William A. Vogle
Robertson County Mayor
Robertson County Plaza
502 8th Ave. E., Suite 101
Springfield, Tennessee 37172
Phone (615)384-2476
robertsoncountytn.gov

Regular Meeting
Robertson County Commission – August 17, 2026 @ 7:00 p.m. – Juvenile Courtroom

1. Call to Order

2. Roll Call

3. Invocation

4. Pledge to the Flag

5. Minutes of Previous Meeting

6. Communications from the County Mayor
   - County Clerk, wheel tax

7. Public Comments

8. Reports
   - Trustee report includes Trustee Kendra Shelton's surety bond.

9. Elections and Appointments

10. Public Hearing

A) Agricultural/Residential District (AG-2) to Rural Preservation District (RP-80)

1. Susan K. Head — Voting District 7
2. Sara McDowell — Voting District 8
3. Shelby Keith/Greg Spain — Voting District 5

B) Low Density Residential District (R-40) to Agricultural/Residential District (AG-2)

4. Leland Spain — Voting District 5

11. Resolutions

1. Adopt county budget — **#081726074**
2. Adopt property tax rate — **#081726075**
3. Accept offer for property at Hwy 76 and 5th Ave. E. — **#081726076**
4. Renew employee clinic contract — **#081726077**

12. Old Business

13. New Business

14. Notaries

15. Adjournment

******* Members of the public who wish to address the County Commission regarding any agenda item must sign in before the beginning of the meeting, indicating the item on the agenda for which they wish to comment. This includes any member of the public involved with specific agenda items, such as zoning requests, who want to express their views on issues affecting their property or surrounding areas. *******

Robertson County Commission
Monday, July 20, 2026 7:00 pm

Be it remembered that the Board of Commissioners of Robertson County, Tennessee, met in open public session, at the Robertson County Juvenile Courtroom in Springfield, Tennessee on Monday, July 20, 2026, at 7:00 pm

County Mayor, William A. Vogle, called the meeting to order. County Clerk, Angie H. Groves, was present to wit.

Roll Call
Quorum Present (22 Present, 3 Absent)
Present: MAYOR VOGLE, COUTS, JACKSON, THOMPSON, ROBERTS, RUMMEL, MARTIN, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
Absent: BRINKLEY, PIERCE, M. DORRIS

Invocation and Pledge to the Flag - Mr. Bill Jones

Minutes of Previous Meeting - Minutes from June 15, 2026 Meeting
Motion by ROBERTS - Second by COUTS - Passed by Voice Vote

Communications from the County Mayor – Commissioner Summers reminded everyone of the Back 2 School Bash on July 25th from 2-6 p.m. Jordan Osborne introduced the new Chief Economic Development Officer, Kallee Harryman. EMS Director Brent Dyer honored the mayor for his outstanding leadership during the last 8 years. The Public Hearing for the Budget will be on Tuesday, August 11th at 7:00 p.m. Mayor Vogle acknowledged the many teams representing Robertson County in the Little League World Series.

Reports – (On file in the Clerk's office and included in the online agenda.)
Highway Commission 7.1, Trustee (Including Delinquent & Unpaid 2025 Tax Report) 7.2, Animal Control 7.3, Planning Commission 7.4, Emergency Management Agency 7.5, Veterans Service 7.6, Solid Waste 7.7, Fire 7.8, Emergency Medical Services 7.9, and Finance 7.10. Included are Various Departments Annual Financial Reports.
Motion by HOGAN - Second by COUTS - Passed by Voice Vote

Public Hearing - Planning and Zoning
Planning and Zoning, Director Pam Groves and Chief Deputy, Hunter Mantooth

Resolution No. 072026062 - Rezone Terry and Jamie Nix
Rezone 1.0048 surveyed acres of the 3.1287 total acres, AG-2 to R-40, Agricultural/Residential to Low Density Residential, 6764 Hall Rd., 3rd Voting District
Motion by ROBERTS - Second by MARTIN - Passed With 13 Yes Votes Needed

Resolution No. 072026063 - Rezone Terry and Jamie Nix
Rezone 2.1239 surveyed acres of the 3.1287 total acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 6764 Hall Road, 3rd Voting District
Motion by WHITE - Second by MOORE - Passed With 13 Yes Votes Needed

Resolution No. 072026064
Approve the Economic Impact Plan for Cider Grove Mixed-Use Development
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 072026065
Tennessee Consolidated Retirement System - Establish a Mandatory Retirement Age Requirement Pursuant to TCA, Section 8-36-205 - Supplemental Bridge Benefit
Commissioner Rummel made the motion for Sheriff Van Dyke to become a member of the court, with a second by Commissioner Stubblefield. Motion passed by voice vote. Sheriff Van Dyke explained the Bridge Benefit and answered questions.
Motion by COUTS - Second by MARTIN - Passed With 13 Yes Votes Needed

Resolution No. 072026066 - Highway Department Resolution No. 26-300-07
Establishing Speed Limit Sign - Charles Dorris Road (35 MPH)
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 072026067 - Highway Department Resolution No. 26-299-07
Making Certain Changes in the Official Maintenance Road List and Map due to Annexations of Various Cities - Portions of New Cut and Old New Cut Roads
Motion by COUTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 072026068
Declare Surplus Property - Chancery Court - Various Computers
Motion by MARTIN - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 072026069
Declare Surplus Property - Board of Education Building & Grounds Department - Portable Buildings at Westside Elementary School
Motion by MARTIN - Second by MORGAN - Passed With 13 Yes Votes Needed

New Business
Commissioner Couts began the discussion of a pay increase for County Commissioners. This was discussed in the last Budget meeting, and it was suggested to be brought before the whole body. After much discussion, Commissioner Hogan expressed that the raise would encourage others to have interest in being a commissioner.
To Raise Commissioner Pay from $500.00/month to $750.00 with no stipulations
Motion by HOGAN - Second by THOMPSON - Failed To Receive 13 Yes Votes Needed

Election of Notaries

Latrika N Abernathy, Daniel Albert, Kellie A Bartz, Janice Bierod, Ruth Ann Brothers, Jennifer J Christy, Staci Douglas, Sherry England, Robert Gelbhar, N Harden, Vickie Harris, George L. Hatcher Jr., R D Hooper, Steven R Justice, Leah D Lyons, Carlee McCray, Cynthia C. Milam, Lindsey Penick, Marquitta D Pettus, Hannah Scott, George R Storey, Tina M Wright, and Margo D Wright

Motion by HOGAN - Second by HEAD-HIEBER - Passed by Voice Vote

Adjourn – 8:00 p.m.

Motion by HEAD-HIEBER - Second by RUMMEL - Passed by Voice Vote

_____ _____

Mayor William A. Vogle **Angie H. Groves, County Clerk**

ROBERTSON COUNTY HIGHWAY DEPARTMENT

Commission
DONNIE MARTIN, Chairman
MARK A. HAND, SR.
RALPH (FRED) HEAD

TROY ADKINS, Superintendent
P.O. BOX 401 - 4751 HWY 41 N
SPRINGFIELD, TENNESSEE 37172
(615) 384-2507 FAX (615) 384-0211

STEVE ARMSTRONG
CHARLIE J. COOK
DAVID PEACH

MINUTES OF MEETING
ROBERTSON COUNTY HIGHWAY COMMISSION

1. The Robertson County Highway Commission met in regular session at 4:00 P.M., Thursday, June 25, 2026.

2. The following commissioners were present:

   Mr. Armstrong, Mr. Cook, Mr. Martin and Mr. Peach.
   Absent – Mr. Hand and Mr. Head. Chairman Martin presided.

3. The minutes of previous regular meeting were approved and ordered filed on a motion by Mr. Peach, seconded by Mr. Cook and approved by voice vote.

4. Supervisor's Report:

Commission	Tons Hauled to Date	End Balance
Armstrong	61.77	595.46 tons
Peach	29.93	161.47 tons
Head	0.00	506.58 tons
Hand	9.95	541.60 tons
Cook	10.70	856.23 tons
Martin	65.63	1,527.06 tons

Date	Road Name	Work Performed	Loads & Tons of Rock

   On a motion by Mr. Cook, seconded by Mr. Peach and approved by voice vote, the commission received and ordered these filed. (Copies of these reports are on file at the highway office.)

5. Rock allocation for the month of July was set at 1,500.00 tons. There is no carryover from June since it is a new budget year. On a motion by Mr. Armstrong, seconded by Mr. Peach and approved by voice vote, this motion was approved. (A copy of this report is on file at the highway office.)

6. A report showing the revenue and expenditures for 131 - Highway Fund for the period ending May 31, 2026 was reviewed by the commission. On a motion by Mr. Peach, seconded by Mr. Armstrong and approved by voice vote, the commission received and ordered this filed. (A copy of this report is on file at the highway office.)

7. The July meeting date is set for Thursday, July 23, 2026 at 4:00 P.M.

8. Delegation - None

9. State Aid Roads -

   2025/2026 – Mint Springs Road

   Supt. Adkins informed the commission we received the 2nd and final payment from TDOT on June 5th for $24,136.46. This project is completed and finalized.

   2026/2027 – Hall Road

   Supt. Adkins stated we will open bids on Tuesday, July 14th.

10. State Aid Road Bridge –

    2023/2024 – Kinneys School Road Bridge

    Supt. Adkins informed the commission about the update from our bridge engineer, Mr. Tom Sommers. Final construction plans and calculations are at TDOT for final review and approval. Railroad coordination for necessary easements on CSX property has begun. ROW and easement services for the other 3 adjacent parcels has been requested from Steve Artz and Associates.

11. Driveway Permit Check List:

    A report showing "Driveway Permit List" for the month of June 2026 was reviewed by the commission. It showed 25 permits were fully processed for a total of $7,900.00. On a motion by Mr. Peach, seconded by Mr. Cook and approved by voice vote, this report was received and ordered filed. (A copy of this report is on file at the highway office.)

12. Bids: RS-2 Seal & SS-1H Emulsified Asphalt –

	RS-2	SS-1H
1. Ergon Asphalt & Emulsions	$2.86	$3.65
2. Marathon Petroleum Company	$2.59	$3.15

    On a motion by Mr. Cook, seconded by Mr. Armstrong and approved by voice vote, the low bid by Marathon Petroleum was approved.

    (Copies of these bids are on file at the highway office.)

13. Resolution – Establishing Speed Limit Signs For Robertson County, Tennessee Highway Department Resolution No. 26-300-07

The commission looked over the petition for Charles Dorris Road that was signed, and the residents requested this road to be at 35 MPH. The commission discussed and agreed for this road to be set at 35 MPH. On a motion by Mr. Cook, seconded by Mr. Peach and approved by roll call vote, the commission approved this resolution.

Roll Call Vote:	Mr. Peach – Yes	Mr. Martin - Yes
	Mr. Head – Absent	Mr. Hand – Absent
	Mr. Armstrong – Yes	Mr. Cook - Yes
Vote Total:	4 – Yes 2 – Absent	Motion Carried

(A copy of this resolution is on file at the highway office.)

14. Supervisor/Commission Remarks:

1. Included in their packet was a letter from Mr. Spenser H. Jones, Chairman, TN Highway Officials Certification Board. This letter stated the certification board met on October 24, 2025 and reviewed the sole applicant seeking certification to be appointed to the office of chief administrative officer of the highway department in Robertson County. The following individual(s) in Robertson County have been certified: Mr. Dudley Troy Adkins. He attached a copy of the letter and certification certificate that had been sent to Mr. Adkins. On a motion by Mr. Peach, seconded by Mr. Armstrong and approved by roll call vote, this letter and certification were received and ordered filed.

Roll Call Vote:	Mr. Cook – Yes	Mr. Armstrong - Yes
	Mr. Hand – Absent	Mr. Head – Absent
	Mr. Martin – Yes	Mr. Peach - Yes
Vote Total:	4 – Yes 2 – Absent	Motion Carried

(A copy of this letter & certification are on file at the highway office.)

2. Also included in their packets were the proposed 2026/2027 Asphalt and Rock sheets. Supt. Adkins informed the commission we did hold out $50,000.00 from each like we have done over the past several years. On a motion by Mr. Peach, seconded by Mr. Armstrong and approved by voice vote, these sheets were received and ordered filed. (A copy of these sheets are on file at the highway office.)

3. Supt. Adkins informed the commission yesterday our new 2025 New Holland Tractor with the boom diamond mower got hit while a log truck was trying to go around it. The log truck cut too close and hit the back left tire and bent the rim. Thankfully no one was injured in this accident. We will be getting the THP report when it is available to turn this over to our insurance company.

15. There being no further business, the meeting was adjourned on a motion by Mr. Peach, seconded by Mr. Armstrong and approved by voice vote.

Lynette L. Crain

Lynette L. Crain, Secretary

Donnie Martin, Chairman

Robertson County Tennessee
Kendra Shelton
Trustee for Robertson County
515 South Brown Street *Phone: (615) 384-4238*
Springfield, TN 37172 *Fax: (615) 382-2316*
Email: KShelton@RobCoTN.org
Website: https://RobertsonCountyTN.gov

ROBERTSON COUNTY TRUSTEE STATEMENT OF FUNDS

July 31, 2026

BANK	DESCRIPTION	Prior Year Balance: 7/31/2025	CURRENT BALANCE: 7/31/2026
Farmers Checking #1	Trustee's Checking	$ 10,066.87	$ 10,014.25
Farmers Checking #2	Vendor Clearing	$ 300,000.00	$ 300,000.00
Farmers Payroll	Payroll Clearing	$ 1,000.00	$ 1,000.00
Farmers Tax	Checking Acct	$ 26,820.34	$ 25,572.80
Farmers Money Mkt	Money Market	$ 6,610,171.17	$ 5,832,471.60
Farmers Med Insurance	County Funded Medical	$ 2,827,192.66	$ 2,811,575.87
Farmers SW	Solid Waste Acct	$ 1,000.00	$ 32,168.84
Farmers Development	Development Acct	$ 1,000.00	$ 1,000.00
Farmers Drug Fund	Drug Fund Acct	$ 1,000.00	$ 1,000.05
United Community Bank	Fire Hydrant	$ 124,685.39	$ 126,043.10
United Community Bank Tax	Money Market	$ 5,000.04	$ 251,429.99
United Community Bank ICS	Cash Sweep	$ 10,040,514.16	$ -
United Community Bank Opioid	Opioid Account	$ 926,319.40	$ 970,821.81
United Community Bank Sheriff G	Sheriff Grant	$ -	$ 302,345.24
Farmers CD	CD	$ -	$ 23,458,739.73
Bank OZK CD	CD	$ 20,000,000.00	$ -
Moreton Capital CDs	CDs	$ 1,250,000.00	$ 500,000.00
US Treasuries/Agencies	US Treasuries/Agencies	$ 8,476,600.50	$ 35,850,000.00
USBank Money Mkt	Money Market	$ 259,472.24	$ -
Local Govt Investment Pool	LGIP Investment	$ 41,027,856.72	$ 24,947,689.05
TOTAL COUNTY DEPOSITS:		**$ 91,888,699.49**	**$ 95,421,872.33**
Industrial Development Board - Farmers MMkt		$ 2,067,216.16	$ 3,035,409.86
GRAND TOTAL TRUSTEE FUNDS:		**$ 93,955,915.65**	**$ 98,457,282.19**

Kendra Shelton, Trustee

Kendra Shelton, Trustee

Robertson County Tennessee
Kendra Shelton
Trustee for Robertson County
515 South Brown Street *Phone: (615) 384-4238*
Springfield, TN 37172 *Fax: (615) 382-2316*
Email: KShelton@RobCoTN.org
Website: https://RobertsonCountyTN.gov

Robertson County Trustee
2025 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 59,828,570.00	$ 2,065,181.00	$ 61,893,751.00
Additions:	248,247.00	-	248,247.00
Increases:	13,503.00	-	13,503.00
Deletions:	(3,092.00)	-	(3,092.00)
Decreases:	(12,773.00)	-	(12,773.00)
Total Tax To Collect:	$ 60,074,455.00	$ 2,065,181.00	$ 62,139,636.00
As of 7/31/2026			
Total Tax Collected:	$ 58,737,773.30	$ 2,060,345.00	$ 60,798,118.30
Unpaid Balance:	$ 1,336,681.70	$ 4,836.00	$ 1,341,517.70

Kendra Shelton, Trustee
Kendra Shelton, Trustee

SURETY'S BOND NO.
82C009795

STATE OF TENNESSEE
COUNTY OF Robertson
OFFICIAL STATUTORY BOND
FOR
COUNTY PUBLIC OFFICIALS
OFFICE OF Trustee of Robertson County

KNOW ALL MEN BY THESE PRESENTS:

That Shelton, Kendra

of Springfield (City or Town), County of Robertson Tennessee, as Principal, and The Ohio Casualty Insurance Company as Surety, are held and firmly bound unto **THE STATE OF TENNESSEE** in the full amount of Five Million Two Hundred Sixty-nine Thousand Two Hundred Seventy Dollars And Zero Cents ($5,269,270.00) lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly ☒ elected ☐ appointed to the office of Trustee of Robertson County of and for Robertson County for the (2026) year term beginning on the 31st day of August, 2026 and ending on the 31st day of August, 2027.

NOW,THEREFORE,THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said Shelton, Kendra, Principal, shall:

1. Faithfully perform the duties of the office of Trustee of Robertson County of Robertson County during his term of office or his continuance therein; and
2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS out hands and seals this 29th day of July, 2026.

WITNESS - ATTEST:

PRINCIPAL: Shelton, Kendra

SURETY:
The Ohio Casualty Insurance Company

by:
Carolyn Banks
Assistant Secretary
(Attach evidence of authority to execute bond)

COUNTERSIGNED BY:

Tennessee Resident Agent

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public, of the State and County aforesaid, personally appeared Shelton, Kendra with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond, and he acknowledged to me that he executed the same.

WITNESS my hand and seal this ____ day of ____, ____.

My Commission Expires:

____, ____.

Notary Public

ACKNOWLEDGMENT OF SURETY

STATE OF Washington,
COUNTY OF King

Before me, a Notary Public, of the State and County aforesaid, personally appeared Carolyn Banks with whom I am personally acquainted and, who, upon oath, acknowledged himself to be the individual who executed the foregoing bond on behalf of The Ohio Casualty Insurance Company, the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he as such individual being authorized so to do. executed the foregoing bond, by signing the name of the corporation by himself us such individual.

Witness my hand and seals this 29th day of July, 2026.

My Commission Expires:
07/05/2027.

Kiana M. Pumphrey
Notary Public

LMS-16540 01/21

SURETY'S BOND NO. **82C009795**

APPROVAL AND CERTIFICATION

SECTION I. (Applicable to a11 County Officials except Clerks of Chancery and Circuit Courts)

Bond and Sureties approved by _____, County Executive of _____ County, on this _____ day of _____, _____.

Signed:

_____

County Executive

CERTIFICATION:

I, _____, County Clerk of _____ County, hereby certify that the foregoing bond was approved by the Legislative Body of said county, in open session on the _____ day of _____, _____, and entered upon the minutes thereof.

Signed:

_____

County Clerk

SECTION II. (Applicable only to Clerks of Chancery and Circuit Courts)

CERTIFICATION:

This is to certify that I have examined the foregoing bond and found the same to be sufficient and in conformity to law, that, the sureties on the same are good and worth the penalty thereof and that the same has been entered upon the minutes of said court.

Signed:

_____

Judge of the ____ Chancery ____ Circuit Court of and for said County on this _____ day of _____, _____.

SECTION III. (Applicable to all County Officials' Bonde)

INDORSEMENT:

Filed with the Comptroller of the Treasury, State of Tennessee, this _____ day of _____, _____.

_____

Comptroller of the Treasury

SECTION IV. (Applicable to all County Officials' Bonds)

FOR USE BY THE REGISTER OF DEEDS

Liberty Mutual SURETY

POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Principal: Shelton, Kendra
Agency Name: BUSH INS & FINANCIAL SERVICES INC Bond Number: 82C009795
Obligee: State of Tennessee, County of Robertson
Bond Amount: ($5,269,270.00) Five Million Two Hundred Sixty-nine Thousand Two Hundred Seventy Dollars And Zero Cents

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint **Carolyn Banks** in the city and state of **Seattle, WA**, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 29th day of July, 2026.

The Ohio Casualty Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY ss

On this 29th day of July, 2026, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 29th day of July, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Robertson County Office Building
527 South Brown Street
Springfield, Tennessee 37172
Tel. (615) 384-3666

PLANNING AND ZONING

07-01-2026 – 07-31-2026

To: All Robertson County Commissioners
From: Robertson County Planning Office

Re: Growth Data

Single-Family Dwelling Permit	28
Other Permits Issued	23
Plumbing Permits Issued	36
Mechanical Permits Issued	21
Total Permits Issued	108
Commercial / Industrial AFT Collected	$ 2,870.40

Permits	Rezonings	Site Plans	Subdivisions	Appeals Board	Adequate Facilities Tax
$94,717.70	$900.00	$1,110.00	$ .00	$ 530.00	$ 271,055.10

ADEQUATE FACILITIES TAX

	2025-2026	Previous YTD	2026-2027	Year to Date
July	$ 201,615.00	$ 201,615.00	$ 271,055.10	$ 271,055.10
August	$ 217,755.00	$ 419,370.00	$	$
September	$ 138,904.50	$ 558,274.50	$	$
October	$ 152,966.50	$ 711,241.00	$	$
November	$ 150,991.70	$ 862,232.70	$	$
December	$ 138,692.00	$ 1,000,924.70	$	$
January	$ 178,112.50	$ 1,179,037.20	$	$
February	$ 238,312.60	$ 1,417,349.80	$	$
March	$ 219,362.70	$ 1,636,712.50	$	$
April	$ 229,828.50	$ 1,866,541.50	$	$
May	$ 149,643.60	$ 2,016,185.10	$	$
June	$ 164,440.75	$ 2,180,625.85	$	$

Group: CRS

7/1/2026	CRS	ADR ADEQUATE FACILITIES RESIDENTIAL	1,858.50
			$1,858.50

Group: CT

7/29/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,634.50
7/24/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,441.00
7/24/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	2,401.50
7/20/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	1,092.00
7/15/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,508.50
7/15/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,441.00
7/8/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	4,515.00
7/8/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	2,401.50
			$24,435.00

Group: GB

7/13/2026	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	5,518.50
7/13/2026	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	2,962.50
7/1/2026	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	2,761.50
7/1/2026	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	2,766.00
			$14,008.50

Group: MLV

7/22/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,989.50
7/22/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,854.50

			$5,844.00

Group: SPF

7/28/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,897.50
7/27/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,668.50
7/27/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,586.00
7/15/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,893.00
7/15/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,563.50
7/15/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,281.50
7/15/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,893.00
7/15/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,223.00
7/17/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,977.50
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,690.00
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,690.00
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,690.00
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,016.50
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,697.50
7/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,223.00
7/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,400.00
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	4,153.50

7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	4,153.50
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,724.50
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,259.50
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,724.50
7/20/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	4,153.50
			$66,559.50

Group: WTH

7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,653.00
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,396.50
7/23/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,662.00
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,405.50
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,662.00
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,405.50
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,662.00
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,405.50
7/23/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,653.00
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,396.50
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,405.50
7/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,662.00

7/27/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,334.00
7/27/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,349.10
7/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,958.00
7/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,232.50
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,400.50
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,766.50
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,948.00
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,400.50
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,427.00
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,400.50
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,948.00
7/2/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,766.50
			$67,283.10
TOTAL JULY 2026 $179,988.60			



Billy Vogle
Mayor

Randy Peach
Director

Intake Summary Report

Period: from **1-Jul-2026** 12:00 AM to **1-Aug-2026** 12:00 AM

Total Intake	69
Outcome Summary Report	
Adoption	13
Euthanasia	10
Transfer	36
Return to Owner	5
Public Euthanasia	0
Total Outcome	64
In Foster	0
Animal Inventory	56

Donations for this month	$130.00
Donations Year to Date	$130.00
Revenue for this month	$750.00
Revenue Year to Date	$750.00
Spay/Neuter Deposits for this month	$650.00
Spay/Neuter Deposits Year to Date	$650.00
Spay/Neuter Refunds for this month	$970.00
Spay/Neuter Refunds Year to Date	$970.00

Spay/Neuter Fund Balance — Financial Audit Review

Calls Received	315
Calls Completed	295

(INCLUDES call from Central Dispatch and All the calls received in the Office)

Robertson County EMS
EMERGENCY MEDICAL SERVICES

1305 HILL STREET - SPRINGFIELD, TN 37172 - 615-384-2186 F615-384-1293

August 11, 2026

To: Mayor Vogle and Robertson County Commissioners

From: Brent Dyer, EMS Director

Re: August 2026 EMS Report

Mayor and Commissioners,

Please accept this report for the EMS Department for the month of August 2026. I look forward to seeing each of you this evening at the Public Hearing over this year's 26-27 FY budget. We appreciate the proposed pay increases of 3%. I truly hope you all see just how well prepared and professional the Robertson County EMS team has become. We have worked very hard to build up one of the best EMS departments in Tennessee. Often, we have the privilege of our work being shared in the community via social media and other local media outlets. There is a story that will be shared this week about a wonderful lady whose life was saved by our paramedics and the Greenbrier Fire Department. We continue to work well with our fire departments and other public safety partners across Robertson County to bring the best to our people when they need it the most.

Today at 10AM, I will attend a statewide briefing and informational meeting where we will learn more details about the statewide funding for ambulance purchases. We will receive a bit over $300K toward the purchase of a second ambulance this year. This will greatly help fleet status and we already have an ambulance slotted in the production process through Braun Ambulance Manufacturers out of Ohio. There are two new ambulances being manufactured on Ford F550 4x4 diesel chassis that will be coming to Robertson County this fiscal year. One of them will come in December and the other in May of 2027.

We have quarterly employee in-service going on this week on Tuesday and Thursday, and again on the same days next week from 8AM – noon, if anyone would like to stop in at our main office and say hello to the EMS employees. I am so proud of our Training Officer Will Sisco for the excellent work he has been doing in our team, and for the work he has done to help our fire departments in our first responder programs across the County.

Robertson County EMS ran 937 total calls in the month of July. Of these calls, here is which ambulances have been the busiest:

- Medic 10, station 1, Springfield – 136 calls
- Medic 11, station 1, Springfield – 122 calls
- Medic 12, station 1, Springfield – 112 calls
- Medic 2, Cross Plains – 97 calls

Robertson County EMS
EMERGENCY MEDICAL SERVICES

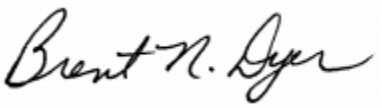
1305 HILL STREET - SPRINGFIELD, TN 37172 - 615-384-2186 F615-384-1293

- Medic 3, Ridgetop – 100 calls
- Medic 40, White House, 24-hour primary unit – busiest one at 146 calls
- Medic 41, White House, 12-hour truck – 66 calls
- Medic 5, Coopertown – 93 calls
- Medic 6, Cedar Hill – 64 calls

Some of the performance data that has been measured this month is pertaining to a national standard for cardiac emergencies in which there is a time goal of 10 minutes from arriving on scene until the time the paramedics acquire and transmit a 12-lead electrocardiogram (ECG) to the hospital for doctors to view and prepare to receive someone who for example, is having a major heart attack. The current data from July alone shows that Robertson County paramedics were doing this in 9 minutes and 1 second on average. Why is this important? Timing is everything when someone is suffering from a heart attack… and having time to prepare for the patient at the hospital, helps get the patient directly into the hospital cardiac catheterization lab where heart arteries can be reopened quickly, preventing further damage and keeping them from going into cardiac arrest from a heart attack. It is indeed very serious business, and our team seems to be doing a good job in managing these types of calls.

Our training division has oriented and onboarded 7 new part-time employees in the month of July, and we plan to interview several more this fall to supplement our part-time AEMT and paramedic pool. This helps us control overtime usage and maintain staffing coverage when full-time personnel are off shift. We have had some difficulty during this summer covering some shifts, especially when some full-time personnel have been off duty on work comp injuries, etc. We think this new group of part-time personnel will help that, and we appreciate additional funding on our part-time budget line. Our next EMS committee meeting will be at 5PM, next Monday night, just before the full commission meeting, at our main office if anyone would like to join us.

Please reach out if there are any questions and thank you,



Brent Dyer, Director
Robertson County EMS
bdyer@robertsonems.org
615-384-2186 office
615-440-6657 direct cell

ROBERTSON COUNTY
SOLID WASTE DEPARTMENT
MONTHLY REPORT

JULY 2026

Tipping Fees & Sales Revenue:

	Month	Year to Date	July Last Yr.
Transfer Station Income	$345,689.18	$345,689.18	$376,684.47
Accts.Rec. Billed this month	$386,688.55	$386,688.55	$363,813.01
Credit Card Fees	$3,956.22	$3,956.22	$3,421.72
Payout for Disposal Waste & Tires	$440,625.76	$440,625.76	$366,944.27
Solid Waste Received (tons)	6,861.99	6,861.99	8,328.28
Solid Waste Shipped (tons)	6,973.14	6,973.14	8,579.88

	Month	Year to Date	July Last Yr.
Recycling Center Income:	$4,576.00	$4,576.00	$3,292.34
Recyclables Shipped (tons)			
Cardboard	31.56	31.56	24.06
Mixed Steel	22.88	22.88	27.64
Waste Oil (gallons)	245	245	314
Recyclables Collected			
Refrigeration units	103	103	44
Mattress	287	287	668

ROBERTSON COUNTY
EMERGENCY MANAGEMENT AGENCY

1305 HILL STREET
SPRINGFIELD, TENNESSEE 37172
615-384-2186

BILLY VOGLE
COUNTY MAYOR

BLAKE PIERCE
DIRECTOR

MONTHLY REPORT

INCIDENTS----------JULY 1st --------JULY 31ST 2026

MVA----------10
COMMERCIAL VEHICLE CRASH---------00
STRUCTURE FIRE----------05
MISSING PERSON----------01
HAZMAT ----------00
EXPLOSIVES----------01
VECHICLE FIRE----------00
WATER RESCUE----------04
SEVERE WEATHER ----------02
MEDICAL ----------00
PD MATTER----------01
GRASS FIRE ----------00
ILLEGAL BURN----------01
Technical Rescue----------00

TRAINING AND ACITVITY:
Winter Storm Fern Update
TEMA Swift Water Credential Meeting

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH July

NO.	CALL TYPE	NO.	CALL TYPE
____	STRUCTURE FIRE	3	MVA-10-45
____	BRUSH/GRASS FIRE	3	MVA-10-46
____	VEHICLE FIRE	____	EXTRICATION
2	MUTUAL AIDE ASSIST	____	EMS ASSIST
____	HAZMAT/CHEMICAL	6	FIRST RESPONDER
2	FALSE CALL	7	MISC. RUN

23 TOTAL CALLS

County Fire Report

3 AVERAGE MEN PER CALL

11 AVERAGE RESPONSE TIME DISPATCHE SCENE

3 AVERAGE MEN ON DUTY

4 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

Note: Please turn in fire Report by the 5th of each month.

