Indoor-Pool	91,415	21,206
24.	/2458/Jobs	90,108	28,095
25.	/1782/Water-Resources	88,491	22,014
26.	/2634/Police	84,433	14,952

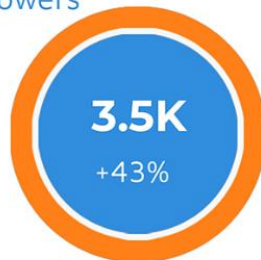
1 - 5000 / 17312



Page Followers



New Followers in 2024



Reach

1.5M +49%

** The number of people who saw our content at least once.*

Engagement

49K +40%

** The number of times people engaged with our posts through reactions, comments, shares and clicks.*

Number of Posts

1058 +25%

Link Clicks

12.9K +17%

Video



401 +16%

Number of Videos



279K +32%

Minutes Viewed

** The number of minutes viewed.*



651K +53%

3-second Video Views

** The number of three second video views.*



38K +16%

One Minute Video Views

** The number of one minute video views.*



MURFREESBORO TENNESSEE

FACEBOOK INSIGHTS 2024 TOP FIVE POSTS

City of Murfreesboro, TN - Government
July 19 · 🌐

The Skate Park and Pump Track at Old Fort Park is officially open. The hours are sunrise to sunset. Note: in addition to the pump track shown in the video, we also have a street scape skate park right next to this track.
<https://www.facebook.com/cityofmurfreesborotn/videos/1635053440667833/>



318K
Post Reach

3569
Post Engagement

City of Murfreesboro, TN - Government
January 12 · 🌐

Middle Tennessee Electric encourages members to plan for frigid weather. As colder temperatures settle in next week, Middle Tennessee Electric (MTE) offers some simple energy-efficiency tips to help members manage their energy costs.



104K
Post Reach

286
Post Engagement

City of Murfreesboro, TN - Government
July 3 · 🌐

Congrats to Murfreesboro's own Drew Beam and the Tennessee Volunteers for winning its first National Baseball Championship in school history!



56K
Post Reach

1044
Post Engagement

City of Murfreesboro, TN - Government
July 10 · 🌐

Meet Malik - he's been with our Solid Waste Department since 2022 and was recently promoted to heavy equipment operator where he uses a wheel loader to load mulch for residents. Thanks for the hard work, Malik!



48K
Post Reach

702
Post Engagement

City of Murfreesboro, TN - Government
September 12 · 🌐

Meet Ralph!
Ralph has been with the City since 1987. He started as a laborer on the back of a garbage truck, promoted to a garbage truck driver, and he is now the Crew Leader over the garbage trucks. In Ralph's spare time, he enjoys riding motorcycles.
Thanks for the great job you do in your leadership role, Ralph! ... See more



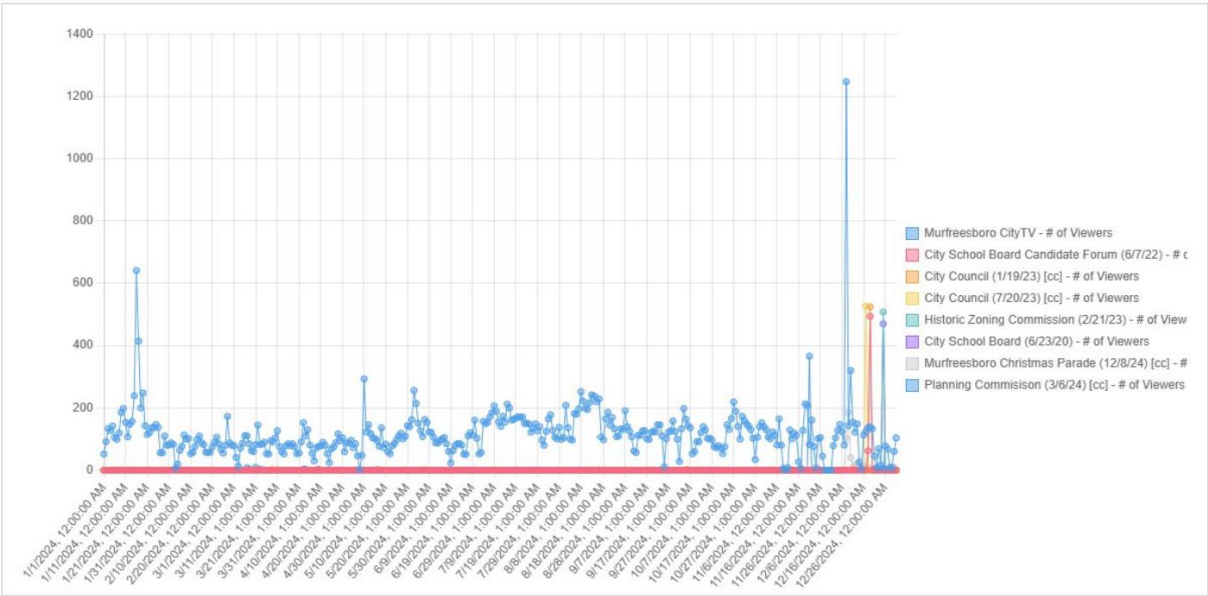
34K
Post Reach

829
Post Engagement

Reach: Number of people
viewed the post at least once

Engagement: Includes Likes,
Reactions, Comments, Shares,
Clicked Links

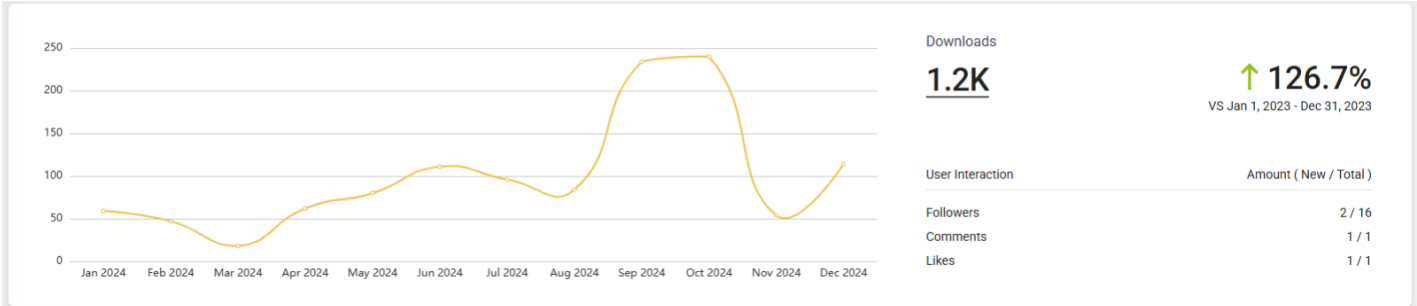
CityTV App and Website Statistics for 2024



Top views

Title	Type	Total Views	Total Time Viewed
Live	live	42231	19366:48:33
City School Board Candidate Forum (6/7/22)	vod	558	00:59:16
City Council (1/19/23) [cc]	vod	541	09:51:20
City Council (7/20/23) [cc]	vod	534	01:06:53
Historic Zoning Commission (2/21/23)	vod	510	00:57:57
City School Board (6/23/20)	vod	471	00:46:05
Murfreesboro Christmas Parade (12/8/24) [cc]	vod	455	489:09:59

Podcast Statistics for 2024



Top 10 most downloaded episodes | Jan 01, 2024 - Dec 31, 2024

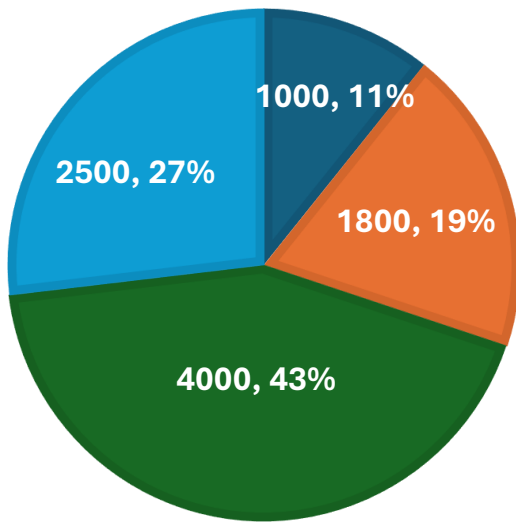
Title	Released (GMT)	Downloads
Talkin' Parks-Murfreesboro Parks & Recreation Overview	Apr 03, 2024	70
Insider Podcast-New City Manager Darren Gore	Aug 01, 2024	60
Insider Podcast-Wayfinding in Downtown Murfreesboro	Jan 25, 2024	46
Insider Podcast-Clari Park Updates	Jun 20, 2024	35
Insider Podcast-City Manager Craig Tindall	May 21, 2024	32
Insider Podcast-Building & Codes Department	Apr 03, 2024	30
Insider Podcast-Old Fort Golf Course Renovations	Feb 27, 2024	29
2024 State of the City Address with Mayor Shane McFa...	Apr 24, 2024	28
10-Code Public Safety Podcast-MFRD Training	May 28, 2024	27
10-Code Public Safety Podcast-MPD Recruiting	Jul 21, 2024	27

2025 Public Works Division Highlights

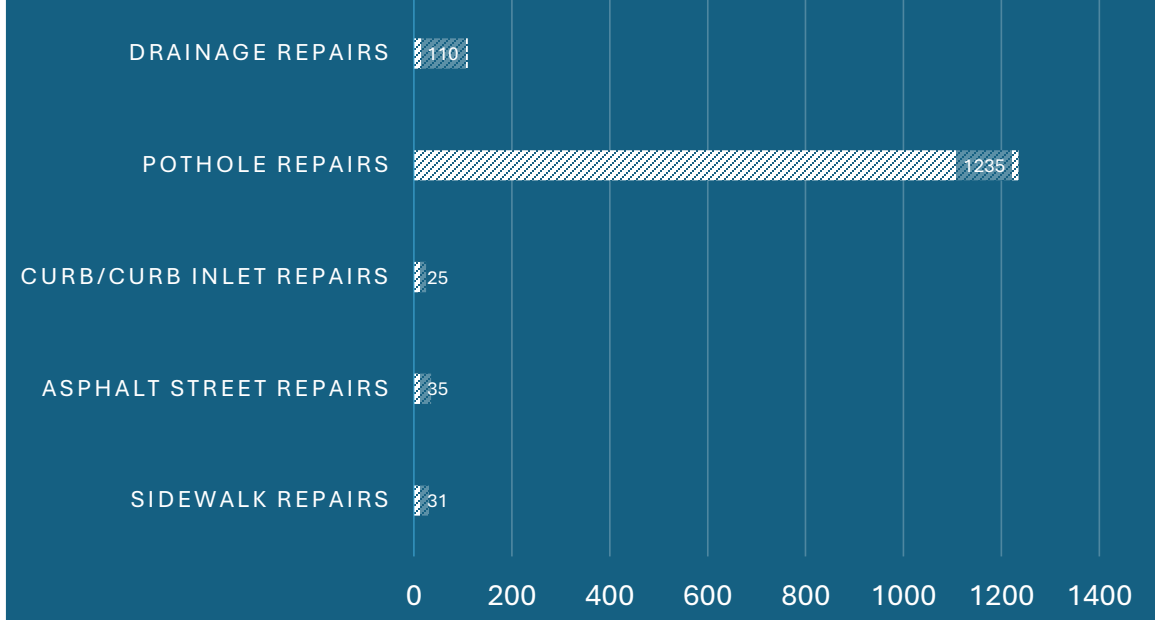
- **Street Maintenance Overview and Achievements:** The Street Department maintained streets, sidewalks, curbs, and storm drainage systems, with significant achievements such as clearing snow, filling potholes, repairing sidewalks, and maintaining the city's green infrastructure.
- **Street Maintenance Challenges:** The department faced challenges like severe weather, equipment issues, and staff shortages but managed to address these problems through temporary solutions and council-approved pay increases.
- **Solid Waste Management Overview and Achievements:** The Solid Waste department operates multiple collection lines and achieved low driver turnover, increased waste collection, and successful implementation of new operations and safety platforms.
- **Solid Waste Management Challenges:** Challenges included the city's rapid growth, disposal delays at Middle Point landfill, and unreliable equipment, though new trucks have recently improved operations.
- **Fleet Services Overview and Achievements:** Fleet Services maintains city vehicles and equipment, achieving high labor efficiency and cost savings through in-house repairs.
- **Fleet Services Challenges:** Challenges included increased parts and labor costs, diverse vehicle manufacturers, and space constraints due to fleet size growth.
- **Facility Maintenance Overview and Achievements:** Facility Maintenance managed daily operations and capital improvement projects, completing significant renovations and installations, and developing a pre-qualified contractor list.
- **Facility Maintenance Challenges:** Challenges included limited personnel, which caused delays in project completion, highlighting the need for additional staff.
- **Vertical Construction Overview and Achievements:** The Project Development team managed various construction projects, collaborating with city departments to complete ten significant projects, including airport and fire station renovations, and a new skate park.
- **Vertical Construction Challenges and Future Plans:** Challenges included sourcing equipment and unforeseen issues, but effective collaboration ensured project success. Future plans involve new projects and improvements in project efficiency and collaboration.

DEBRIS AND SALT TONNAGE

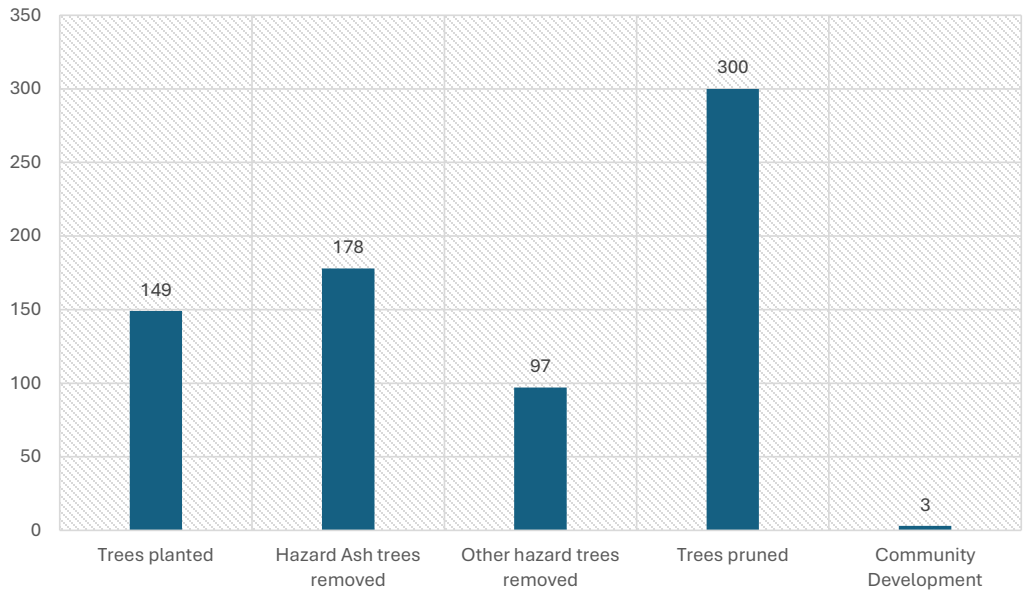
■ salt usage (tons) ■ leaf removal (tons)
■ Street sweeper debris (tons) ■ Litter removal (total bags)



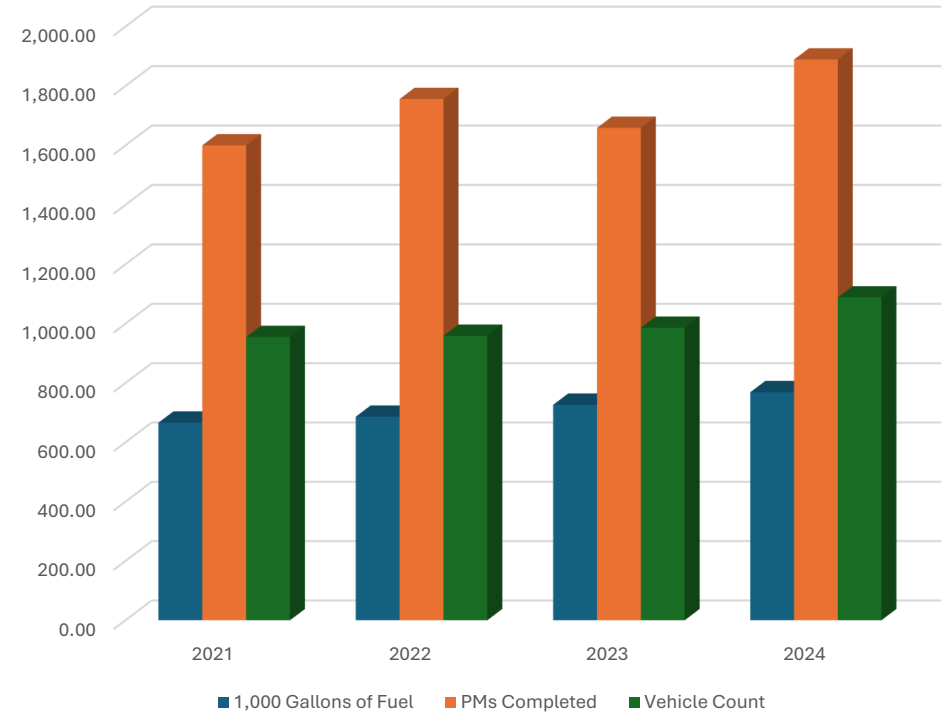
STREET REPAIRS AND MAINTENANCE



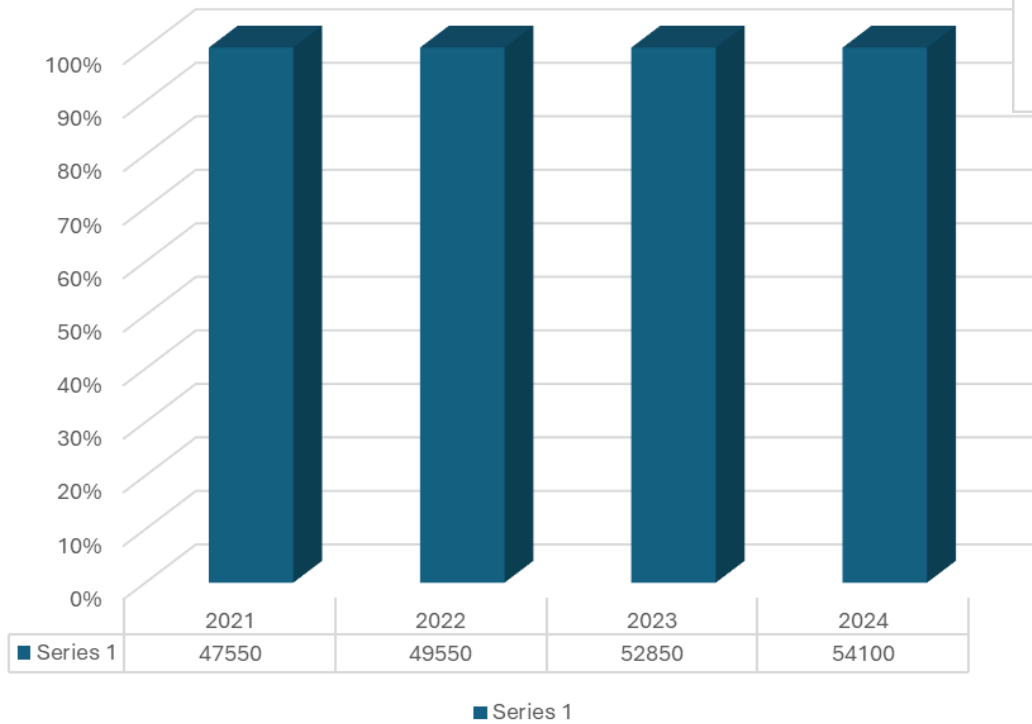
Urban Forestry



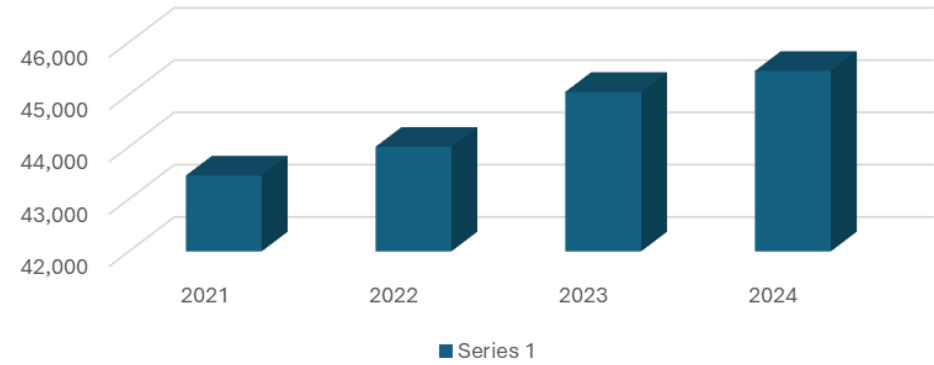
Vehicle Count, Fuel Usage and PMs Completed