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH July

NO.	CALL TYPE	NO.	CALL TYPE
____	STRUCTURE FIRE	____	MVA-10-45
____	BRUSH/GRASS FIRE	1	MVA-10-46
____	VEHICLE FIRE	____	EXTRICATION
____	MUTUAL AIDE ASSIST	____	EMS ASSIST
____	HAZMAT/CHEMICAL	18	FIRST RESPONDER
1	FALSE CALL	2	MISC. RUN

22 TOTAL CALLS

Adams City calls

2 AVERAGE MEN PER CALL

5 AVERAGE RESPONSE TIME DISPATCHE SCENE

2 AVERAGE MEN ON DUTY

4 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

Note: Please turn in fire Report by the 5th of each month.

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE
UNIFORM MONTHLY REPORT

DEPARTMENT CROSS PLAINS MONTH July 26

NO.	CALL TYPE
4	Structure Fires
1	Brush/Grass Fires
1	Vehicle Fires
7	Mutual Aid Assist
2	Hazmat/Chemical Spills
3	False Calls
64	Total Calls

NO.	CALL TYPE
3	MVA-10-45
3	MVA-10-46
N	Extrication's
35	EMS Assist
4	First Responder
5	Miscellaneous

3 Average Men per Call

2 Average Men on Duty

7.1 Average Response Time Dispatch-scene

4 Average Monthly Hourly Training

COMMENTS

Chief Terry Hill Date 8-1-26

Chief

Miles

Gallons

Greenbrier Fire Department
July 2026 Fire Report – Robertson County Coverage Area

This is the information for the July 2026 Fire Report. Thank you.

Structure Fires: 0

Brush/Grass Fires: 0

Vehicle Fires: 0

Mutual Aid / Assist: 2

HAZMAT/Chemical Spills: 0

False Calls: 2

MVA 1046: 1

MVA 1045: 2

Extrications: 0

EMS Assist / First Responder: 21

Miscellaneous: 19

Total Calls for Service: 47

Average Men per Call: 2.57 Average Response Time: 07:43

Average men on Duty: 2.66

**Note: (11) "EMS Assist/First Responder"; (1) "False Calls"; and (5) "Miscellaneous" calls occurred in other zones where the primary fire department did not respond. **

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT FOR PLEASANT VIEW VFD

MONTH: July 2026

NO.	CALL TYPE	NO.	CALL TYPE
2	STRUCTURE FIRE	3	MVA 10-45
0	BRUSH/GRASS FIRE	3	MVA 10-46
0	VEHICLE FIRE	0	EXTRICATION
4	MUTUAL AID ASSIST	20	EMS ASSIST
0	HAZMAT CHEMICAL	2	FIRST RESPONDER
9	FALSE CALL	4	MISC RUN

43 + 4 MA TOTAL CALLS

2.25	AVERAGE MEN PER CALL	14:51	AVERAGE RESPONSE TIME FROM DISPATCH TO ONSCENE
7.18	AVERAGE MEN ON DUTY	330	HOURS OF TRAINING FROM DEPARTMENT PROGRAMS

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT R. Wesley Fire MONTH July

NO.	CALL TYPE	NO.	CALL TYPE
1	Structure Fires	2	MVA-10-45
2	Brush/Grass Fires	3	MVA-10-46
1	Vehicle Fires	2	Extrication's
7	Mutual Aid Assist	18	EMS Assist
1	Hazmat/Chemical Spills	6	First Responder
4	False Calls	8	Miscellaneous

1	Average Men per Call 6		Average Response Time Dispatch-Scene
1	Average Men on Duty 8		Average Monthly Hourly Training

Comments: _____

_____

_____

_____ Date: _____

Miles: _____ Gallons: _____

Robertson County Veteran Service Office
Scott Erwin, Director / Veteran Service Officer
Activity Report – **July 2026**

VA Annual GDX Report FY 2024

Total County Population (2024)	78,459 (est)
Veteran Population (Robertson County)	4,110 (est)
Annual VA Benefits Compensation & Pension	$52,602,000
Annual VA Benefits DIC & Survivors Pension	$ 2,882,000

OFFICE ACTIVITY

Number of Veteran File Maintained	3051
Office Visits (Appointments & Walk-Ins)	88

COMMUNICATIONS

Communications (Email, In-Person, On-line, Phone, Mail, Other)	565
DD214 Requests	6
Virtual Hearings (BVA)	0
Claims Submitted	51

OUTREACH

Home Visits (Veteran/Surviving Spouse)	1
Nursing Home Visits	1
Transportation Requests (Mid-Cumberland Passes)	0
Veteran Assistance (Food, Fuel, Utilities, Housing)	$ 0.00
Financial Assistance (Food Boxes, Kroger/Walmart Cards)	$ 0.00

OTHER ACTIVITIES

WSGI 1190 – One Street Over w/ Lavern Vivio	1
Coffee and Comradery – Robertson Co Credit Union	1
Miscellaneous Events (see Page 2)	4

Miscellaneous Events:

Happy 250th America! We enjoyed the Independence Day celebrations around town. Grateful for our freedom and the Veterans we serve who've protected it. We had a hot and busy July. Our claim submissions were up from June 2026. We're seeing an increase in traffic and phone calls as well as a lot of referrals in the past few weeks.

The Ducks in a Row seminar for burial, will preparation, asset protection and veterans benefits on August 15 is looking like a success. We've had an overall good response to it so far with approximately 30 people planning on attending.

We were at our usual meetings for July - Coffee & Comradery and WSGI One Street Over with U-Turn LaVern. Abigail attended the Lunch & Leads event on 07/30 sponsored by the Robertson County Chamber. We are attempting to attend more community meetings like this when our schedules allow. Good Morning Robertson County is another monthly meeting we're considering.

We would be remiss if we didn't wish our outgoing County Mayor, Billy Vogel all the best. It has been a pleasure working with him. Our office wishes him every happiness. Enjoy your retirement Mr. Mayor!

Please continue to refer Veterans/widowed spouses/families to our office. We're open Monday-Friday 8am-4:30pm (home visits as needed)

We have created a QR code for our office Facebook page. Please "Like" and "Follow" for news and events.

ROBERTSON COUNTY, TENNESSEE

FINANCIAL REPORT

JUNE 30, 2026

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

UNAUDITED FINANCIAL REPORT

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Robertson County Tennessee

Jody Stewart, Finance Director
Finance Department
523 South Brown Street, Springfield, TN 37172
(615) 384-0202 *Fax (615) 384-0237*

July 31, 2026

Board of County Commissioners
Robertson County Courthouse
Springfield, Tennessee 37172

Dear Commissioners:

The unaudited financial report for the period ending June 30, 2026 is submitted herewith. This report was prepared by the Finance Department, and I believe the data is accurate in all material aspects, and that it is presented in a manner designed to set forth the financial position and results of operations of the various funds.

This report includes financial statements of all entities over which Robertson County exercises oversight responsibility, based upon criteria established by the Governmental Accounting Standards Board, except for the Robertson County Trustee, Clerks, Register and Sheriff.

The accounting records for the governmental fund types are maintained on a modified accrual basis. Revenues are recognized when they become both measurable and available as net current assets, except property taxes are recognized on a cash basis.

Expenditures are generally recognized when the liability is incurred, except principal and interest on long term debt is recognized when due, and encumbrances are recognized as expenditures for budgetary purposes in the period they are created. Reserve For Encumbrances represents contracts, purchase orders and other commitments to be completed in subsequent accounting periods.

All Reserves, with the exception of Reserve For Encumbrances, indicate unexpended revenues that are legally required to be expended for specific purposes in subsequent accounting periods.

The County is required by State statute to adopt annual budgets for the General Fund, Special Revenue Funds and Debt Service Fund. These budgets must be adopted on the basis where current available funds are sufficient to meet current expenditures. The sum of expenditures and encumbrances may not legally exceed authorized appropriations. All unencumbered appropriations lapse at year end.

In developing and evaluating the County's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets and the reliability of financial records for the preparation of financial reports. The concept of reasonable assurance recognizes that the cost of an internal control should not exceed the benefits likely to be derived and the evaluation of costs and benefits requires estimates and judgments by management. All internal accounting control evaluations and judgments occur within this framework.

The accounts of the County are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds included in this financial report are as follows:

General Fund - The General Fund is the general operating fund of the County. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue sources, other than major capital projects, that are legally restricted to expenditures for specific purposes. Special Revenue Funds include the Sanitation/Solid Waste Fund, Highway Fund and School Fund.

Debt Service Fund - The Debt Service Fund is used to account for the accumulation of resources for and the payment of long-term debt principal and interest.

General Capital Projects Fund - The General Capital Projects Fund is used to account for financial resources specified to be used for the acquisition or construction of major capital facilities for the County other than those for the Sanitation/Solid Waste Fund, Highway Fund and School Fund.

Community Development / RCEDB / Red River Preserve PILOT Fund – The Community Development / RCEDB / Red River Preserve PILOT Fund is used to account for financial resources collected through Payments In Lieu Of Taxes (PILOT) and expenditures for the Red River Preserve Project. The Robertson County Industrial Development Board, also known as the Robertson County Economic Development Board (RCEDB) is required to request approval from the County legislative body if funds are required for any County project other than the Red River Preserve.

School Capital Projects Fund - The School Capital Projects Fund is used to account for financial resources specified to be used for the acquisition or construction of major capital facilities for the School Fund.

County Medical Self Insurance Fund – The County Medical Self Insurance Fund is used to account for financial resources regarding collections of insurance premiums from the County and employees. This fund also accounts for payment of all medical claims for County employees plus the payment of administrative and stop loss fees to Blue Cross Blue Shield of Tennessee. Blue Cross Blue Shield of Tennessee is the County's Third-Party Administrator (TPA) of the County Medical Self Insurance Plan.

The preparation of this report could not be accomplished without the efficient and dedicated services of the entire staff of the Finance Department. I express my appreciation to these employees. I also thank the County Commissioners and all other officials and employees for their cooperation and support in conducting the financial activities of the County in a progressive and responsible manner.

Should you have any questions, please advise.

Respectfully,

Jody Stewart

Jody Stewart

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		29,794,709.42	
COUNTY SELF FUNDED INSURANCE - FUND 263 CASH		2,796,669.21	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127 CASH		1,435,152.83	
ACCOUNTS RECEIVABLE		1,454,168.78	
PROPERTY TAXES RECEIVABLE		23,245.00	
TOTAL CURRENT ASSETS			35,504,645.24
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		1,335,845.05	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127		1,435,152.83	
ESCROW PAYABLE - RENT DEPOSIT - BLDG. SOLD - SEPT 2022		0.00	
COUNTY SELF FUNDED INSURANCE - FUND 263		2,796,669.21	
TOTAL CURRENT LIABILITIES			5,567,667.09
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		809,319.39	
BEGINNING FUND BALANCE	23,002,700.45		
PLUS CURRENT REVENUES	55,731,245.63		
LESS CURRENT EXPENSES	52,610,876.77		
UNRESERVED FUND BALANCE		26,123,069.31	
PLUS RESERVED FUND BALANCE		3,004,589.45	
TOTAL FUND EQUITY			29,936,978.15
TOTAL LIABILITIES AND FUND EQUITY			35,504,645.24

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	32,010,000.00	32,706,821.79	696,821.79
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	421,773.00	444,499.74	22,726.74
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	153,280.00	155,725.22	2,445.22
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	160,521.00	153,434.57	(7,086.43)
PAYMENTS IN LIEU OF PROPERTY TAX	609,592.00	274,469.21	(335,122.79)
LOCAL OPTION SALES TAX	1,140,000.00	1,140,000.00	0.00
HOTEL / MOTEL TAX	1,300,000.00	819,759.47	(480,240.53)
LITIGATION TAXES - GENERAL	308,613.00	316,493.45	7,880.45
BANK EXCISE TAX	384,448.00	360,774.43	(23,673.57)
WHOLESALE BEER TAX	134,525.00	114,639.91	(19,885.09)
CABLE TV FRANCHISE	75,397.00	92,272.35	16,875.35
BUILDING PERMITS	650,000.00	731,033.01	81,033.01
CIRCUIT COURT FINES	53,262.00	40,070.87	(13,191.13)
GENERAL SESSION COURT FINES	529,887.00	504,775.95	(25,111.05)
JUVENILE COURT FINES	2,065.00	4,175.75	2,110.75
CHANCERY COURT OFFICERS COST	7,597.00	14,520.02	6,923.02
DRUG COURT FEES & VETERANS TREATMENT COURT FEES	60,778.00	56,710.56	(4,067.44)
AMBULANCE PATIENT CHARGES	2,800,000.00	3,103,344.82	303,344.82
SCHOOL PATROL OFFICERS	525,000.00	525,000.00	0.00
DRIVERS SCHOOL FEES / OTHER GEN SERVICES	206,396.00	220,349.75	13,953.75
COPYING, COMPUTER, PHONE VENDING & FEES	372,572.00	409,760.07	37,188.07
OTHER LOCAL REVENUES	275,210.00	462,130.57	186,920.57
COUNTY CLERK FEES	1,431,000.00	1,437,369.55	6,369.55
CIRCUIT COURT CLERK FEES	233,864.00	252,726.46	18,862.46
GENERAL SESSIONS COURT FEES	517,182.00	534,778.07	17,596.07
CHANCERY COURT FEES	171,003.00	186,270.80	15,267.80
JUVENILE COURT FEES	26,270.00	27,501.66	1,231.66
REGISTER OF DEEDS FEES	528,000.00	585,797.97	57,797.97
SHERIFF FEES	47,000.00	44,105.04	(2,894.96)
TRUSTEE FEES	2,275,000.00	2,215,830.02	(59,169.98)
SCHOOL RESOURCE OFFICER GRANTS	1,650,000.00	1,575,000.00	(75,000.00)
JUVENILE SERVICES PROGRAM	9,000.00	9,000.00	0.00
OTHER GENERAL GOVERNMENT GRANTS-SAFE BABY COURT	100,000.00	121,178.42	21,178.42
LAW ENFORCEMENT TRAINING PROGRAM & EMS ADD FY25/FY26	286,103.00	155,203.03	(130,899.97)
DRUG CONTROL GRANT - DRUG COURT - MHC	219,000.00	207,643.30	(11,356.70)
HEALTH DEPARTMENT PROGRAM	970,000.00	734,492.46	(235,507.54)
LITTER PROGRAM	56,400.00	38,983.00	(17,417.00)
STATE BEER TAX	17,752.00	16,956.23	(795.77)
VEHICLE CERTIFICATE OF TITLE FEES	12,546.00	13,395.65	849.65
STATE ALCOHOLIC BEVERAGE TAX	155,486.00	155,446.64	(39.36)
STATE SHARED SPORTS GAMING-OPIOID SETTLEMENT FUNDS	68,946.00	269,980.74	201,034.74
CONTRACTED PRISONER BOARDING	3,300,000.00	3,463,251.00	163,251.00
REGISTRAR OF VOTERS SALARY GRANT	15,164.00	15,164.00	0.00
OTHER STATE GRANTS & REVENUES	107,466.00	146,499.54	39,033.54
LAW ENFORCEMENT GRANT	512,522.00	412,125.02	(100,396.98)
OTHER FEDERAL THROUGH STATE - ELECTIONS	96,500.00	69,476.08	(27,023.92)
OTHER GOVERNMENTS - CONTRIB - OPIOID SETTLE PAST	47,486.00	94,728.60	47,242.60
INSURANCE RECOVERY	88,041.00	297,580.84	209,539.84
TOTAL REVENUES	55,122,647.00	55,731,245.63	608,598.63

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
COUNTY COMMISSION	529,319.00	482,800.28	46,518.72
COUNTY MAYOR	610,593.00	509,848.60	100,744.40
ELECTION COMMISSION	610,014.00	553,879.94	56,134.06
REGISTER OF DEEDS	410,286.00	396,538.65	13,747.35
PLANNING	605,250.00	490,575.59	114,674.41
ENGINEERING	251,525.00	225,148.00	26,377.00
COUNTY BUILDINGS	1,659,821.00	1,480,288.24	179,532.76
ARCHIVES	197,058.00	185,535.64	11,522.36
FINANCE DEPARTMENT	767,761.00	752,537.62	15,223.38
PROPERTY ASSESSOR	674,828.00	653,515.62	21,312.38
COUNTY TRUSTEE	448,130.00	443,121.82	5,008.18
COUNTY CLERK	942,226.00	872,447.70	69,778.30
CIRCUIT COURT	1,289,046.00	1,233,715.46	55,330.54
GENERAL SESSIONS COURT	636,789.00	589,977.14	46,811.86
DRUG COURT	568,256.00	376,178.72	192,077.28
CHANCERY COURT	414,362.00	394,418.40	19,943.60
JUVENILE COURT	713,420.00	664,387.16	49,032.84
COUNTY SHERIFF	22,668,077.00	21,413,598.74	1,254,478.26
FIRE PREVENTION	1,985,775.00	1,985,775.00	0.00
EMERGENCY MANAGEMENT	330,217.00	272,391.68	57,825.32
HEALTH DEPARTMENT	1,139,200.00	797,810.28	341,389.72
ANIMAL CONTROL	515,765.00	479,797.21	35,967.79
AMBULANCE SERVICE	8,655,158.00	8,289,973.95	365,184.05
LITTER GRANT PROGRAM	103,599.00	90,849.37	12,749.63
AGRICULTURE EXTENSION SERVICE	238,340.00	229,682.19	8,657.81
OTHER CHARGES	8,967,364.00	8,086,112.77	881,251.23
CONTRIBUTIONS TO OTHER AGENCIES	659,971.00	659,971.00	0.00
OPERATING TRF TO GEN CAP PROJECTS - CRTHSE ROOF	0.00	0.00	0.00
TOTAL EXPENSES	56,592,150.00	52,610,876.77	3,981,273.23

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	55,122,647.00	55,731,245.63	608,598.63
TOTAL EXPENSES	56,592,150.00	52,610,876.77	3,981,273.23
EXCESS REVENUES (EXPENSES)	(1,469,503.00)	3,120,368.86	4,589,871.86
BEGINNING UNRESERVED FUND BALANCE	23,002,700.45	23,002,700.45	0.00
ENDING UNRESERVED FUND BALANCE	21,533,197.45	26,123,069.31	4,589,871.86

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SOLID WASTE/SANITATION FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		3,781,216.34	
ACCOUNTS RECEIVABLE		77,110.09	
PROPERTY TAXES RECEIVABLE		480.00	
TOTAL CURRENT ASSETS			3,859,506.43
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		25,627.31	
OTHER LOANS PAYABLE - CURRENT (DEBT SERVICE FUND 151)		0.00	
TOTAL CURRENT LIABILITIES		25,627.31	
TOTAL CURRENT AND LONG - TERM LIABILITIES			25,627.31
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	3,251,067.59		
PLUS CURRENT REVENUES	5,597,987.01		
LESS CURRENT EXPENSES	5,515,175.48		
UNRESERVED FUND BALANCE		3,333,879.12	
PLUS RESERVED FUND BALANCE		500,000.00	
TOTAL FUND EQUITY			3,833,879.12
TOTAL LIABILITIES AND FUND EQUITY			3,859,506.43

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	660,000.00	674,373.53	14,373.53
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	17,790.00	9,245.93	(8,544.07)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	5,784.00	3,210.84	(2,573.16)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	5,689.00	3,208.93	(2,480.07)
DISPOSAL FEE	4,990,000.00	4,792,067.53	(197,932.47)
RECYCLED MATERIALS	40,737.00	63,877.92	23,140.92
OTHER LOCAL REVENUES / MISC. REFUNDS	0.00	5,670.00	5,670.00
SALE OF EQUIPMENT	0.00	0.00	0.00
SOLID WASTE GRANTS	0.00	0.00	0.00
SOLID WASTE - OTHER STATE REVENUES	50,000.00	46,332.33	(3,667.67)
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	5,770,000.00	5,597,987.01	(172,012.99)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CONVENIENCE CENTERS	378,032.00	363,815.20	14,216.80
TRANSFER STATIONS	5,248,192.00	4,772,135.21	476,056.79
RECYCLING CENTER	80,596.00	58,188.43	22,407.57
POSTCLOSURE CARE COSTS	139,538.00	137,977.43	1,560.57
OTHER CHARGES	253,343.00	183,059.21	70,283.79
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	6,099,701.00	5,515,175.48	584,525.52

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	5,770,000.00	5,597,987.01	(172,012.99)
TOTAL EXPENSES	6,099,701.00	5,515,175.48	584,525.52
EXCESS REVENUES (EXPENSES)	(329,701.00)	82,811.53	412,512.53
BEGINNING UNRESERVED FUND BALANCE	3,251,067.59	3,251,067.59	0.00
ENDING UNRESERVED FUND BALANCE	2,921,366.59	3,333,879.12	412,512.53

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
HIGHWAY FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,883,707.82	
ACCOUNTS RECEIVABLE		549,575.92	
TOTAL CURRENT ASSETS			3,433,283.74
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		93,896.17	
NOTES PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			93,896.17
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	1,360,069.66		
PLUS CURRENT REVENUES	6,794,828.54		
LESS CURRENT EXPENSES	6,015,510.63		
UNRESERVED FUND BALANCE		2,139,387.57	
PLUS RESERVED FUND BALANCE		1,200,000.00	
TOTAL FUND EQUITY			3,339,387.57
TOTAL LIABILITIES AND FUND EQUITY			3,433,283.74

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
HIGHWAY FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
WHEEL TAX	1,912,774.00	2,189,860.28	277,086.28
MINERAL SEVERANCE TAX	200,000.00	223,412.34	23,412.34
PERMITS	15,400.00	30,050.00	14,650.00
GENERAL SERVICE CHARGES	40,400.00	86,900.00	46,500.00
OTHER LOCAL REVENUES	8,500.00	33,549.60	25,049.60
SALE OF EQUIPMENT	0.00	0.00	0.00
STATE OF TENNESSEE-LOCAL GOV DIRECT APP GRANT-LGDAG	0.00	0.00	0.00
BRIDGE PROGRAM	0.00	0.00	0.00
STATE AID PROGRAM	1,191,421.00	1,126,567.19	(64,853.81)
GASOLINE & MOTOR FUEL TAX	3,035,093.00	3,008,304.71	(26,788.29)
HYBRID / ELECTRIC VEHICLE REGISTRATION	36,595.00	47,946.42	11,351.42
PETROLEUM SPECIAL TAX	48,238.00	48,238.00	0.00
STATE OF TENNESSEE-OTHER STATE REVENUE	0.00	0.00	0.00
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	6,488,421.00	6,794,828.54	306,407.54

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
HIGHWAY FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATION	469,080.00	448,646.33	20,433.67
HIGHWAY MAINTENANCE	3,432,133.00	3,104,841.26	327,291.74
EQUIPMENT OPERATION	581,784.00	506,473.85	75,310.15
OTHER CHARGES	504,003.00	488,120.76	15,882.24
CAPITAL OUTLAY	1,664,676.00	1,467,428.43	197,247.57
TOTAL EXPENSES	6,651,676.00	6,015,510.63	636,165.37

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
HIGHWAY FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	6,488,421.00	6,794,828.54	306,407.54
TOTAL EXPENSES	6,651,676.00	6,015,510.63	636,165.37
EXCESS REVENUES (EXPENSES)	(163,255.00)	779,317.91	942,572.91
BEGINNING UNRESERVED FUND BALANCE	1,360,069.66	1,360,069.66	0.00
ENDING UNRESERVED FUND BALANCE	1,196,814.66	2,139,387.57	942,572.91

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		28,868,274.39	
ACCOUNTS RECEIVABLE		6,085,973.18	
PROPERTY TAXES RECEIVABLE		14,141.00	
TOTAL CURRENT ASSETS			34,968,388.57
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		4,259,697.22	
RETAINAGE PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			4,259,697.22
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES			
BEGINNING FUND BALANCE	31,174,528.75		
PLUS CURRENT REVENUES	148,620,481.48		
LESS CURRENT EXPENSES	149,478,919.15		
UNRESERVED FUND BALANCE		30,316,091.08	
PLUS RESERVED FUND BALANCE (AFTER CARE & CAREER LADI		392,600.27	
TOTAL FUND EQUITY			30,708,691.35
TOTAL LIABILITIES AND FUND EQUITY			34,968,388.57

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	19,470,000.00	19,902,850.91	432,850.91
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	350,000.00	274,817.44	(75,182.56)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	205,000.00	94,719.47	(110,280.53)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	150,000.00	93,612.42	(56,387.58)
PAYMENTS IN LIEU OF PROPERTY TAX	1,100,000.00	1,189,282.47	89,282.47
SALES TAX	18,100,000.00	22,561,144.19	4,461,144.19
BUSINESS TAX	1,250,000.00	1,382,726.75	132,726.75
MIXED DRINK TAX	90,000.00	123,242.40	33,242.40
INTERSTATE TELECOMMUNICATIONS TAX	0.00	0.00	0.00
MARRIAGE LICENSES	5,000.00	5,092.00	92.00
CHARGES FOR CURRENT SERVICES	20,000.00	44,832.29	24,832.29
EDUCATION CHARGES	1,246,765.00	1,158,112.82	(88,652.18)
OTHER LOCAL REVENUES	333,006.00	172,087.99	(160,918.01)
STATE OF TENNESSEE	96,695,736.00	94,949,352.66	(1,746,383.34)
FEDERAL GOVERNMENT	6,120,063.00	5,715,203.04	(404,859.96)
CONTRACTED SERVICES	150,000.00	143,955.05	(6,044.95)
INSURANCE RECOVERY	836,316.00	809,449.58	(26,866.42)
OPERATING TRANSFERS IN FROM FEDERAL PROJECTS	0.00	0.00	0.00
TOTAL REVENUES	146,121,886.00	148,620,481.48	2,498,595.48

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR EDUCATION PROGRAM	73,997,296.00	72,040,231.07	1,957,064.93
ALTERNATIVE EDUCATION PROGRAM	1,390,129.00	1,340,198.06	49,930.94
SPECIAL EDUCATION PROGRAM	11,034,545.00	10,569,821.15	464,723.85
VOCATIONAL EDUCATION PROGRAM	7,831,284.00	6,578,556.66	1,252,727.34
STUDENT BODY EDUCATION PROGRAM	417,300.00	365,880.91	51,419.09
ADULT EDUCATION PROGRAM	0.00	0.00	0.00
ATTENDANCE SERVICES SUPPORT	917,000.00	881,898.12	35,101.88
HEALTH SERVICES SUPPORT	2,651,350.00	2,522,137.39	129,212.61
OTHER STUDENT SUPPORT	3,810,080.00	3,656,951.44	153,128.56
REGULAR EDUCATION SUPPORT	3,167,731.00	3,038,152.60	129,578.40
ALTERNATIVE EDUCATION SUPPORT	0.00	0.00	0.00
SPECIAL EDUCATION SUPPORT	1,120,200.00	1,016,520.10	103,679.90
VOCATIONAL EDUCATION SUPPORT	377,725.00	369,672.21	8,052.79
TECHNOLOGY	2,210,700.00	2,109,863.47	100,836.53
BOARD OF EDUCATION	1,764,600.00	1,672,639.42	91,960.58
DIRECTOR'S OFFICE	881,200.00	845,379.03	35,820.97
PRINCIPALS' OFFICES	9,532,884.00	9,273,506.70	259,377.30
FISCAL SERVICES	370,350.00	365,663.24	4,686.76
HUMAN RESOURCES	475,700.00	429,952.08	45,747.92
PLANT OPERATION	7,584,200.00	7,450,587.87	133,612.13
PLANT MAINTENANCE	3,941,618.00	3,462,901.61	478,716.39
TRANSPORTATION	8,297,322.00	7,129,035.76	1,168,286.24
FOOD SERVICES	5,887,868.00	5,764,766.98	123,101.02
COMMUNITY SERVICES	1,307,165.00	1,059,779.81	247,385.19
PRE - K PROGRAM	1,456,700.00	1,376,118.19	80,581.81
CAPITAL OUTLAY	5,801,724.00	5,112,424.28	689,299.72
OPERATING TRANSFER	1,046,282.00	1,046,281.00	1.00
TOTAL EXPENSES	157,272,953.00	149,478,919.15	7,794,033.85

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	146,121,886.00	148,620,481.48	2,498,595.48
TOTAL EXPENSES	157,272,953.00	149,478,919.15	7,794,033.85
EXCESS REVENUES (EXPENSES)	(11,151,067.00)	(858,437.67)	10,292,629.33
BEGINNING UNRESERVED FUND BALANCE	31,174,528.75	31,174,528.75	0.00
ENDING UNRESERVED FUND BALANCE	20,023,461.75	30,316,091.08	10,292,629.33

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
DEBT SERVICE FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		25,696,978.66	
ACCOUNTS RECEIVABLE		666,872.54	
PROPERTY TAXES RECEIVABLE		5,274.00	
TOTAL CURRENT ASSETS			
TOTAL CURRENT ASSETS			26,369,125.20
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	20,279,570.28		
PLUS CURRENT REVENUES	19,518,638.82		
LESS CURRENT EXPENSES	13,429,083.90		
UNRESERVED FUND BALANCE		26,369,125.20	
PLUS RESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			26,369,125.20
TOTAL LIABILITIES AND FUND EQUITY			26,369,125.20

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	7,260,000.00	7,421,389.55	161,389.55
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	75,188.00	102,659.54	27,471.54
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	25,334.00	35,319.13	9,985.13
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	28,282.00	35,150.17	6,868.17
WHEEL TAX	4,855,879.00	5,103,997.93	248,118.93
LITIGATION TAX - JAIL	335,124.00	389,457.86	54,333.86
ADEQUATE FACILITIES TAX	2,195,912.00	2,382,943.20	187,031.20
INTEREST EARNED - Other Investments	2,900,000.00	3,280,418.33	380,418.33
SALE OF EQUIPMENT	0.00	21,022.11	21,022.11
SALE OF PROPERTY	0.00	0.00	0.00
OTHER LOCAL REVENUES - RENT ON DMV BUILDING	0.00	0.00	0.00
BONDS ISSUED	0.00	0.00	0.00
REFUNDING DEBT ISSUED	0.00	0.00	0.00
PREMIUMS ON DEBT ISSUED	0.00	0.00	0.00
OPERATING TRANSFERS	746,281.00	746,281.00	0.00
TOTAL REVENUES	18,422,000.00	19,518,638.82	1,096,638.82

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
GENERAL DEBT SERVICE:			
PRINCIPAL ON BONDS	2,895,804.00	2,895,804.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	223,975.00	223,974.23	0.77
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL GENERAL DEBT SERVICE	3,119,779.00	3,119,778.23	0.77
HIGHWAY DEBT SERVICE:			
PRINCIPAL ON BONDS	0.00	0.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	0.00	0.00	0.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL HIGHWAY DEBT SERVICE	0.00	0.00	0.00
SCHOOL DEBT SERVICE:			
PRINCIPAL ON BONDS	8,619,196.00	8,619,196.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	1,456,222.00	1,456,222.03	(0.03)
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL SCHOOL DEBT SERVICE	10,075,418.00	10,075,418.03	(0.03)
OTHER DEBT SERVICE EXPENSES:			
TRUSTEE'S COMMISSION	247,803.00	230,787.64	17,015.36
OTHER DEBT SERVICE COSTS	12,000.00	3,100.00	8,900.00
TOTAL OTHER DEBT SERVICE EXPENSES	259,803.00	233,887.64	25,915.36
OTHER DEBT SERVICE EXPENSES:			
OPERATING TRANSFER/GENERAL CAPITAL PROJECTS FUND 171	0.00	0.00	0.00
OPERATING TRANSFER/SCHOOL CAPITAL PROJECTS FUND 177	0.00	0.00	0.00
UNDERWRITER'S DISCOUNT	0.00	0.00	0.00
OTHER DEBT ISSUANCE COSTS	0.00	0.00	0.00
OTHER DEBT SERVICE COSTS	0.00	0.00	0.00
TOTAL OTHER DEBT SERVICE EXPENSES	0.00	0.00	0.00
TOTAL DEBT SERVICE FUND EXPENSES	13,455,000.00	13,429,083.90	25,916.10

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
DEBT SERVICE FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	18,422,000.00	19,518,638.82	1,096,638.82
TOTAL EXPENSES	13,455,000.00	13,429,083.90	25,916.10
EXCESS REVENUES (EXPENSES)	4,967,000.00	6,089,554.92	1,122,554.92
BEGINNING UNRESERVED FUND BALANCE	20,279,570.28	20,279,570.28	0.00
ENDING UNRESERVED FUND BALANCE	25,246,570.28	26,369,125.20	1,122,554.92

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL CAPITAL PROJECTS FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,489,889.32	
ACCOUNTS RECEIVABLE		100,000.00	
TOTAL CURRENT ASSETS			2,589,889.32
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / AGRICULTURE EXTENSION BUILDING & ROOF		0.00	
RETAINAGE PAYABLE / RENOVATION HISTORIC COURTHOUSE		0.00	
RETAINAGE PAYABLE / DRUG COURT OFFICE SPACE RENOVATION		10,473.33	
TOTAL CURRENT LIABILITIES			10,473.33
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		1,711,236.11	
BEGINNING FUND BALANCE	1,724,973.17		
PLUS CURRENT REVENUES	2,851,647.58		
LESS CURRENT EXPENSES	3,708,440.87		
UNRESERVED FUND BALANCE		868,179.88	
ADJUSTMENT REQUIRED-IDB-RED RIVER PRESERVE-NOW 172		0.00	
TOTAL FUND EQUITY			2,579,415.99
TOTAL LIABILITIES AND FUND EQUITY			2,589,889.32

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
LOCAL OPTION SALES TAX	1,200,000.00
OTHER STATE GRANTS-TDEC STORM WATER-PASS THRU TO VARIOUS ENTITIES	1,651,647.58
OTHER STATE GRANTS-TNECD BROADBAND-PASS THRU T0 CITY OF SPRINGFIELD	0.00
BOND PROCEEDS	0.00
PREMIUMS ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
TRANSFER IN FOR ADDITIONAL FUNDS	0.00
TRANSFER IN FOR HISTORIC COURTHOUSE ROOF REPAIR	0.00
TRANSFER IN FOR EIGHT (8) HVAC UNITS FOR THE ROBCO OFFICE BUILDING (TRANE)	0.00
TRANSFER IN FOR DRUG COURT OFFICES	0.00
TRANSFER IN FOR ELECTION MACHINES ROOM - 3rd Floor	0.00
TRANSFER IN FOR SOLID WASTE FUND 116 SAFETY PROJECT	0.00
TRANSFER IN FOR PLUMBING PROJECT FOR SHERIFF DEPT.	0.00
TOTAL REVENUES	2,851,647.58

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
ARCHITECTS AND ENGINEERING FEES	0.00
CONSULTANTS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / SHERIFF'S PLUMBING PROJECT	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL CLINIC ROOF / HVAC	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / ADA	21,725.00
MAINTENANCE & REPAIR SERV-BUILDINGS / AGEXT ROOF	5,791.13
MAINTENANCE & REPAIR SERV-BUILDINGS / HIGHWAY DEPT ROOF	100,401.00
MAINTENANCE & REPAIR SERV-BUILDINGS / JAIL HOT WATER HEATERS	172,508.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL / PREVIOUS FUNDS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE RELOCATION	311.98
TRUSTEE'S COMMISSION	12,000.00
UNDERWRITERS DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
BUILDING IMPROVEMENTS / 2HVAC	33,642.00
BUILDING IMPROVEMENTS / COURTHOUSE / RENOVATIONS	65,713.94
BUILDING IMPROVEMENTS / ROBCO OFF BLDG / DRUG COURT OFF RENOVATION	352,970.16
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / HVAC	0.00
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / JHVAC (JAIL)	1,287,832.00
BUILDING IMPROVEMENTS / COURTHOUSE / ROOF REPAIRS	0.00
OTHER CAPITAL OUTLAY / TN DEVELOPMT ECONOMIC CONSERVATION-TDEC- (STORM WATER IMPROVE)	1,655,545.66
OTHER CAPITAL OUTLAY PROJECT / BROADBAND COMMUNITY DEVELOPMENT / TNECD	0.00
TOTAL EXPENSES	3,708,440.87

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	2,851,647.58
TOTAL EXPENSES	3,708,440.87
EXCESS REVENUES (EXPENSES)	(856,793.29)
BEGINNING UNRESERVED FUND BALANCE	1,724,973.17
ENDING UNRESERVED FUND BALANCE	868,179.88

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		3,019,753.10	
ACCOUNTS RECEIVABLE		7,942.36	
TOTAL CURRENT ASSETS			3,027,695.46
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	2,061,962.39		
PLUS CURRENT REVENUES	965,733.07		
LESS CURRENT EXPENSES	0.00		
UNRESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE FOR RED RIVER PRESERVE		3,027,695.46	
TOTAL FUND EQUITY			3,027,695.46
TOTAL LIABILITIES AND FUND EQUITY			3,027,695.46

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
PAYMENT IN LIEU OF TAXES (PILOT)	889,193.00
INTEREST EARNED	76,540.07
NOTE PROCEEDS	0.00
OTHER LOANS ISSUED	0.00
TOTAL REVENUES	965,733.07

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
PROPERTY PURCHASE / WHITE HOUSE BUSINESS PARK / LAND	0.00
ARCHITECTS	0.00
BUILDING CONSTRUCTION / AIRPORT IMPROVEMENT	0.00
OTHER CONSTRUCTION / OTHER CONSTRUCTION / LIGHT	0.00
OTHER CONSTRUCTION / PORTLAND	0.00
LAND	0.00
SITE DEVELOPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	0.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	965,733.07
TOTAL EXPENSES	0.00
EXCESS REVENUES (EXPENSES)	965,733.07
BEGINNING UNRESERVED FUND BALANCE	2,061,962.39
ENDING UNRESERVED FUND BALANCE	3,027,695.46

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL CAPITAL PROJECTS FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		243,680.19	
TOTAL CURRENT ASSETS			243,680.19
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / MOBILE FIXTURE & EQUIPMENT		0.00	
RETAINAGE PAYABLE / TENN-KY AUTOMATIC SPRINKLER		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES (PRIOR YEAR - Deweese Issue)		8,191.79	
BEGINNING FUND BALANCE	998,299.31		
PLUS CURRENT REVENUES	300,000.00		
LESS CURRENT EXPENSES	1,062,810.91		
UNRESERVED FUND BALANCE		235,488.40	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			243,680.19
TOTAL LIABILITIES AND FUND EQUITY			243,680.19

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
TRANSFER IN FROM SCHOOL FUND 141	0.00
BOND PROCEEDS	0.00
PREMIUM ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
OTHER SOURCES -TRANSFERS IN FROM DEBT SERVICE FUND 151	0.00
OTHER SOURCES -TRANSFERS IN FROM SCHOOL FUND 141	300,000.00
TOTAL REVENUES	300,000.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
INSTRUCTIONAL SUPPLIES	0.00
ARCHITECTS	0.00
CONSTRUCTION MANAGER SERVICES	0.00
OTHER CHARGES	0.00
UNDERWRITER'S DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
LAND	0.00
BUILDING IMPROVEMENTS	1,062,810.91
BUILDING IMPROVEMENTS - INNOVATION ACADEMY (IA) RENOVATION	0.00
FOOD SERVICE EQUIPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	1,062,810.91

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	300,000.00
TOTAL EXPENSES	1,062,810.91
EXCESS REVENUES (EXPENSES)	(762,810.91)
BEGINNING UNRESERVED FUND BALANCE	998,299.31
ENDING UNRESERVED FUND BALANCE	235,488.40

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COUNTY MEDICAL SELF INSURANCE FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,796,669.21	
ACCOUNTS RECEIVABLE		6,919.55	
TOTAL CURRENT ASSETS			2,803,588.76
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
CLAIMS AND JUDGEMENTS PAYABLE		1,990,219.57	
TOTAL CURRENT LIABILITIES			1,990,219.57
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES			
BEGINNING FUND BALANCE	504,872.64		
PLUS CURRENT REVENUES	5,683,636.19		
LESS CURRENT EXPENSES	5,675,139.64		
UNRESERVED FUND BALANCE		513,369.19	
PLUS RESERVED FUND BALANCE		300,000.00	
TOTAL FUND EQUITY			813,369.19
TOTAL LIABILITIES AND FUND EQUITY			2,803,588.76

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
PREMIUMS/CONTRIBUTIONS	0.00	5,197,095.35	5,197,095.35
INTEREST EARNED	0.00	86,502.25	86,502.25
MISCELLANEOUS REFUNDS - REBATES	0.00	400,038.59	400,038.59
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	0.00	5,683,636.19	5,683,636.19

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATIVE COSTS & HANDLING COSTS	0.00	657,153.57	(657,153.57)
MEDICAL CLAIMS	0.00	3,644,489.08	(3,644,489.08)
MEDICAL - CLINIC	0.00	94,783.63	(94,783.63)
MEDICAL - RX / PRESCRIPTION CLAIMS	0.00	1,278,713.36	(1,278,713.36)
TOTAL EXPENSES	0.00	5,675,139.64	(5,675,139.64)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	0.00	5,683,636.19	5,683,636.19
TOTAL EXPENSES	0.00	5,675,139.64	(5,675,139.64)
EXCESS REVENUES (EXPENSES)	0.00	8,496.55	8,496.55
BEGINNING UNRESERVED FUND BALANCE	0.00	504,872.64	504,872.64
ENDING UNRESERVED FUND BALANCE	0.00	513,369.19	513,369.19

ROBERTSON COUNTY, TENNESSEE
SCHEDULE OF BOND PAYMENTS
FROM DEBT SERVICE FUND
REMAINING AFTER JUNE 30, 2025

DESCRIPTION	SCHOOL PRINCIPAL PAYMENTS	OTHER PRINCIPAL PAYMENTS	TOTAL PRINCIPAL PAYMENTS	TOTAL INTEREST PAYMENTS	TOTAL PRI. & INT. PAYMENTS
FISCAL YEAR ENDING 6/30/2026	8,619,196.00	2,895,804.00	11,515,000.00	1,680,196.26	13,195,196.26
FISCAL YEAR ENDING 6/30/2027	8,639,887.00	2,980,113.00	11,620,000.00	1,351,244.76	12,971,244.76
FISCAL YEAR ENDING 6/30/2028	7,303,600.00	686,400.00	7,990,000.00	1,008,961.76	8,998,961.76
FISCAL YEAR ENDING 6/30/2029	5,588,700.00	561,300.00	6,150,000.00	777,305.76	6,927,305.76
FISCAL YEAR ENDING 6/30/2030	3,265,000.00	25,000.00	3,290,000.00	597,891.76	3,887,891.76
FISCAL YEAR ENDING 6/30/2031	3,350,000.00	25,000.00	3,375,000.00	509,620.76	3,884,620.76
FISCAL YEAR ENDING 6/30/2032	3,445,000.00	25,000.00	3,470,000.00	423,288.26	3,893,288.26
FISCAL YEAR ENDING 6/30/2033	3,525,000.00	25,000.00	3,550,000.00	340,083.50	3,890,083.50
FISCAL YEAR ENDING 6/30/2034	3,620,000.00	25,000.00	3,645,000.00	252,387.00	3,897,387.00
FISCAL YEAR ENDING 6/30/2035	2,030,000.00	25,000.00	2,055,000.00	160,830.00	2,215,830.00
FISCAL YEAR ENDING 6/30/2036	1,345,000.00	30,000.00	1,375,000.00	100,400.00	1,475,400.00
FISCAL YEAR ENDING 6/30/2037	860,000.00	30,000.00	890,000.00	68,375.00	958,375.00
FISCAL YEAR ENDING 6/30/2038	880,000.00	30,000.00	910,000.00	46,125.00	956,125.00
FISCAL YEAR ENDING 6/30/2039	905,000.00	30,000.00	935,000.00	23,375.00	958,375.00
TOTAL REMAINING PAYMENTS	53,376,383.00	7,393,617.00	60,770,000.00	7,340,084.82	68,110,084.82

ROBERTSON COUNTY, TENNESSEE
SCHEDULE OF NOTE PAYMENTS
FROM DEBT SERVICE FUND
REMAINING AFTER JUNE 30, 2025

DESCRIPTION	SCHOOL PRINCIPAL PAYMENTS	OTHER PRINCIPAL PAYMENTS	TOTAL PRINCIPAL PAYMENTS	TOTAL INTEREST PAYMENTS	TOTAL PRI. & INT. PAYMENTS
FISCAL YEAR ENDING 06/30/2026	0.00	0.00	0.00	0.00	0.00
TOTAL REMAINING PAYMENTS	0.00	0.00	0.00	0.00	0.00

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
FINANCIAL REPORT

JUNE 30, 2026

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
UNAUDITED FINANCIAL REPORT

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ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FEDERAL PROJECTS FUND
June 30, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND			
CASH WITH TRUSTEE		656,650.21	
ACCOUNTS RECEIVABLE		0.00	
DUE FROM OTHER GOVERNMENTS		28,297.76	
			684,947.97
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
RETAINAGE PAYABLE		0.00	
ACCRUED PAYROLL		184,482.42	
TOTAL CURRENT LIABILITIES			184,482.42
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	0.00		
PLUS CURRENT REVENUES	6,809,978.02		
LESS CURRENT EXPENSES	6,809,512.47		
UNRESERVED FUND BALANCE (Voided PO Year End)		465.55	
PLUS RESERVED FUND BALANCE		500,000.00	
TOTAL FUND EQUITY			500,465.55
TOTAL LIABILITIES AND FUND EQUITY			684,947.97

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
VOCATIONAL PROGRAM IMPROVEMENT	188,437.73	188,437.73	0.00
TITLE I - IMPROVING BASIC PROGRAMS	2,651,024.87	2,111,280.51	(539,744.36)
IDEA PART B - SPECIAL EDUCATION	3,468,778.68	3,296,487.98	(172,290.70)
IDEA PRESCHOOL SPECIAL EDUCATION	149,096.70	73,015.62	(76,081.08)
TITLE III - ENGLISH LANGUAGE ACQUISITION	222,185.01	192,590.77	(29,594.24)
TITLE IX - HOMELESS EDUCATION	90,905.26	82,593.48	(8,311.78)
TITLE II - PROFESSIONAL DEVELOPMENT	662,814.27	439,755.42	(223,058.85)
COVID-19 GRANT #1	0.00	0.00	0.00
COVID-19 GRANT #3	0.00	0.00	0.00
COVID-19 GRANT A	0.00	0.00	0.00
COVID-19 GRANT B	0.00	0.00	0.00
COVID-19 GRANT D	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #1	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #2	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #3	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #4	0.00	0.00	0.00
OTHER FEDERAL THROUGH STATE	453,308.22	425,816.51	(27,491.71)
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	7,886,550.74	6,809,978.02	(1,076,572.72)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR INSTRUCTION PROGRAM	1,619,019.25	1,435,705.94	183,313.31
SPECIAL EDUCATION PROGRAM	2,426,551.92	2,302,663.91	123,888.01
VOCATIONAL EDUCATION PROGRAM	141,841.98	141,841.98	0.00
HEALTH SERVICES	317,596.64	316,957.43	639.21
OTHER STUDENT SUPPORT	378,834.59	68,999.48	309,835.11
REGULAR INSTRUCTION PROGRAM SUPPORT	1,772,863.28	1,468,845.14	304,018.14
SPECIAL EDUCATION PROGRAM SUPPORT	1,191,323.46	1,066,374.15	124,949.31
VOCATIONAL EDUCATION PROGRAM SUPPORT	1,716.74	1,716.74	0.00
BOARD OF EDUCATION	0.00	0.00	0.00
TECHNOLOGY	0.00	0.00	0.00
OPERATION OF PLANT	0.00	0.00	0.00
TRANSPORTATION	21,802.88	5,082.54	16,720.34
REGULAR CAPITAL OUTLAY	0.00	0.00	0.00
FOOD SERVICE	0.00	0.00	0.00
OPERATING TRANSFER	0.00	0.00	0.00
EARLY CHILDHOOD EDUCATION	15,000.00	1,325.16	13,674.84
TOTAL EXPENSES	7,886,550.74	6,809,512.47	1,077,038.27

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 6/30/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	7,886,550.74	6,809,978.02	(1,076,572.72)
TOTAL EXPENSES	7,886,550.74	6,809,512.47	1,077,038.27
EXCESS REVENUES (EXPENSES)	0.00	465.55	465.55
BEGINNING UNRESERVED FUND BALANCE	0.00	0.00	0.00
ENDING UNRESERVED FUND BALANCE	0.00	465.55	465.55

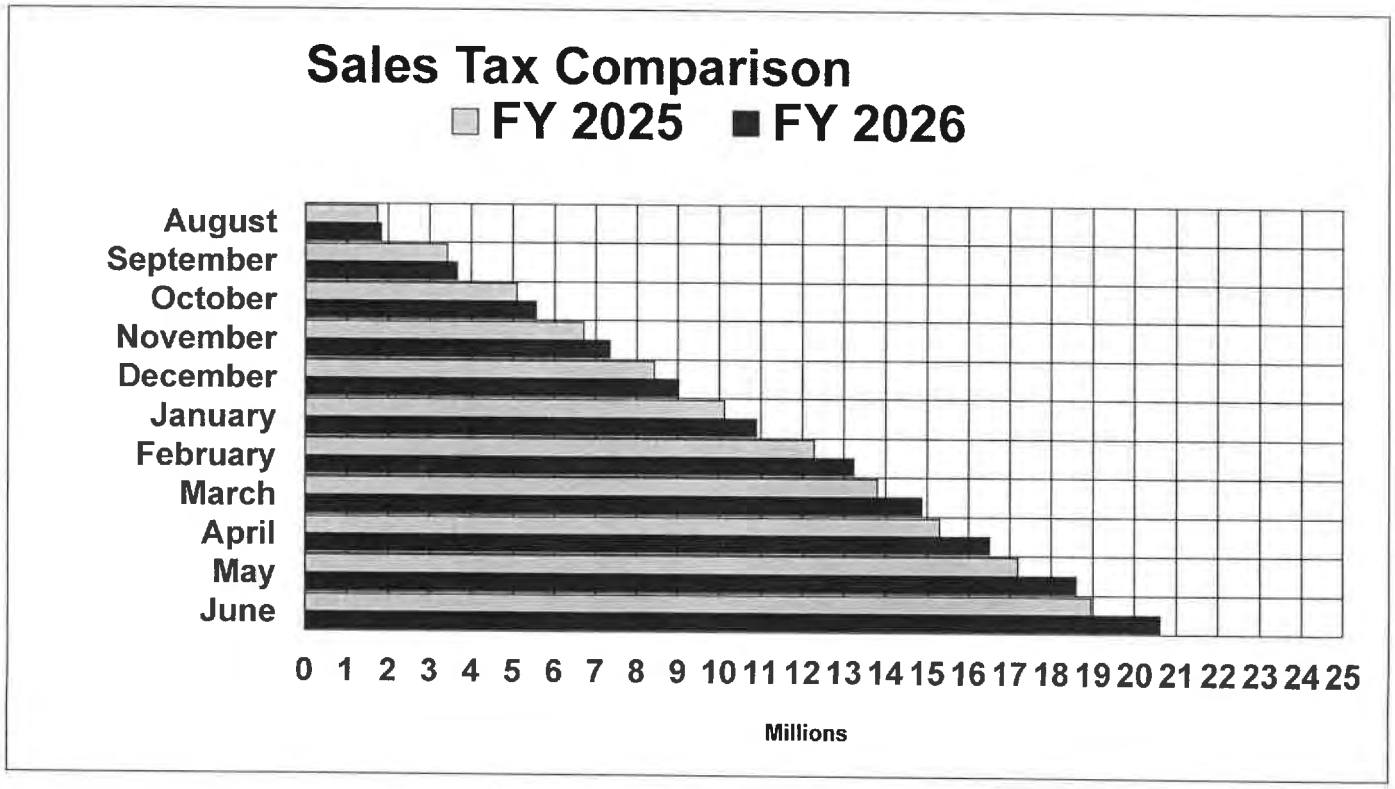
ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2025-2026

FOR PERIOD ENDING JUNE 30, 2026
SALES TAX COLLECTION - COMPARISONS

ACTUAL FY 24-25	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE	BUDGET FY 25-26	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE
20,748,001	22,561,144	1,813,143	18,100,000	22,561,144	4,461,144

8.74%
Increase Over FY25

BUDGET PERCENTAGE	ACTUAL PERCENTAGE
100.00%	124.65%



ROBERTSON COUNTY PLANNING AND ZONING
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET
SPRINGFIELD, TENNESSEE 37172
TEL. (615) 384-3666

MEMORANDUM

TO: The Robertson County Commission Members
FROM: Pam Groves, Planning and Zoning Director
DATE: August 10, 2026

The Robertson County Commission will hold its monthly meeting on Monday, August 17, 2026, at 7:00 P. M., in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee. The following items have been placed on the agenda for your review.

Zoning Map Amendment Requests:

Rezoning Request AG-2 to RP-80

Resolution No. 081726070 – Susan K Head: Request to rezone 1.91 surveyed acres of the 7.5 surveyed acres of property from AG-2 to RP-80 located at 4668 Hwy 76 W. Tax Map 052, Part of Parcel 021.01 (7th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Resolution No. 081726071 – Sara McDowell: Request to rezone 30.87 surveyed acres of the 82.20 acres of property from AG-2 to RP-80 located on Owens Chapel Rd. Tax Map 070, Part of Parcel 132.00 (8th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Resolution No. 081726072 – Shelby Keith and Greg Spain: Request to rezone 1.84 surveyed acres of the 24 acres of property from AG-2 to RP-80 located at 2612 Meador Rd. Tax Map 114, Part of Parcel 194.00 (5th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Rezoning Request from R-40 to AG-2

Resolution No. 081726073 – Leland Spain: Request to rezone 3.08 surveyed acres of the 5.16 acres of property from R-40 to AG-2 located at 2606 Meador Rd. Tax Map 114, Part of Parcel 195 (5th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Should you have comments or questions upon receipt of this information, please feel free to contact the Planning and Zoning Office.

PG:hbm
Enclosures

Robertson County Commission Resolution No. 081726070

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.91 SURVEYED ACRES OF THE 7.5 SURVEYED ACRES OF PROPERTY LOCATED AT 4668 HWY 76 W., ADAMS, MORE PARTICULARLY IDENTIFIED AS TAX MAP 052, PART OF PARCEL 021.01 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Susan K. Head requests to rezone 1.91 surveyed acres of the 7.5 surveyed acres of Tax Map 052, Part of Parcel 021.01, located at 4668 Hwy 76 W., from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their July 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 052, Part of Parcel 021.01, located at 4668 Hwy 76 W., from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

Robertson County Development Office
Robertson County Office Building
527 South Brown Street, Springfield, Tennessee 37172
615-384-3666

Application for Rezoning

**** Please read carefully before submitting application ****

Any rezoning requiring a traffic impact assessment or a traffic impact study, at the discretion of the department director will be considered incomplete and will not be placed on any planning commission agenda until such time as the study is submitted with the application.

Applicant Information

Name:
Susan K. Head

Mailing Address:
4668 Hwy 76 W. Adams, TN 37010

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Susan K. Head, ET VIR

Physical Address:
4668 Hwy 76 W. Adams, TN 37010

Tax Map and Parcel Number:
052-021.01 P/O

Current Zoning Designation:
AG-2

Requested Zoning Designation:
RP-80

Will this property be subdivided (or combined) in some way within the next year?

- (●) Yes
- ( ) No

Purpose of rezoning request:

To rezone a portion of the Head property to subdivide a RP-80 lot.

Submittal Review Procedure

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" *does not apply* to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number.
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if required.
7. Pay the review fee.
8. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
9. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Susan K. Head 6-15-26

Owner of Record Signature & DATE

Signature and date field for owner of record.

Susan K. Head 6-15-26

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County - Parcel: 052 021.01



Date: June 15, 2026

County: ROBERTSON
Owner: HEAD JOSHUA S ETUX HEAD SUSAN K
Address: HWY 76 W 4668
Parcel ID: 052 021.01
Deeded Acreage: 7.5
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

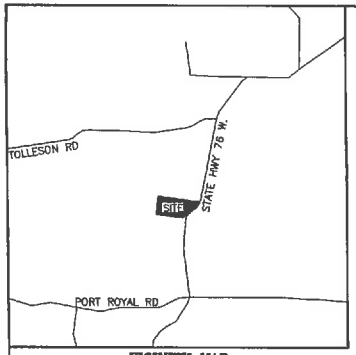
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ZONING EXHIBIT
OF A PORTION OF
THE JOSHUA S. HEAD, ET UX PROPERTY
STATE HIGHWAY 76 W.
TAX MAP 052, PARCEL 021.01
RECORD BOOK 1461, PAGE 559, R.O.R.C.T.
ROBERTSON COUNTY, TENNESSEE
SIXTH CIVIL DISTRICT
DATE: JUNE 15, 2026
SCALE: 1" = 100'
TOTAL AREA TO BE REZONED: 1.91 ACRES
CURRENT ZONING: AG-2
PROPOSED ZONING: RP-80



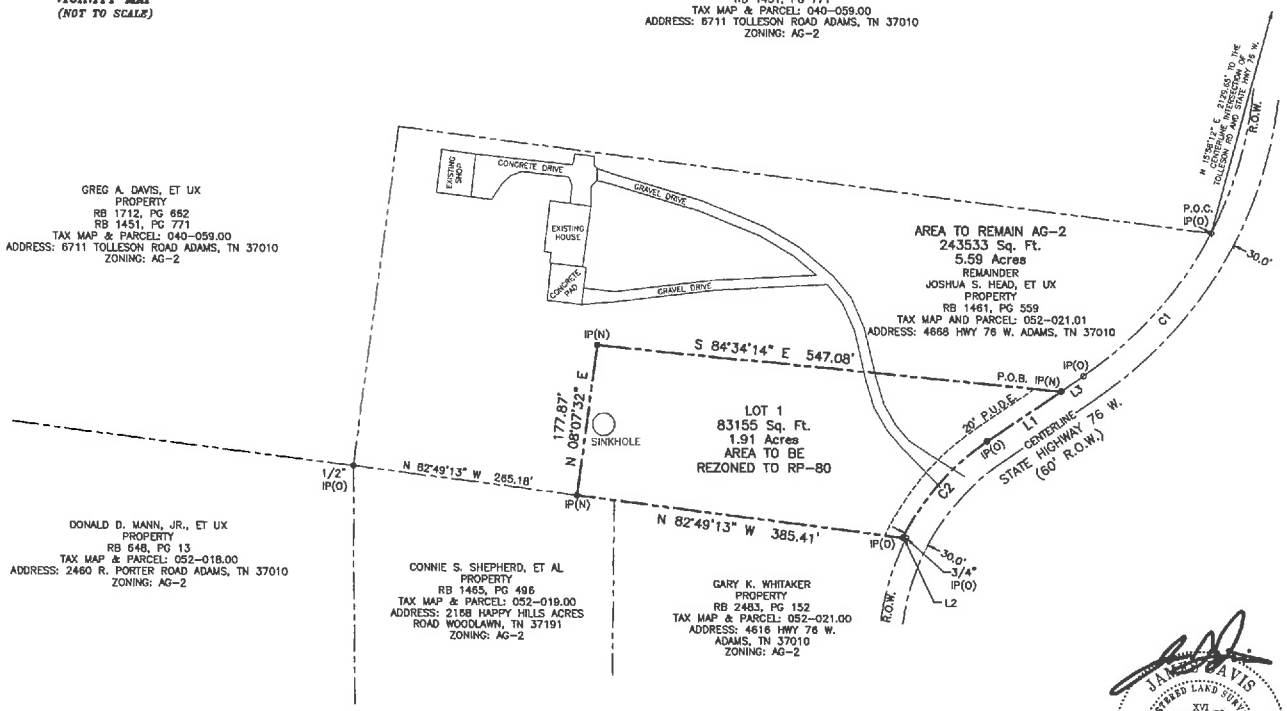
VICINITY MAP
(NOT TO SCALE)

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 55°49'58" W	105.37'
L2	S 84°52'46" E	4.28'
L3	S 55°49'58" W	32.09'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	470.00'	229.40'	S 41°51'01" W	227.13'	27°57'55"
C2	305.00'	152.86'	S 41°29'04" W	151.26'	28°42'53"

GREG A. DAVIS, ET UX
PROPERTY
RB 1712, PG 662
RB 1451, PG 771
TAX MAP & PARCEL: 040-059.00
ADDRESS: 6711 TOLLESON ROAD ADAMS, TN 37010
ZONING: AG-2

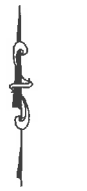
GREG A. DAVIS, ET UX
PROPERTY
RB 1712, PG 662
RB 1451, PG 771
TAX MAP & PARCEL: 040-059.00
ADDRESS: 6711 TOLLESON ROAD ADAMS, TN 37010
ZONING: AG-2



DONALD D. MANN, JR., ET UX
PROPERTY
RB 648, PG 13
TAX MAP & PARCEL: 052-018.00
ADDRESS: 2460 R. PORTER ROAD ADAMS, TN 37010
ZONING: AG-2

CONNIE S. SHEPHERD, ET AL
PROPERTY
RB 1465, PG 496
TAX MAP & PARCEL: 052-018.00
ADDRESS: 2158 HAPPY HILLS ACRES
ROAD WOODLAWN, TN 37191
ZONING: AG-2

GARY K. WHITAKER
PROPERTY
RB 2483, PG 152
TAX MAP & PARCEL: 052-021.00
ADDRESS: 4616 HWY 76 W.
ADAMS, TN 37010
ZONING: AG-2



NORTH AS PER
TENNESSEE STATE PLANE
COORDINATE SYSTEM
NAD 83

LEGEND

IP(O) = IRON PIN (OLD) FOUND CAPPED "SEA 1708"
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348" = o
PP = POWER POLE
S = SHED
CP = CARPORT
AC = ASBESTOS CEMENT
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:
GRID LINE:
WATER LINE: 4" AC 4" AC
EXISTING SEPTIC AREA:
DUPLICATE SEPTIC AREA:

GRAPHIC SCALE - 1" = 100'
100 0 100 200 300



DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, RLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 08-15-2026.