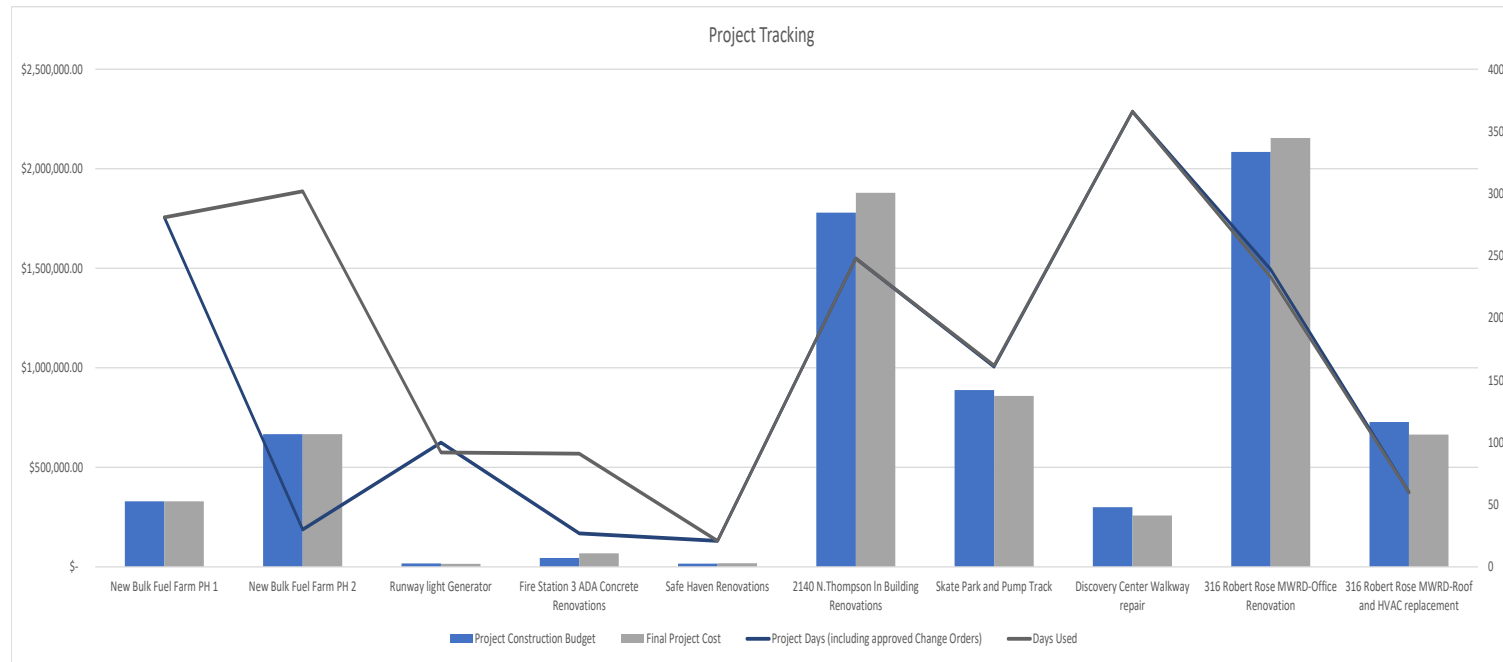


Homes Servcied



MSW Collection Tonnage





Dept.	Project Name	Project Construction Budget	Final Project Cost	SQ FT	Project Days (including approved Change Orders)	Days Used	Percent Days	Substantial Completion	N.T.P.
Airport	New Bulk Fuel Farm PH 1	\$ 329,915.00	\$ 329,915.00	3,528	281	281	100%	2/13/2024	5/8/2023
Airport	New Bulk Fuel Farm PH 2	\$ 666,730.00	\$ 666,730.00	NA	30	302	1007%	12/4/2024	2/6/2024
Airport	Runway light Generator	\$ 18,000.00	\$ 15,697.99	NA	100	92	92%	4/5/2024	1/4/2024
Fire & Rescue	Fire Station 3 ADA Concrete Renovations	\$ 45,000.00	\$ 68,000.00	2,760	27	91	337%	7/31/2024	5/1/2024
Fire & Rescue	Safe Haven Renovations	\$ 16,400.00	\$ 18,100.00	NA	21	21	100%	3/18/2024	2/26/2024
Fire & Rescue, Parks & Rec.	2140 N. Thompson In Building Renovations	\$ 1,780,000.00	\$ 1,879,040.84	15,360	248	248	100%	2/9/2024	6/6/2023
Parks & Rec.	Skate Park and Pump Track	\$ 888,449.00	\$ 859,472.16	22,500	161	162	101%	7/16/2024	2/5/2024
Parks & Rec.	Discovery Center Walkway repair	\$ 300,000.00	\$ 258,267.97	14,800	366	366	100%	4/28/2024	4/28/2023
Water Resources	316 Robert Rose MWRD-Office Renovation	\$ 2,084,256.00	\$ 2,154,396.95	19,476	239	233	97%	7/19/2024	11/29/2023
Water Resources	316 Robert Rose MWRD-Roof and HVAC replacement	\$ 728,089.46	\$ 665,254.51	NA	60	60	100%	11/30/2024	10/1/2024
		\$ 6,856,839.46	\$ 6,914,875.42	78424.00					

2025 Recreation Division Highlights

Construction / Renovation

PROJECT

STATUS

Old Fort Golf Course Renovation

Complete

Old Fort Skate Park Construction

Complete

Old Fort Tennis / Pickle Ball Renovation

Complete

General Bragg Playground Replacement

Complete

Siegel Playground Replacement

Complete

Siegel Championship Plaza Renovation

Complete

ABT Property Fence Replacement

Complete

Patterson Park Duct Work Replacement

Complete

Veterans Park

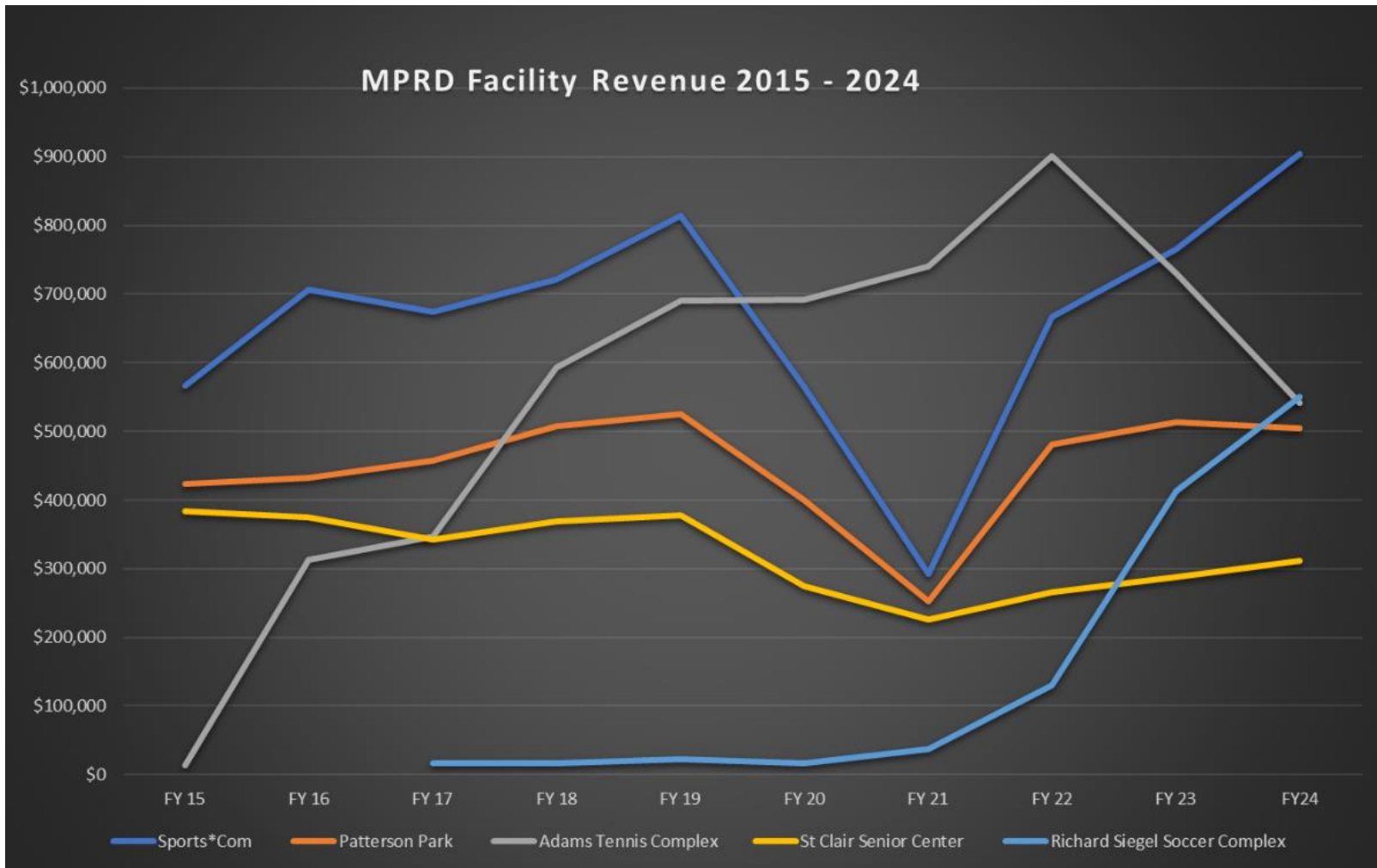
Design / bid complete – Take to Council February '25

Patterson Park Outdoor Improvements

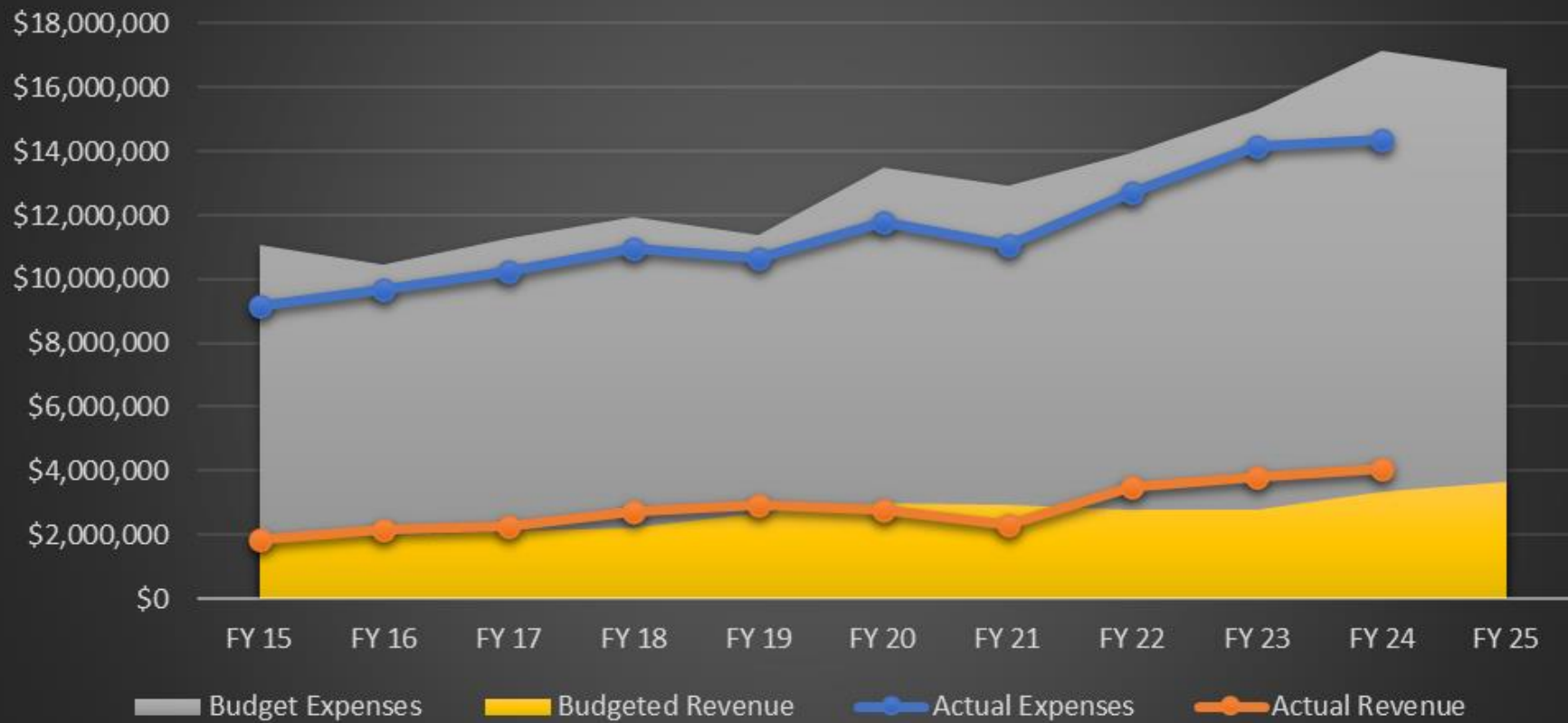
Design / bid complete – Take to Council February '25

Old Fort Park Ballfield / Parking Improvements

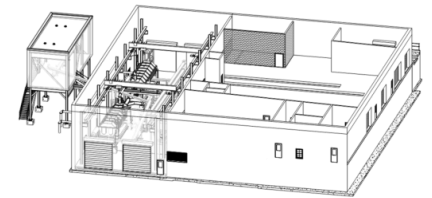
Design / bid complete - Take to Council February '25



MPRD Budget Performance 2015 - 2024



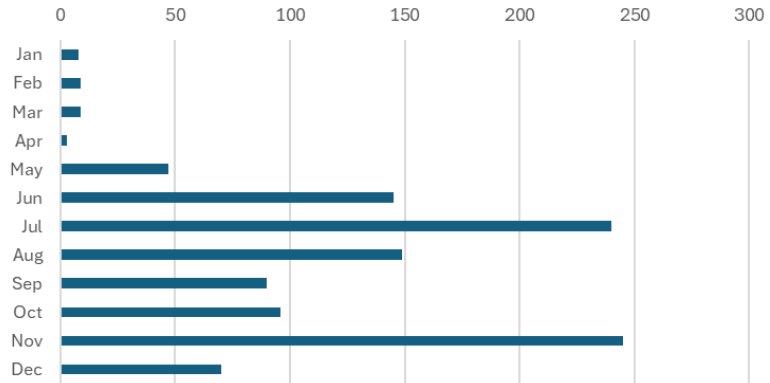
2025 Water Resources Highlights



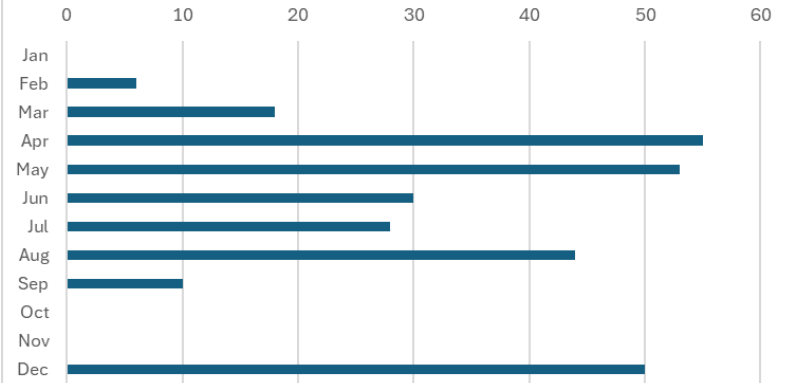
- **Upgrades and Expansion of WRRF Infrastructure:** Renovations were completed on the 24-year-old Polymer System at the Biosolids Facility. Additionally, Phase 1 of the 5-phase renovation of the plant's Generator and Standby Power grid commenced, and construction contracts for the Wet Weather upgrade and Biosolids Thermal Dryer projects were awarded.
- **NPDES Permitting for WRRF:** A significant milestone has been achieved! The Tennessee Department of Environment and Conservation has accepted Murfreesboro's CE-QUAL-W2 Water Quality Model. This water quality model serves as the foundation for the expansion of the NPDES permit. The expansion of the WRRF will facilitate ongoing development and redevelopment efforts until approximately 2048.
- **Overview and Achievements:** The Operations Section produced and provided 4,062,605,000 gallons of drinking water to the distribution system. The Laboratory Section address 22 complaints within one business day; collected and tested 35 new lines and 30 repaired lines. They also conducted a test of unidirectional flushing in September that was very successful. The conducted major USEPA testing of over 2,200 samples of finished and distribution analysis. The Maintenance Section maintained the water treatment plant, two raw water pump stations, and five storage tanks. The Cross Connection Control Section tested 2,905 domestic, 1,163 fire protection and 1,982 irrigation system backflow preventors for a total of 6,050 devices.
- **Challenges:** Challenges faced during last year included increased chemical, equipment and material costs. Challenges faced during this last year is the demand on the sample collection and water quality maintenance by the Laboratory Technicians. This highlights the need for one additional staff. Challenges faced during last year included increased equipment and material costs as well as long lead times for receiving parts. Challenges faced during last year included the increase in devices for testing. On average, each person in the Section can test around 1,500 devices each year. The last time a new position was added was in 2018 when there was just over 4,500 devices. This highlights the need for one additional staff.