The survey shown hereon was made in accordance with Chapter 0820-3-07, Standards of Practice, as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

Property Description
of a portion of
The Joshua S. Head, ET UX Property
Tax Map 052, Parcel 021.01 (portion of)
Record Book 1461, Page 559, R.O.R.C.T.

Lot 1

Being a Tract of land situated in the 6th Civil District of Robertson County, Tennessee, 13.18 miles, more or less, northwest of downtown Springfield, said Tract being generally located north of Port Royal Road, south of Arms Road, east of Tolleson Road, west of, and adjacent to State Highway 76 W., and being more particularly described as follows:

Commencing at an existing iron pin capped "SEA 1708", in the westerly right-of-way of State Highway 76 W., said iron pin being a common corner of the Greg A. Davis, ET UX property, as recorded in Record Book 1712, Page 662, R.O.R.C.T. and in Record Book 1451, Page 771, R.O.R.C.T., and being located South 15 degrees 58 minutes 12 seconds West 2129.65 feet from the centerline intersection of Tolleson Road and State Highway 76 W.;

Thence leaving the said Davis property, and continuing with the said right-of-way of State Highway 76 W. for the next 2 calls as follows: on a curve to the right, having a radius of 470.00 feet, an arc length of 229.40 feet, a chord bearing of South 41 degrees 51 minutes 01 seconds West, and a chord length of 227.13 feet to an existing iron pin capped "SEA 1708"; Thence South 55 degrees 49 minutes 58 seconds West 32.09 feet to an iron pin (new) and **The True Point of Beginning;**

Thence continuing with the said right-of-way of State Highway 76 W. for the next 2 calls as follows: South 55 degrees 49 minutes 58 seconds West 105.37 feet to an existing iron pin capped "SEA 1708"; Thence on a curve to the left, having a radius of 305.00 feet, an arc length of 152.86 feet, a chord bearing of South 41 degrees 29 minutes 04 seconds West, and a chord length of 151.26 feet to an existing iron pin capped "SEA 1708", said iron pin being in the northernly line of the Gary K. Whitaker property, as recorded in Record Book 2483, Page 152, R.O.R.C.T.;

Thence leaving the said right-of-way of State Highway 76 W., and continuing with the said Whitaker property and the Connie S. Shepherd, ET AL property, as recorded in Record Book 1465, Page 496, R.O.R.C.T., North 82 degrees 49 minutes 13 seconds West 385.41 feet to an iron pin (new) in the northernly line of the afore-mentioned Shepherd property;

Thence leaving the said Shepherd property, and continuing with 2 new severance lines as follows: North 08 degrees 07 minutes 32 seconds East 177.87 feet to an iron pin (new); Thence South 84 degrees 34 minutes 14 seconds East 547.08 feet to **The True Point of Beginning.**

Said Tract contains 1.91 Acres (83,155 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on June 15, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

West Robertson Water Authority

604 Keysburg Road • Adams, TN 37010 • (615) 696-2266

July 2, 2026

To Whom It May Concern:

This letter, requested by Susan Head regarding property located at 4668 Hwy 76W, Adams, Tennessee.

This property is in the jurisdiction of the West Robertson Water Authority (WRWA) and can be serviced by our water system. The WRWA has approved this property for residential water use with the meter to be installed within the boundaries of this property.

This letter is to serve as a guarantee of availability of two water services for the property in question. This guarantee is good for one year from the date of this letter. If you need any further information, please feel free to email me at walker@wrwatn.com or call at the number listed above.

Sincerely,

Jay Walker
Superintendent
West Robertson Water Authority

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
July 23, 2026

Applicant: Susan K Head
Surveyor: James Davis

Request: Rezone **1.91 surveyed *acres*** of the 7.5 surveyed acres Tax Map 052, Part of Parcel 021.01 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map052, Part of Parcel 021.01 In its entirety is highlighted

Property Information:

- Tax Map 052, Part of Parcel 021.01
- 4668 Hwy 76 W. Adams
- Total lot acreage: 7.5 acres (326,700 sq. ft.)
- **Rezone Request: 1.91 surveyed acres. (83,199.60 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:
The applicant wishes to rezone 1.91 surveyed acres of the 7.5 surveyed acres to create one new lot. The subject property is surrounded by mostly AG-2 zone. Several of those are non-conforming. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Growth Plan Map.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural

operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Robertson County Commission Resolution No. 081726071

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 30.87 SURVEYED ACRES OF THE 82.20 ACRES OF PROPERTY LOCATED ON OWENS CHAPEL RD., SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 070, PART OF PARCEL 132.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Sara McDowell requests to rezone 30.87 surveyed acres of the 82.20 acres of Tax Map 070, Part of Parcel 132.00, located on Owens Chapel Rd., from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their July 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 070, Part of Parcel 132.00, located on Owens Chapel Rd., from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

ANY REZONING REQUIRING A TRAFFIC IMPACT ASSESSMENT OR A TRAFFIC IMPACT STUDY, AT THE DISCRETION OF THE DEPARTMENT DIRECTOR WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON ANY PLANNING COMMISSION AGENDA UNTIL SUCH TIME AS THE STUDY IS SUBMITTED WITH THE APPLICATION.

Applicant Information:

Name: Sara Jane McDowell
Mailing Address: 920 Old Mulberry Road, Tazwell, TN 37879
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Associates Inc.
Mailing Address: 4800 Hwy 431 N, Springfield, TN 37172
Email
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: Owens Chapel Road, Springfield, TN 37172
Tax Map and Parcel Number: Map 70, Parcel 132 P10
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

Will this property be subdivided (or combined) in some way within the next year? *Yes* (No)

Purpose of rezoning request:

dotloop signature verification: dtlp.us/SNBs-Rt2H-ntBP

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. Please ensure the application is signed. *Attach proof of ownership of property (copy of deed is typical). Pay the review fee.*
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and plat will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
7. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Co-owner Judy Todd 6/17/2026
Owner's Signature & DATE

6/16/2026
Owner's Representative Signature & DATE

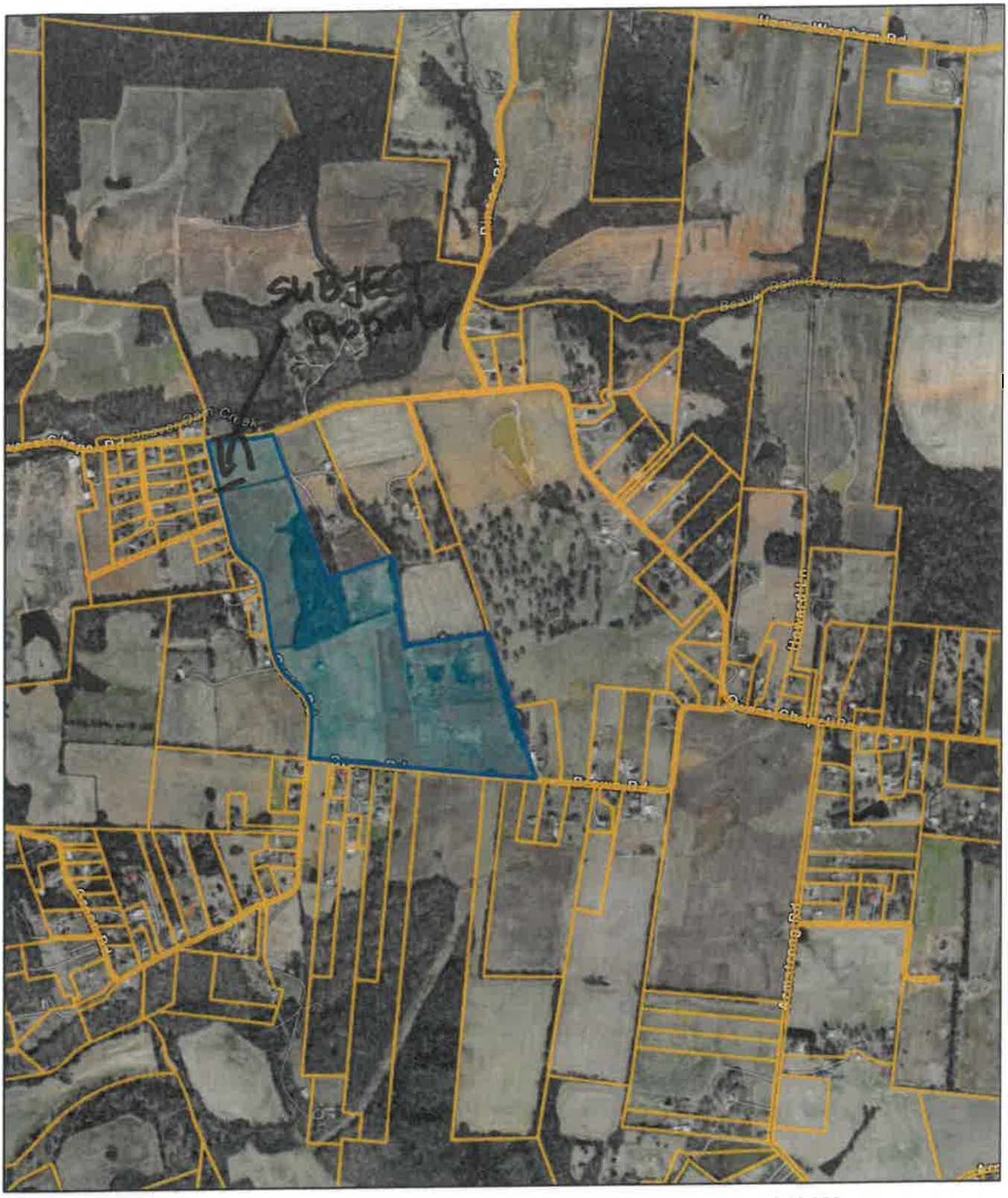
Judy Todd — dotloop verified 06/17/26 3:56 PM CDT CELY-CZYU-JZIZ-VWZG

Jane McDowell — dotloop verified 06/17/26 8:37 PM EDT DN7J-4MTB-ZEVN-JDE9

Betty Raetzel — dotloop verified 06/17/26 6:00 PM CDT XXOH-QPRM-GVXN-GSI0

Paul Rainwater Jr. — dotloop verified 06/18/26 7:54 AM PDT CBG1-CMDG-BHRH-DQHG

Robertson County - Parcel: 070 132.00



Date: June 16, 2026

1:18,056

0 0.13 0.25 0.5 mi

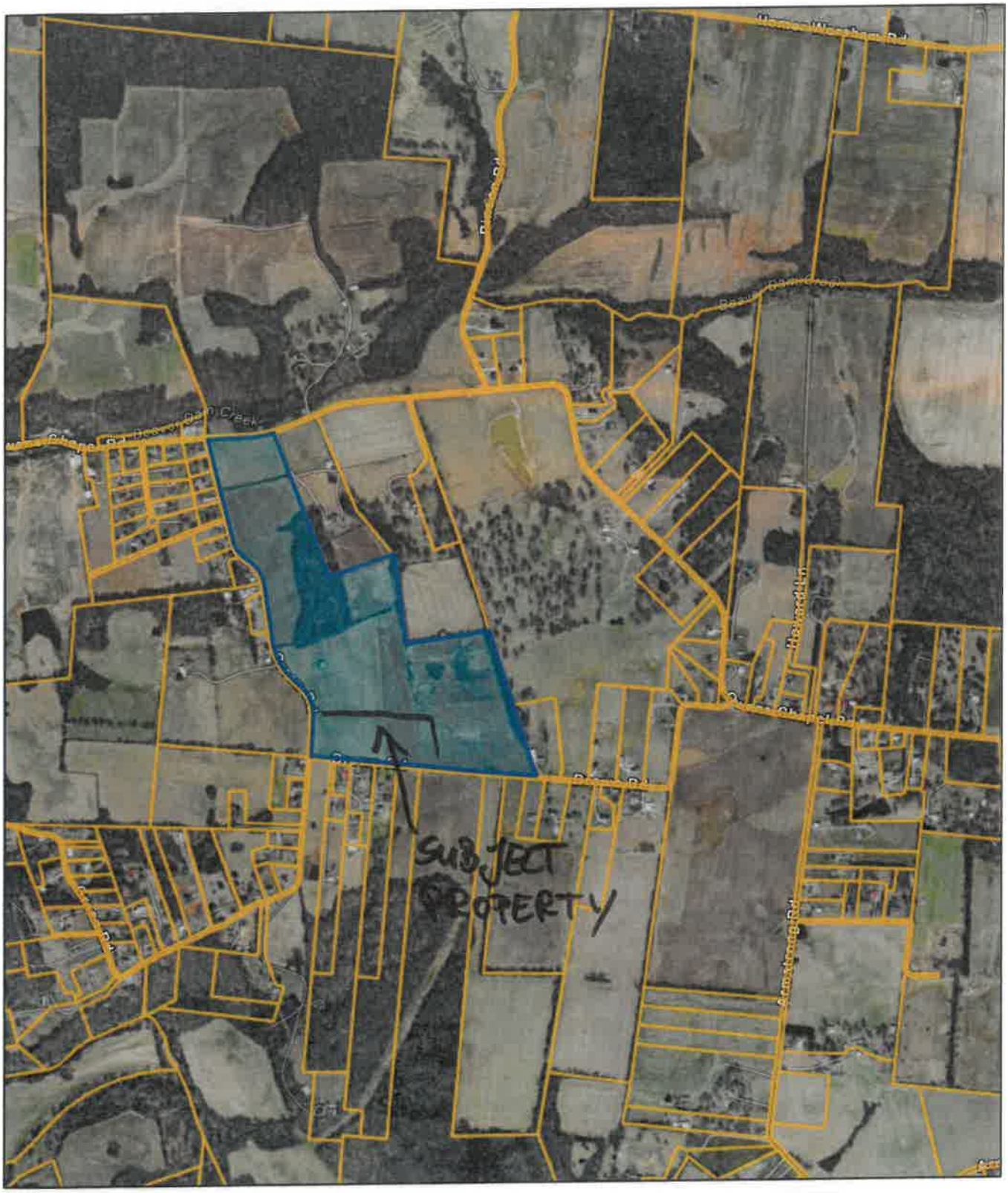
0 0.2 0.4 0.8 km

County: ROBERTSON
Owner: MCDOWELL SARA JANE ETAL RAETZEL BETTY ETAL TODD JUDY ETAL
Address: OWENS CHAPEL RD
Parcel ID: 070 132.00
Deeded Acreage: 0
Calculated Acreage: 82.2
Vexcel Imagery Date: 2023

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Robertson County - Parcel: 070 132.00



Date: June 16, 2026

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

County: ROBERTSON
Owner: MCDOWELL SARA JANE ETAL RAETZEL BETTY ETAL TODD JUDY ETAL
Address: OWENS CHAPEL RD
Parcel ID: 070 132.00
Deeded Acreage: 0
Calculated Acreage: 82.2
Vexcel Imagery Date: 2023

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°32'20"	2020.00	9.50	18.99	N 15°28'40" W	18.99
C2	101°02'55"	25.00	30.35	44.09	N 36°46'27" E	38.59
C3	4°55'09"	901.67	38.72	77.39	N 84°50'15" E	77.36
C4	6°28'04"	901.67	50.95	101.78	N 79°08'40" E	101.73

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7G Dual Frequency Receiver on march 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790150.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

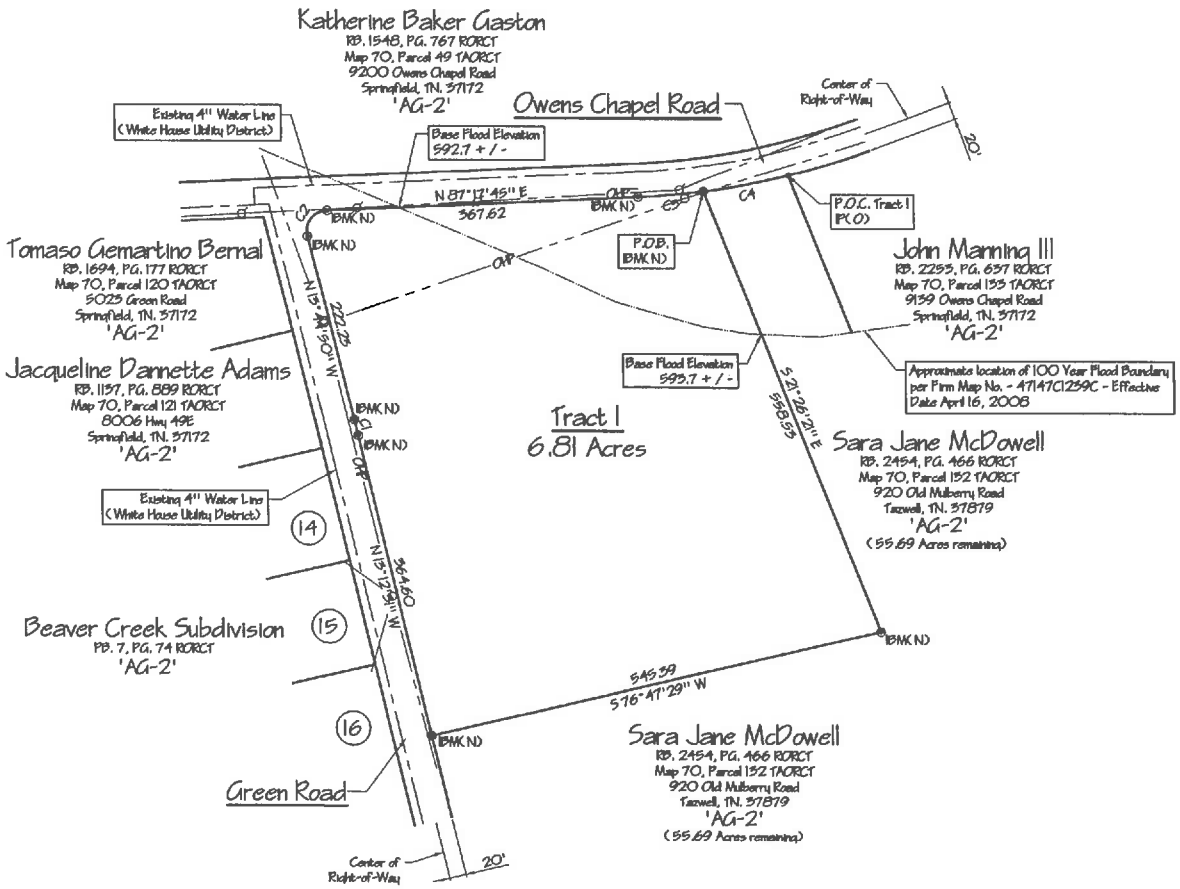
Surveying The Past, Present and Future

100 50 0 100 200

Scale In Feet
1"=100'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IBMK ND Iron Bar Monument (New)
Power Pole
—OHP— Overhead Power Line
C1 Refer to Curve Table Shown Hereon for Data

Sara Jane McDowell
Owner
920 Old Mulberry Road
Tazwell, TN. 37879
Contact: Brian Cook
(615) 207-7209
cooksutility@hotmail.com

Cad File No. 260065SCA
Coord. File No. 260065CA

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RP80'

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1708

Property Address:
Owens Chapel Road and Green Road
Springfield, TN. 37172

Deed Reference:
Record Book 2454, Page 466 RORCT
Map 70, part of Parcel 132 TAORCT

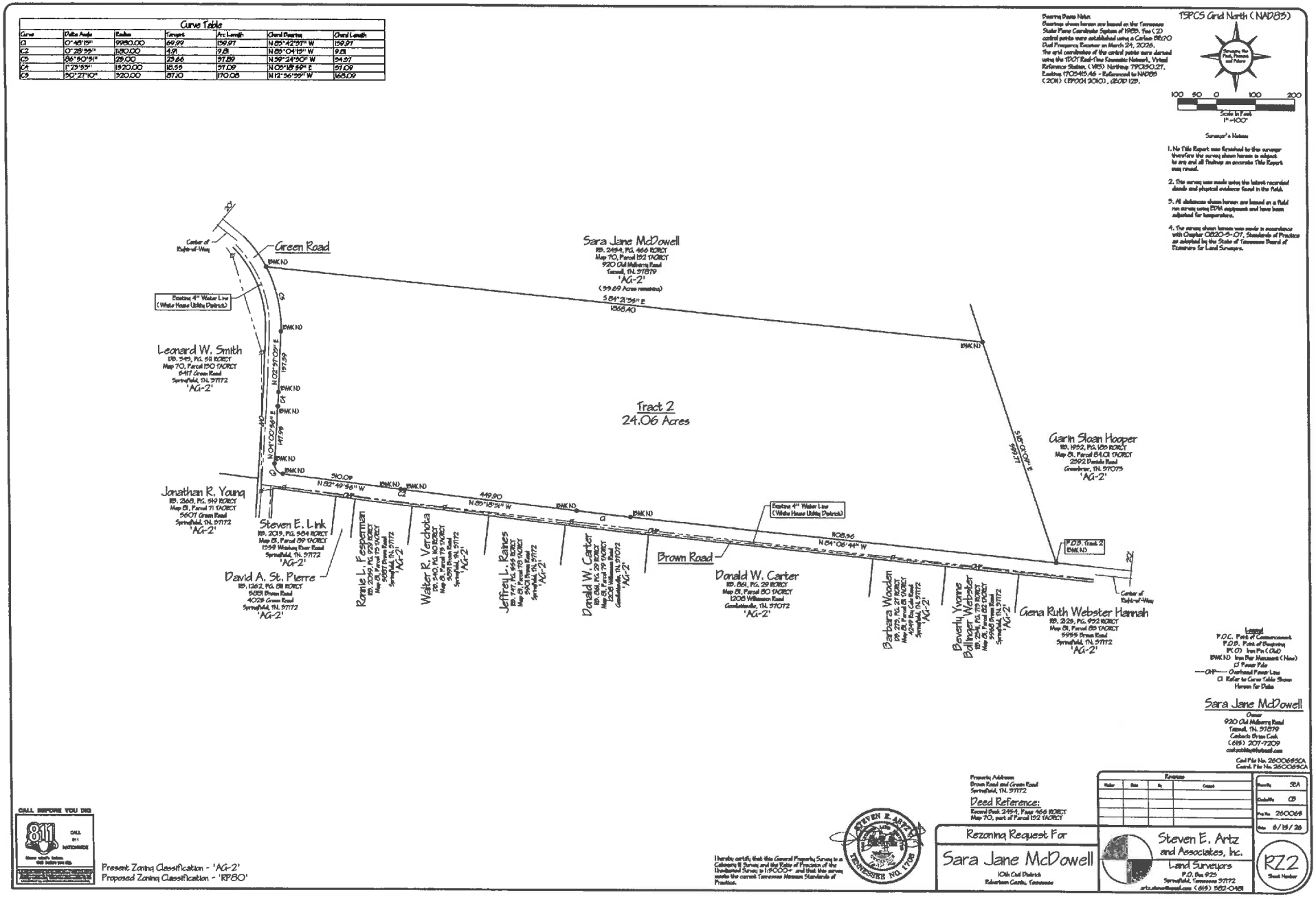
Revisions			
Number	Date	By	Comment

Drawn By SEA
Checked By CB
Proj. No.: 260065
Date: 6/15/26

Rezoning Request For
Sara Jane McDowell
10th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
(615) 382-0451

RZ1
Sheet Number


Curve Table
Curve | Delta Angle | Radius | Tangent | Arc Length | Chord Bearing | Chord Length
C1 | 0°48'15" | 9950.00 | 69.99 | 139.97 | N 85°42'57" W | 139.97
C2 | 0°28'56" | 1180.00 | 4.91 | 9.91 | N 85°04'19" W | 9.91
C3 | 56°50'51" | 29.00 | 29.66 | 97.89 | N 39°24'50" W | 94.01
C4 | 1°29'55" | 1920.00 | 15.59 | 97.09 | N 05°18'56" E | 97.09
C5 | 50°27'10" | 920.00 | 87.10 | 170.08 | N 12°56'59" W | 165.09
Bearing Base Note
Bearings shown hereon are based on the Tennessee State Plane Coordinator System of 1983, Five (2) control points were established using a Carlson PRO20 Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing 790390.027, Easting 1709415.46 - Referenced to NAD83 (2011) (EPOCH 2010), (2010.128).
TSPCS Grid North (NAD83)
Surveyor's Notes
1. No Title Report was furnished to the surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.
Scale in Feet 1" =100'
Center of Right-of-Way
Green Road
IPMK ND
Existing 4" Water Line (White House Utility District)
Sara Jane McDowell
DB. 2494, PG. 466 ROROT
Map 70, Parcel 152 TAOROT
920 Old Millberry Road
Tennell, TN. 37179
'AG-2'
(59.69 Acres remaining)
S 84°21'56" E
1088.40
Leonard W. Smith
DB. 349, PG. 58 ROROT
Map 70, Parcel 150 TAOROT
5417 Green Road
Springfield, TN. 37172
'AG-2'
N 02°59'09" E
197.59
Tract 2
24.06 Acres
N 04°00'26" E
147.99
S 68°40'31" E
699.77
Garin Sloan Hooper
DB. 1992, PG. 459 ROROT
Map 81, Parcel 84.01 TAOROT
2592 Parole Road
Greenbrier, TN. 37073
'AG-2'
Jonathan R. Young
DB. 2663, PG. 549 ROROT
Map 81, Parcel 71 TAOROT
5607 Green Road
Springfield, TN. 37172
'AG-2'
310.09
N 82°49'56" W
449.90
N 85°48'54" W
Existing 4" Water Line (White House Utility District)
P.O.B. Tract 2
IPMK ND
N 84°08'44" W
1108.96
Steven E. Link
DB. 2019, PG. 934 ROROT
Map 81, Parcel 09 TAOROT
1599 Weakley Row Road
Springfield, TN. 37172
'AG-2'
David A. St. Pierre
DB. 1262, PG. 511 ROROT
5851 Brown Road
4028 Green Road
Springfield, TN. 37172
'AG-2'
Ronnie L. Fesperman
DB. 2099, PG. 929 ROROT
Map 81, Parcel 79 ROROT
5877 Brown Road
Springfield, TN. 37172
'AG-2'
Walter R. Verchota
DB. 2410, PG. 79 ROROT
Map 81, Parcel 79.01 ROROT
5891 Brown Road
Springfield, TN. 37172
'AG-2'
Jeffrey L. Raines
DB. 1747, PG. 599 ROROT
Map 81, Parcel 79.02 ROROT
5903 Brown Road
Springfield, TN. 37172
'AG-2'
Donald W. Carter
DB. 2361, PG. 29 ROROT
Map 81, Parcel 79 ROROT
1206 Wilkinson Road
Goodlettsville, TN. 37072
'AG-2'
Brown Road
Donald W. Carter
DB. 861, PG. 29 ROROT
Map 81, Parcel 80 TAOROT
1206 Wilkinson Road
Goodlettsville, TN. 37072
'AG-2'
Barbara Wooden
DB. 2275, PG. 21 ROROT
Map 81, Parcel 81 ROROT
4249 Rio Cole Road
Springfield, TN. 37172
'AG-2'
Beverly Yvonne Bollinger Webster
DB. 2214, PG. 719 ROROT
Map 81, Parcel 82 ROROT
5995 Brown Road
Springfield, TN. 37172
'AG-2'
Gena Ruth Webster Hannah
DB. 2125, PG. 932 ROROT
Map 81, Parcel 83 TAOROT
5995 Brown Road
Springfield, TN. 37172
'AG-2'
Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPC (I) Iron Pin (Old)
IPMK ND Iron Pipe Monument (New)
Power Pole
OHP Overhead Power Line
C1 Refer to Curve Table Shown Hereon for Data
Sara Jane McDowell
Owner
920 Old Millberry Road
Tennell, TN. 37179
Contact: Brian Cook
(615) 207-7209
Cad File No. 260069SCA
Contrl. File No. 260069CA
Property Address:
Brown Road and Green Road
Springfield, TN. 37172
Deed Reference:
Record Book 2494, Page 466 ROROT
Map 70, part of Parcel 152 TAOROT
Revisions
Number | Date | By | Comment
Drawn By: SEA
Checked By: CB
File No: 260069
Date: 6/19/26
Rezoning Request For
Sara Jane McDowell
10th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925
Springfield, Tennessee 37172
artz.steve@gmail.com (615) 382-0468
RZ2
Sheet Number
CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RPBO'
I hereby certify that this General Property Survey is a Category II Survey and the Ratio of Precision of the Unadjusted Survey is 1:9000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
STEVEN E. ARTZ
TENNESSEE NO. 1709

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 16, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Sara Jane McDowell, Betty Raetzel, Judy Todd and Douglas Rainwater, Jr., by Sara Jane McDowell, Executrix of the Estate of Paul Douglas Rainwater, in a deed of record which is recorded in Record Book 2454, Page 466, Register's Office for Robertson County, Tennessee, (RORCT).

Tract 1

Beginning at an iron bar monument (new), in the southerly margin of Owens Chapel Road, said iron bar being located from an iron pin (old), in the southerly margin of said road, the northwest corner of a tract of land which belongs to John Manning, III, having a deed reference in Record Book 2253, Page 637, RORCT,
S 79°08'40" W, 101.73 feet, **to the point of beginning,** the northeast corner of this tract and continuing with a new line, as follows:
S 21°26'21" E, 558.53 feet to an iron bar monument (new);
thence, S 76°47'29" W, 545.39 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with the easterly margin of Green Road, as follows:
N 13°12'31" W, 364.60 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 2020.00 feet, an arc distance of 18.99 feet, and a chord bearing and distance of N 13°28'40" W, 18.99 feet to an iron bar monument (new);
thence, N 13°44'50" W, 222.23 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 44.09 feet, and a chord bearing and distance of N 36°46'27" E, 38.59 feet to an iron bar monument (new), in the southerly margin of Owens Chapel Road;
thence with the southerly margin of said road, as follows:
N 87°17'45" E, 367.62 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 901.67 feet, an arc distance of 77.39 feet, and a chord bearing and distance of N 84°50'13" E, 77.36 feet, to the point of beginning, containing **6.81 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 15, 2026.

The above described tract of land may be found on Tax Map 70, part of Parcel 132, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260065LRZ1

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 16, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Sara Jane McDowell, Betty Raetzel, Judy Todd and Douglas Rainwater, Jr., by Sara Jane McDowell, Executrix of the Estate of Paul Douglas Rainwater, in a deed of record which is recorded in Record Book 2454, Page 466, Register's Office for Robertson County, Tennessee, (RORCT).

Tract 2

Beginning at an iron bar monument (new), in the northerly margin of Brown Road, the southwest corner of a tract of land which belongs to Garin Sloan Hooper, having a deed reference in Record Book 1932, Page 183, RORCT, the southeast corner of this tract and continuing with the northerly margin of said road, as follows:
N 84°06'44" W, 1108.56 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 9980.00 feet, an arc distance of 139.97 feet, and a chord bearing and distance of N 83°42'37" W, 139.97 feet to an iron bar monument (new);
thence, N 83°18'31" W, 449.90 feet to an iron bar monument (new);
thence with a curve to the left, having a radius 1180.00 feet, an arc distance of 9.81 feet, and a chord bearing and distance of N 83°04'13" W, 9.81 feet to an iron bar monument (new);
thence N 82°49'56"W, 310.09 feet to an iron bar monument (new), in the northerly margin of Brown Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 37.89 feet, and a chord bearing and distance of N 39°24'30" W, 34.37 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with the easterly margin of Green Road, as follows:
N 04°00'56" E, 147.95 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 1520.00 feet, an arc distance of 37.09 feet, and a chord bearing and distance of N 03°18'59" E, 37.09 feet to an iron bar monument (new);
thence, N 02°37'03" E, 157.59 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 320.00 feet, an arc distance of 170.08 feet, and a chord bearing and distance of N 12°36'33" W, 168.09 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with a new line, S 84°21'35" E, 1868.40 feet to an iron bar monument (new), in the westerly boundary of said tract of land which belongs to Garin Sloan Hooper;
thence, S 18°01'09" E, 599.77 feet, to the point of beginning, containing **24.06 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 15, 2026.

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

The above described tract of land may be found on Tax Map 70, part of Parcel 132, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260065LRZ1

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481
4800 Highway 431 North
Fax: (615) 382-0262
Springfield, Tennessee 37172

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

February 27, 2026

Mr. Brian Cook
4635 Roy Cole Rd
Springfield, TN 37172

RE: Water Availability for Brown Road Residential Project
Robertson County Tax Map 70 Parcel 132.00
Springfield, TN

Dear Mr. Cook,

Based on the information submitted to WHUD on February 12, 2026, you are requesting water service for fifteen new residential homes to be constructed on tracts that will be created by dividing the parcel noted above.

In order for WHUD to provide water service to the project the developer will be required to do the following:

1. Pay fees noted in the attached schedule
2. Provide legal access for new tracts to water taps that WHUD will install after payment of fees
3. Coordinate with WHUD personnel on the location of new water taps that will provide water service new tracts

After payment of fees, WHUD will install new water taps that connect to various four-inch water mains near the project. It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

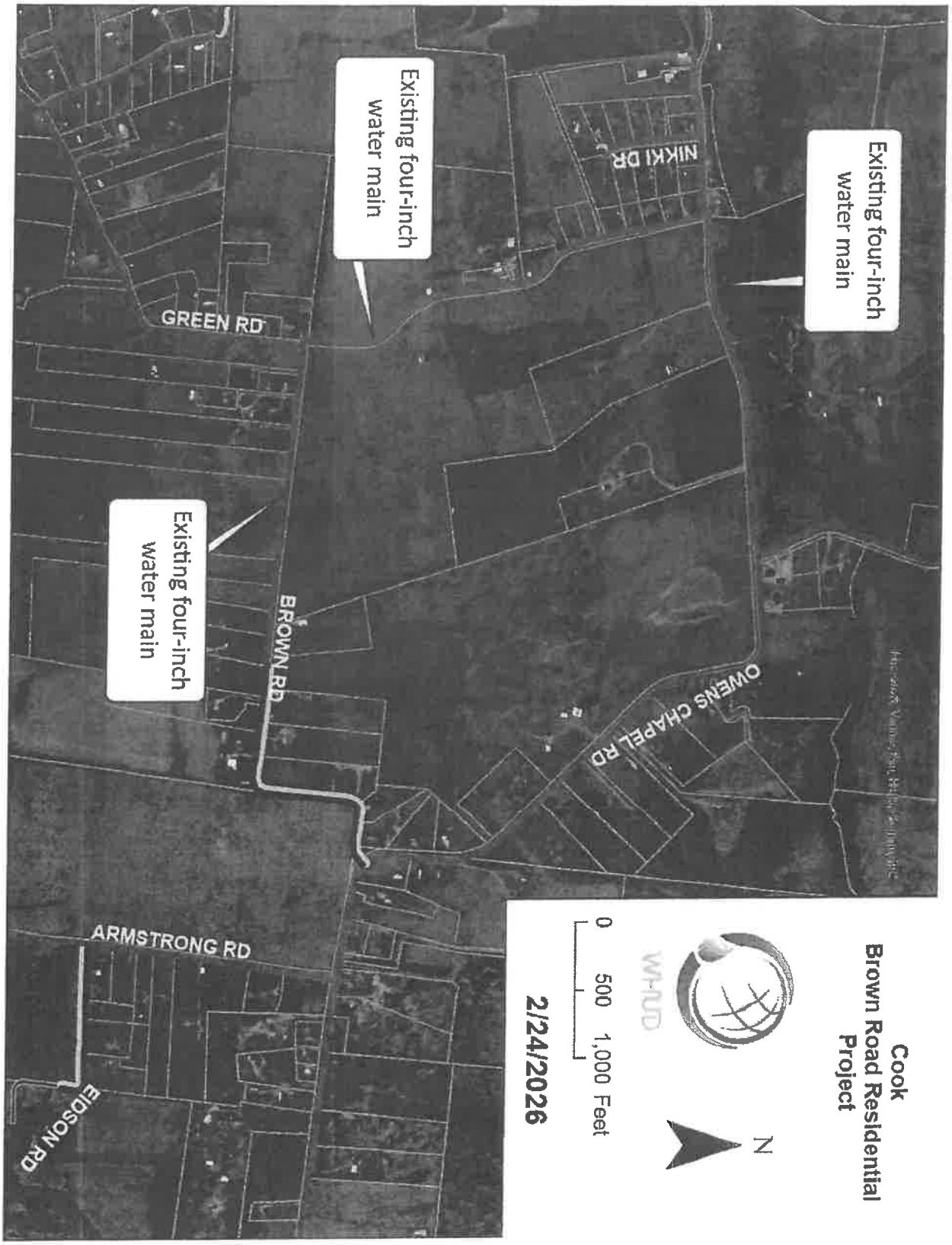
Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

Should you have any questions, please contact our Engineering Department at 615-672-4110 ext. 262 or via email at WHUDEngineering@whud.org.

Sincerely,

Pat Harrell, P.E.

District Engineer


Existing four-inch water main
Existing four-inch water main
Existing four-inch water main
NIKKI DR
GREEN RD
BROWN RD
OWENS CHAPEL RD
ARMSTRONG RD
EIDSON RD
Cook
Brown Road Residential Project
N
0
500
1,000 Feet
2/24/2026

Cook – Brown Road Residential Project

Schedule of Requested Flows

Per information provided on 2/12/2026

Domestic:

15 taps to provide domestic water service to proposed single-family residential homes

Fire Protection

None Requested

****Landscape Irrigation**

None Requested

****Note:**

Landscape irrigation service is not considered a life sustaining/public sanitation/public safety use of water. If droughts or other natural/manmade circumstances restrict WHUD's ability to provide life sustaining/public sanitation/public safety uses of water that are deemed to be higher priority than landscape irrigation; WHUD reserves the right to reduce or curtail altogether landscape irrigation uses of potable water to the extent that higher priority uses of water can be supplied. Further, in order to effectively manage water resources for all customer use types in the future, WHUD will coordinate with irrigation system designers to develop specific use patterns and schedules that will help extend the availability of water and keep costs to customers as affordable as possible.

Cook – Brown Road Residential Project
Fee Schedule

Water Facilities Fee:

$467 per tract
Total = $467 x 15 tracts = $7,005

These fees are due prior to water taps being made available for sale or before a plat is signed for the project – whichever occurs first.

Water Meter tap fee:

Water tap fees are based on meter size and are charged at the rate shown on WHUD's website at the time of purchase.

5/8" x ¾" = **$2,000 Each (15 requested)**

A $50 account setup fee is charged on the first month's water bill for all new accounts.

Water tap fees are typically paid by home builders and are due at the time service is requested for each tract.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

McDowell Properties
Owens Chapel Road and Green Road
Green Road and Brown Road
Robertson County, TN

Prepared May 2026
For Cook Utility Construction, Inc.

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study

McDowell Properties

Owens Chapel Road and Green Road
Green Road and Brown Road
Robertson County, Tennessee

Prepared May 2026

PREPARED FOR:
Cook Utility Construction, Inc.
PO Box 129
Cross Plains, TN 37049



PREPARED BY:
Ms. Gillian L. Fischbach, P.E., PTOE
Fischbach Transportation Group (FTG, LLC)
P.O. Box 682736
Franklin, TN 37068
Phone: (615) 771-8022
FTG Project Number: 11390

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1. INTRODUCTION

This traffic study has been prepared in order to identify the traffic impacts of a residential development that is proposed to be constructed between Owens Chapel Road and Brown Road, east of Green Road, in Robertson County, Tennessee.

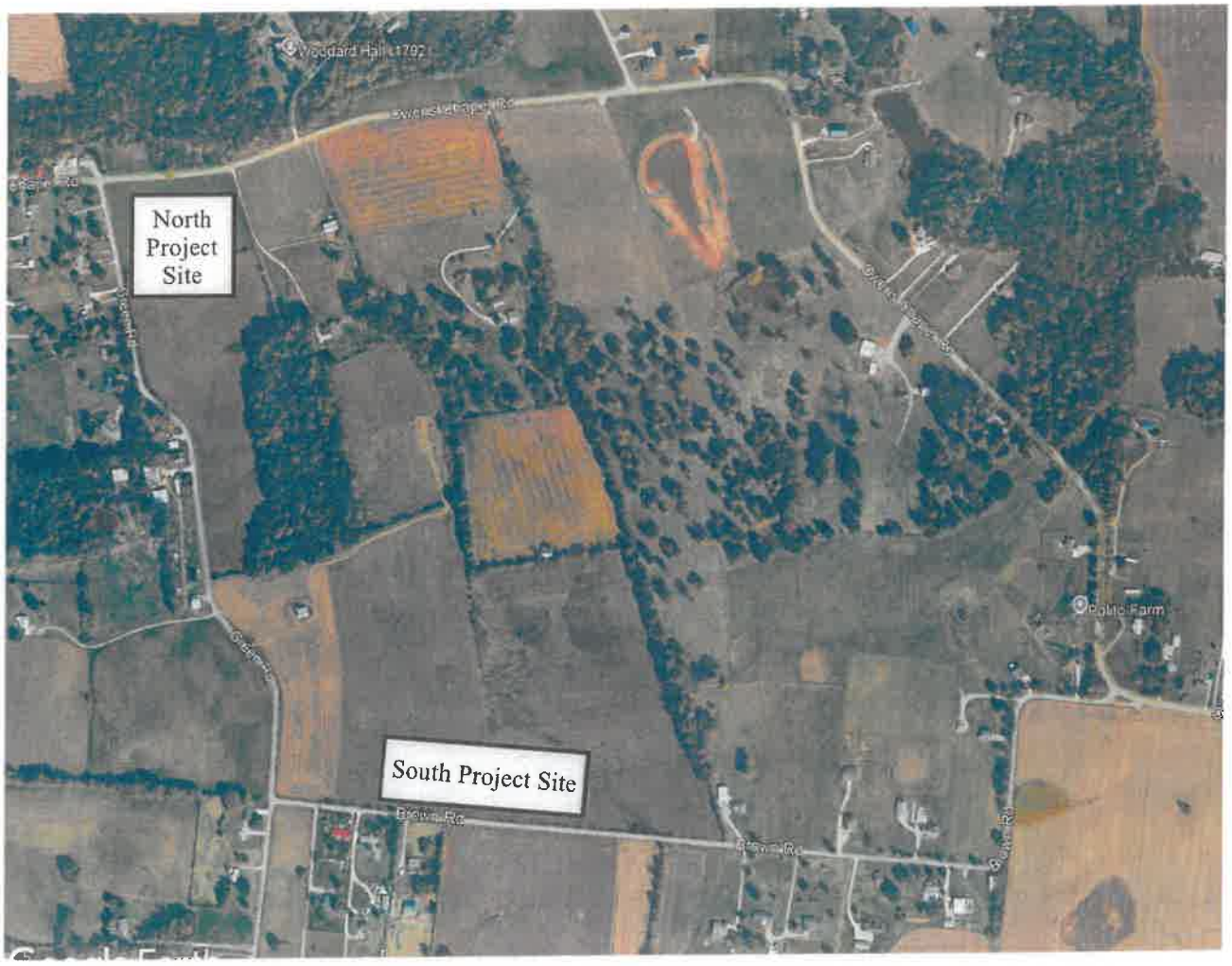
For the purposes of this study, existing and background traffic volumes were established, and capacity analyses were conducted for these conditions. Also, trip generation calculations were performed, and the trips which are expected to be generated by the proposed project were distributed to the roadway system and added to the background traffic volumes. The roadways and intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

2. PROJECT DESCRIPTION

The location of the proposed project is shown in Figure 1. As shown, the project site is located between Owens Chapel Road and Brown Road, east of Green Road, in Robertson County, Tennessee. The developer of the proposed project plans to construct four (4) single-family homes in the southeast quadrant of the intersection of Owens Chapel Road and Green Road. One individual driveway will be provided to Green Road, and three individual driveways will be provided to Owens Chapel Road. Also, 12 single-family homes will be constructed on the north side of Brown Road, and an individual driveway to Brown Road will be provided for each lot.

The current site plans for the proposed project are shown in Figures 2A and 2B. In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed by Year 2028.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

Figure 1.
Location of the Proposed Project Site

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C6	0°52'20"	2020.00	9.90	18.99	N 15°28'40" W	18.99
C7	101°02'35"	25.00	30.35	44.09	N 36°46'27" E	38.59
C8	11°25'07"	901.67	89.88	179.17	N 81°36'11" E	178.88

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7 Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station (VRS) Northing: 1901590.27 Easting: 1705413.56 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

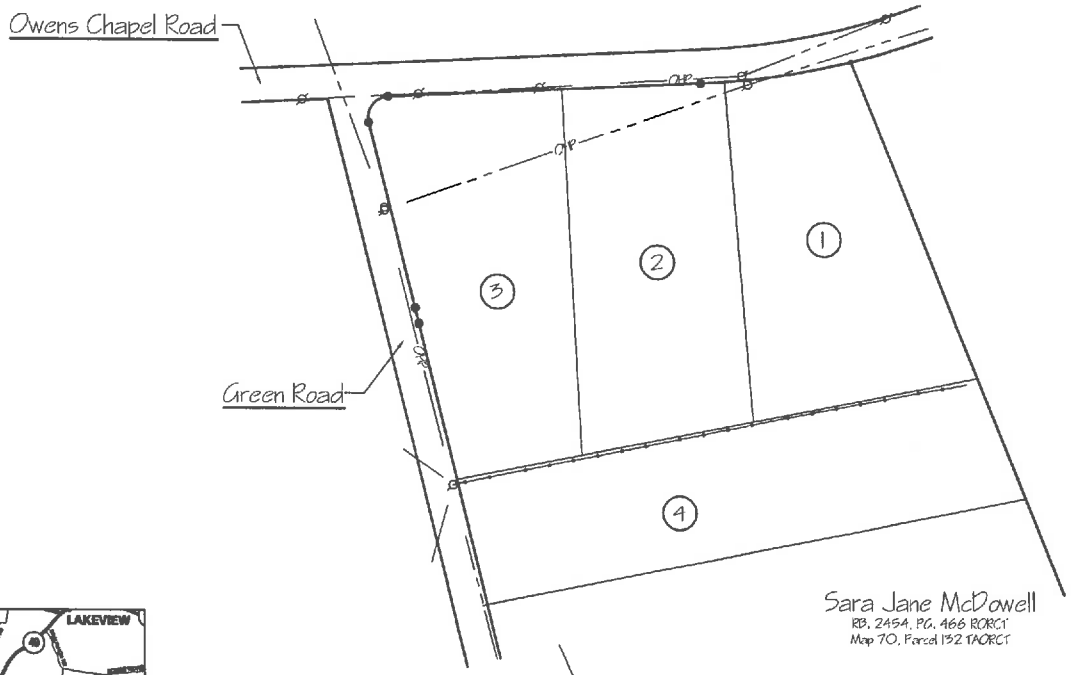
TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

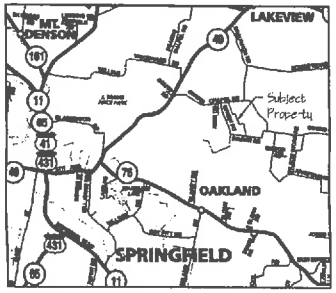
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Sara Jane McDowell
RB. 2454, PG. 466 RORCT
Map 70, Parcel 152 TAORCT



Vicinity Map
Not to Scale

Legend
Grid Stake
IP(N) Iron Pin (New)
● Iron Bar Monument (New)
Ø Power Pole
OHP Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown

Cad File No. 260065SCA
Coord. File No. 260065CA

To Grid #1
"F 20'

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:50000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1708

Property Address:
Owens Chapel Road and Green Road
Springfield, TN. 37172

Deed Reference:
Record Book 2454, Page 466 RORCT
Map 70, part of Parcel 152 TAORCT

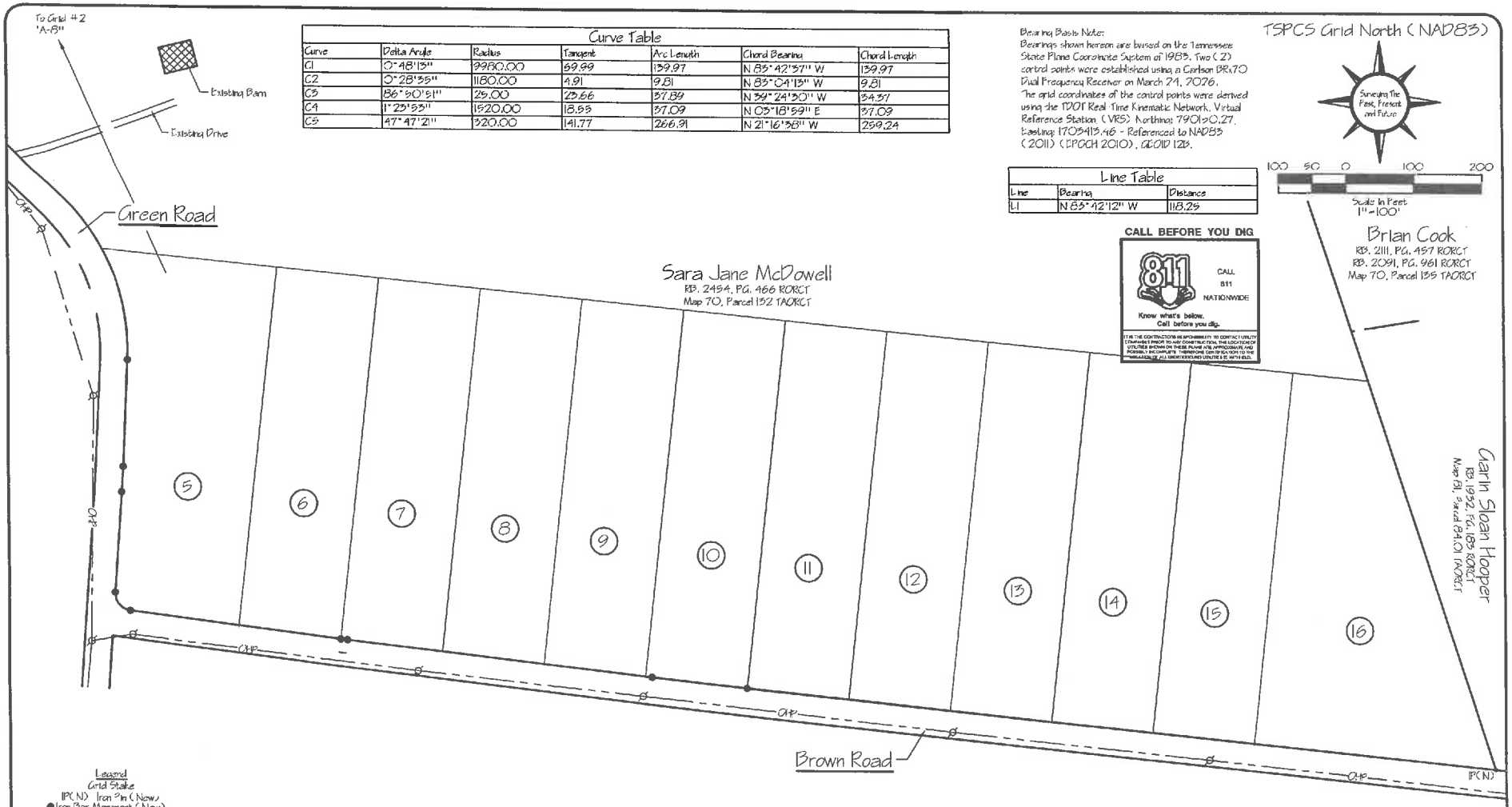
Revisions			
Number	Date	By	Comment

Grid Stake Layout #2 For
Brian Cook
"Sara Jane McDowell Property"
10th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artzsurvey@gmail.com
(615) 382-0491

Drawn By: SEA
Checked By: CB
Proj. No.: 260065
Date: 4/1/26

G1.0
Sheet Number



Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°48'13"	9980.00	69.99	139.97	N 85°42'37" W	139.97
C2	0°28'55"	1180.00	4.91	9.81	N 85°04'13" W	9.81
C3	86°50'51"	29.00	25.66	37.89	N 39°24'30" W	34.37
C4	1°25'53"	1520.00	18.55	37.09	N 05°18'59" E	37.09
C5	47°47'21"	320.00	141.77	266.91	N 21°16'38" W	259.24

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7 Dual Frequency Receiver on March 24, 2026. The grid coordinates of the control points were derived using the TDOT Real Time Kinematic Network, Virtual Reference Station (VRS) Northing: 790192.27, Easting: 1705913.96 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

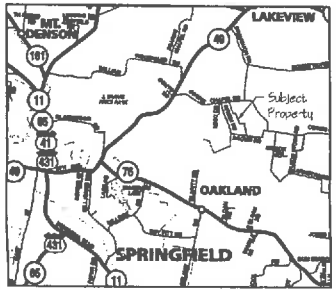
Surveying The Past, Present and Future

Line Table		
Line	Bearing	Distance
L1	N 85°42'12" W	118.25

100 50 0 100 200
Scale In Feet
1" = 100'

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. TELEPHONE DESIGNATION TO THE INSTALLATION OF ALL UNDERGROUND UTILITIES IS RECOMMENDED.

Legend
Grid Stake
IP(N) Iron Pin (New)
Iron Bar Monument (New)
Power Pole
OHP Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown



Vicinity Map
No Scale

Surveyor's Notes:
1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR IN AGRICULTURE COMMERCE
TENNESSEE NO. 1708

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:50000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

Property Address:
Owens Chapel Road, Green Road and Brown Road
Springfield, TN. 37172

Deed Reference:
Record Book 2454, Page 466 RORCT
Map 70, part of Parcel 152 TAORCT

Grid Stake Layout #1 For
Brian Cook
'Sara Jane McDowell Property'
10th Civil District
Robertson County, Tennessee

Cad File No. 2600655CA
Coord. File No. 2600655CA

Revisions			
Number	Date	By	Comment

Drawn by: SEA
Checked by: CB
Proj. No.: 2600655
Date: 4/1/26

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artzsteve@gmail.com
(615) 382-0481

G1.0
Sheet Number

3. YEAR 2026 EXISTING CONDITIONS

3.1 REGIONAL AND LOCAL ACCESS

Owens Chapel Road provides regional and local access to the project site. In the vicinity of the project site, this facility is a two-lane rural roadway that provides an east-west connection between State Route 49 and Cross Plains Road. In the vicinity of the project site, this facility includes one 9-foot travel lane in each direction and 2-foot shoulders. Currently, no speed limit is posted on this roadway segment.

Eastbound Owens Chapel Road at Green Road

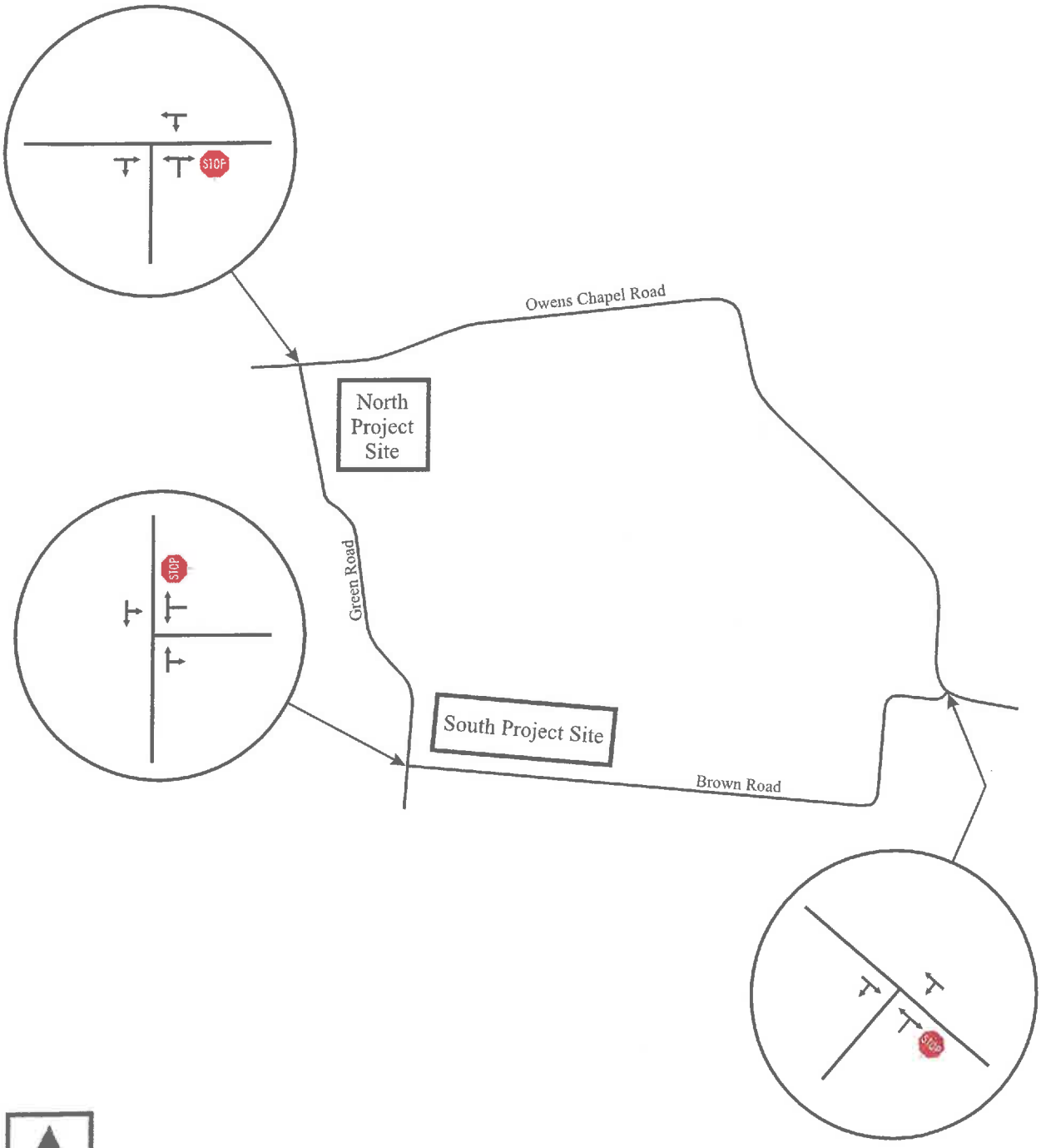


Source: Google Earth (March 2026)

Green Road and Brown Road also provide local access to the project site. In the vicinity of the project site, these facilities are two-lane rural roadways that each include approximately 16-18 feet of pavement. Currently, a 40 mph speed limit is posted on Brown Road.

The laneage and traffic control at the intersections within the study area are shown in Figure 3.

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Traffic Engineering and Planning



No Scale

Figure 3.
Existing Laneage and Traffic Control

3.2 YEAR 2026 EXISTING TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, traffic volumes were counted in 15-minute increments at the following intersections:

- Owens Chapel Road and Green Road
- Green Road and Brown Road
- Owens Chapel Road and Brown Road

This data was collected from 6:00 AM – 7:00 PM on typical weekdays in May 2026 when schools were in session. The raw traffic volumes are included in Appendix A and are shown in Figure 4. It is important to note that certain turning movements were increased as needed to illustrate balanced traffic flows between the intersections.

Using the existing peak hour traffic volumes shown in Figure 4, capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the Highway Capacity Manual 7 (HCM 7). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. Table 1 presents the descriptions of LOS for unsignalized intersections.