OPERATIONS & MAINTENANCE DASHBOARD REPORT | 2024-2025

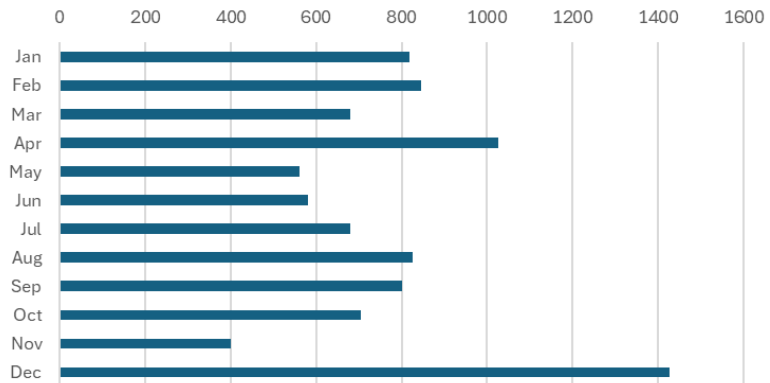
Water - Repairs



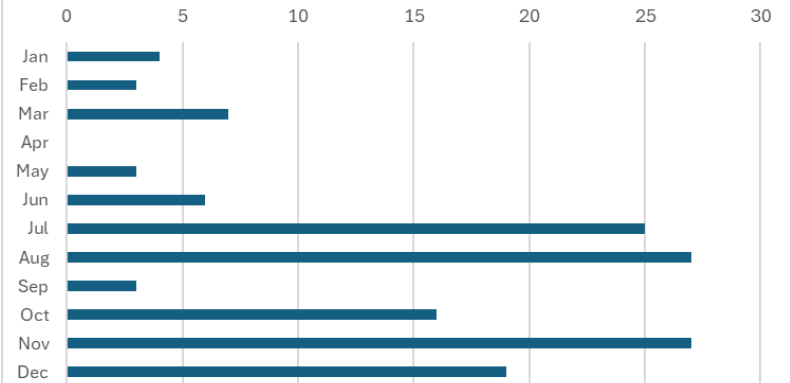
Sewer - Rehab (Linear Feet)



TV Laterals (Linear Feet)



Water Meter Installs



Pollution Removal



BOD



Ammonia

Nutrient Management

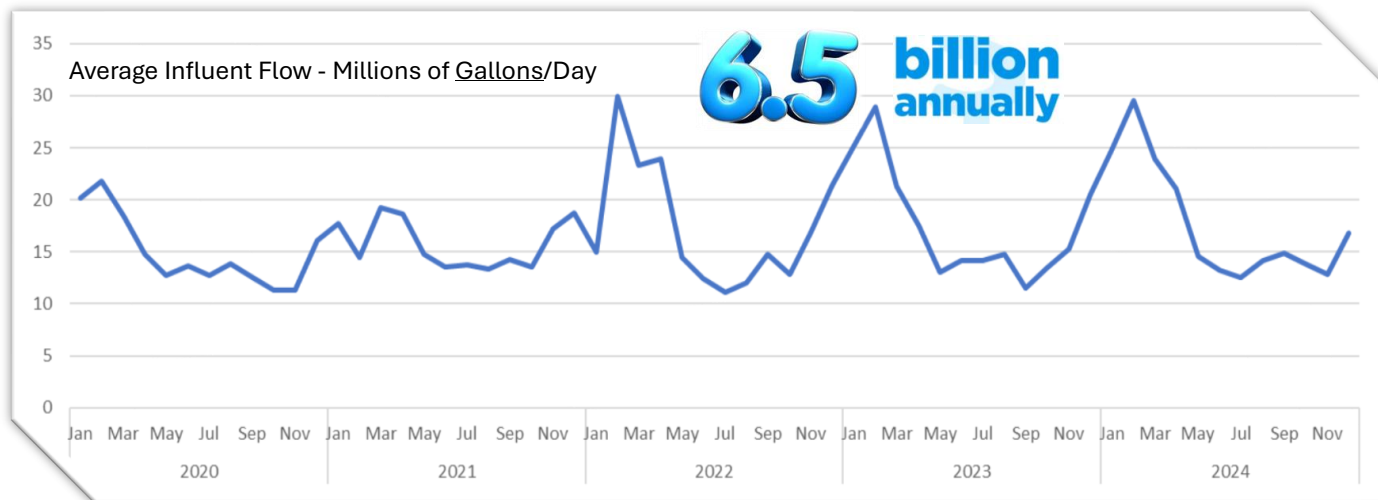


Phosphorus and Nitrogen
Treatment for a Healthy
West Fork Stones River

Biosolids Handling



Wastewater Treatment



Reuse Water

Tennessee's
Largest System



600+ Million
Gallons Delivered



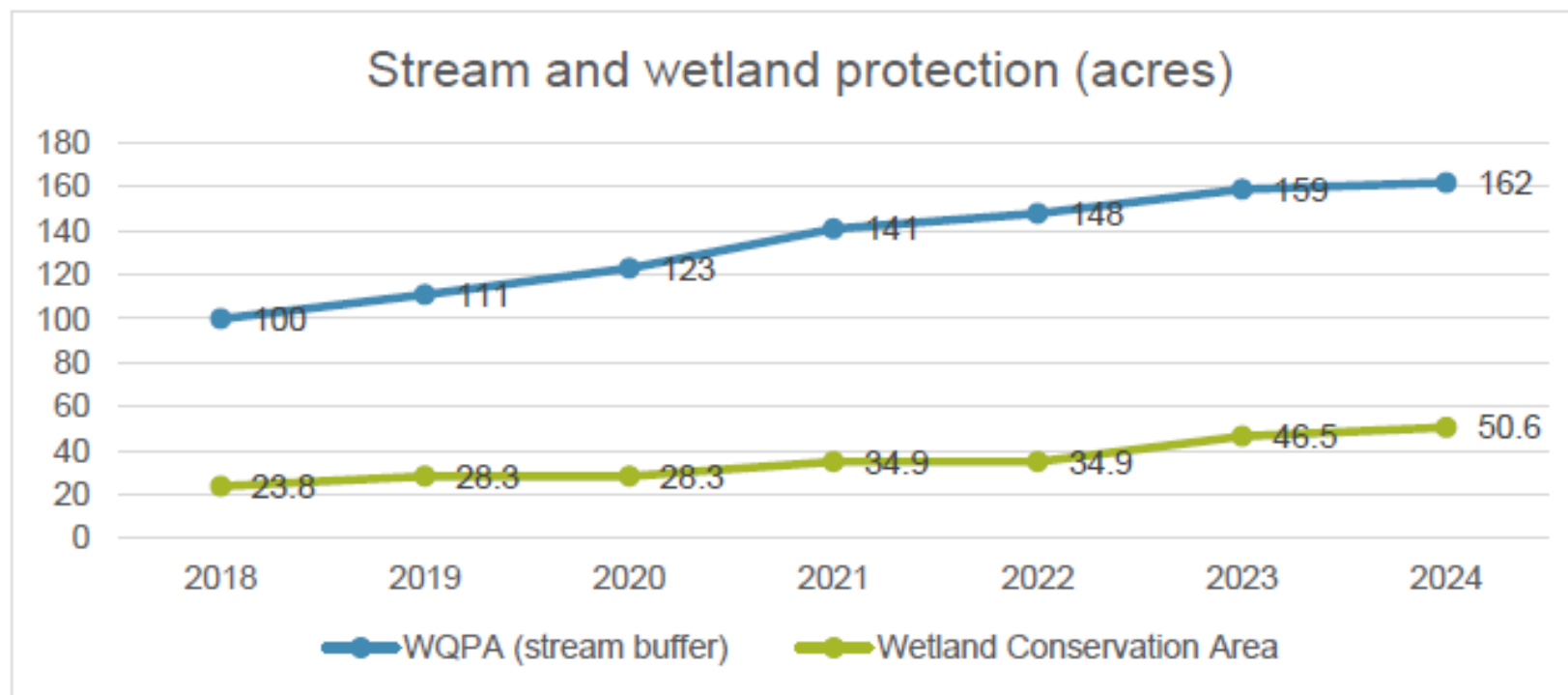
2024 - Monthly Finished Water to Distribution System



2025 Stormwater Highlights

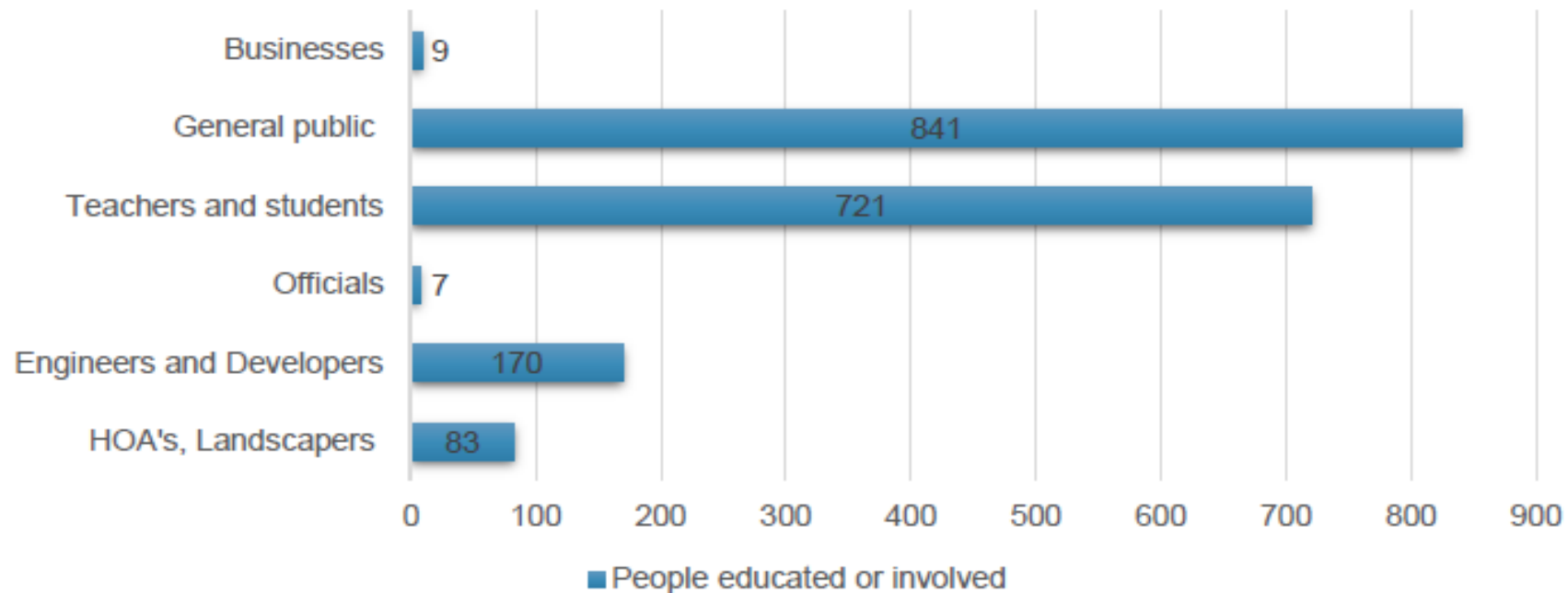
- **Water Resource Protection and Conservation:** There has been a 62% increase in Water Quality Protection Acres (Stream Buffers) since 2018, and the Wetland conservation Area has more than doubled since that year.
- **Redevelopment:** Implement our plan to monitor and track the land area treated by stormwater controls and the reduction of impervious surfaces due to redevelopment initiatives.
- **Public and Ratepayer Education:** Improve educational outreach for businesses and Homeowners' Associations.
- **Public Participation in Education Events:** The general public was the largest participating population in Stormwater outreach and educational events. Teachers and students, as a natural target audience, also had strong engagement. Engineers, developers, homeowners' associations, and landscapers were well represented and have vested interests. Although with the large numbers of homeowners' associations, we'd like to see increased Participation. Lastly, based on recent numbers, businesses are a group that would benefit from further outreach efforts.

Water Resource Protection and Conservation



Education and Public Participation

Breakdown of education audiences with 28 events



COUNCIL COMMUNICATION

Meeting Date: 01/09/2025

Item Title: Airport projects update and other matters

Department: Airport

Presented by: Chad L. Gehrke, Airport Director

Summary

Provide an update of Airport Projects and issues.

Background Information

As required in the Murfreesboro City Code the Airport is to provide City Council an annual report regarding the status of the Airport's projects and any other matters. This report will include information regarding:

- 1) the recently completed airside Pavement Repair and Rehabilitation Project,
- 2) purchase of properties in the Runway Protection Zone (RPZ),
- 3) status of the Approach Mitigation Design Project,
- 4) status of the Federal Contract Tower project,
- 5) development of the Taxiway F area (utility and hangar development),
- 6) status of new Hangar Lease Agreements and implementation of a lease management program (Aerosimple),
- 7) status of federal and state airport funding, and
- 8) Relocation status of the MTSU Aerospace Department.

This report will provide current status of several projects and how the City is plotting a course to the future to ensure the Airport is moving forward as it changes its usage and fleet mix and providing new opportunities and services for the community.

Council Priorities Served

Improve economic development

Maintaining City Facilities in a safe and effective manner while ensuring Economic Growth and Development are priorities that not only protect the City's investments but also spur new economic opportunities for the community.



1

New Aviation Fuel Farm

Environmental improvements include various fail safe alarms and shut off valves and improved containment for the fuel farm and aircraft refueling trucks.

Fine tuning mechanical output to digital output

New Avgas 100LL tank is prepared to accept the new alternative Avgas 100UL whenever it is approved and available.

Current Capacity
12,000-gallon Avgas tank
5,000-gallon Jet A tank

New Capacity
20,000-gallon tank
15,000-gallon tank



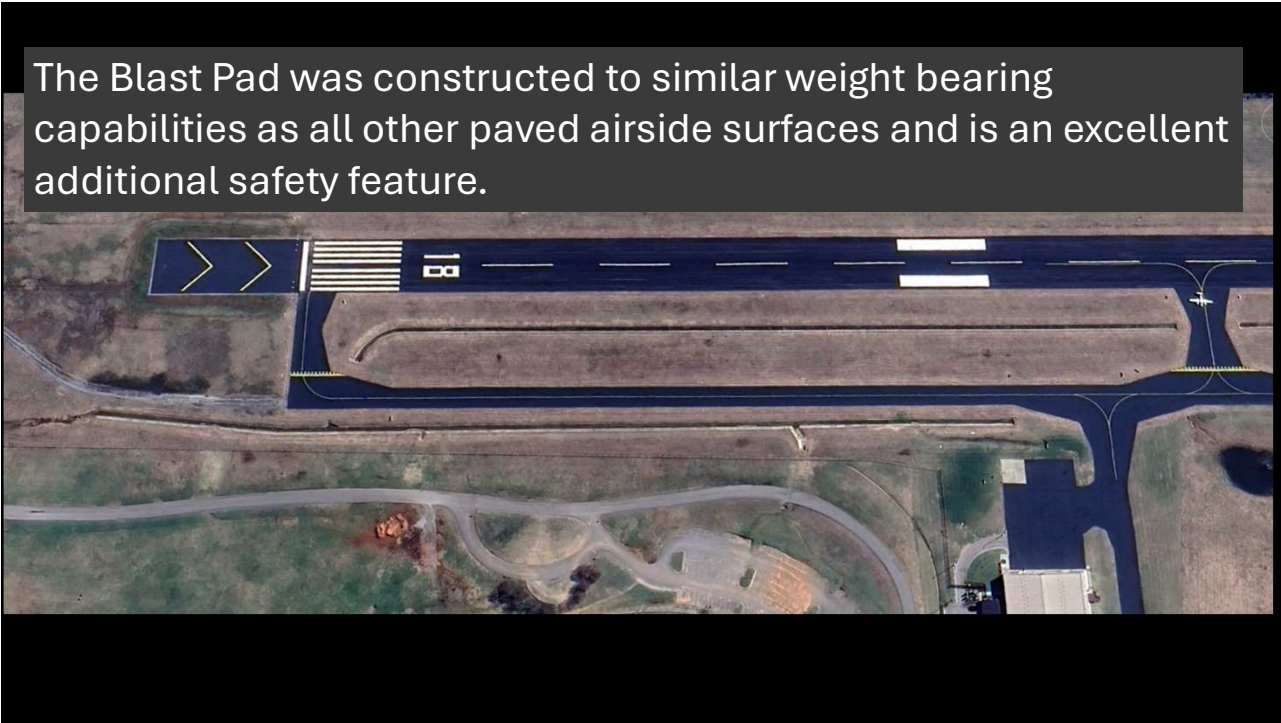
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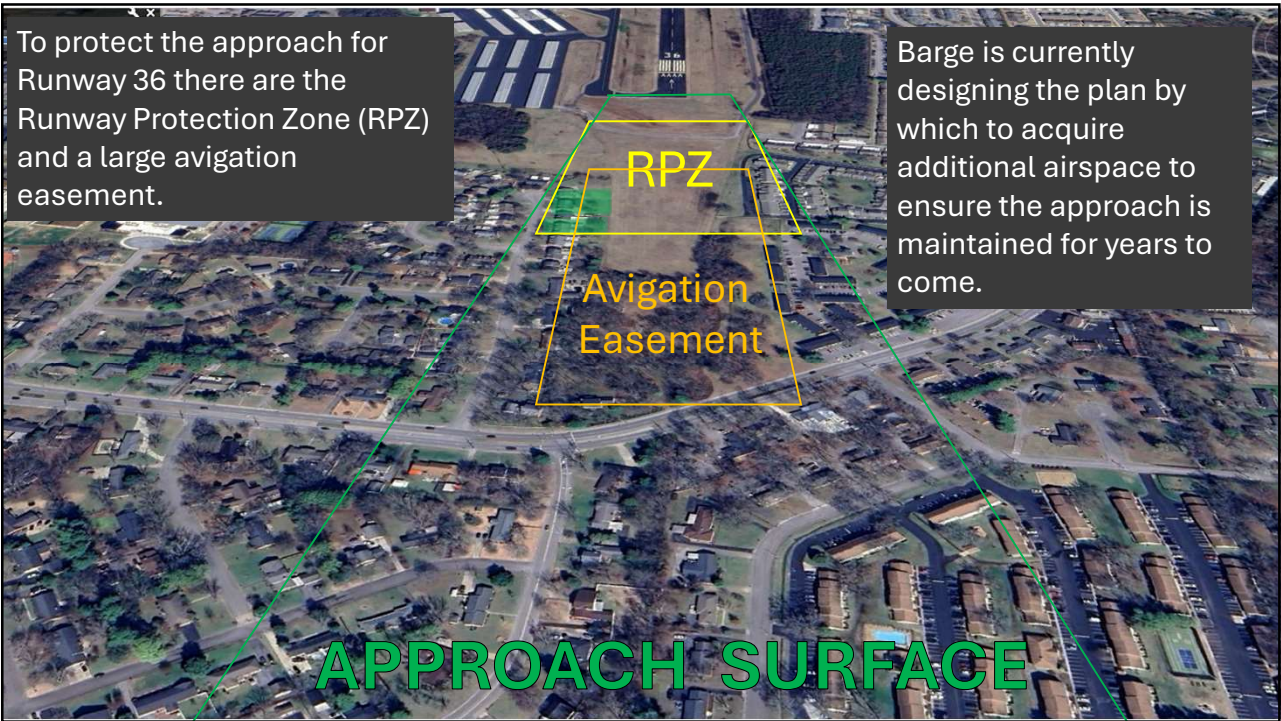
6



To meet FAA design standards for Runway Protection Zones, the City has successfully purchased six of the eight properties located on the west side of the RPZ.

The City has sent a letter to Gov. Lee requesting financial assistance with the support of Sen. Reeves and Rep. Baum.

7



To protect the approach for Runway 36 there are the Runway Protection Zone (RPZ) and a large avigation easement.