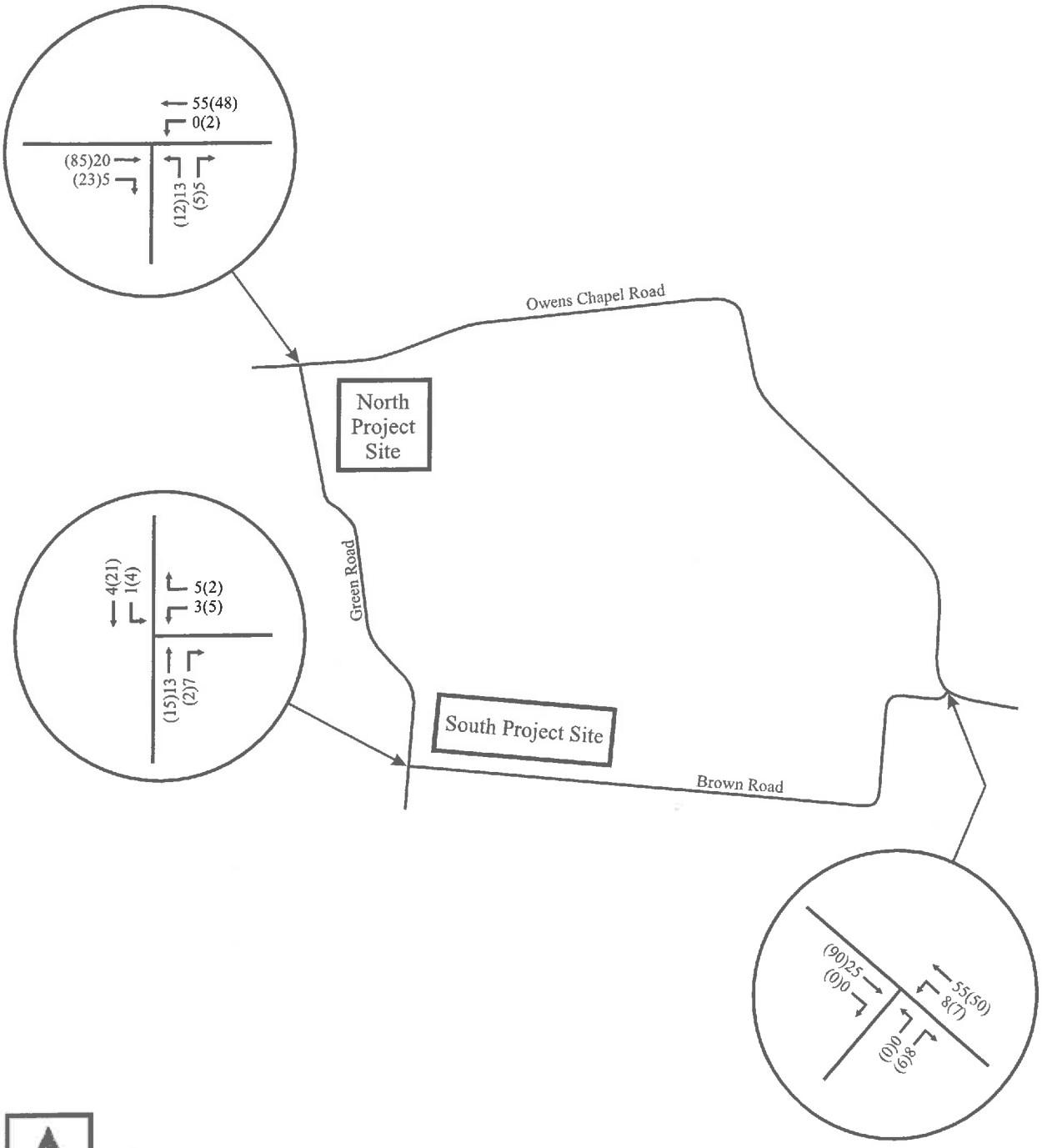
The results of the capacity analyses for the existing peak hour traffic volumes are shown in Table 2, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Owens Chapel Road and Green Road
At this unsignalized intersection, all of the critical turning movements operate at LOS A during both peak hours, and the vehicle queues are low.

Green Road and Brown Road
At this unsignalized intersection, all of the critical turning movements operate at LOS A during both peak hours, and the vehicle queues are low.

Owens Chapel Road and Brown Road
At this unsignalized intersection, all of the critical turning movements operate at LOS A during both peak hours, and the vehicle queues are low.

Fischbach
Transportation Group, LLC
Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 4.
Existing Year 2026 Peak Hour Traffic Volumes

TABLE 1. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 7 (HCM 7)

TABLE 2. YEAR 2026 EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Owens Chapel Road and Green Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (9 sec/veh)
Green Road and Brown Road	Westbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
Owens Chapel Road and Brown Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
	Northbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)

4. YEAR 2028 BACKGROUND CONDITIONS

In order to account for the traffic growth which will occur within the study area because of typical growth, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations.

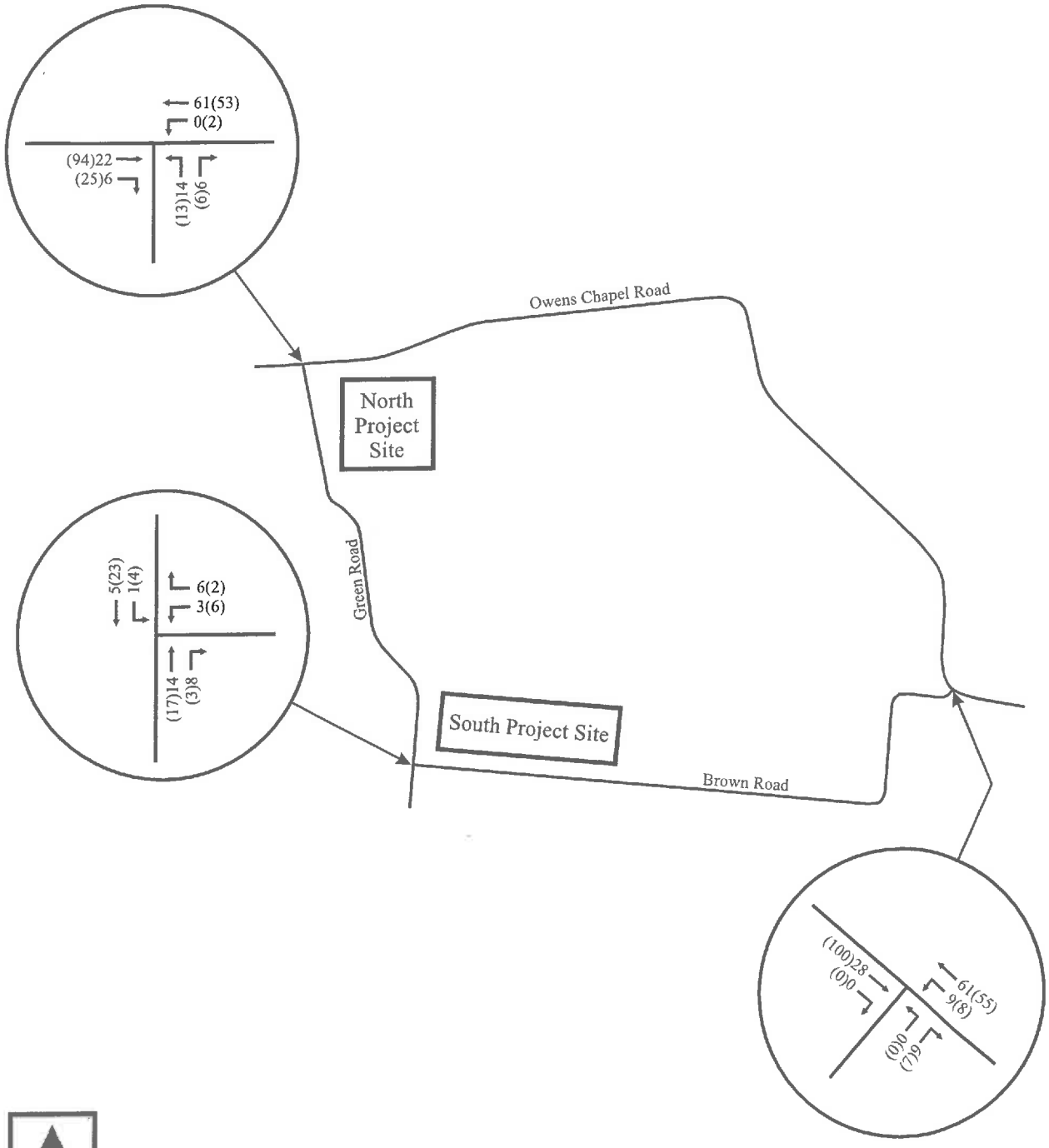
As shown in Table 3, the daily traffic volumes within the study area have increased steadily since 2016. However, in order to present a conservative analysis, the Year 2026 traffic volumes within the study area were increased by 10% in order to represent Year 2028 conditions, as shown in Figure 5. It is important to note that this growth rate, which is significantly higher than the historical growth, was chosen because all of the existing turning movement volumes within the study area are low. Therefore, a 10% increase represents a minimal number of additional vehicles on each turning movement. In many cases, a lower growth rate would have resulted in no additional vehicles.

TABLE 3. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 88 Highway 49 ADT	Annual Growth	Overall Growth
2016	5,083		
2017	5,218	2.66%	
2018	5,560	6.55%	
2019	4,686	-15.72%	
2020	4,825	2.97%	
2021	5,762	19.42%	
2022	5,758	-0.07%	
2023	6,358	10.42%	
2024	6,188	-2.67%	
2025	6,262	1.20%	2.58%
Year	**Station 87 Owens Chapel Rd ADT**	**Annual Growth**	**Overall Growth**
2016	1,149		
2017	1,355	17.93%	
2018	1,235	-8.86%	
2019	1,114	-9.80%	

2020	1,075	-3.50%	
2021	1,266	17.77%	
2022	1,218	-3.79%	
2023	1,453	19.29%	
2024	1,450	-0.21%	
2025	1,334	-8.00%	1.79%

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Traffic Engineering and Planning



No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5.
Background Year 2028 Peak Hour Traffic
(Existing Traffic Volumes Increased 10%)

Capacity analyses were conducted for the background conditions at the intersections within the study area. For these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

The results of the capacity analyses for the background peak hour traffic volumes are shown in Table 4, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Owens Chapel Road and Green Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Green Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Owens Chapel Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

TABLE 4. YEAR 2028 BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Owens Chapel Road and Green Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (10 sec/veh)
Green Road and Brown Road	Westbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
Owens Chapel Road and Brown Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

Trip generation calculations were conducted in order to identify how much traffic will be generated by the proposed project. Trip generation data for daily and peak hour trips were identified from Trip Generation, 12th Edition, which was published by the Institute of Transportation Engineers (ITE) in 2025. Table 5 presents the daily and peak hour trip generations for proposed project, and these calculations are included in Appendix C.

TABLE 5. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Single-Family Detached (LUC 210)	16 homes	394	4	12	11	7

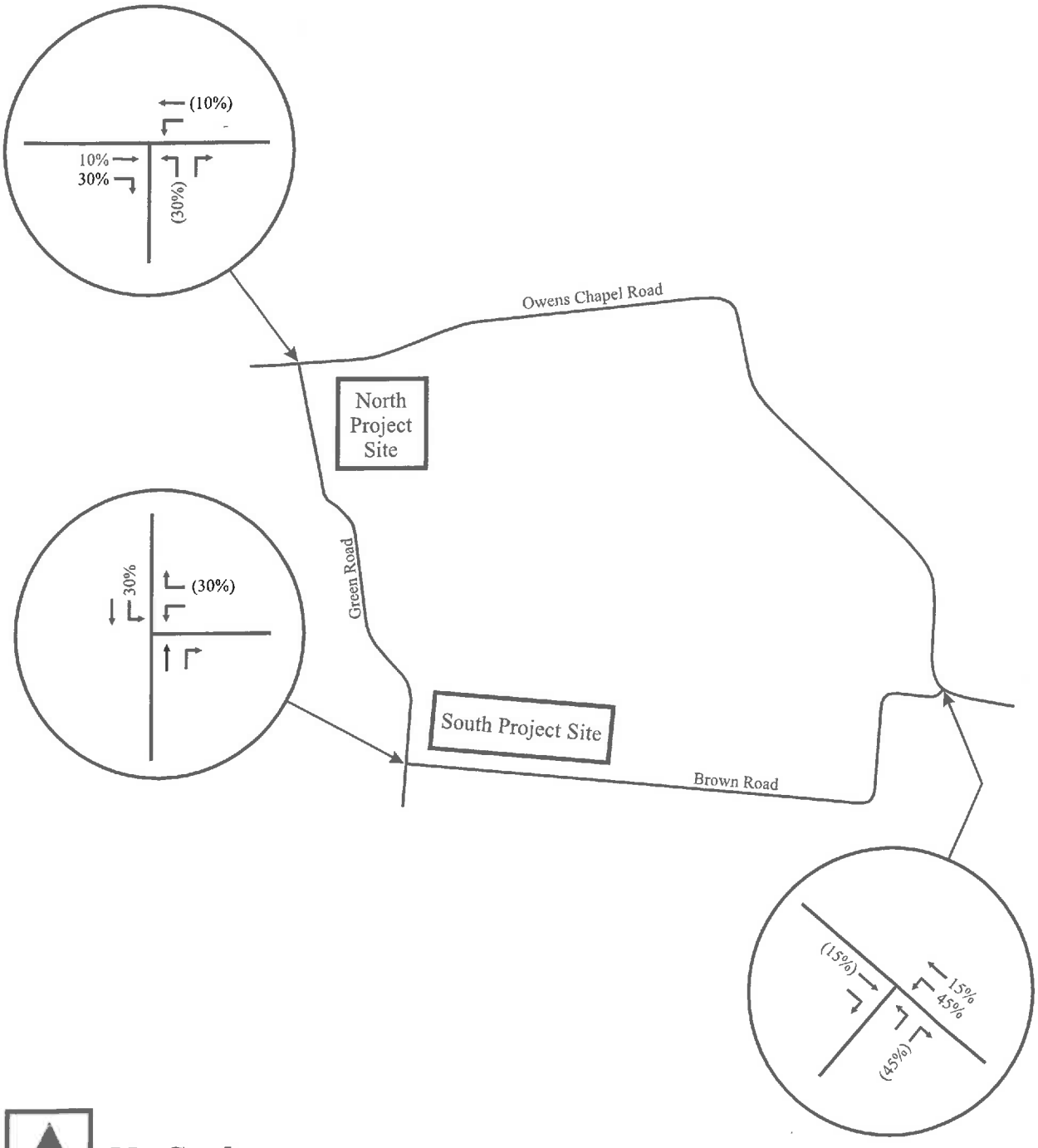
5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed development will access the project site according to the directional distribution shown in Figure 6. The development of this distribution was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distribution were used to add the site-generated trips to the roadway system. Figure 7 includes the peak hour traffic volumes that are expected to be generated by the proposed project.

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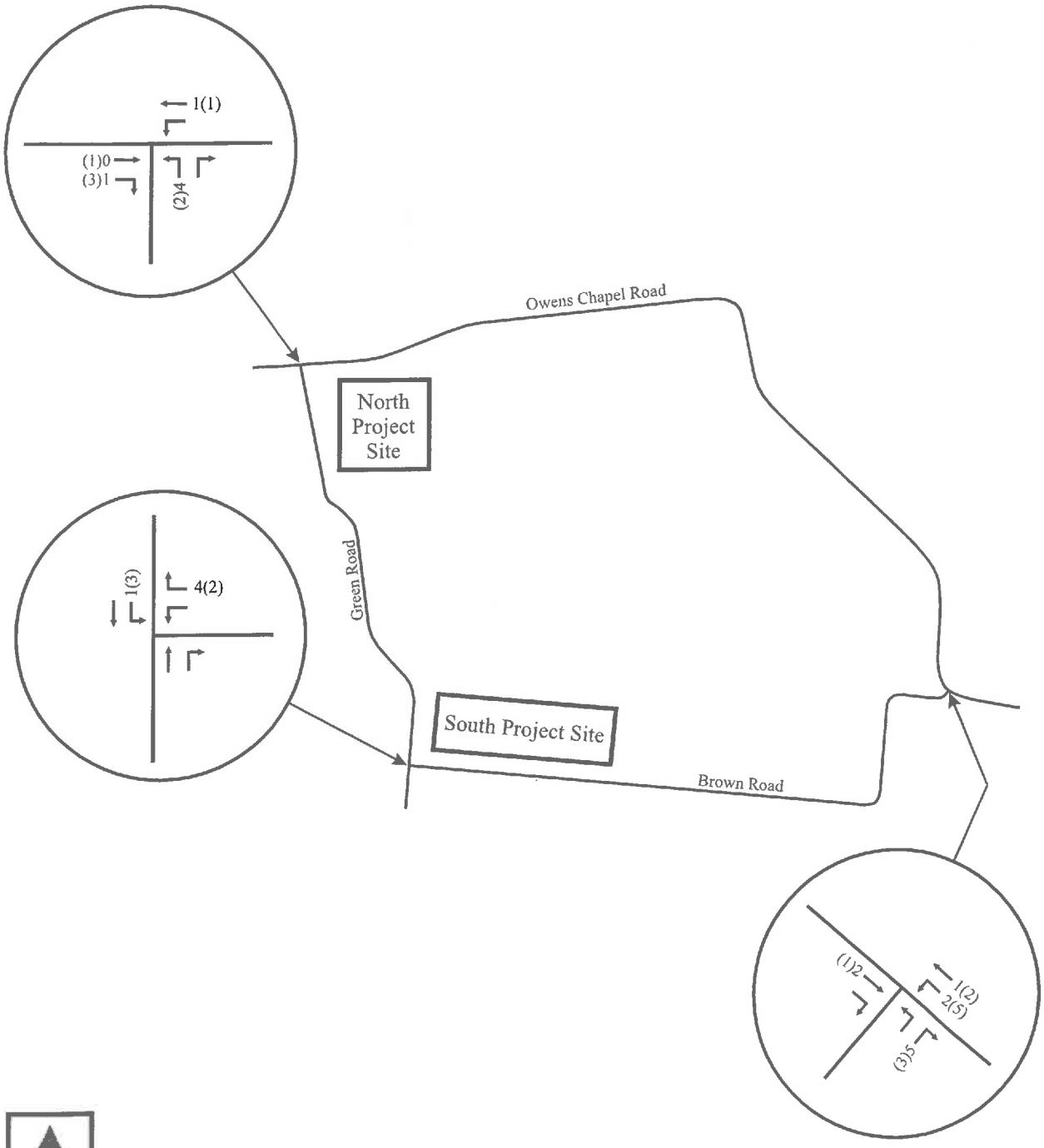
N

No Scale

XX - Entering Volumes
(XX) - Exiting Volumes

Figure 6.
Directional Distribution of Peak Hour Traffic Volumes Generated by the Site

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Traffic Engineering and Planning



XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes Generated by the Site

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the proposed development were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in Figure 8.

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to determine the impact of the proposed project on the roadway system. Specifically, these capacity analyses were used to evaluate the need for roadway and traffic control improvements within the study area. For these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

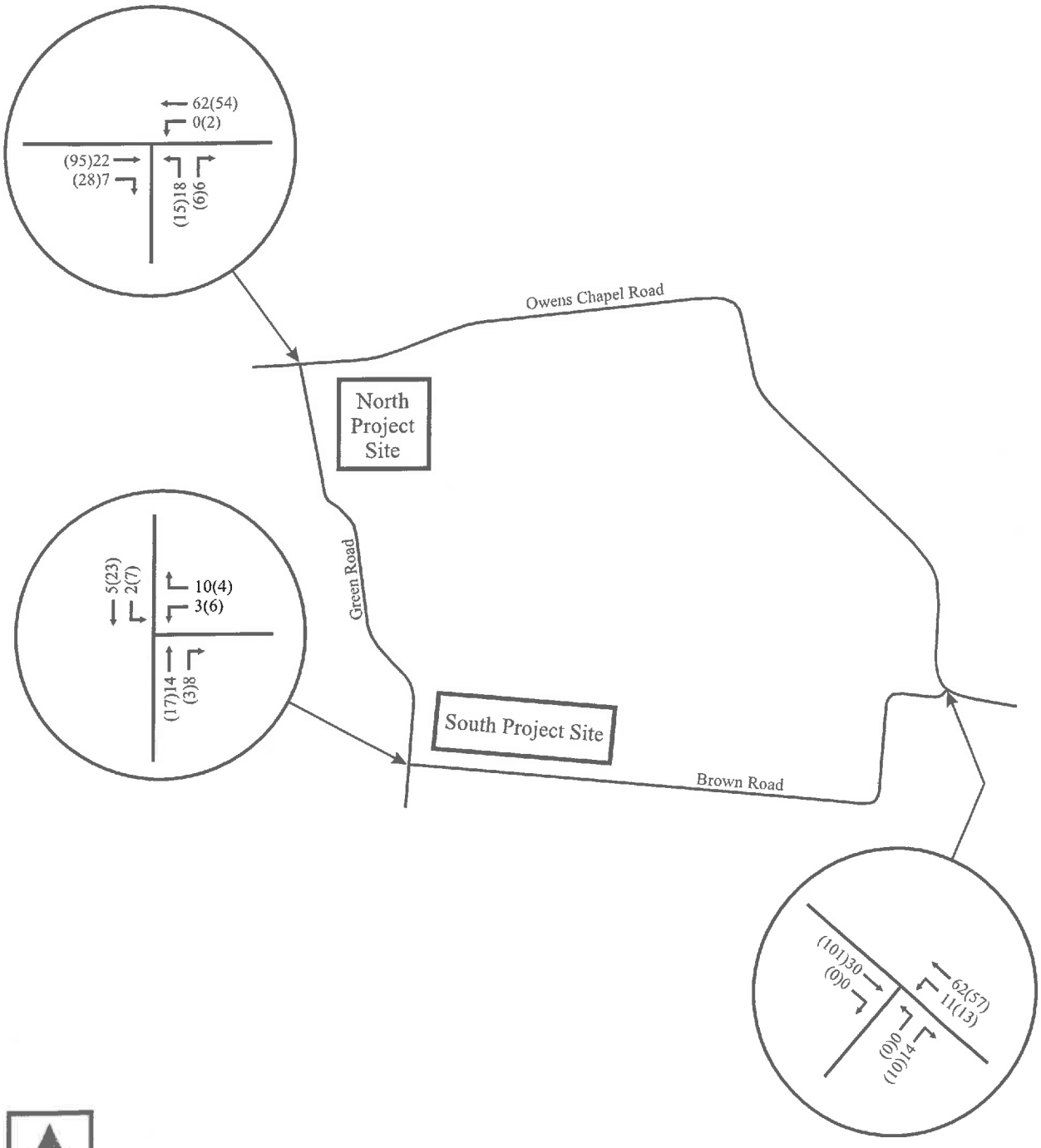
The results of the capacity analyses for the total projected peak hour traffic volumes are shown in Table 6, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Owens Chapel Road and Green Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Green Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

Owens Chapel Road and Brown Road
At this unsignalized intersection, all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 8.
Total Projected Peak Hour Traffic Volumes at the Completion of the Proposed Project

TABLE 6. YEAR 2028 TOTAL PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Owens Chapel Road and Green Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (10 sec/veh)
Green Road and Brown Road	Westbound Left / Right Turns	LOS A	0 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
Owens Chapel Road and Brown Road	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	0 veh (9 sec/veh)

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses conducted for the purposes of this study indicate that the following considerations should be made in order to accommodate the traffic that will be generated by the proposed project:

Owens Chapel Road and Green Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low. Based on these results, no laneage or traffic control modification are recommended for this intersection.

Green Road and Brown Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low. Based on these results, no laneage or traffic control modification are recommended for this intersection.

Owens Chapel Road and Brown Road

The analyses conducted for the purposes of this study indicate that all of the critical turning movements will operate at LOS A during both peak hours, and the vehicle queues will be low. Based on these results, no laneage or traffic control modification are recommended for this intersection.

Owens Chapel Road Cross-Section

Adequate right-of-way should be reserved on Lots 1-3 in order to facilitate a future cross-section on Owens Chapel Road, consistent with current standards established by Robertson County.

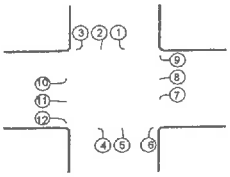
Green Road Cross-Section

Adequate right-of-way should be reserved on Lots 3, 4, and 5 in order to facilitate a future cross-section on Green Road, consistent with current standards established by Robertson County.

Green Road Cross-Section

Adequate right-of-way should be reserved on Lots 5-16 in order to facilitate a future cross-section on Brown Road, consistent with current standards established by Robertson County.

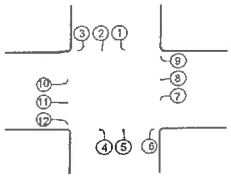
APPENDIX A
EXISTING TRAFFIC COUNTS



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Owens Chapel Road and Green Road
DATE: 12-May-26 Tue
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B			N/B Green Road			W/B Owens Chapel Road			E/B Owens Chapel Road				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15				1		2		11			4	1	98	19
6:15-6:30				5		1		12			3	2	97	23
6:30-6:45				5				21			6	1	98	33
6:45-7:00				2		2		11			7	1	89	23
7:00-7:15				2		1		9			6		95	18
7:15-7:30				3		3		13			3	2	97	24
7:30-7:45				3		1		13			7		88	24
7:45-8:00				5				17			5	2	81	29
8:00-8:15				1				10			8	1	70	20
8:15-8:30				1				8			6		67	15
8:30-8:45				2			1	7			3	4	68	17
8:45-9:00				2		1		7			8		67	18
9:00-9:15				2		1		7			7		64	17
9:15-9:30				2		1		7			6		61	16
9:30-9:45				3				6			6	1	61	16
9:45-10:00				3				6			5	1	63	15
10:00-10:15				3				6			4	1	64	14
10:15-10:30								7			4	5	60	16
10:30-10:45						1		8			7	2	63	18
10:45-11:00				1			1	9			3	2	62	16
11:00-11:15								2			7	1	73	10
11:15-11:30				1		2		6			10		77	19
11:30-11:45				2			1	8			5	1	75	17
11:45-12:00				2				12			7	6	77	27
12:00-12:15				2				5			5	2	60	14
12:15-12:30				2			1	7			5	2	58	17
12:30-12:45				4			1	3			7	4	56	19
12:45-1:00				5				1			4		56	10
1:00-1:15				4				3			5		68	12
1:15-1:30				3				5			7		80	15
1:30-1:45				3			1	7			8		89	19
1:45-2:00				2			1	9			10		90	22
2:00-2:15				1			1	11			11		87	24
2:15-2:30				1				8			13	2	89	24
2:30-2:45								6			8	6	99	20
2:45-3:00								8			8	3	110	19
3:00-3:15				3				6			11	6	120	26
3:15-3:30				1			1	11			20	1	120	34
3:30-3:45				1			1	8			19	2	114	31
3:45-4:00				1		1	1	6			17	3	138	29
4:00-4:15				1		1	1	3			16	4	141	26
4:15-4:30								9			14	5	162	28
4:30-4:45				4		1	1	15			25	9	175	55
4:45-5:00				2		2	1	11			13	3	158	32
5:00-5:15				4		2		11			26	4	155	47
5:15-5:30				2				11			21	7	132	41
5:30-5:45				3		1		12			20	2	116	38
5:45-6:00				2				7			17	3	100	29
6:00-6:15				1				7			14	2	91	24
6:15-6:30				1			1	7			13	3		25
6:30-6:45								5			11	6		22
6:45-7:00								7			11	2		20
TOTAL				104		24	15	432			496	115		
AM PK HR				13		5		55			20	5	6:00-7:00	0.74
PM PK HR				12		5	2	48			85	23	4:30-5:30	0.80



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Green Road and Brown Road
DATE: 13-May-26 Wed
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Green Road			N/B Green Road			W/B Brown Road			E/B				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15		1					1		3				29	5
6:15-6:30		1			1	4							28	6
6:30-6:45	1				6	1			1				27	9
6:45-7:00		2			3	2	2						21	9
7:00-7:15					1	1			2				14	4
7:15-7:30		1			3				1				14	5
7:30-7:45					2				1				12	3
7:45-8:00					1	1							14	2
8:00-8:15		1			2				1				18	4
8:15-8:30						2			1				20	3
8:30-8:45		1			4								24	5
8:45-9:00		2			3	1							23	6
9:00-9:15		2			3	1							22	6
9:15-9:30		2			3	1			1				21	7
9:30-9:45		1			2				1				21	4
9:45-10:00		1			2				2				18	5
10:00-10:15		1			2				2				18	5
10:15-10:30	1				2	2	2						16	7
10:30-10:45	1												10	1
10:45-11:00		2					2		1				10	5
11:00-11:15					1	1			1				12	3
11:15-11:30									1				17	1
11:30-11:45							1						23	1
11:45-12:00	2	3			2								32	7
12:00-12:15		3			4				1				28	8
12:15-12:30	3	1			3								23	7
12:30-12:45	1	3			2	2	1		1				18	10
12:45-1:00					1	2							12	3
1:00-1:15					1	2							12	3
1:15-1:30					1	1							12	2
1:30-1:45		1			1	1			1				13	4
1:45-2:00		1			1				1				18	3
2:00-2:15		1			1				1				20	3
2:15-2:30	1				1		1						23	3
2:30-2:45	1	4				1	3						26	9
2:45-3:00		2			2	1							23	5
3:00-3:15	1	2			2				1				26	6
3:15-3:30		2			2	1	1						28	6
3:30-3:45		2			2	1	1						33	6
3:45-4:00	1	3			3				1				33	8
4:00-4:15	1	3			3				1				33	8
4:15-4:30	1	5				2	3						30	11
4:30-4:45	1	2			3								23	6
4:45-5:00		5			1		2						27	8
5:00-5:15	1	3				1							21	5
5:15-5:30		2			1	1							23	4
5:30-5:45	2	2			3		1		2				24	10
5:45-6:00	1	1											19	2
6:00-6:15	1	3			2		1						24	7
6:15-6:30		1				1	2		1					5
6:30-6:45		1			3	1								5
6:45-7:00	2	3			2									7
TOTAL	23	77			88	35	24		30					
AM PK HR	1	4			10	7	3		4				6:00-7:00	0.81
PM PK HR	3	15			7	2	5		1				4:00-5:00	0.75