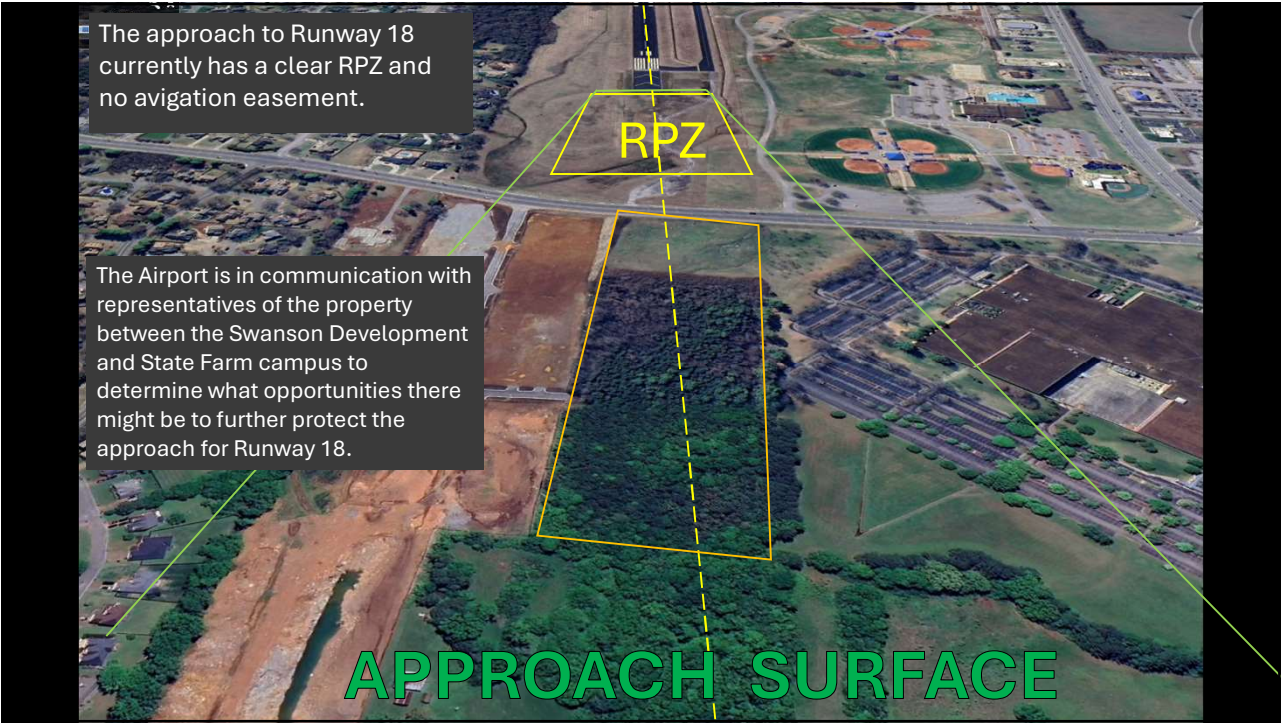
Barge is currently designing the plan by which to acquire additional airspace to ensure the approach is maintained for years to come.

RPZ

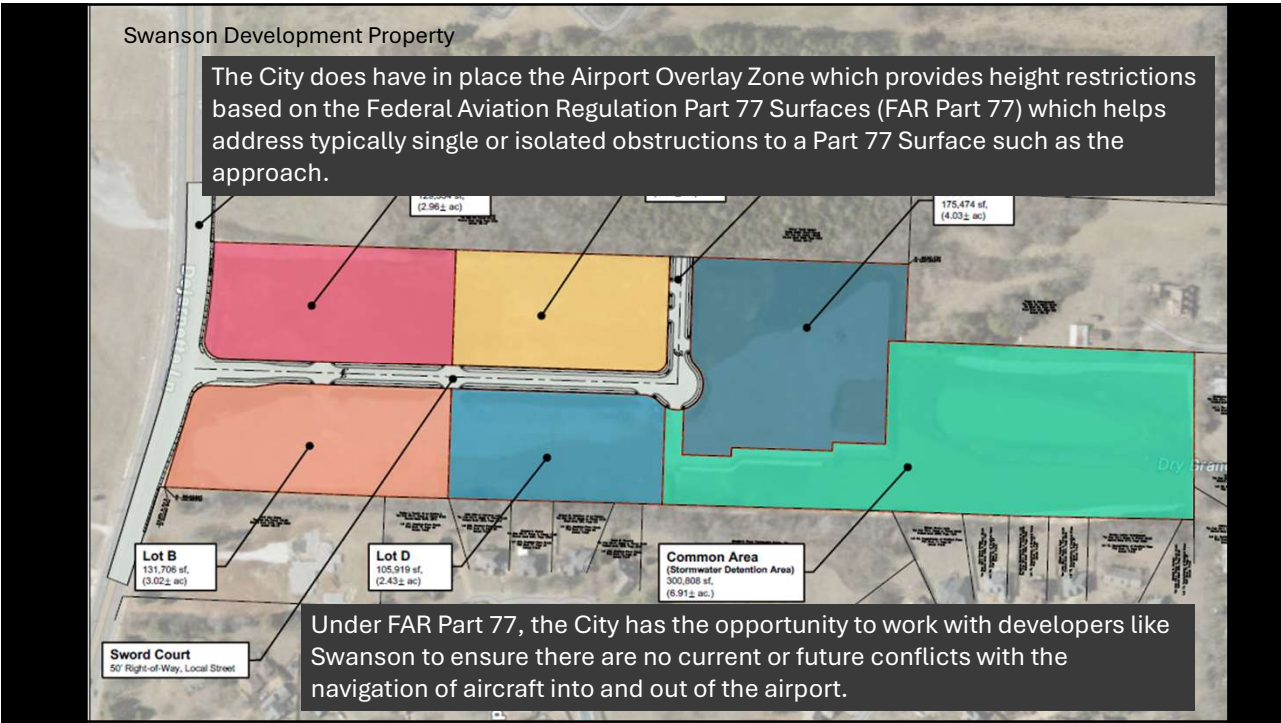
Avigation Easement

APPROACH SURFACE

8



9



10

Airport Protection - Existing Context

- Since 2015, the Murfreesboro City Airport runway has been expanded to its programmed length of 4,750', with the Runway Protection Zone (RPZ) limits staying on the south side of DeJarnette Lane.
- In 2016, the city cleared extremely tall trees closer than 350' from DeJarnette Lane right of way to protect the approach to airport Runway 18.
- The original PCD had 1-story buildings at the front of the site with the potential for 2-story buildings at the middle of the site and mini-storage towards the back.

Airport Protection - Potential Future Context

- Over the years, the Murfreesboro City Airport has discussed potentially extending the runway to have a total length of 5,000'. Should this additional 250' extension occur, it appears the Runway Protection Zone (RPZ) would extend onto the north side of DeJarnette Lane to affect just the front landscape area and the 1st row of parking on this project's site.
- An Avigation Easement will be placed along the front 40' of the private property to ensure no structure in such areas.
- Churches, Group Assembly & fueling type uses will not be allowed within the PCD.

Building Height Limits - (Datum is NAVD88 for elevations)

- There is generally a 10' height difference between the existing approach surface and the potential future scenario. Therefore, we are pre-emptively setting the following maximum heights to best coordinate with potential City Airport plans.
- Buildings in sections A and B will be limited to a maximum building height of 628' mean sea level. (i.e., a finished floor elevation- FFE of 588' would allow a 40' maximum height. If the finished floor elevation is higher, the building height would need to be adjusted).
- Buildings in sections C and D will be limited to a maximum building height of 631' mean sea level (FFE 586' would allow 45' tall buildings).
- Section E Buildings shall be limited to a maximum building height of 633' mean sea level (FFE 583' would allow 50' tall buildings).

Landscape & Lighting Height Limits: (intent to comply with Federal Aviation Regulations Part 77)

- Section A – Front Perimeter Planting, parking lot screening, and base of building plantings shall only allow ornamental trees and shrubs not to exceed 20' in height at maturity.
- Section B – Perimeter and buffer trees to not exceed 30' in height at maturity.
- Section C – Perimeter and buffer trees to not exceed 40' in height at maturity.
- Section D – Perimeter and buffer trees do not have height limitations.

Other Acknowledgments

- Part 7460-1 form shall be filed with the FAA prior to permit issuance for any building construction or use of cranes within the PCD.
- The City of Murfreesboro Airport has the right of flight for the passage of aircraft in the airspace above the PCD, together with the right to cause noise as may be inherent in the operation of aircraft for navigation or flight, and for landing on, taking off from, or operation on the Airport or in the airspace.

Here is a page from the Swanson Development plan book which is an excellent example where height restrictions are built into the planning documents.

HUDDESTON-STEEL
ENGINEERING, INC.
115 N.W. BRAD STREET, MURFREESBORO, TN 37132
TELEPHONE: 615-893-4006 FAX: 615-893-0080

AIRPORT PROTECTION

PAGE 18

DEJARNETTE PLACE

11

Four-year history of aircraft operations at MBT

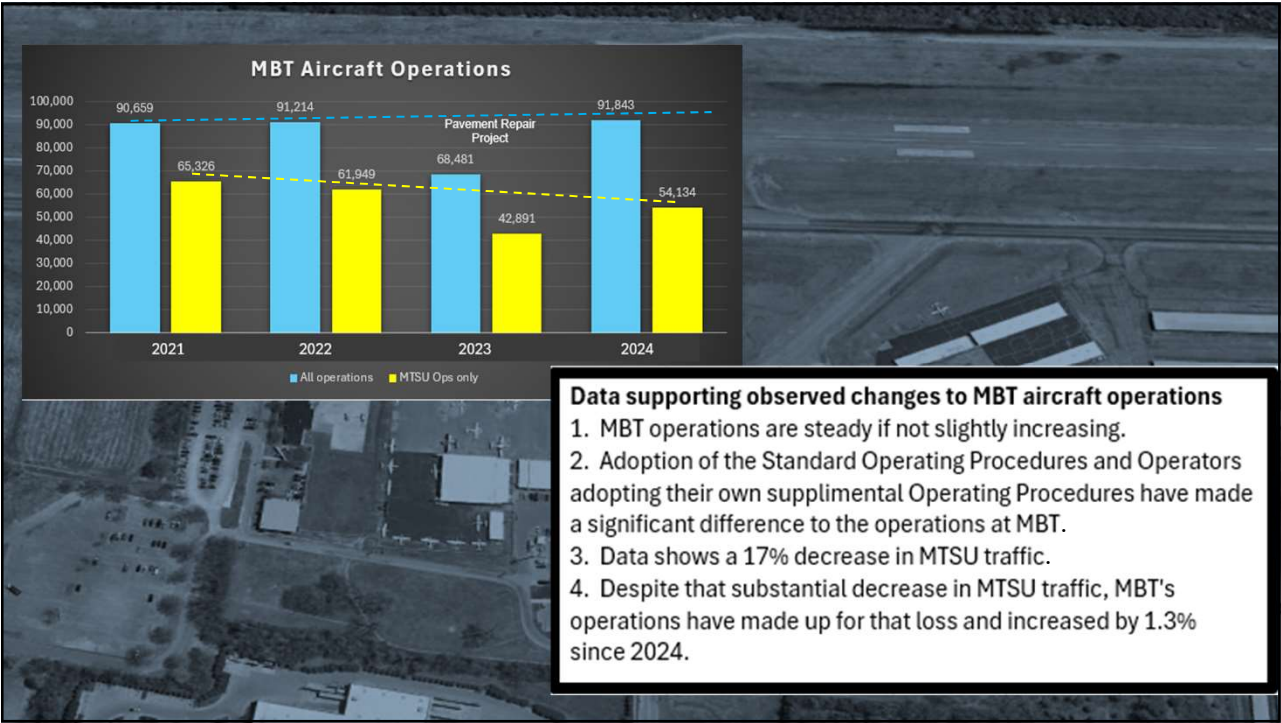
MBT Aircraft Operations

Year	All operations	MTSU Ops only
2021	90,659	65,326
2022	91,214	61,949
2023	68,481	42,891
2024	91,843	54,134

■ All operations ■ MTSU Ops only

12

6



13



14



15



16



17

Status of MTSU Aerospace Relocation Plan

Phase 1: January 2025 - completed

Ramp built at SYI, Portable offices parked, 5 aircraft from MBT relocated.

Phase 2: July 2025

Classroom in MBT Terminal returned to City and modified to meeting and training space.

Phase 3: 2027-2028 – critical time period

New Pro-Pilot Flight Training facilities built, remaining 30 aircraft relocated to SYI.

Phase 4: 2029-2030


New Aircraft Maintenance Labs, classrooms, and hangar facility built.

All unairworthy maintenance aircraft relocated to SYI

MTSU Master Lease term ends June 31, 2031

18

Future Federal and State Funding?




Federal **State**


BIL ends in 2027 **Short \$75 m**

State funding is annually over \$75 million short to maintain our state system of General Aviation airports and meet hangar demand and economic development type projects.

19



Summery —plotting our course into the future



Maintenance and safe operations:

- Pavement maintenance and repair
- Ensuring approaches are clear and free of obstructions
- Runway Protection Zone (RPZ) clearing
- Facilities and equipment maintenance and replacement

Economic development:

- MTSU Relocation: Continue to work with MTSU through their phases of relocation
- Federal Contract Tower (FCT): continue coordination with the FAA and TAD through the process
- Taxiway F Development Area: continue to address hangar demand, job creation, and bringing new services and opportunities to Murfreesboro

Budget and finance:

- Federal and State funding: continue to advocate for additional funding and identify new grant opportunities
- City Staff will work creatively to develop financing plans and include in annual budgets to support these endeavors and opportunities

20



21

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

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

Summary

Notification to Council of CIP transfers.

Background Information

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

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

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

Council Priorities Served

Responsible budgeting

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

Fiscal Impacts

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

Attachments:

1. CIP Transfers Schedule
2. CIP Funds Transfer Request – General Fund/2021 Bond/2025 CIP/MED Proceeds

Funds Available by Loan Before Transfer

February, 2025

Project	2021 Bond Available Funds	2025 CIP Available Funds	General Fund Available Funds	MED Proceeds Available Funds	TOTAL Available Funds
Additional City Facilities		5,000			5,000
Automatic Sideloaders		1,211,973			1,211,973
Cherry Lane Phase 3	12,000				12,000
McKnight Park Ballfield/Parking Improvements	5,000				5,000
Medical Center Parkway Phase 2	1,211,973				1,211,973
Memorial Blvd Widening	12,934				12,934
Old Fort Parkway Widening I24 to New Salem				12,934	12,934
Town Creek			12,000		12,000
Total	<u>1,241,907</u>	<u>1,216,973</u>	<u>12,000</u>	<u>12,934</u>	<u>2,483,814</u>

Funds Available by Loan After Reallocation

January, 2025

Project	2021 Bond Available Funds	2025 CIP Available Funds	General Fund Available Funds	MED Proceeds Available Funds	TOTAL Available Funds
Additional City Facilities	5,000				5,000
Automatic Sideloaders	1,211,973				1,211,973
Cherry Lane Phase 3			12,000		12,000
McKnight Park Ballfield/Parking Improvements		5,000			5,000
Medical Center Parkway Phase 2		1,211,973			1,211,973
Memorial Blvd Widening				12,934	12,934
Old Fort Parkway Widening I24 to New Salem	12,934				12,934
Town Creek	12,000				12,000
Total	<u>1,241,907</u>	<u>1,216,973</u>	<u>12,000</u>	<u>12,934</u>	<u>2,483,814</u>



... creating a better quality of life

CIP Funds Transfer Request

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

CIP Loan General Fund /2021 Bond/2025 CIP / MED

Transfer CIP funds from:		Transfer CIP funds to:	
McKnight Park Ball Field/Parking Imprv (2021)	(5,000.00)	Additional City Facilities (2021)	5,000.00
Additional City Facilities (2025)	(5,000.00)	McKnight Park Ball Field/Parking Imprv (2025)	5,000.00
Medical Center Parkway 2 (2021)	(1,211,973.20)	Automated Sideloaders (2021)	1,211,973.20
Automated Sideloaders (2025)	(1,211,973.20)	Medical Center Parkway 2 (2025)	1,211,973.20
Memorial Blvd Widening (2021)	(12,834.25)	Old Fort Parkwy widening I24 to New Salem (2021)	12,834.25
Old Fort Parkwy widening I24 to New Salem (MED)	(12,834.25)	Memorial Blvd Widening (MED)	12,834.25
Cherry Lane 3 (2021)	(12,000.00)	Town Creek (2021)	12,000.00
Town Creek (Gen Fund)	(12,000.00)	Cherry Lane 3 (Gen Fund)	12,000.00
TOTAL TRANSFER	<u>(2,483,614.90)</u>	TOTAL TRANSFER	<u>2,483,614.90</u>

Explanation: To facilitate spending down the 2021 Bond, it is requested that the above listed projects that are funded with the General Fund, MED Proceeds, and the 2025 CIP be swapped with the same projects in the 2021 Bond.

Vicki J. Massey (signed electronically)

02/06/25

Reviewed by Finance

Date

Approved



Amanda DeLoia
Interim Finance Director

Declined



02/07/2025
Date

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

COUNCIL COMMUNICATION

Meeting Date: 02/13/2025

Item Title: December 2024 Dashboard

Department: Administration

Presented by: Erin Tucker, Budget Director

Summary

December 2024 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. December 2024 Dashboard
2. December Impact Fee Report
3. City Schools December Dashboard

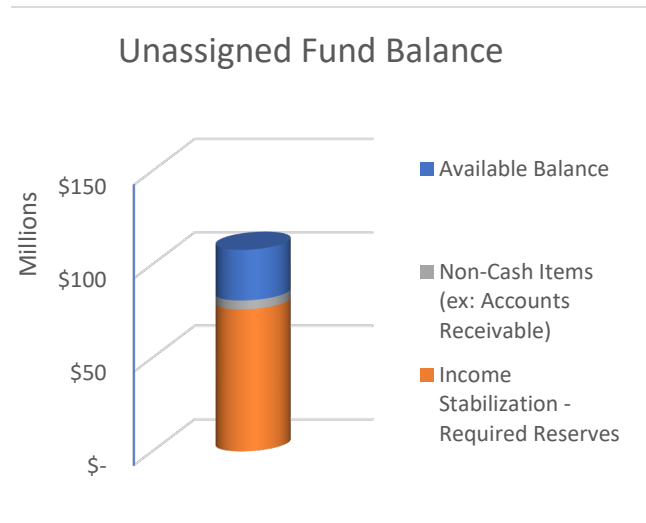
DECEMBER 2024 DASHBOARD

FUND BALANCE

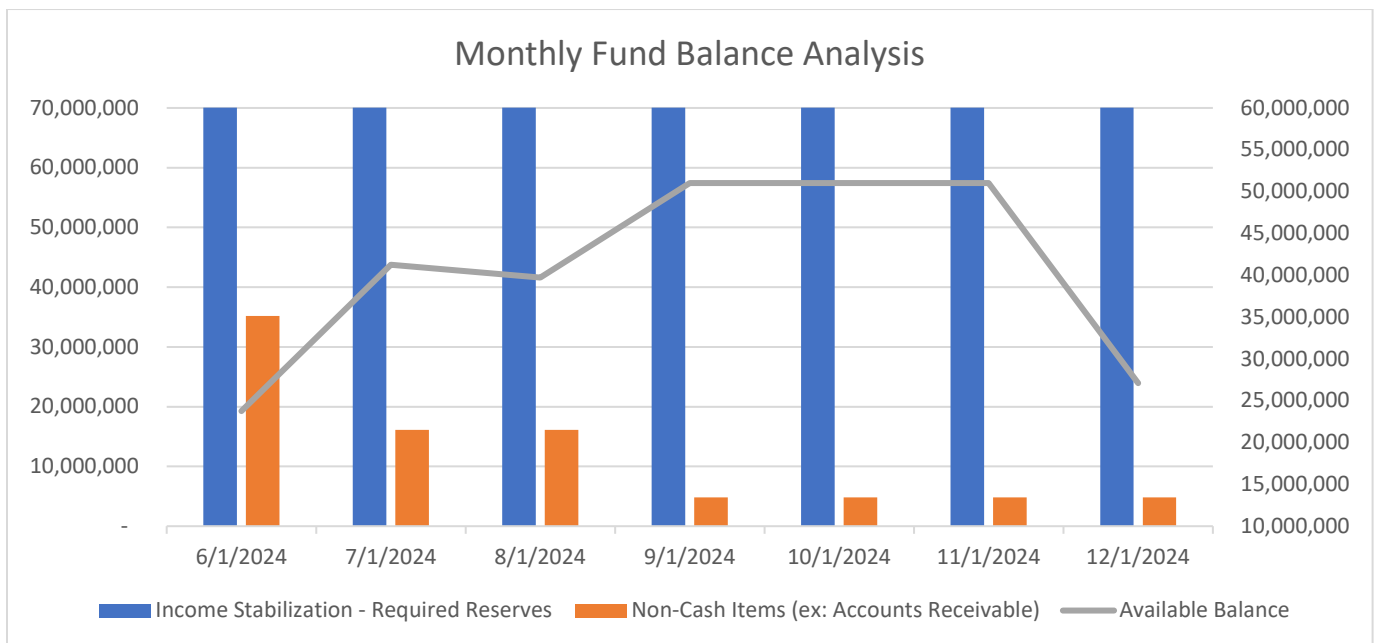
The City's Fund Balance policy requires a reserve of 15-30% of General Fund revenues. This reserve is maintained in the Unassigned Fund Balance within General Fund. Other components of this account include non-spendable assets, including Accounts Receivable. The remaining funds are available for use, 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.

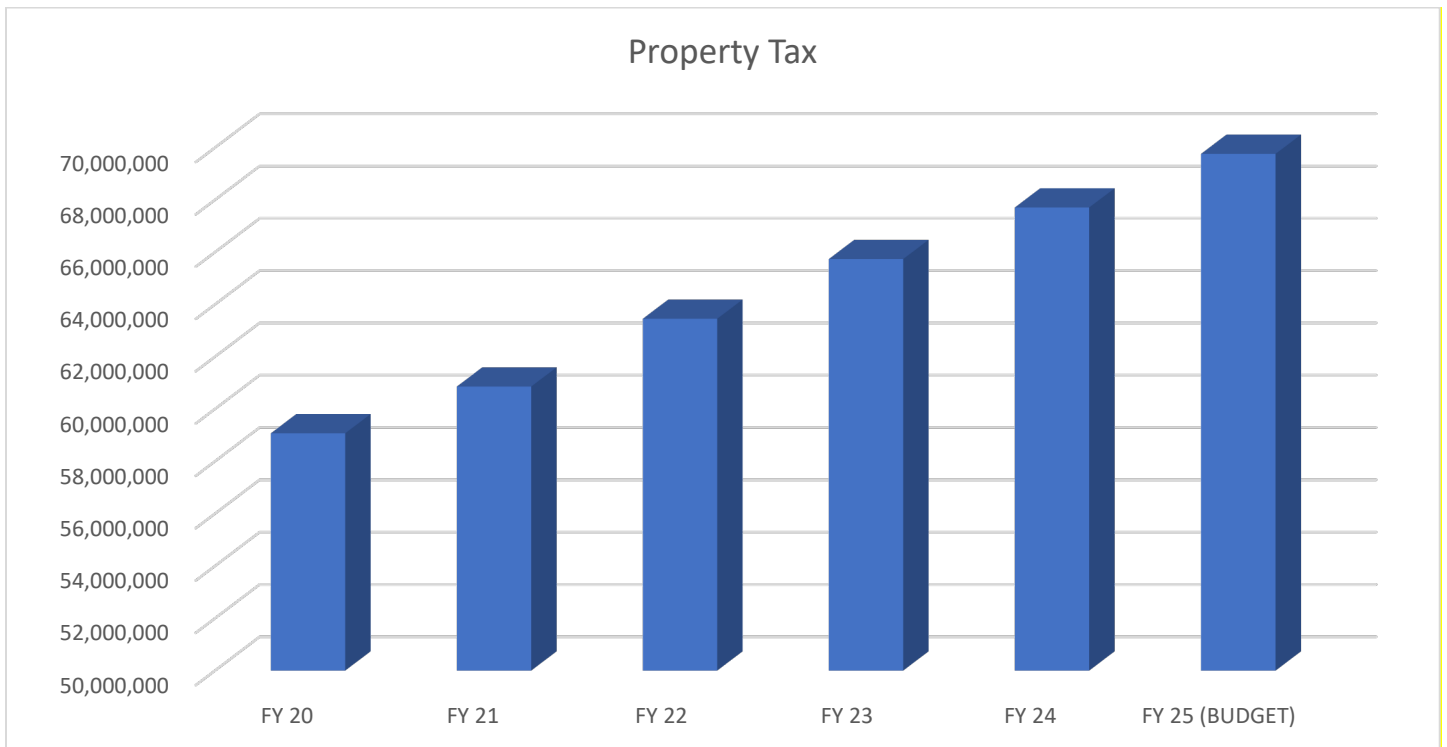
	Unassigned Fund Balance
	12/31/2024
Available Balance	27,112,165
Non-Cash Items (ex: Accounts Receivable)	4,804,460
Income Stabilization - Required Reserves	75,900,000
	107,816,625



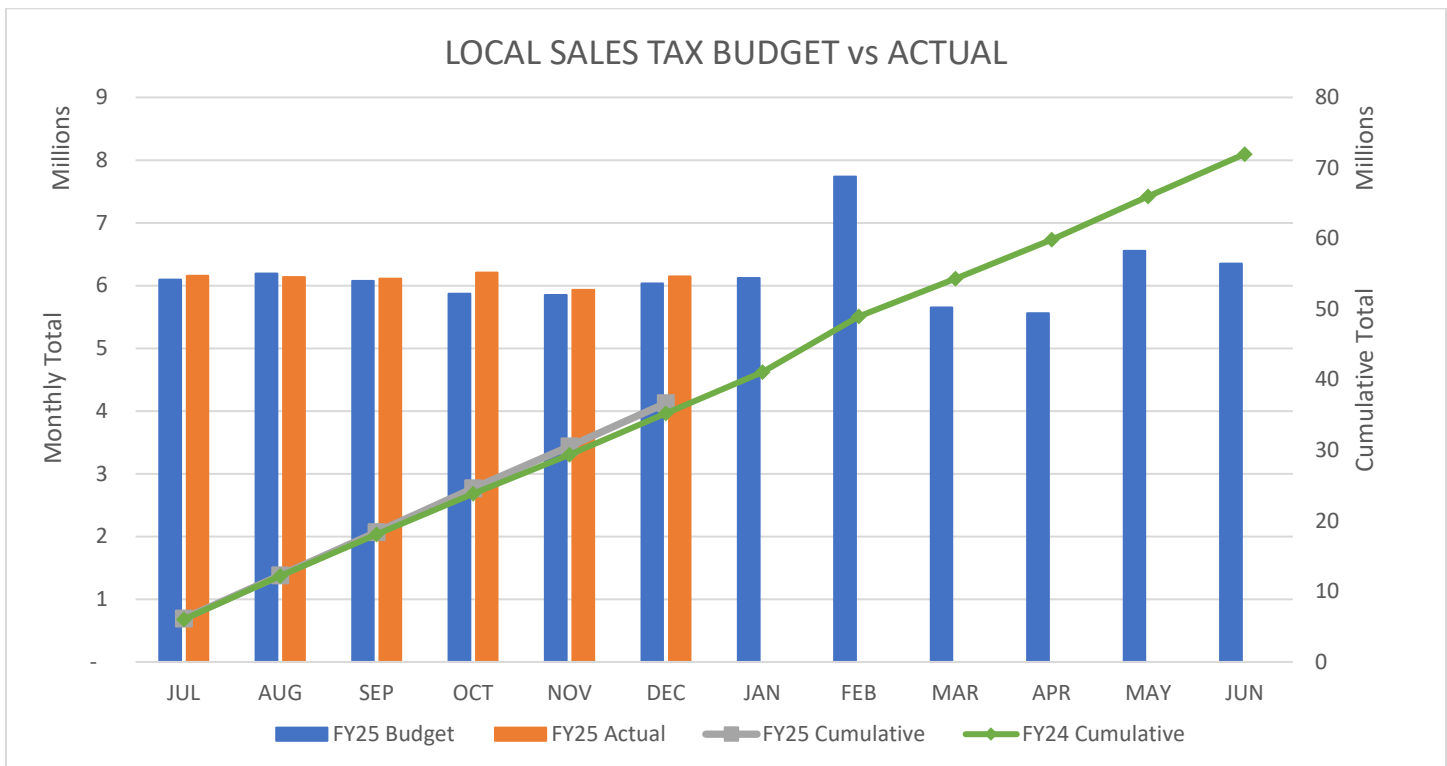
The chart below displays the changes in use of Unassigned Fund Balance by month.



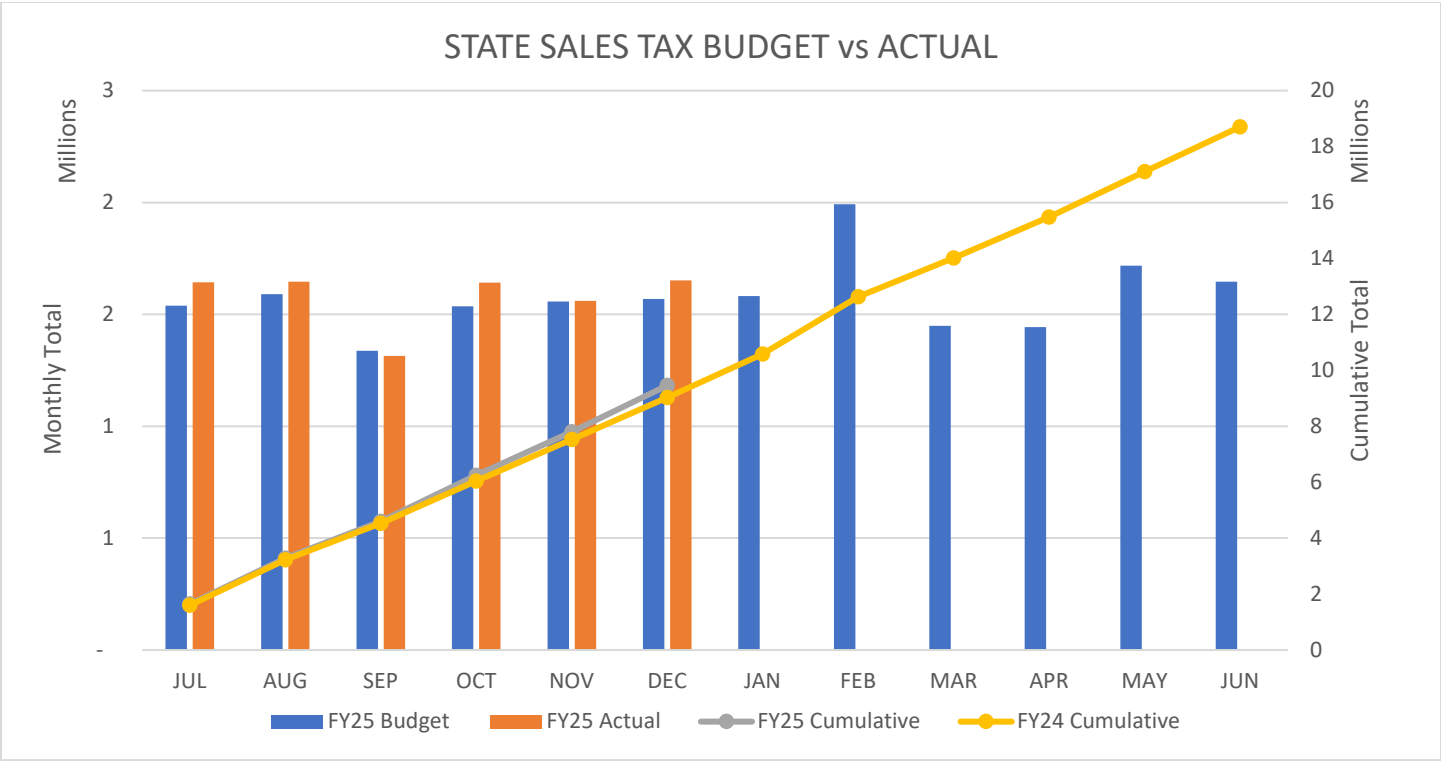
REVENUES



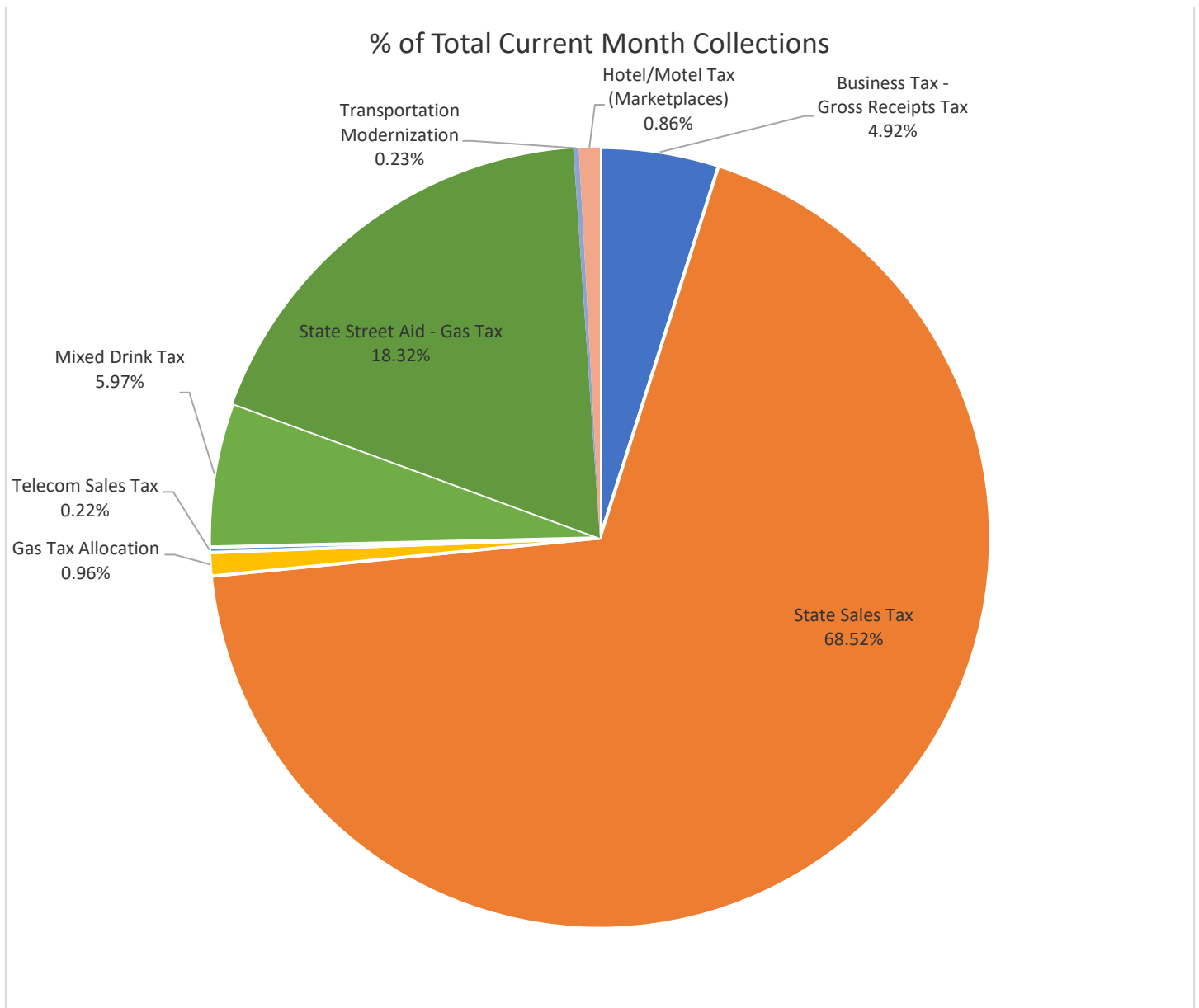
Property Tax notices were mailed in early October. The FY25 budget reflects a 3% increase over FY24, however actual results came in \$180k under budget, reflecting instead 2.8% growth over FY24.



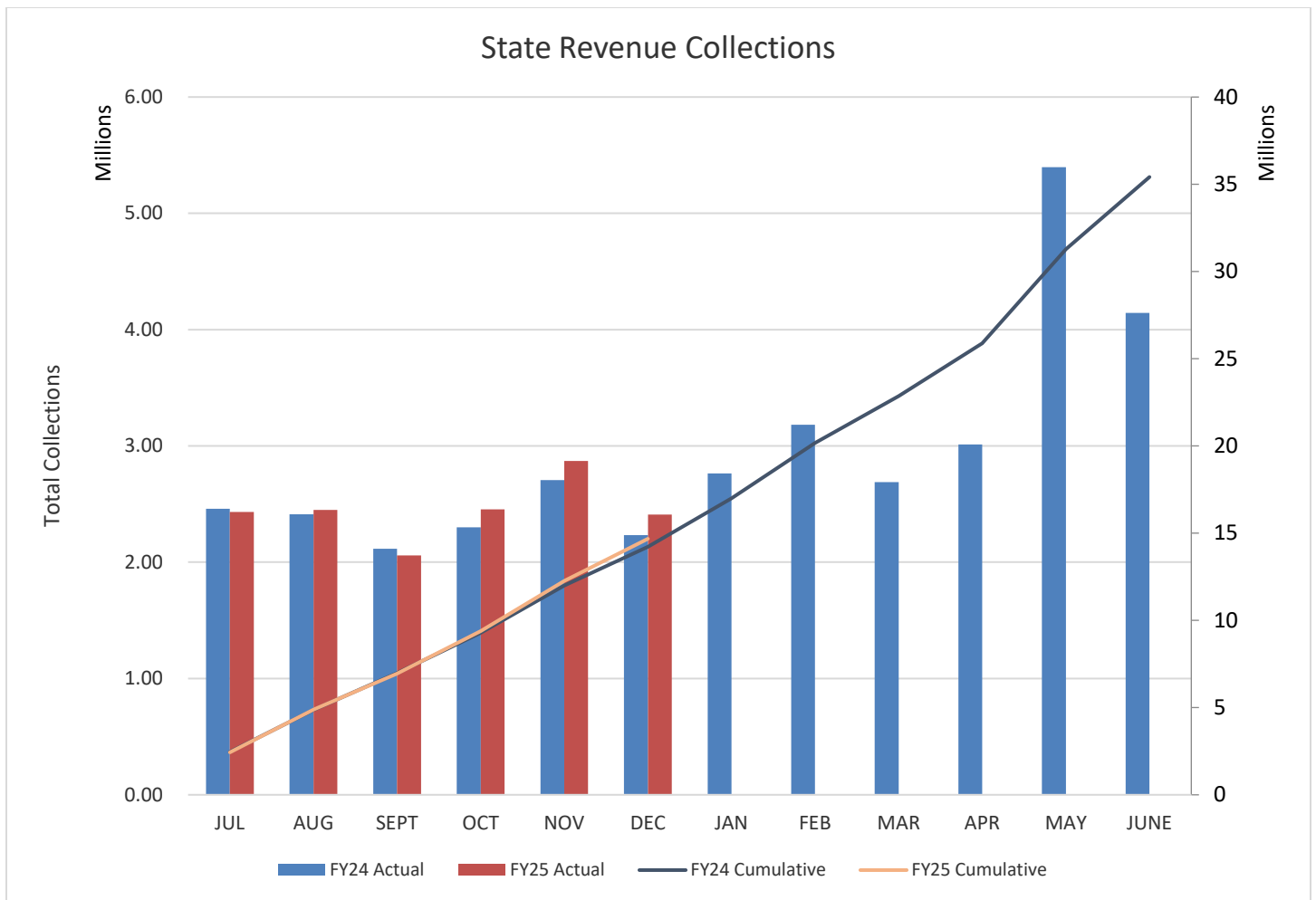
FY25 Local Sales Tax collections were budgeted flat with a 1.5% increase over FY24 projected results. In July, a revised budget was presented to Council that increased the projection by an additional 1.5% (\$1m). December 2024 receipts (reflecting October sales) reflect nearly \$290k more (4% increase) than December 2023 receipts. This revenue shows a \$565k (1.6%) increase over budgeted projections.