APPENDIX B
CAPACITY ANALYSES

EXISTING CONDITIONS

HCS Two-Way Stop-Control Report

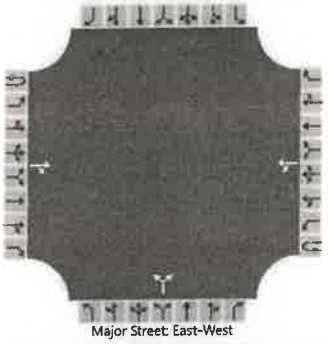
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			20	5		0	55			13		5				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					24					
Capacity, c (veh/h)						1591					936					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.0				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.0							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

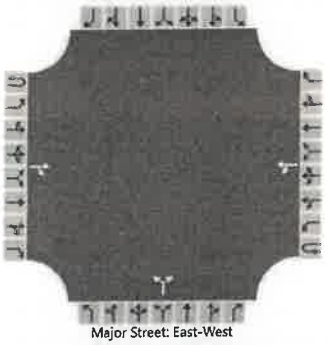
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			85	23		2	48			12		5				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					21					
Capacity, c (veh/h)						1462					841					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.5	0.0				9.4					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.3				9.4							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

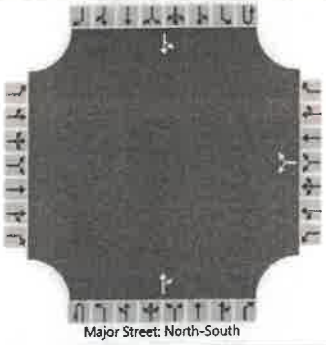
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Existing)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		5			13	7		1	4	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							10							1		
Capacity, c (veh/h)							1035							1603		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.5							7.2	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.5								1.5			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

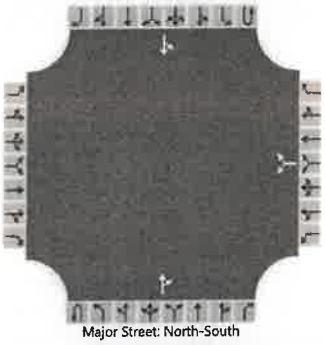
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Existing)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						5		2			15	2		4	21	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							9							5		
Capacity, c (veh/h)							978							1606		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.7							7.2	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.7								1.2			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

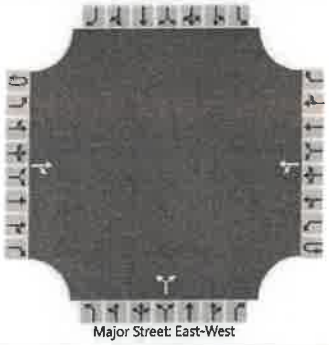
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			25	0		8	55			0		8				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11					11					
Capacity, c (veh/h)						1591					1045					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.3	0.1				8.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)						1.0				8.5						
Approach LOS						A				A						

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HCS Two-Way Stop-Control Report

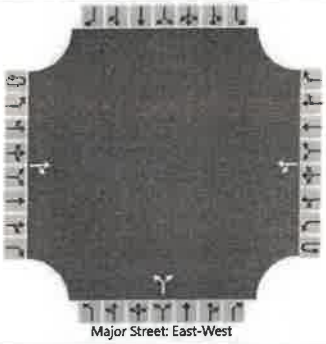
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Existing)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			90	0		7	50			0		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						9					8					
Capacity, c (veh/h)						1490					946					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.4	0.0				8.8					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				8.8							
Approach LOS					A				A							

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BACKGROUND CONDITIONS

HCS Two-Way Stop-Control Report

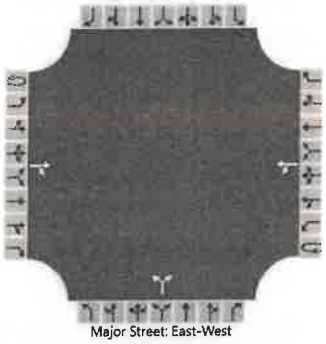
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			22	6		0	61			14		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					27					
Capacity, c (veh/h)						1586					927					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.0				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.0							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

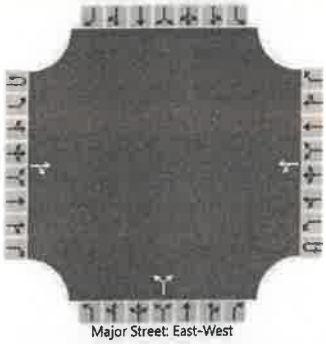
General Information

Analyst	FTG
Agency/Co	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			94	25		2	53			13		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					24					
Capacity, c (veh/h)						1445					825					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.5	0.0				9.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.3				9.5							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

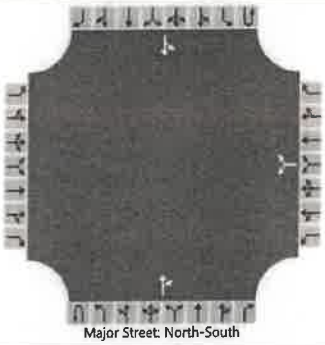
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Back)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		6			14	8		1	5	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							11							1		
Capacity, c (veh/h)							1035							1600		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.5							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.5								1.2			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

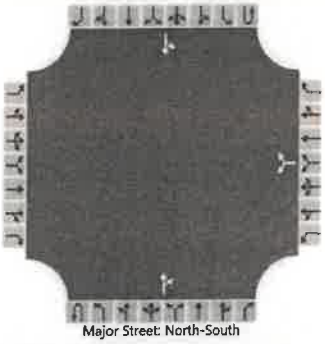
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Back)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						6		2			17	3		4	23	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							11							5		
Capacity, c (veh/h)							968							1600		
v/c Ratio							0.01							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.8							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.8								1.1			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

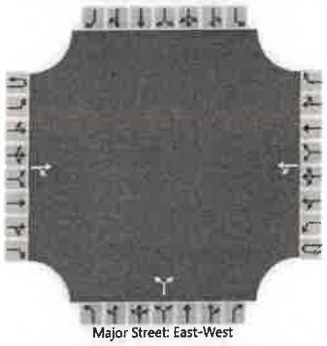
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			28	0		9	61			0		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					12					
Capacity, c (veh/h)						1586					1040					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.3	0.1				8.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				8.5							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

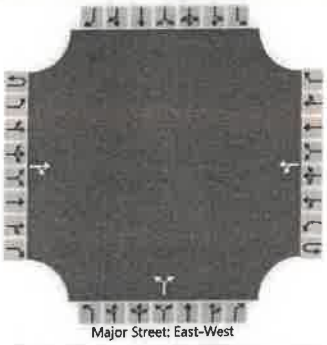
General Information

Analyst	FTG
Agency/Co	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Back)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			100	0		8	55			0		7				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						10					9					
Capacity, c (veh/h)						1474					931					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.5	0.1				8.9					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				8.9							
Approach LOS					A				A							

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TOTAL PROJECTED CONDITIONS

HCS Two-Way Stop-Control Report

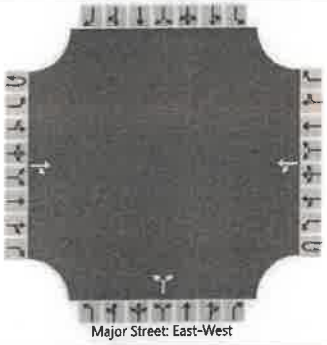
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			22	7		0	62			18		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						0					32					
Capacity, c (veh/h)						1584					918					
v/c Ratio						0.00					0.04					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.0				9.1					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.1							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

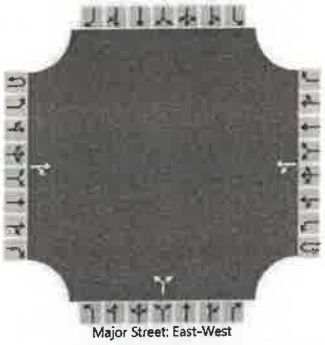
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Green Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Green Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			95	28		2	54			15		6				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					26					
Capacity, c (veh/h)						1439					817					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.5	0.0				9.6					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.3				9.6							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

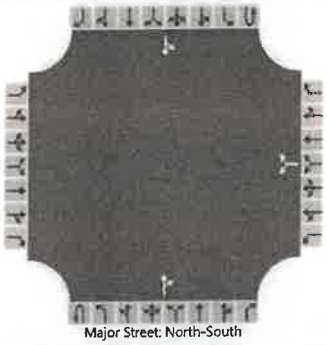
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Total)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						3		10			14	8		2	5	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							16							2		
Capacity, c (veh/h)							1042							1600		
v/c Ratio							0.02							0.00		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.5							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.5								2.1			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

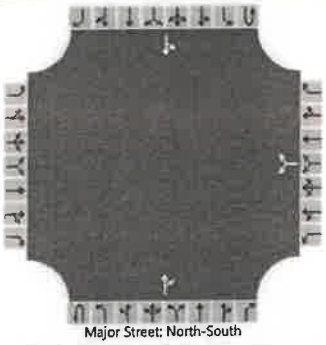
General Information

Analyst	FTG
Agency/Co	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11390 (Total)

Site Information

Intersection	Green Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Brown Rd
North/South Street	Green Rd
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						6		4			17	3		7	23	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							13							9		
Capacity, c (veh/h)							976							1600		
v/c Ratio							0.01							0.01		
95% Queue Length, Q_{95} (veh)							0.0							0.0		
95% Queue Length, Q_{95} (ft)							0.0							0.0		
Control Delay (s/veh)							8.7							7.3	0.0	
Level of Service (LOS)							A							A	A	
Approach Delay (s/veh)					8.7								1.7			
Approach LOS					A								A			

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HCS Two-Way Stop-Control Report

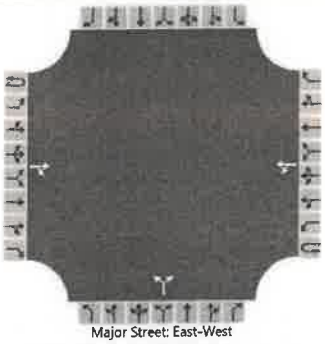
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.74
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			30	0		11	62			0		14				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						15					19					
Capacity, c (veh/h)						1582					1036					
v/c Ratio						0.01					0.02					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.1				8.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)						1.2				8.5						
Approach LOS						A				A						

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HCS Two-Way Stop-Control Report

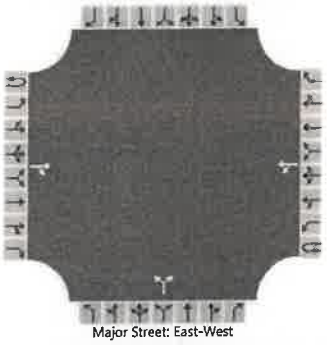
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	May 2026
Analysis Year	2028
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11390 (Total)

Site Information

Intersection	Owens Chapel Rd / Brown Rd
Jurisdiction	Robertson County, TN
East/West Street	Owens Chapel Rd
North/South Street	Brown Rd
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			101	0		13	57			0		10				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						16					13					
Capacity, c (veh/h)						1473					929					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
95% Queue Length, Q_{95} (ft)						0.0					0.0					
Control Delay (s/veh)						7.5	0.1				8.9					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.5				8.9							
Approach LOS					A				A							

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APPENDIX C
TRIP GENERATION

TRIP GENERATION CALCULATIONS - Single-Family Homes Detached

The following calculations are based on the data compiled for ITE Land Use Code 210.

Average Daily Traffic

T = 8.07 (**X**) + 265.45
T = 8.07 (**16**) + 265.45
T = 394 vehicles

Enter = 0.50 (394) = 197 vehicles
Exit = 0.50 (394) = 197 vehicles

AM traffic during peak hour of adjacent street

T = 0.67 (**X**) + 5.59
T = 0.67 (**16**) + 5.59
T = 16 vehicles

Enter = 0.27 (16) = 4 vehicles
Exit = 0.73 (16) = 12 vehicles

PM traffic during peak hour of adjacent street

Ln(T) = 0.92 Ln(**X**) + 0.33
Ln(T) = 0.92 Ln(**16**) + 0.33
T = 18 vehicles

Enter = 0.62 (18) = 11 vehicles
Exit = 0.38 (18) = 7 vehicles

July 7, 2026
N-S Project No. 20505.001.005

Mrs. Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
527 S Brown St.
Springfield, TN 37172

Subject: Review of Traffic Impact Study
McDowell Properties

Dear Hunter:

Please accept this correspondence as documentation of our review of the referenced Traffic Impact Study (TIS) prepared by Fischbach Transportation Group on behalf of Cook Utility Construction, Inc. This summary provides technical input to assist Robertson County staff in evaluating the proposed development and its potential transportation impacts.

At the County's request, we reviewed the Traffic Impact Study prepared for the proposed sixteen (16) single-family residential homes in the southeast quadrant of the intersection of Owens Chapel Road and Green Road and along Brown Road. The review evaluated the assessment's methodologies, evaluation assumptions, capacity & operational analysis, and conclusions to determine consistency with accepted traffic engineering practice, applicable local requirements, and relevant state guidance.

The TIS evaluated the following study intersections:

- Owens Chapel Road at Green Road
- Green Road at Brown Road
- Owens Chapel Road at Brown Road

The study established existing (2026) and full buildout (2028) traffic conditions.

The TIS referenced TDOT Count Stations 74000088 (Highway 49) and 74000087 (Owens Chapel Road) to evaluate historical traffic growth within the study area. Based on this review, the study elected to use a conservative 10% annual growth rate to forecast future traffic volumes, which exceeds the historical growth trends observed at both count stations.

Trip generation was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The projected trip volumes are consistent with expectations for a sixteen-lot single-family residential development. The study estimates the development will generate: 16 trip during the AM peak (4 entering, 12 exiting), 18 trips during the PM peak (11 entering, 7 exiting), and 394 daily trips.

NEEL-SCHAFFER
engineers | planners | surveyors | environmental scientists | landscape architects
P: 615.217.0500 | F: 615.383.9984
201 East Main Street, Suite 325
Murfreesboro, TN 37130
www.neel-schaffer.com

The TIS documents that traffic capacity analysis was conducted with the methodologies presented in the Highway Capacity Manual (HCM), 7th Edition.

The study evaluated Level of Service (LOS) under future buildout (2028) conditions. The analysis indicates that all study intersections, including the overall intersection performance and all critical turning movements, are projected to operate at LOS "A" during both the AM and PM peak periods under future traffic conditions.

The Traffic Impact Study concludes that the proposed 16-lot residential development is not expected to adversely impact operations at the three study intersections. Under future buildout conditions (2028), all study intersections and critical turning movements are projected to operate at LOS "A" during both the AM and PM peak hours. Based on the operational analysis, no roadway laneage or traffic control improvements are recommended. However, the study does recommend reserving adequate right-of-way along Owens Chapel Road, Green Road, and Brown Road to accommodate future roadway improvements consistent with Robertson County standards.

Final Remarks and Recommendations

We offer the following comments and recommendations for consideration by Robertson County officials. These remarks are provided as independent technical input based on engineering judgment and professional experience.

The review confirms that preparation of a Traffic Impact Study is appropriate based on the applicability thresholds established in Robertson County's Ordinance, Section 3012 – Traffic Studies and Assessments. The proposed development meets the following applicable criteria:

- Any development project reasonably expected to generate 150 or more new daily traffic trips on the existing roads providing access to and from the proposed development.
- Major Subdivisions (as defined in Subdivision regulations), including but not limited to concept plan or preliminary plat

The review concluded that the assessment data and supporting information are consistent with what is typically expected for a Traffic Impact Study, as defined by the Robertson County ordinance.

Existing Traffic Data Collection

Existing traffic conditions were established using weekday turning movement counts collected at the three study intersections during May 2026 while schools were in session. Traffic counts were collected between 6:00 AM and 7:00 PM, and the report notes that select turning movements were adjusted to balance traffic volumes between adjacent intersections. The existing traffic volumes were used to establish the baseline operating conditions for the study area.

Trip Generation Estimates

Trip generation was developed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition* for Land Use Code (LUC) 210 – Single-Family Detached

Housing. The proposed 16-lot residential development is estimated to generate approximately 394 average daily trips, including 16 AM peak-hour trips and 18 PM peak-hour trips. These projected trips were distributed and assigned to the surrounding roadway network for the operational analysis.

Traffic Forecasting and Horizon Year Analysis
The study evaluated existing (2026) and future buildout (2028) conditions. Future background traffic volumes were developed using TDOT Count Stations 74000088 (Highway 49) and 74000087 (Owens Chapel Road) to establish historical traffic growth trends. While the Memorandum of Understanding (MOU) established a 5% growth rate for the study, the consultant elected to apply a 10% growth factor to the existing turning movement volumes to forecast future background traffic. This growth rate exceeds the historical trends documented at the nearby TDOT count stations and results in a conservative estimate of future traffic conditions and operational impacts. Site-generated traffic was then added to the background traffic volumes to establish the future buildout traffic volumes used in the operational analysis. The review finds no exception to the use of the 10% growth rate, as it provides a conservative evaluation of the proposed development's traffic impacts.

Consideration of Approved Developments
The report does not identify or document any approved or pending developments within the study area that were incorporated into the future background traffic forecasts. Instead, future background traffic was developed solely by applying an assumed growth factor to existing traffic volumes.

LOS and Operational Analysis
Operational analyses were completed using the methodologies contained in the Highway Capacity Manual (HCM 7) for the three study intersections. Under future buildout (2028) conditions, all study intersections and all critical turning movements are projected to operate at LOS "A" during both the AM and PM peak hours. The analysis concludes that the proposed development will have minimal operational impact on the surrounding roadway network.

Queue and Storage Evaluations
The study evaluated 95th-percentile vehicle queues for each study intersection as part of the operational analysis. The results indicate that vehicle queues remain minimal under existing, background, and future buildout conditions, with no storage deficiencies identified at any of the study intersections. Based on the reported analyses, no queue-related operational concerns are anticipated.

Mitigation Recommendations
Based on the operational analyses, the study does not recommend any laneage modifications or traffic control improvements at the study intersections. The only recommended improvements consist of reserving adequate right-of-way along Owens Chapel Road, Green Road, and Brown Road to accommodate future roadway improvements consistent with Robertson County roadway standards

In summary, the review finds the Traffic Impact Study to be sufficient for evaluating the proposed residential development and the anticipated level of traffic impact associated with the project.

Thank you for allowing us the opportunity to assist the County with this review. We are happy to answer any questions or provide clarification as needed. Please contact us if additional information is needed.

Sincerely,
NEEL-SCHAFFER, INC.

Jacob Carson

Jacob Carson, P.E., PTOE, RSP$_I$
Engineer II

Hunter Mantooth

From: Troy Adkins
Sent: Monday, June 22, 2026 8:46 AM
To: Hunter Mantooth; Jacob Carson
Cc: Pam Groves; Lynette Crain; Gillian Fischbach; Greg Judy
Subject: RE: [EXTERNAL]Re: Robertson County MOU Agreement Doc, - Owens Chapel Rd.

Good morning everything looks good to me.

Troy Adkins
Highway Superintendent
Phone: 615-384-2507
Fax: 615-384-0211
Email: tadkins@robcotn.org

4751 Hwy 41 N
Springfield, TN 37172

From: Hunter Mantooth <hmantooth@robcotn.org>
Sent: Thursday, June 18, 2026 12:30 PM
To: Jacob Carson <jacob.carson@neel-schaffer.com>; Troy Adkins <tadkins@robcotn.org>
Cc: Hunter Mantooth <hmantooth@robcotn.org>; Pam Groves <pgroves@robcotn.org>; Lynette Crain <lcrain@robcotn.org>; Gillian Fischbach <gillian@ftgtraffic.com>; Greg Judy <greg.judy@neel-schaffer.com>
Subject: FW: [EXTERNAL]Re: Robertson County MOU Agreement Doc, - Owens Chapel Rd.

Jacob,

The attached Traffic Study is ready for review. Deposit has been paid. I have also attached the signed MOU document.

This is set to go to Planning Commission in July. Corrections date is July 7th if we can get this review back by that time.

Troy – we would also like comments from you since this involves county roads.

Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
hmantooth@robcotn.org
Phone: 615-384-3666
527 S Brown St.
Springfield, TN 37172
https://www.robertsoncountytn.gov

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
Julu 23. 2026

Applicant: Sara McDowell
Surveyor: Steve Artz

Request: Rezone **30.87 surveyed *acres*** of the 82.20 surveyed acres Tax Map 070, Part of Parcel 132.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 070, Part of Parcel 132.00 are highlighted in its entirety

Property Information:

- Tax Map 070, Part of Parcel 132.00
- Owens Chapel Rd., Springfield
- Total lot acreage: 82.20 acres (3,580,632.00 sq. ft.)
- **Rezone Request: 30.87 surveyed acres (1,344,697.20 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations: The applicant wishes to rezone 30.87 surveyed acres of the 82.20-acre property for subdivision into approximately 16 independent lots of record. The subject property is surrounded by mostly AG-2 zoning. Most of those lots are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County zoning map and the Growth Plan.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape

and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Review of Traffic Assessment Report:

Disclaimer: *This planning review addresses only land use, zoning, and development compliance matters. It does not constitute a technical review of transportation engineering analyses. The undersigned planner is not a licensed traffic engineer and has not independently verified the assumptions, data, calculations, methodologies, or conclusions contained within the submitted Traffic Impact Study. Responsibility for the technical review and acceptance of the Traffic Impact Study rests with the reviewing traffic engineering professional or agency having jurisdiction.*

Neel-Schaffer and Associates provided a review of the Traffic Assessment Report for the McDowell Properties under separate cover (July 7, 2026, N-S Project No. 20505.001.005). The TIS evaluated the following study intersections:

- Owens Chapel Road at Green Road
- Green Road at Brown Road
- Owens Chapel Road at Brown Road

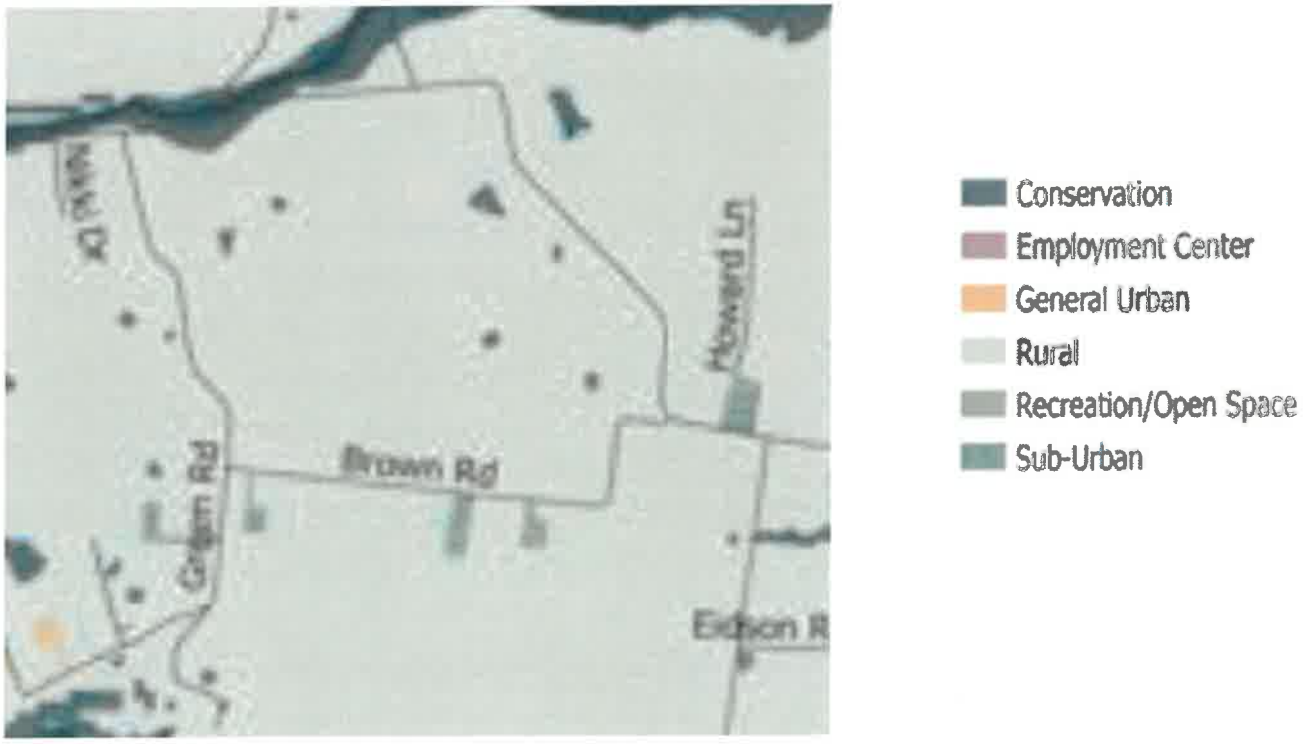
The study established existing (2026) and full buildout (2028) traffic conditions. The review concluded that the assessment data and supporting information are consistent with what is typically expected for a Traffic Impact Study, as defined by the Robertson County ordinance. The Neel Schaffer report concluded that, *"In summary, the review finds the Traffic Impact Study to be sufficient for evaluating the proposed residential development and the anticipated level of traffic impact associated with the project."*

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Robertson County Commission Resolution No. 081726072

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.84 SURVEYED ACRES OF THE 24 ACRES OF PROPERTY LOCATED AT 2612 MEADOR RD., GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 114, PART OF PARCEL 194.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Shelby Keith and Greg Spain request to rezone 1.84 surveyed acres of the 24 acres of Tax Map 114, Part of Parcel 194.00, located at 2612 Meador Rd., from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their July 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 114, Part of Parcel 194.00, located at 2612 Meador Rd., from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

Robertson County Development Office
Robertson County Office Building
527 South Brown Street, Springfield, Tennessee 37172
615-384-3666

Application for Rezoning

**** Please read carefully before submitting application ****

Any rezoning requiring a traffic impact assessment or a traffic impact study, at the discretion of the department director will be considered incomplete and will not be placed on any planning commission agenda until such time as the study is submitted with the application.

Applicant Information

Name:
Greg Spain

Mailing Address:

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Greg Spain by recorded Will

Physical Address:
2612 Meador Road Greebrier, TN 37073

Tax Map and Parcel Number:
114-~~196.00~~ P1o 194,00

Current Zoning Designation:
AG-2

Requested Zoning Designation:
RP-80

Will this property be subdivided (or combined) in some way within the next year?

- (●) Yes
- ( ) No

Purpose of rezoning request: 1,84 ac

The purpose is to rezone a portion of the, currently, 24 Acre Parcel to be able to subdivide the smallest lot possible around the existing farmhouse.

Submittal Review Procedure

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" *does not apply* to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if required
7. Pay the review fee.
8. Email a PDF of the application & supporting materials to [illegible]
9. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Shelby Keith 6·3·2026

Owner of Record Signature & DATE

Signature and date field for owner of record.

Shelby Keith 6·3·2026

Applicant's Signature & DATE

Signature and date field for applicant.

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" *does not apply* to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number.
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if required.
7. Pay the review fee.
8. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
9. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Charles N Jr EX. 05/11/2026

Owner of Record Signature & DATE

Signature and date field for owner of record.

Charles N. Jr 05/11/2026

Applicant's Signature & DATE

Signature and date field for applicant.

5.5 All change and old money in safe shall be paid to my living children listed in Article 2 above and grand-daughter, Shelby Spain Keith, share and share alike.

5.6 All my tools and saws to Leland Franklin Spain, and Charles Gregory Spain, share and share alike.

5.7 I give and bequeath my lawn mower to Penny Lynn Spain.

ARTICLE 6
DISTRIBUTION OF REAL PROPERTY

6.1 I devise the real property owned at the time of my death to the person or persons listed after each property as follows:

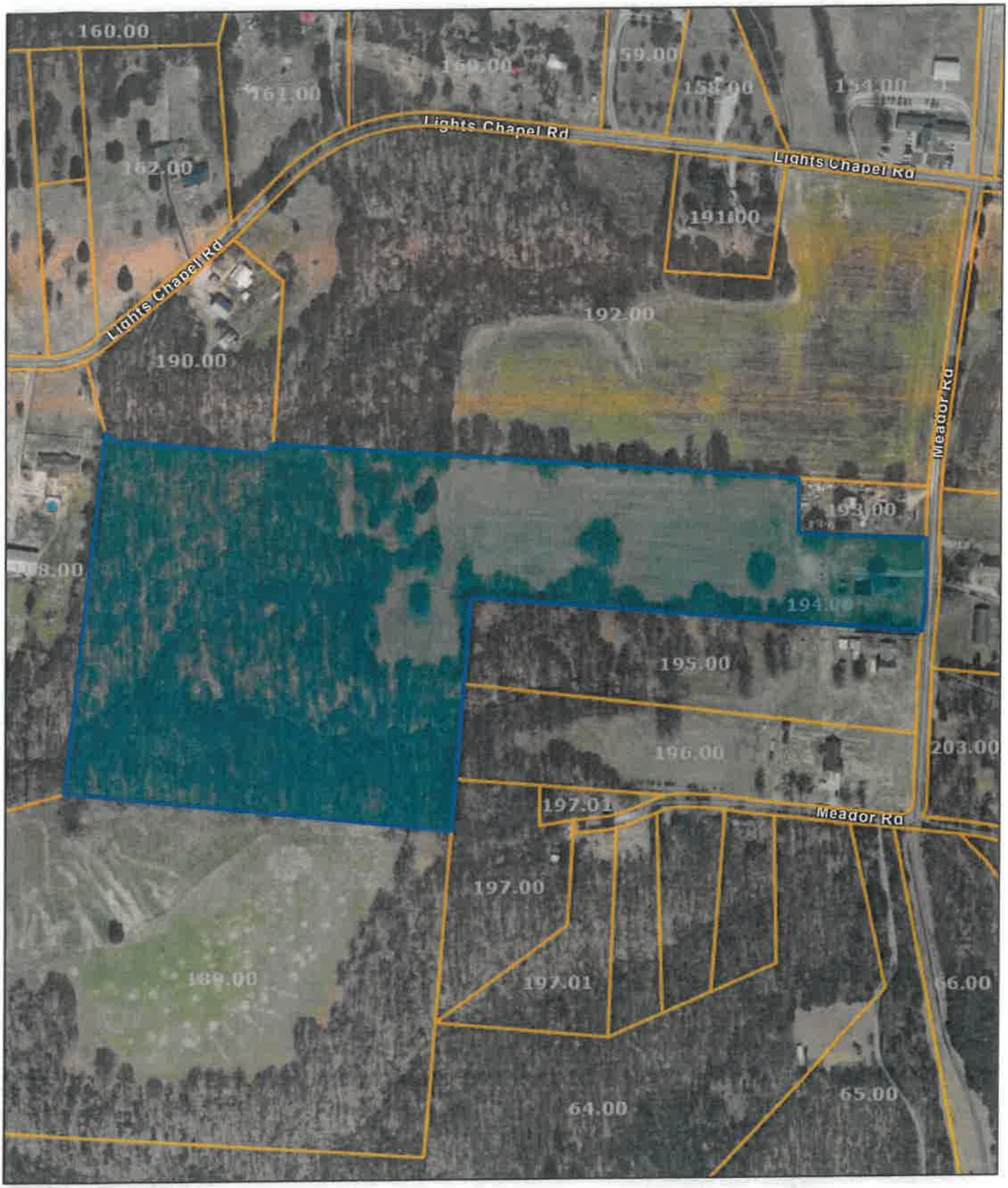
6.2 2609 Meador Road, Greenbrier, Robertson County, Tennessee, I devise to Penny Lynn Spain;

6.3 2606 Meador Road, Greenbrier, Robertson County, Tennessee, to Leland Franklin Spain;

6.4 2560 Meador Road, Greenbrier, Robertson County, Tennessee, to Charles Gregory Spain;

6.5 I devise to Shelby Spain Keith the property located at 2612 Meador Road, Greenbrier, Robertson County, Tennessee, and land described on drawing attached to my Will subject to life estate in and to Ruthie H. Spain. In the event the land area as described in the drawing attached to will violate the City of Greenbrier and/or Robertson County Codes; the land area shall revert to the original five (5) acres. In either case, I devise the remaining land (19 acres more or less) to Charles Gregory Spain.