FY25 State Sales Tax collections were budgeted at 1% over FY24. In July, a revised budget was presented to Council that increased the projection by an additional 1% (\$190k). December receipts, for October sales, were up 10.5% compared to last year. Cumulatively, this revenue is up 3.6% compared to budget and 4.7% compared to last year.

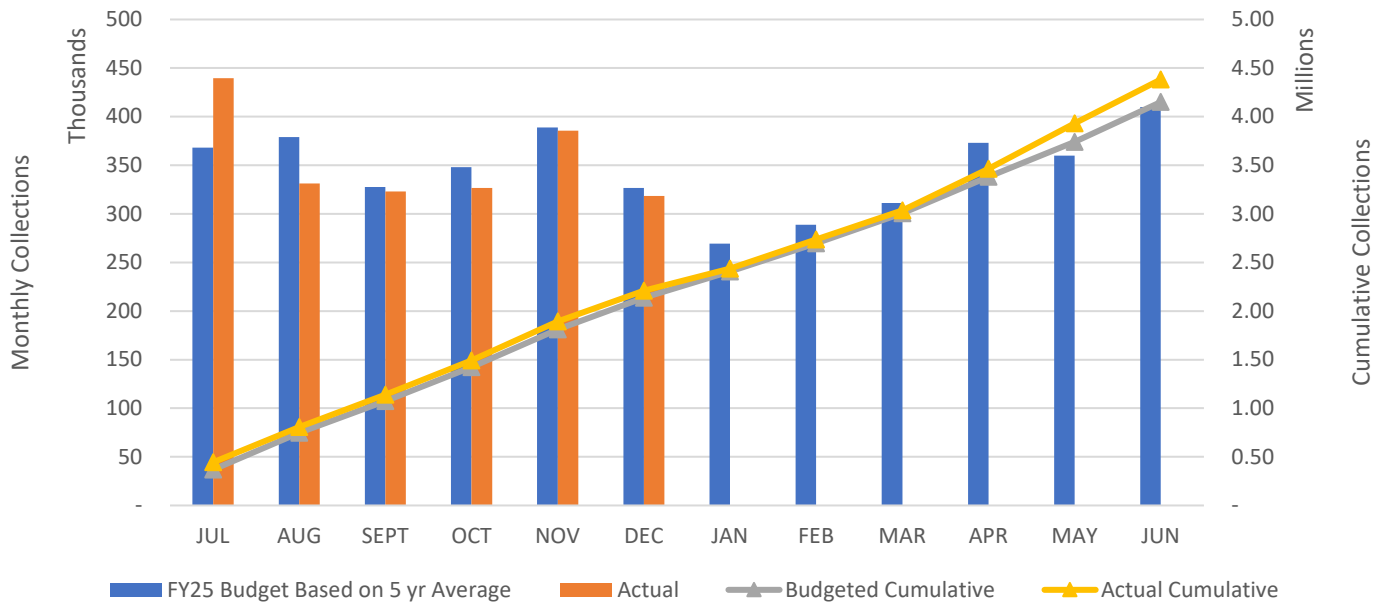


For December, Sales Tax made up 68% of State revenues. State Street Aid (restricted to road improvements) made up 18% of the month's receipts. Mixed Drink tax totaled 6% for the month. The remaining revenues were made up with other miscellaneous taxes, including telecom and miscellaneous gas tax revenues.



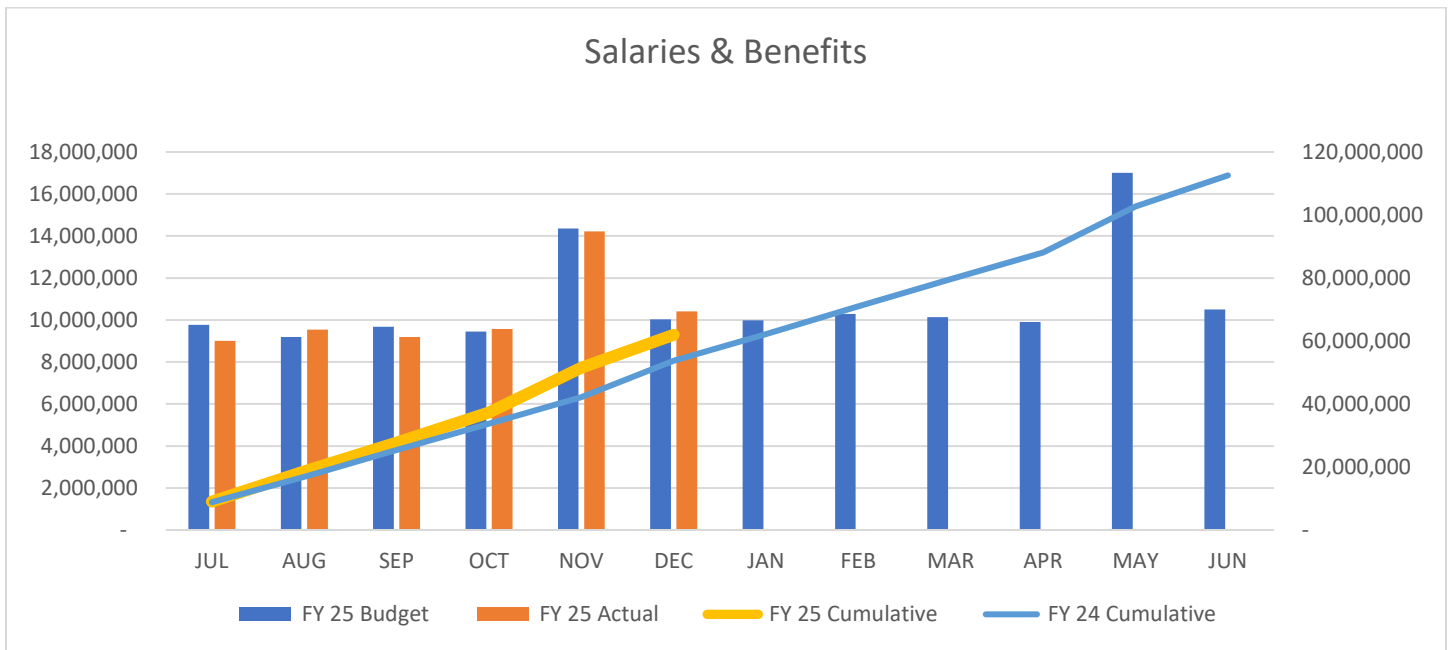
Overall, State Shared Revenue collections showed an 8% increase compared to December 2023. Business License (Gross Receipts) Taxes are up 13% (\$13k) for the month but down 8% cumulatively. While this tax can fluctuate depending on when returns are filed, there were also changes to the filing requirements that have impacted revenues. Sales Taxes receipts reflect growth of close to 10% as compared to December 2023 and 5% cumulatively. Mixed drink taxes are flat for the month and down 1% cumulatively. State Street Aid Gas Tax reflects flat results compared to December 2023 and up 1% cumulatively. These revenues are restricted and can only be spent on eligible roadway maintenance and construction projects.

HOTEL/MOTEL BUDGET vs. ACTUAL



Due to declining revenue forecasts, FY25 Hotel/Motel Taxes were budgeted 7% lower than the FY24 budget. December results reflect a 4% decrease compared to last year for the month, and a 5% 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.

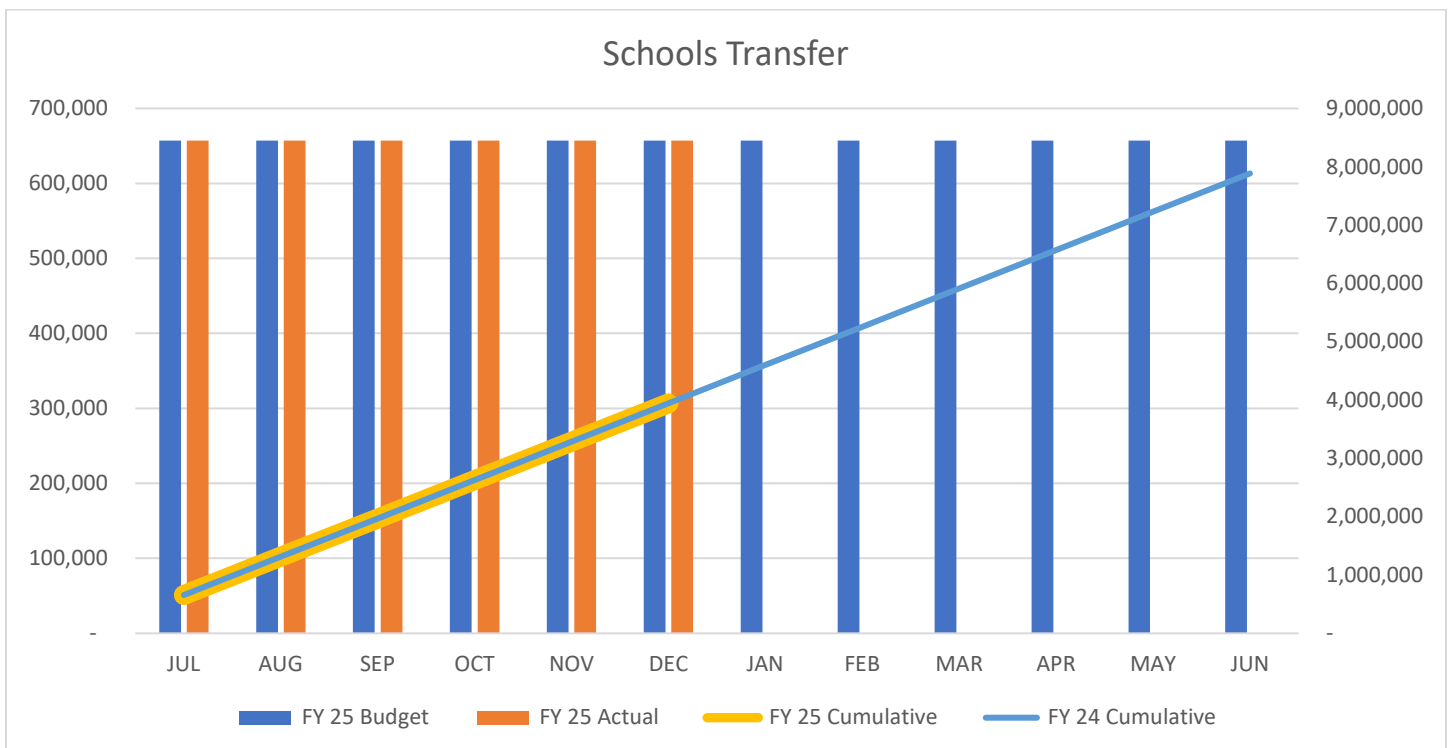
EXPENSES



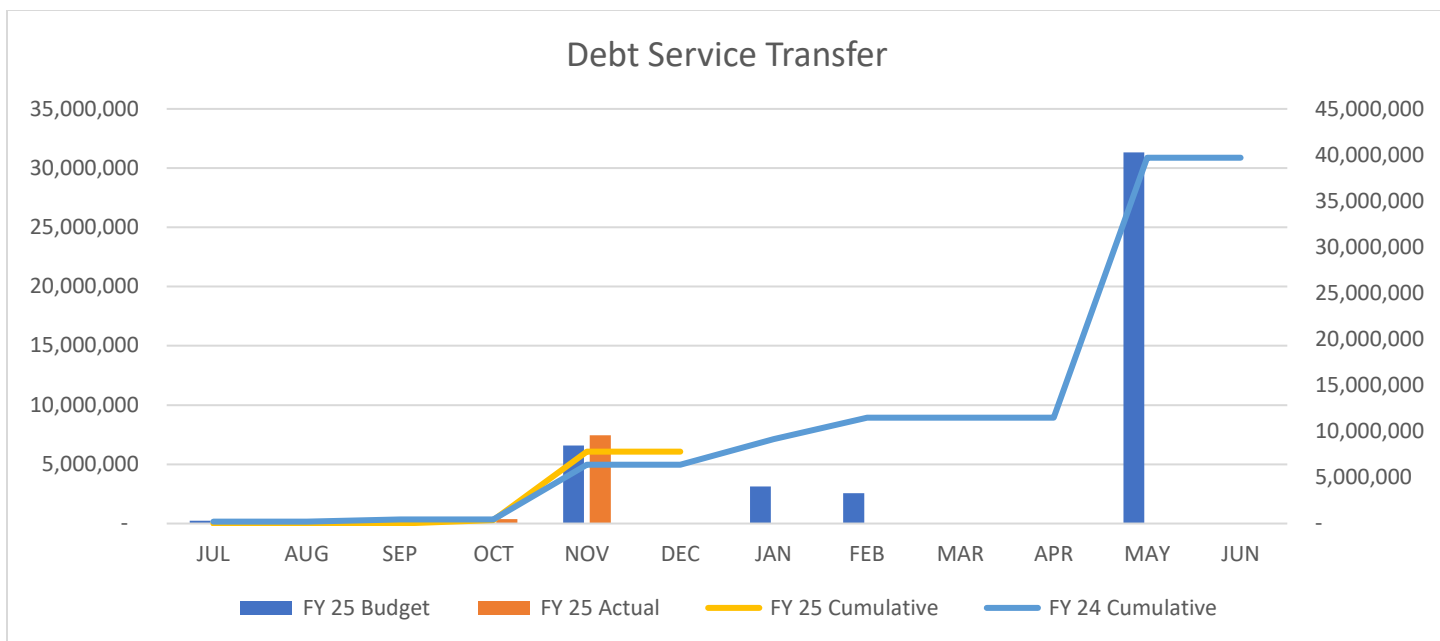
Salaries & Benefits make up 35% of General Fund's budget. The FY25 budget included 40 additional full-time positions, 22 of which are for public safety. Full-time approved positions increased from 1,104 to 1,146 positions.

As of 12/31/24, there were 1,087 filled full-time positions and 59 vacancies. Police had 26 open positions at the end of December, including 19 sworn officer positions, down from 28 open in November.

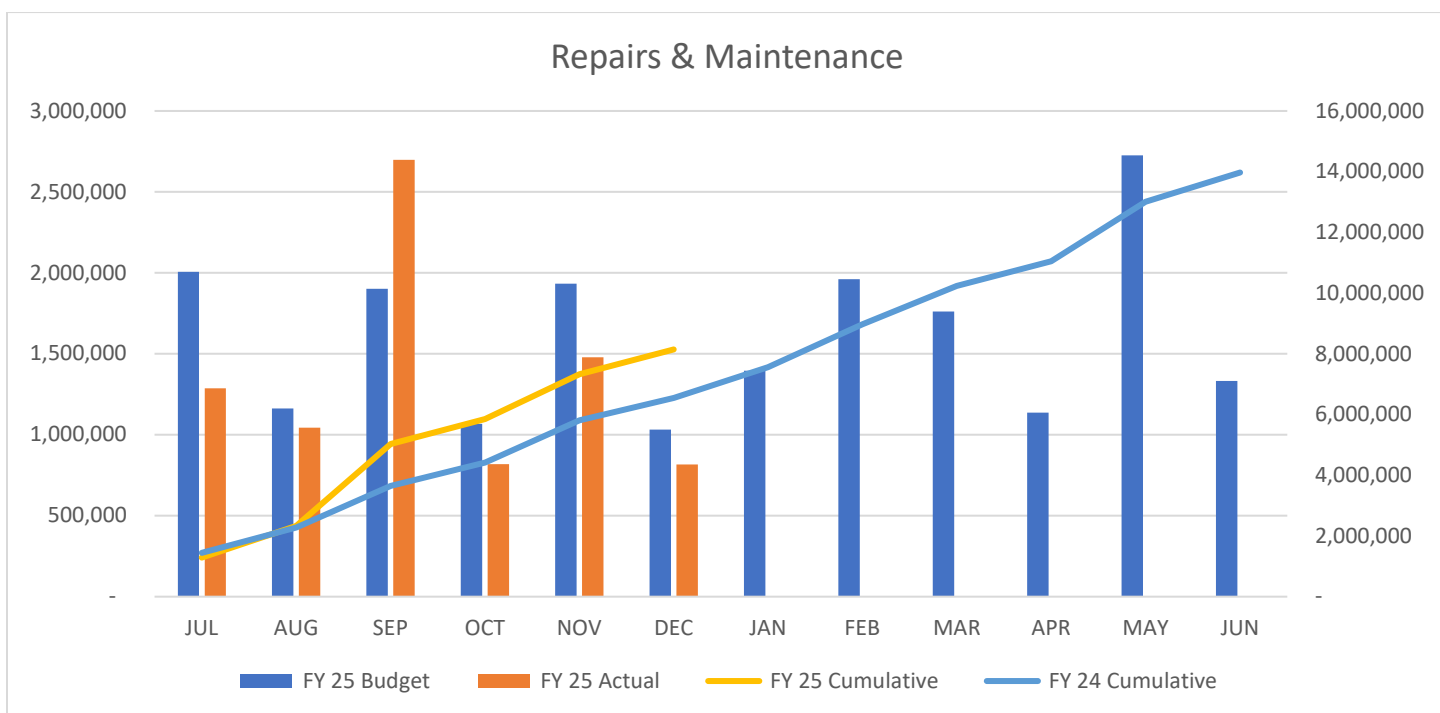
With the City Council's efforts to increase recruitment and retention City-wide, payroll savings (a.k.a. slippage) is steadily decreasing month over month – with December reflecting 1% in slippage.



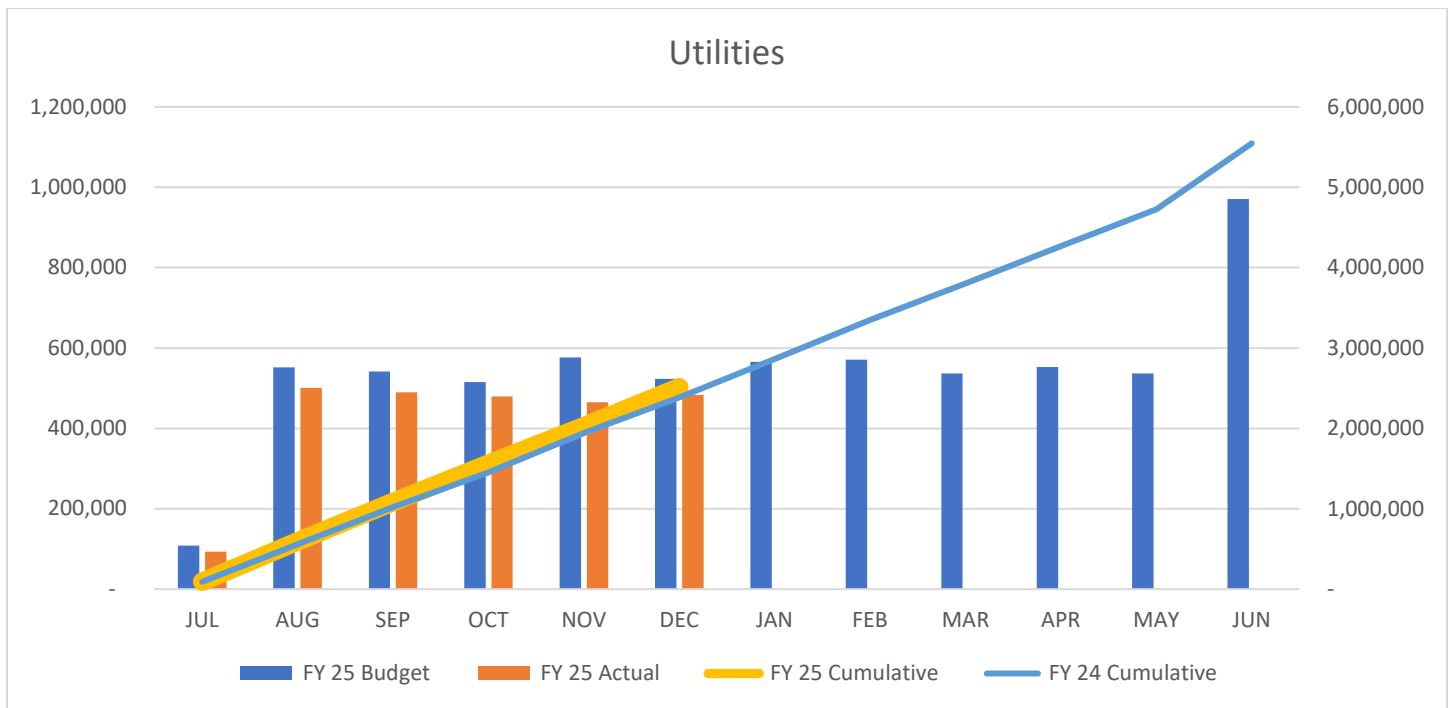
Transfers to City Schools makes up 2% of General Fund's budget. Budgeted Transfers to City Schools is budgeted at \$7.885M. This transfer is made in monthly increments evenly distributed throughout the year.



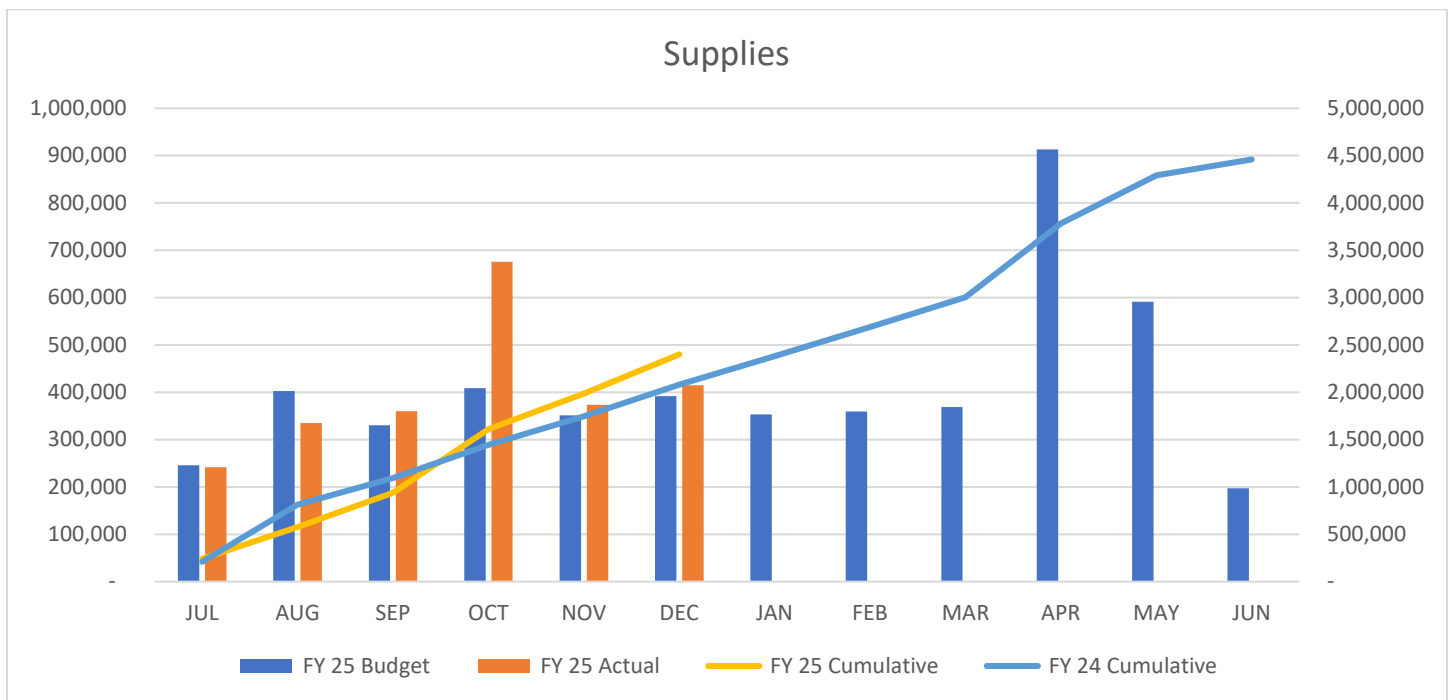
Budgeted Debt Service makes up 12% of General Fund’s budget. Council approved a \$55m debt issuance in FY24 that has since been updated to a \$70m debt issuance which is expected to be issued in later in FY25 or possibly in FY26. The Debt Service budget totals \$44.1m which includes debt roll-off of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



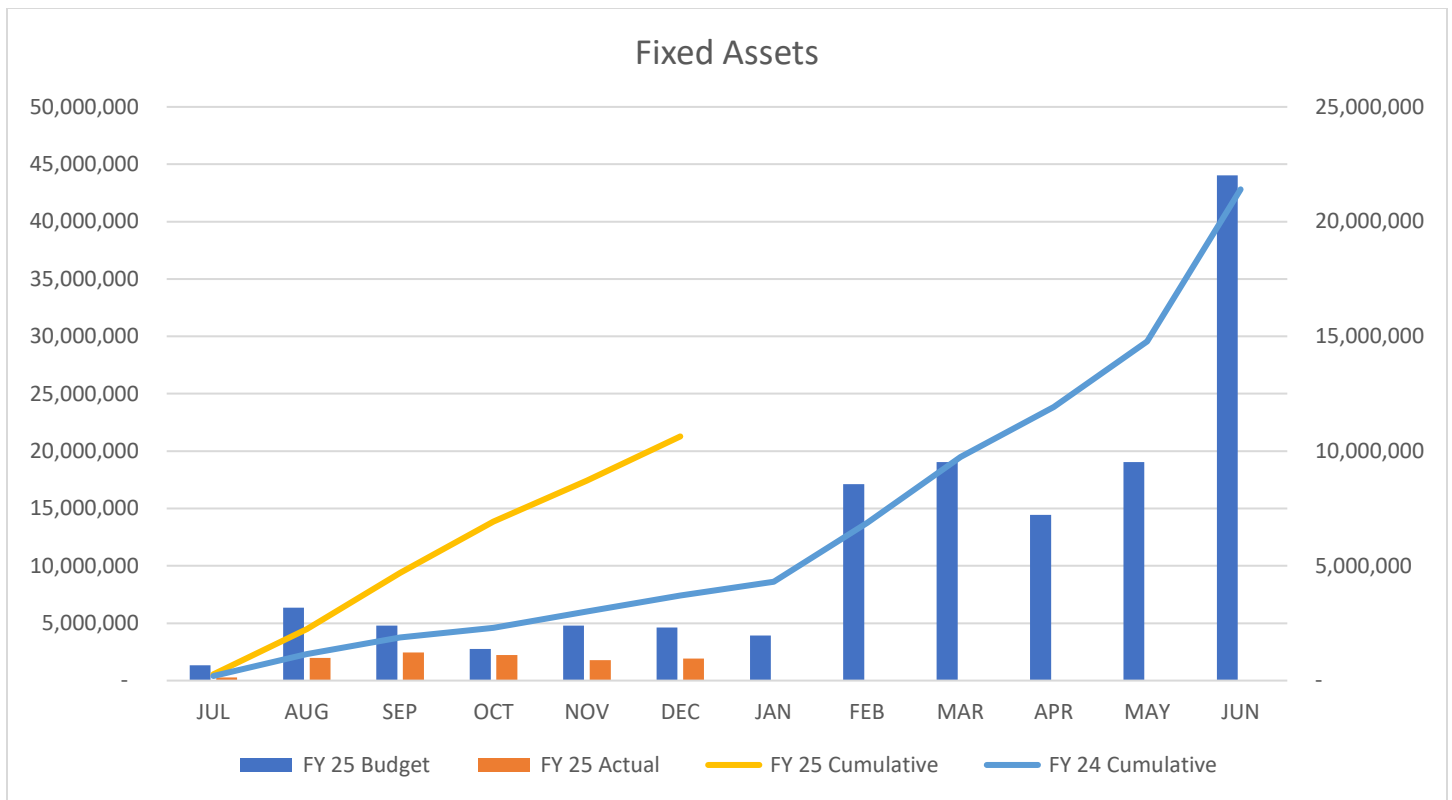
Repairs & Maintenance make up 5% of General Fund budgeted expenses. This includes technology maintenance (software, network & hardware) (\$3.5m), fleet services (\$4.6m), and Police R&M for radios, mobile data terminals, etc. (\$2.2m). State Street Aid R&M of streets, markings and right of way totals \$5.2m. While monthly budgeted amounts are based on last year’s actual results, these expenses are seasonal and fluctuate depending on contract timing and timing of repairs. Repair & Maintenance costs are up 24% compared to last year through December. Overall, costs are down 11% compared to budget for the year.



Utilities make up 2% of General Fund's budget. Results are up 5% as compared to FY24 and are running \$306k (11%) under budget through December. These costs tend to fluctuate with fuel increases, so more fluctuations are anticipated this year.



Supplies make up 1% of General Fund's budget. Through December, expenses are running 13% over budget and are up 15% over last year.



Fixed Assets make up 32% of General Fund’s budget, totaling \$117M These items include:

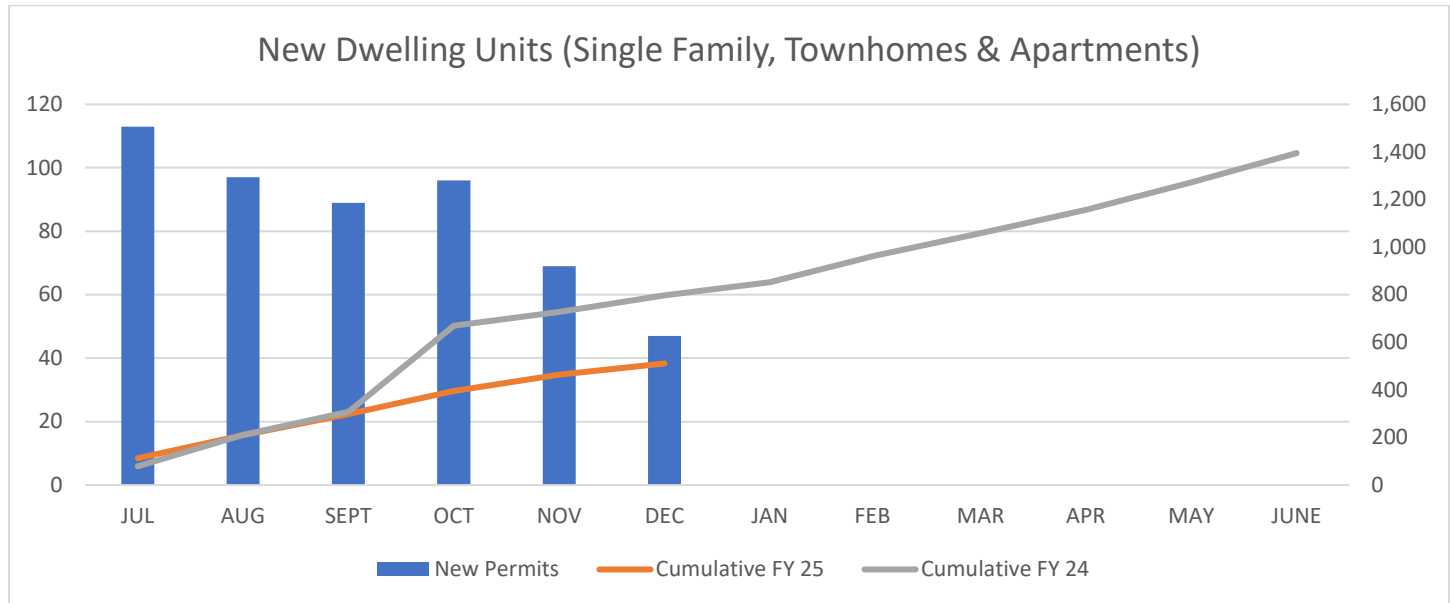
- \$39.8m – MED funded Roads
- \$6.5 – MED funded Parks
- \$14.6m – CIP swap
- \$13.1m – FY24 CIP (General Fund funded)
- \$14.3m – ARPA funded projects
- \$7.2m – Infrastructure for grant & MED funded road construction
- \$10m – Transit Facility

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

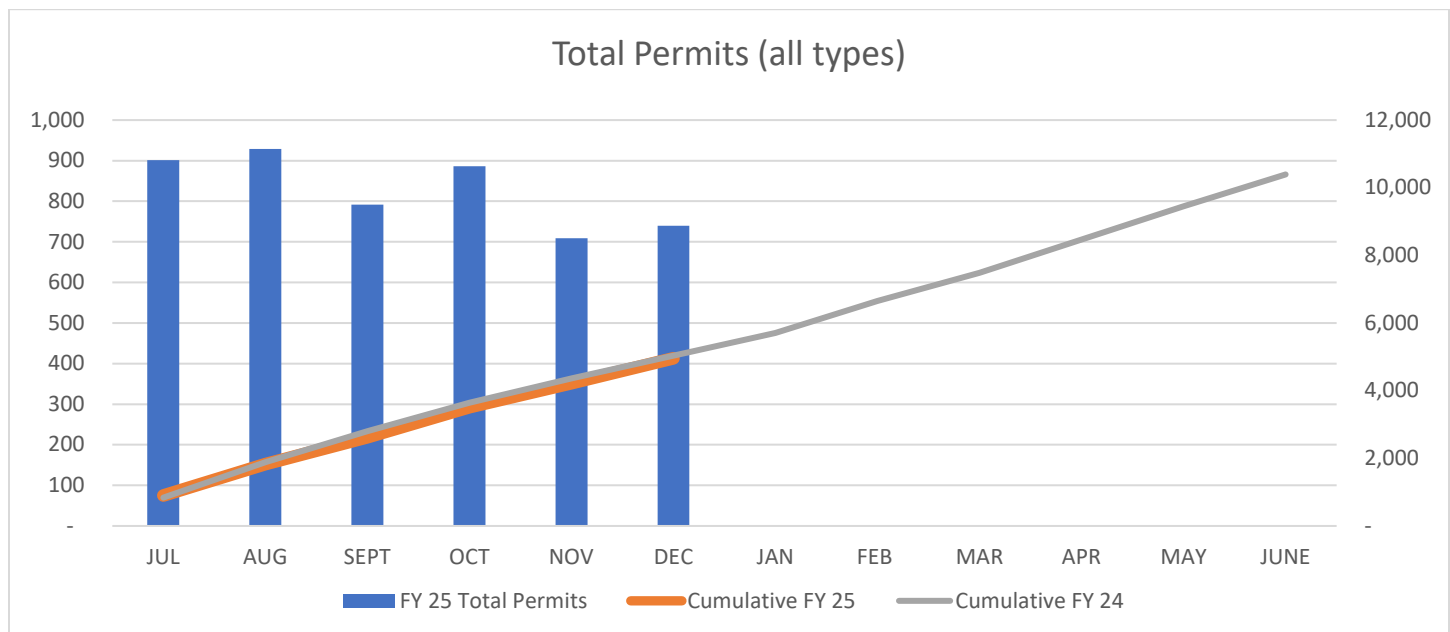
Like Repairs & Maintenance, timing on spending in Fixed Assets is also seasonal and can fluctuate based on the construction schedules and delivery of equipment. There are also several significant construction projects funded in the operating budget. Fixed asset spending was up 186% compared to last year’s expenses through December but down 57% compared to budget.

BUILDING & CODES

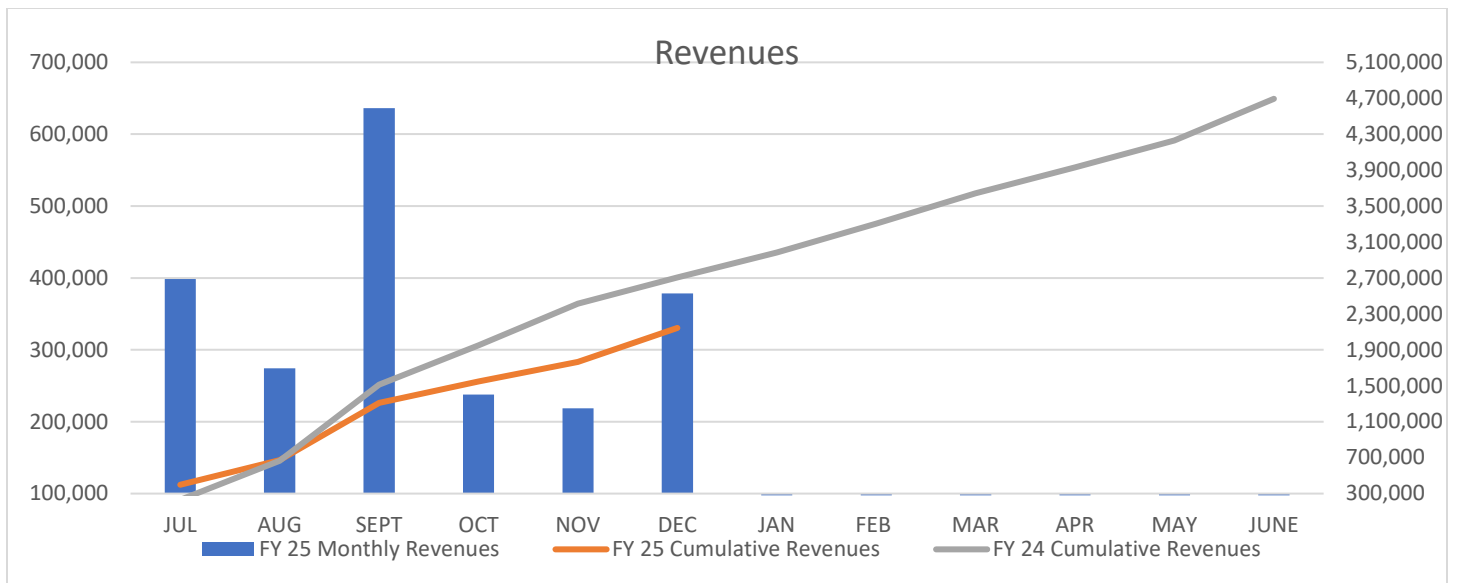
Building & Codes budgeted revenues reflect a 29% increase over the FY24 budget and reflect a 3% increase as compared to FY24's actual results. This is largely due to new commercial activity in FY24 and anticipated in FY25. Instead, revenues **dropped** for three consecutive months compared to last year, although December revenues reflected a healthy 29% increase compared to last year.



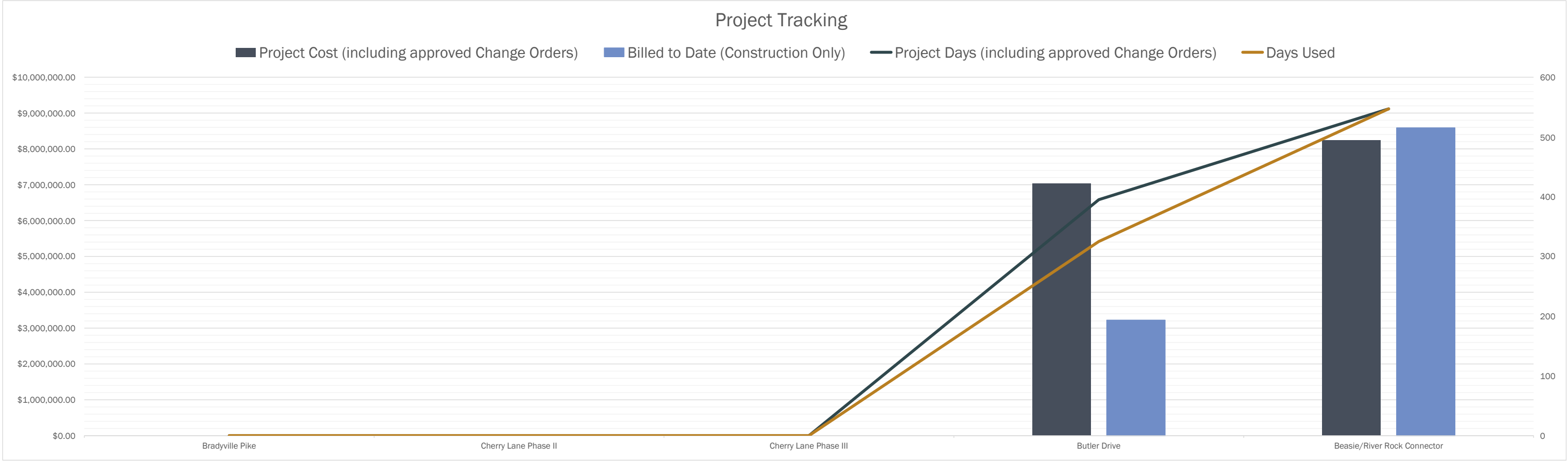
FY25 new dwelling permits reflect a 36% drop compared to last year (last year saw a large apartment complex permit approved). For the month, results are down 33% compared to December of last year.



Total permits were trending down from last year by 1.6% through December.



Through December, revenues are down 21% as compared to last year, but for the month results are up 29%.



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%		
Cherry Lane Phase III	Broad Street	Memorial Blvd (231)	1.10 Miles	\$73,500,000 (Est Cost)	\$0.00	0	0	0%		
Butler Drive	1000 Butler Drive	Joe B Jackson	.88 Miles	\$7,039,011	\$3,224,105.27	395	325	82%	2/20/2025	1/22/2024
Beasie/River Rock Connector	River Rock	Beasie Rd	.3 Miles	\$8,244,535	\$8,588,930.11	547	547	100%	8/30/2024	4/7/2023
Total				\$137,783,546	\$11,813,035					

	Project Status / Comments
Cherry Lane Phase II	Field reviews with TDEC and the Corps concerning the new alignment have taken place. Consultant has submitted updated TDEC permits. The EPA has requested additional information concerning the alternatives analysis. Consultant sent response to EPA.
Cherry Lane Phase III	City staff and Volkert continuing to finalize ROW. One tract left to close. Utility coordination is ongoing for the project.
Butler Dr. Realignment	Contractor has completed fill and first layer of basestone along alignment. Sewer force main has been installed and curb in being installed this week. Final base stone and paving to be in the coming weeks weather permitting.
Blackman/Burnt Knob/Manson Intersection	Project advertised for bid on the 10th. Bid opening scheduled for January 14th. Appraisals on impacted properties expected middle of December.
Medical Center Phase 1	Project on pause until after holiday shopping season. Contractor to continue working on building third lane near Chamber of Commerce in January.
River Rock Beasie Connector	Construction complete. Final change order being drafted for approval.
Rutherford Blvd Extension	Final construction plans are being finalized. Appraisals complete. Right of way acquisition underway.

Project	ROW Updates
Bradyville Pike	95% of ROW Acquisition completed.
Cherry Lane Phase III	Volkert continuing ROW acquisition. One tract left going to condemnation.
Rutherford Blvd Extension	Appraisals complete. Staff reviewing.

Impact Fee Report for New Development in the City of Murfreesboro

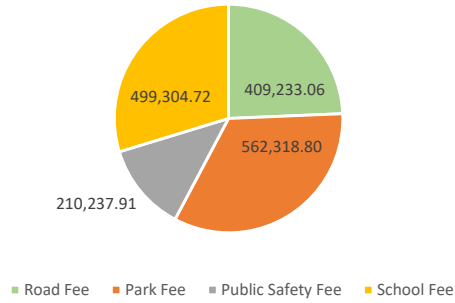
Month of December 2024

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	206,733.53	45,208.51	73,258.08	23,218.24	65,048.70
SFR-Townhomes	-	-	-	-	-
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	-	-	-	-	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	206,733.53	45,208.51	73,258.08	23,218.24	65,048.70

Fiscal Year 2025 to Date

Land Use Type	Total Impact Fee Assessed	Road Fee	Park Fee	Public Safety Fee	School Fee
Single-Family Residential	1,586,857.44	347,013.99	562,318.80	178,219.93	499,304.72
SFR-Townhomes	-	-	-	-	-
Multi-Family Residential	-	-	-	-	-
Retail/Commercial	94,237.05	62,219.07	-	32,017.98	-
Office	-	-	-	-	-
Public/Institutional	-	-	-	-	-
Industrial	-	-	-	-	-
Total	1,681,094.49	409,233.06	562,318.80	210,237.91	499,304.72

Fiscal Year 2025 Distribution of Assessed Fees



COUNCIL COMMUNICATION

Meeting Date: 2/13/2025

Item Title: December 2024 MCS Cash Flow Statement and Revenue and Expenditure Budget Comparison Reports

Department: Murfreesboro City Schools

Presented by: Daniel Owens

Requested Council Action:

- Ordinance ☐
- Resolution ☐
- Motion ☐
- Direction ☐
- Information ☒

Summary

FY25 Cash Flow Statement (December 2024)
FY25 Revenue and Expenditure Budget Comparison Reports (December 2024)

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

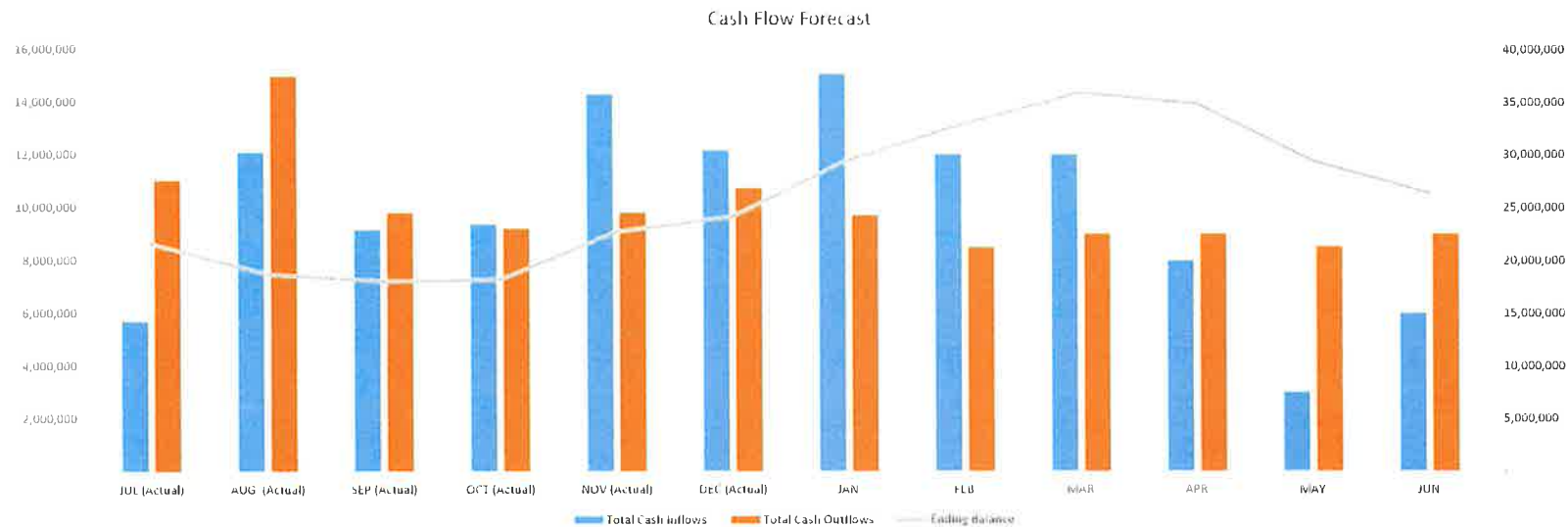
December 2024 MCS Cash Flow Statement
December 2024 MCS Revenue and Expenditure Budget Comparison Reports

Cash Flow Forecast Schedule **
FY 2025-General Purpose

City or Town of: **Murfreesboro**

Fund Name	JUL (Actual)	AUG (Actual)	SEP (Actual)	OCT (Actual)	NOV (Actual)	DEC (Actual)	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Cash Receipts	\$ 5,703,038	\$ 12,080,205	\$ 9,148,640	\$ 9,368,898	\$ 14,317,269	\$ 12,159,214	\$ 15,088,226	\$ 12,000,000	\$ 12,000,000	\$ 8,000,000	\$ 3,000,000	\$ 6,000,000	\$ 118,865,490
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Inflows	5,703,038	12,080,205	9,148,640	9,368,898	14,317,269	12,159,214	15,088,226	12,000,000	12,000,000	8,000,000	3,000,000	6,000,000	118,865,490
Beg Cash Bal	26,975,782	21,643,385	18,724,876	18,064,895	18,224,452	22,726,722	24,156,989	29,519,185	33,003,634	35,988,083	34,972,532	29,425,992	
Available Cash	32,678,820	33,723,591	27,873,516	27,433,793	32,541,721	34,885,936	39,245,215	41,519,185	45,003,634	43,988,083	37,972,532	35,425,992	
Cash Payments	\$ 11,019,884	\$ 14,983,164	\$ 9,793,070	\$ 9,193,790	\$ 9,799,448	\$ 10,713,397	\$ 9,710,479	\$ 8,500,000	\$ 9,000,000	\$ 9,000,000	\$ 8,500,000	\$ 9,000,000	119,213,230
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	15,551	46,540	15,551	217,601
Total Cash Outflows	11,035,435	14,998,715	9,808,621	9,209,341	9,814,999	10,728,948	9,726,030	8,515,551	9,015,551	9,015,551	8,546,540	9,015,551	119,430,831
Ending Balance	21,643,385	18,724,876	18,064,895	18,224,452	22,726,722	24,156,989	29,519,185	33,003,634	35,988,083	34,972,532	29,425,992	26,410,441	
Cash Inflows - Outflows	\$ (5,332,397)	\$ (2,918,509)	\$ (659,981)	\$ 159,557	\$ 4,502,270	\$ 1,430,267	\$ 5,362,197	\$ 3,484,449	\$ 2,984,449	\$ (1,015,551)	\$ (5,546,540)	\$ (3,015,551)	\$ (565,341)

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



COMPARISON OF BUDGET TOTALS
July 1, 2024 Through December 31, 2024

TOTAL INCOME	7/1/24 - 12/31/24	\$	45,943,417
TOTAL EXPENSES	7/1/24 - 12/31/24		<u>47,502,050</u>
	NET INCOME 12/31/24	\$	<u>(1,558,633)</u>

DECEMBER 2024

YEAR-TO-DATE REVENUE COMPARISON

	BUDGET CLASS.	2023-24 BUDGET	2023-24 YTD REV.	2023-24 OVR/(UNDR) BUDGET	2023-24 % Received	2024-25 BUDGET	2024-25 YTD REV.	2024-25 OVR/(UNDR) BUDGET	2024-25 % Received
1	40110-Current Prop. Tax	15,000,000	1,287,352	(13,712,648)	8.6%	15,000,000	1,306,764	(13,693,236)	8.7%
2	40210-Local Option Sales Tax	14,300,000	5,702,874	(8,597,126)	39.9%	16,700,000	6,068,584	(10,631,416)	36.3%
3	40000-41110-Other County Rev	1,761,800	678,170	(1,083,631)	38.5%	1,972,000	589,588	(1,382,412)	29.9%
4	43300-44999-Other Local Revenue (Interest, Tuition)	1,175,926	481,893	(694,033)	41.0%	711,547	808,365	96,818	113.6%
	SUBTOTAL LOCAL REVENUE	\$ 32,237,726	\$ 8,150,288	\$ (24,087,438)		\$ 34,383,547	\$ 8,773,301	\$ (25,610,246)	
5	46310-Project Diabetes Grant	93,900	-	(93,900)	0.0%	126,700	-	(126,700)	0.0%
6	46510-TISA	59,992,037	30,492,204	(29,499,833)	50.8%	63,477,651	32,420,820	(31,056,831)	51.1%
7	46515-Early Childhood Ed. (VPK Grant & SPED PK)	1,326,895	171,555	(1,155,340)	12.9%	1,500,605	455,423	(1,045,182)	30.3%
8	46590-Other State Education (Summer Learning Grant)	1,851,909	-	(1,851,909)	0.0%	-	-	-	N/A
9	46596-Paid Parental Leave	-	-	-	N/A	-	79,339	79,339	N/A
10	46610-Career Ladder Program	57,146	36,640	(20,506)	64.1%	51,000	28,972	(22,028)	56.8%
11	46591-Coordinated School Health (ended FY23)	-	-	-	N/A	-	-	-	N/A
12	46595-Family Resource (ended FY23)	-	-	-	N/A	-	-	-	N/A
13	46800-46990-Safe Schools and Public School Security Grant	768,542	-	(768,542)	0.0%	150,000	-	(150,000)	0.0%
	SUBTOTAL STATE REVENUES	\$ 64,090,429	\$ 30,700,399	\$ (33,390,030)		\$ 65,305,956	\$ 32,984,554	\$ (32,321,402)	
14	47000- Federal Funds	274,582	-	(274,582)	0.0%	24,000	136,766	112,766	569.9%
	SUBTOTAL FEDERAL REVENUES	\$ 274,582	\$ -	\$ (274,582)		\$ 24,000	\$ 136,766	\$ 112,766	
15	49100-49800 Insurance Recovery/Indirect Costs	460,000	25,224	(434,776)	5.5%	195,000	-	(195,000)	0.0%
16	49810-City of Murfreesboro Allocation	7,885,103	3,942,552	(3,942,551)	50.0%	7,885,103	3,942,552	(3,942,551)	50.0%
17	49820-City TN All Corp Grant	165,435	77,008	(88,427)	46.5%	156,000	106,244	(49,756)	68.1%
	SUBTOTAL OPERATING TRANSFERS	\$ 8,510,538	\$ 4,044,783	\$ (4,465,755)		\$ 8,236,103	\$ 4,048,796	\$ (4,187,307)	
	TOTAL REVENUES	\$ 105,113,275	\$ 42,895,470	\$ (62,217,805)	40.8%	\$ 107,949,606	\$ 45,943,417	\$ (62,006,189)	42.6%

YEAR-TO-DATE EXPENDITURE COMPARISON

DECEMBER 2024

PAGE 1

	BUDGET CLASS.	2023-24 BUDGET	2023-24 YTD EXP.	2023-24 OVR/(UNDR) BUDGET	2023-24 %	2024-25 BUDGET	2024-25 YTD EXP.	2024-25 OVR/(UNDR) BUDGET	2024-25 %
1	71100-Reg. Instruction	57,249,035	23,346,553	(33,902,482)	40.8%	59,643,455	\$ 24,699,470	(34,943,985)	41.4%
2	71200-Sp. Ed. Instruction	12,674,470	4,935,994	(7,738,476)	38.9%	13,434,803	5,463,619	(7,971,184)	40.7%
3	71400-Student Body Ed.	-	-	-	N/A	-	-	-	N/A
4	72110-Attendance	160,965	77,077	(83,888)	47.9%	180,600	84,906	(95,694)	47.0%
5	72120-Health Services	1,098,216	369,890	(728,326)	33.7%	1,214,210	425,629	(788,581)	35.1%
6	72130-Guidance	3,623,785	1,558,606	(2,065,179)	43.0%	4,185,125	1,794,409	(2,390,716)	42.9%
7	72210-Reg. Instr. Support	2,548,064	1,124,630	(1,423,434)	44.1%	2,699,349	1,272,415	(1,426,934)	47.1%
8	72220-Sp. Ed. Support	1,999,863	766,323	(1,233,540)	38.3%	2,087,055	921,983	(1,165,072)	44.2%
9	72250-Technology	2,674,265	1,238,020	(1,436,245)	46.3%	2,568,810	1,411,222	(1,157,588)	54.9%
10	72310-Bd. Of Education	1,966,681	1,015,206	(951,475)	51.6%	2,051,595	1,106,118	(945,477)	53.9%
11	72320-Office of Supt.	440,109	191,332	(248,777)	43.5%	471,438	210,201	(261,237)	44.6%
12	72410-Office of Principal	5,703,089	2,536,470	(3,166,619)	44.5%	6,020,570	2,744,531	(3,276,039)	45.6%
13	72510-Fiscal Services	886,045	449,449	(436,596)	50.7%	861,755	458,500	(403,256)	53.2%
14	72520-Personnel Services	594,415	299,577	(294,838)	50.4%	596,835	305,407	(291,428)	51.2%
15	72610-Oper. Of Plant	6,402,482	2,571,189	(3,831,293)	40.2%	6,327,847	2,642,006	(3,685,841)	41.8%
16	72620-Maint. Of Plant	4,608,543	1,343,061	(3,265,482)	29.1%	3,240,580	1,188,165	(2,052,415)	36.7%
17	72710-Pupil Transp.	4,544,354	1,752,509	(2,791,845)	38.6%	5,096,885	2,007,587	(3,089,298)	39.4%
18	73300-Community Service	522,655	258,332	(264,323)	49.4%	495,605	197,576	(298,029)	39.9%
19	73400-Early Childhood Educ.	1,108,368	433,094	(675,274)	39.1%	1,142,547	456,907	(685,640)	40.0%
20	76100-Reg. Cap. Outlay	171,872	137,109	(34,763)	79.8%	222,919	18,095	(204,824)	8.1%
21	82130-Education Debt Serv.	-	-	-	N/A	-	-	-	N/A
22	99100-Operating Transfers	217,610	93,306	(124,304)	42.9%	217,601	93,306	(124,295)	42.9%
	TOTALS	109,194,886	44,497,726	\$ (64,697,160)	40.8%	112,759,584	47,502,050	\$ (65,257,534)	42.1%

No Items.