6.6 I direct 3529 Baxter Road, Joelton, Tennessee, be sold at public or private sale and net proceeds divided among my four children and grand-daughter, Shelby Spain Keith, equally.



Date: May 29, 2026

County: ROBERTSON
Owner: SPAIN JAMES D ETUX SPAIN WANDA S
Address: MEADOR RD 2612
Parcel ID: 114 194.00
Deeded Acreage: 0
Calculated Acreage: 24
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

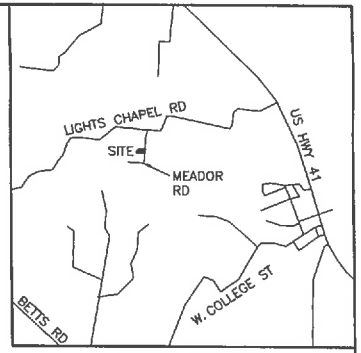
0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

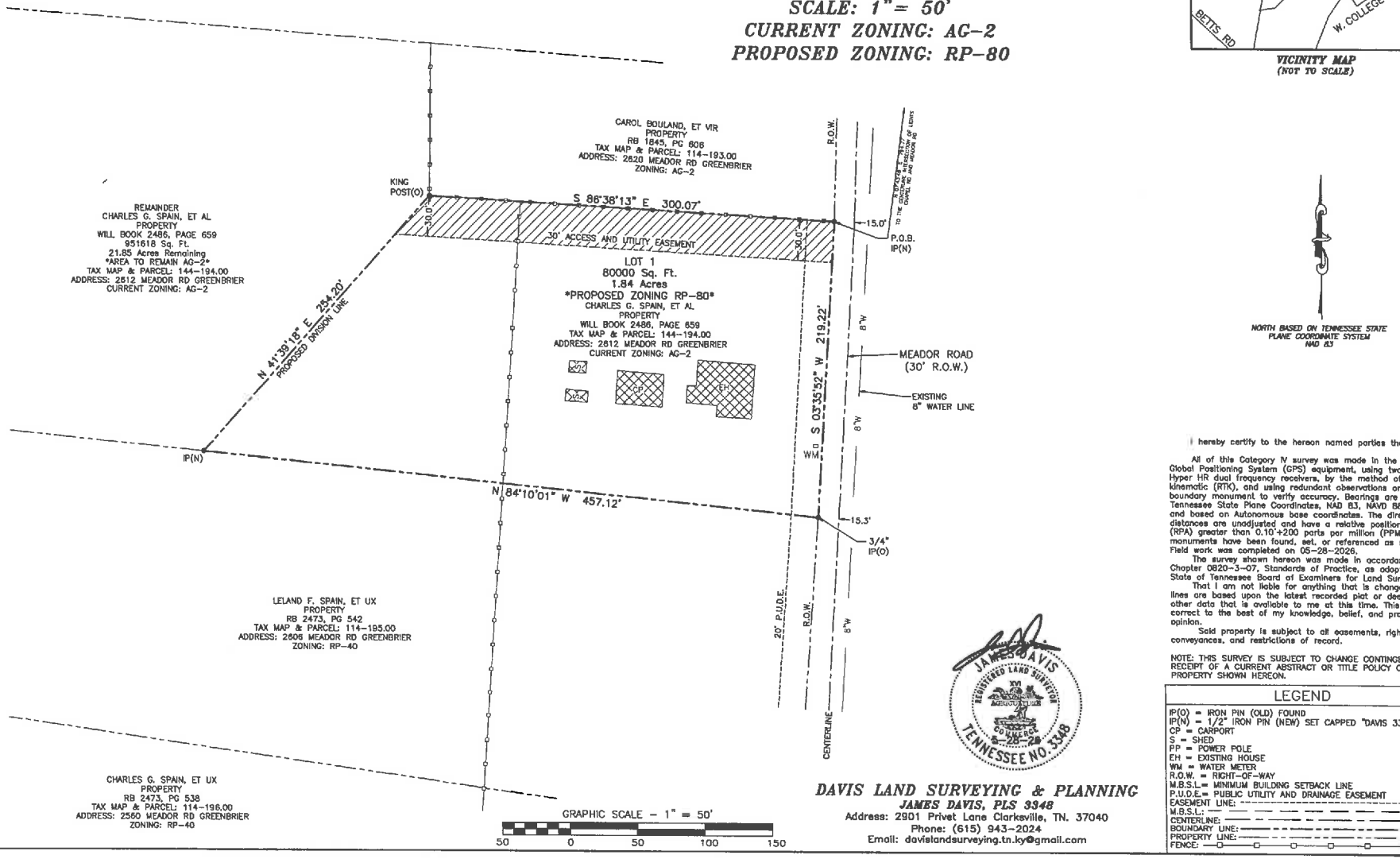
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ZONING EXHIBIT OF
THE CHARLES G. SPAIN, ET AL PROPERTY

TAX MAP 114, PARCEL 194.00 (PORTION OF)
WILL BOOK 2486, PAGE 659, R.O.R.C.T.
TWELFTH CIVIL DISTRICT
ADDRESS: 2612 MEADOR ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: MAY 28, 2026
TOTAL AREA TO BE REZONED: 1.84 ACRES
SCALE: 1"= 50'
CURRENT ZONING: AG-2
PROPOSED ZONING: RP-80



VICINITY MAP
(NOT TO SCALE)



NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-28-2026.

The survey shown hereon was made in accordance with Chapter 0820-3-07, Standards of Practice, as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, PLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

LEGEND

IP(O) = IRON PIN (OLD) FOUND
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348"
CP = CARPORT
S = SHED
PP = POWER POLE
EH = EXISTING HOUSE
WM = WATER METER
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:

Property Description
of a portion of
The Charles G. Spain, ET AL Property
Tax Map 114, Parcel 194.00 (portion of)
Will Book 2486, Page 659, R.O.R.C.T.

Lot 1

Being a Tract of land situated in the 12th Civil District of Robertson County, Tennessee, 5.18 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Betts Road, south of Lights Chapel Road, east of New Cut Road, west of, and adjacent to Meador Road, and being more particularly described as follows:

Beginning at an iron pin (new) in the westerly right-of-way of Meador Road, said iron pin being South 07 degrees 43 minutes 48 seconds West 794.77 feet from the centerline intersection of Lights Chapel Road and Meador Road, and being the southeasterly corner of the Carol Boulard, ET VIR property, as recorded in Record Book 1845, Page 606, R.O.R.C.T.;

Thence leaving the said Boulard property, and continuing with the said right-of-way of Meador Road, South 03 degrees 35 minutes 52 seconds West 219.22 feet to an existing 3/4" iron pin, said iron pin being the northeasterly corner of the Leland F. Spain, ET UX property, as recorded in Record Book 2473, Page 542, R.O.R.C.T.;

Thence leaving the said right-of-way of Meador Road, and continuing with the afore-mentioned Spain property, North 84 degrees 10 minutes 01 seconds West 457.12 feet to an iron pin (new);

Thence leaving the said Spain property, and continuing with a new severance line, North 41 degrees 39 minutes 18 seconds East 254.20 feet to an existing king post, said king post being the southwesterly corner of the above-mentioned Boulard property;

Thence continuing with the said Boulard property, South 86 degrees 38 minutes 13 seconds East 300.07 feet to the point of beginning.

Said Tract contains 1.84 Acres (80,000 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on May 28, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

Robertson County Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
July 23, 2026

Applicant: Shelby Keith and Greg Spain
Surveyor: James Davis

Request: Rezone **1.84 surveyed *acres*** of the 24 acres
Tax Map 114, Part of Parcel 194.00
from AG-2 to RP-80



Property Information:

- Tax Map 114, Part of Parcel 194.00
- 2612 Meador Rd., Greenbrier
- Total lot acreage: 24 acres (1,045,440 sq. ft.)
- **Rezone Request: 1.84 surveyed acres. (80,150.40 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

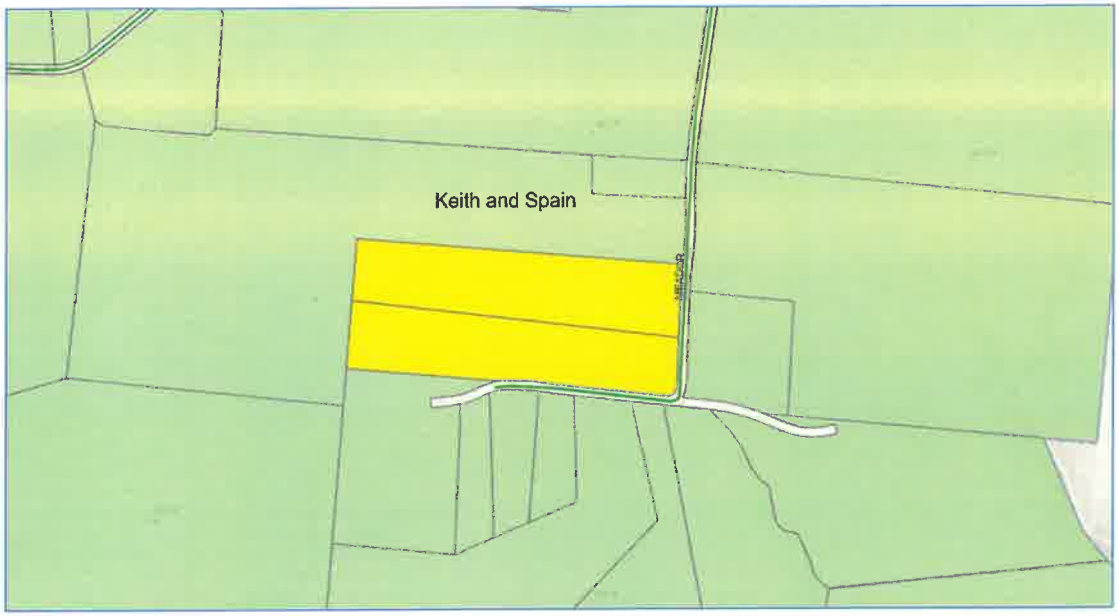
Discussion & Observations:
The applicant wishes to rezone 1.84 surveyed acres of the 24-acre parcel to place the house on its own parcel. The subject property is surrounded by mostly AG-2 zoning with a couple of R-40 zones in the immediate vicinity. Several of the AG-2 zone properties are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County zoning map and Growth Plan map.*

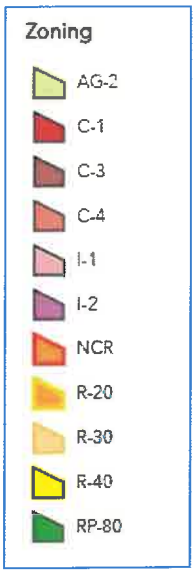
Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body, as the intent of this area is to remain rural, for which RP-80 is an appropriate zoning designation.

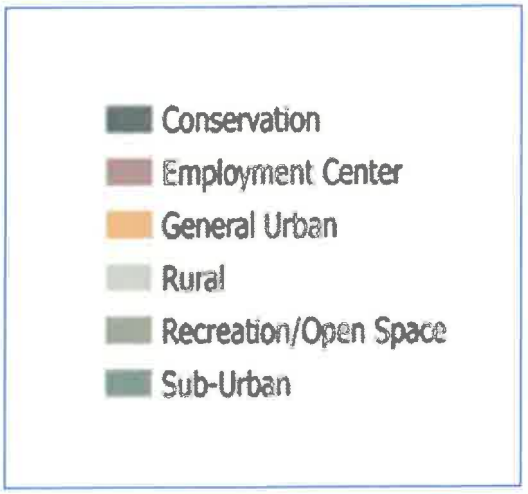
**** END COMMENTS ****

Exhibit 1
Austin Peay University Zoning Map









Robertson County Commission Resolution No. 081726073

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 3.08 SURVEYED ACRES OF THE 5.16 ACRES OF PROPERTY LOCATED AT 2606 MEADOR RD., GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 114, PART OF PARCEL 195.00 FROM R-40 TO AG-2, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Leland Spain requests to rezone 3.08 surveyed acres of the 5.16 acres of Tax Map 114, Part of Parcel 196.00, located at 2606 Meador Rd., from R-40 to AG-2; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their July 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the AG-2 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 114, Part of Parcel 195.00, located at 2606 Meador Rd., from R-40 to AG-2; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

Robertson County Development Office
Robertson County Office Building
527 South Brown Street, Springfield, Tennessee 37172
615-384-3666

Application for Rezoning

**** Please read carefully before submitting application ****

Any rezoning requiring a traffic impact assessment or a traffic impact study, at the discretion of the department director will be considered incomplete and will not be placed on any planning commission agenda until such time as the study is submitted with the application.

Applicant Information

Name:
Leland F. Spain

Mailing Address:

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Greg Spain by recorded Will

Physical Address:
2606 Meador Road Greebrier, TN 37073

Tax Map and Parcel Number:
114-195.00 P10

Current Zoning Designation:
RP-40

Requested Zoning Designation:
AG-2

Will this property be subdivided (or combined) in some way within the next year?

- (●) Yes
- ( ) No

Purpose of rezoning request:

To rezone the shown portion of the Spain property to be able to consolidate it with the adjacent farm which is zoned AG-2.

Submittal Review Procedure

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" *does not apply* to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number.
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if required.
7. Pay the review fee.
8. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
9. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Edward L Spain 6/12/26

Owner of Record Signature & DATE

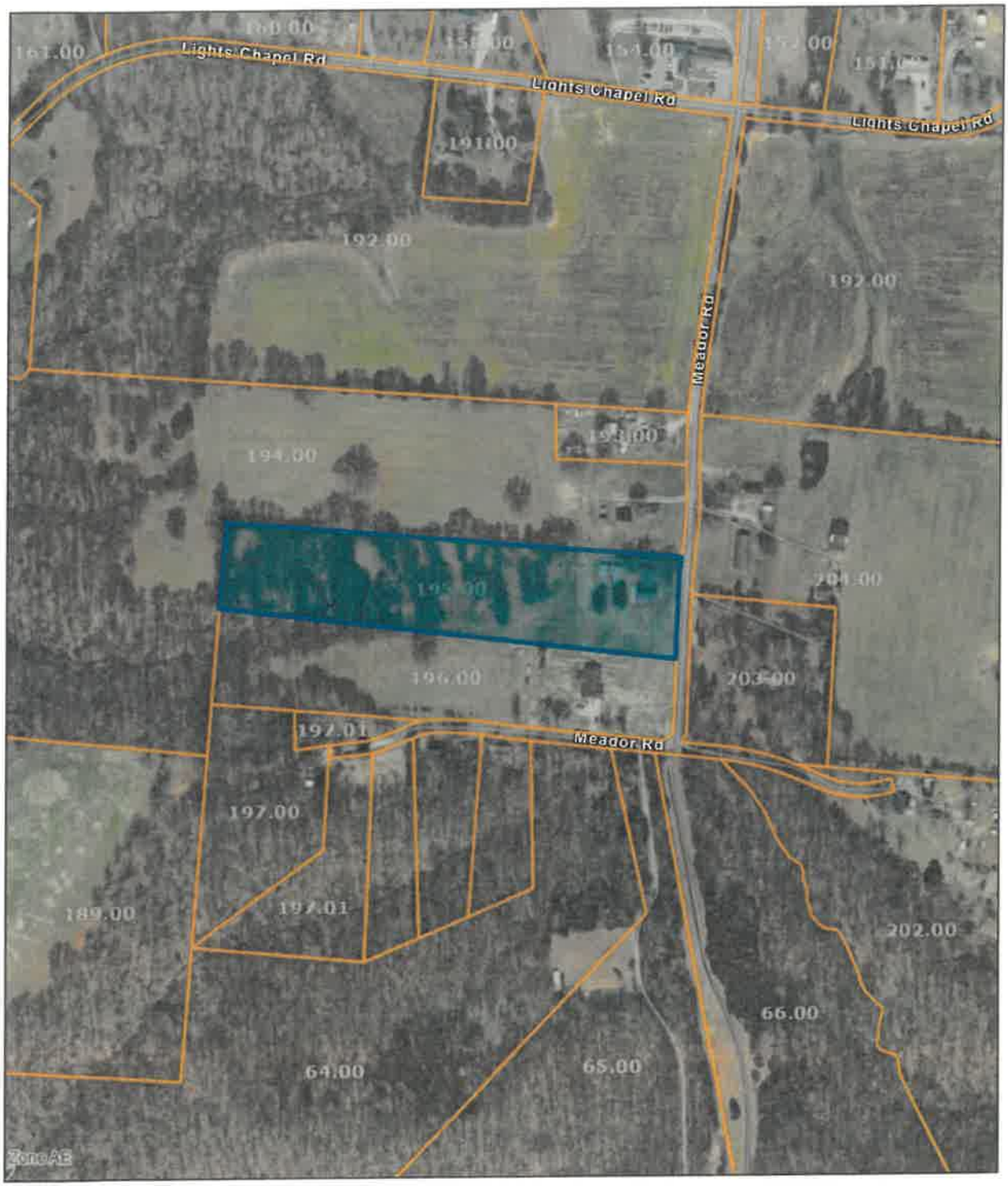
Signature and date field for owner of record.

6-15-26

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County - Parcel: 114 195.00



Date: June 15, 2026

County: ROBERTSON
Owner: SPAIN JAMES DONALDSON SR
Address: MEADOR RD 2606
Parcel ID: 114 195.00
Deeded Acreage: 5.16
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Property Description
of a portion of
The Leland F. Spain, ET UXProperty
Tax Map 114, Parcel 195.00 (portion of)
Record Book 2473, Page 542, R.O.R.C.T.

Area to be Rezoned

Being a Tract of land situated in the 12th Civil District of Robertson County, Tennessee, 5.18 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Betts Road, south of Lights Chapel Road, east of New Cut Road, west of, and adjacent to Meador Road, and being more particularly described as follows:

Commencing at an existing 3/4" iron pin in the westerly right-of-way of Meador Road, said iron pin being South 07 degrees 43 minutes 48 seconds West 1013.77 feet from the centerline intersection of Lights Chapel Road and Meador Road, and being the southeasterly corner of the Charles G. Spain, ET AL property, as recorded in Will Book 2486, Page 659, R.O.R.C.T.;

Thence leaving the said right-of-way of Meador Road, and continuing with the said Charles Spain, ET AL property for the next 2 calls as follows: North 84 degrees 10 minutes 01 seconds West 14.40 feet to an existing iron pin capped "SEA 1708"; Thence North 84 degrees 10 minutes 01 seconds West 387.48 feet to an iron pin (new) and the **True Point of Beginning;**

Thence leaving the afore-mentioned Charles Spain, ET AL property, and continuing with a new severance line, South 05 degrees 50 minutes 01 seconds West 222.63 feet to an iron pin (new), said iron pin being in the northernly line of the Charles G. Spain, ET UX property, as recorded in Record Book 2473, Page 538, R.O.R.C.T.;

Thence continuing with the said Charles Spain, ET UX property, North 81 degrees 38 minutes 34 seconds West 638.81 feet to an existing iron pin capped "SEA 1708", said iron pin being in a line of the above-mentioned Charles G. Spain, ET AL property;

Thence leaving the said Charles Spain, ET UX property, and continuing with the said Charles Spain, ET AL property, and generally following a fence line for the next 2 calls as follows: North 03 degrees 05 minutes 22 seconds East 194.72 feet to an existing iron pin capped "SEA 1708"; Thence South 84 degrees 10 minutes 01 seconds East 647.51 feet to the **True Point of Beginning.**

Said Tract contains 3.08 Acres (134,009 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

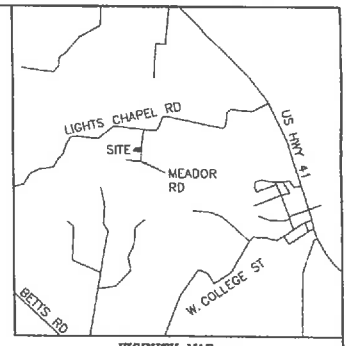
Property description is based on a physical survey by James Davis, RLS 3348, on May 28, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

ZONING EXHIBIT OF
THE LELAND F. SPAIN, ET UX PROPERTY

TAX MAP 114, PARCEL 195.00 (PORTION OF)
RECORD BOOK 2473, PAGE 542, R.O.R.C.T.
TWELFTH CIVIL DISTRICT
ADDRESS: 2606 MEADOR ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: JUNE 11, 2026
TOTAL AREA TO BE REZONED: 3.08 ACRES
SCALE: 1"= 60'
CURRENT ZONING: RP-40
PROPOSED ZONING: AG-2

NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83



VICINITY MAP
(NOT TO SCALE)

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 859
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2612 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 859
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2612 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 859
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2612 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

IP(O)
S 84°10'01" E 647.51'
N 03°05'22" E 194.72'
IP(O)
P.O.B.
IP(N)
N 84°10'01" W 387.48'
L1
IP(O)
P.O.C.
3/4"
IP(O)

AREA TO BE REZONED
134009 Sq. Ft.
3.08 Acres
LELAND F. SPAIN, ET UX
PROPERTY
RB 2473, PG 542
TAX MAP & PARCEL: 114-195.00
ADDRESS: 2606 MEADOR RD GREENBRIER
CURRENT ZONING: RP-40
PROPOSED ZONING: AG-2

S 05°50'01" W 222.43'

AREA TO REMAIN CURRENT ZONING
90690 Sq. Ft.
2.08 Acres
LELAND F. SPAIN, ET UX
PROPERTY
RB 2473, PG 542
TAX MAP & PARCEL: 114-195.00
ADDRESS: 2606 MEADOR RD GREENBRIER
CURRENT ZONING: RP-40

IP(O)
N 81°38'34" W 638.81'
IP(N)
IP(O)
IP(O)
IP(O)

CENTERLINE
MEADOR ROAD
(R.O.W. VARIES)

CHARLES G. SPAIN, ET UX
PROPERTY
RB 2473, PG 538
TAX MAP & PARCEL: 114-196.00
ADDRESS: 2560 MEADOR RD GREENBRIER
ZONING: RP-40

I hereby certify to the hereon named parties that:

All of this Category V survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-28-2026.

The survey shown hereon was made in accordance with Chapter 0820-3-07, Standards of Practice, as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 84°10'01" W	14.40'

GRAPHIC SCALE - 1" = 60'

60 0 60 120 180

JAMES DAVIS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3348
6-11-26

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, PLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

LEGEND

IP(O) = IRON PIN (OLD) FOUND CAPPED "SEA 1708"
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348"
CP = CARPORT
S = SHED
PP = POWER POLE
EH = EXISTING HOUSE
WM = WATER METER
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE: - - - - - -
M.B.S.L.: — — — — —
CENTERLINE: — - — - —
BOUNDARY LINE: ———
PROPERTY LINE: ———
FENCE: —o—o—o—o—o—

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
July 23, 2026

Applicant: Leland Spain
Surveyor: James Davis

Request: Rezone **3.08 surveyed *acres*** of the 5.16 acres Tax Map 114, Part of Parcel 195.00 from R-40 to AG-2



Property Information:

- Tax Map 114, Part of Parcel 195.00
- 2606 Meador Rd., Greenbrier
- Total lot acreage: 5.16 acres (224,769.60 sq. ft.)
- **Rezone Request: 3.08 surveyed acres. (134,164.80 sq. ft.)**

Project Narrative:
AG-2 Minimum Requirements
Minimum Lot Size: 130,000 sq. ft.
Front: 75'
Side: 30'
Rear: 40'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 25%.

Discussion & Observations:
The applicant wishes to rezone 3.08 surveyed acres of the 5.16 acres to consolidate them into the larger tract behind it. The subject property is surrounded by mostly AG-2 zoning. Several of the AG-2 zone properties are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone AG-2 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Growth Plan Map.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape

and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





RESOLUTION NO. 081726074

A RESOLUTION MAKING APPROPRIATIONS FOR THE VARIOUS FUNDS, DEPARTMENTS, OFFICES AND AGENCIES OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

SECTION 1. BE IT RESOLVED by the Board of Commissioners of Robertson County, Tennessee that funds are hereby appropriated for the purpose of meeting the expenses, capital outlay and debt payments of the various funds, departments, offices and agencies of Robertson County, Tennessee, for the fiscal year beginning July 1, 2026 and ending June 30, 2027, according to the following schedule:

GENERAL FUND

County Commission	$ 536,390
County Mayor	733,018
Administrator of Elections	583,829
Register of Deeds	423,024
Planning and Zoning	548,056
Engineering	258,612
County Buildings	1,427,356
Archives	210,866
Finance Department	810,969
Property Assessor's Office	704,594
County Trustee's Office	464,297
County Clerk's Office	939,172
Circuit Court Clerk's Office	1,362,616
General Sessions Court	656,267
Drug Recovery Court/Mental Health Court/Opioid (OAC)	575,141
Chancery Court	435,044
Juvenile Court	730,527
Sheriff's Department	22,893,919
Fire Prevention Services	1,985,775
Emergency Management	309,944
Health Department	1,141,819
Animal Control	570,814
Ambulance Service	8,798,620
Litter Grant Program	107,470
Agriculture Extension Service	249,151
Other Charges	9,169,740
Contributions to Other Agencies	689,971
Total General Fund	$57,317,000

SOLID WASTE/SANITATION FUND

Convenience Centers	$ 409,391
Transfer Station	6,947,723
Recycling Center	83,856
Landfill Post Closure	141,448
Other Charges	257,582
Total Sanitation Fund	$ 7,840,000

HIGHWAY FUND

Administration	$ 482,073
Highway Maintenance	3,790,537
Equipment Maintenance	615,508
Other Charges	537,882
Capital Outlay	810,000
Total Highway Fund	$ 6,236,000

SCHOOL FUND

Regular Education Program	$72,503,537
Alternative Education Program	1,399,382
Special Education Program	11,274,881
Vocational Education Program	5,866,816
Student Body Education Program	395,051
Attendance Services Support	960,082
Health Services Support	2,787,620
Other Student Support	3,726,236
Regular Education Support	3,234,684
Special Education Support	1,174,646
Vocational Education Support	377,658
Technology	2,350,218
Board of Education	1,827,069
Director's Office	896,134
Principal's Offices	9,577,454
Fiscal Services	386,308
Human Resources	476,258
Plant Operation	7,656,919
Plant Maintenance	3,956,173
Transportation	7,973,282
Food Services	5,892,420
Community Services	1,327,813
Pre - K Education Program	1,454,652
Capital Outlay	2,545,000
Operating Transfer	750,000
Total School Fund	$150,770,293

DEBT SERVICE FUND

General Debt Service	$ 3,116,813
Education Debt Service	9,854,432
Other Charges	268,755
Total Debt Service Fund	$13,240,000

GENERAL CAPITAL PROJECTS FUND

Public Health and Welfare Projects	$ 1,895,705
Total General Capital Projects Fund	$ 1,895,705

COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND

Public Health and Welfare Projects	$ 1,895,772
Total Comm Dev /RCEDB/ Red River Preserve PILOT Fund	$ 1,895,772

SECTION 2. BE IT FURTHER RESOLVED that the budget for the School Federal Projects Fund shall be the budget approved by the Robertson County Board Of Education.

SECTION 3. BE IT FURTHER RESOLVED that there are also hereby appropriated certain portions of the commissions and fees for collecting taxes and licenses and for administering other funds which the Trustee, County Clerk, Circuit Court Clerk, Register, Sheriff and the Clerk and Master and their officially authorized deputies and assistants may be entitled to receive under State laws heretofore or hereafter enacted. Expenditures out of commissions, and/or fees collected by the Trustee, County Clerk, Circuit Court Clerk, Clerk and Master, Register and the Sheriff may be made for such purposes and in such amounts as may be authorized by existing law or by valid order of any court having power to make such appropriations. Any excess commission and/or fees collected over and above the expenditures duly authorized shall be paid over to the Trustee and placed in the General Fund as provided by law.

SECTION 4. BE IT FURTHER RESOLVED that if any fee officials, as enumerated in Section 8-22-101, T.C.A., operate under the provisions of Section 8-22-104, T.C.A., then the provisions of the preceding paragraph shall not apply to those particular officials.

SECTION 5. BE IT FURTHER RESOLVED that the salary of each officer or employee of the County shall not exceed the amount authorized by existing law and the number of full-time positions in each department shall not exceed the total authorized in the detailed budget document.

SECTION 6. BE IT FURTHER RESOLVED that the total salary expenditures of each department shall not exceed the total salary budget per department contained in the detailed budget document and the total of all expenditures of each department shall not exceed the departmental appropriations contained in this resolution.

SECTION 7. BE IT FURTHER RESOLVED that any amendment to the budget shall be approved as provided in Section 5-9-407, T.C.A. One copy of each amendment shall be filed with the County Clerk, the Finance Director, and each respective departmental head.

SECTION 8. BE IT FURTHER RESOLVED that any resolution which may hereafter be presented to the Board of Commissioners for appropriations in addition to those made by this Resolution shall specifically provide sufficient funds during the fiscal year to meet such additional appropriation.

SECTION 9. BE IT FURTHER RESOLVED that the County Mayor or Finance Director are hereby authorized to borrow money on revenue anticipation notes, provided such notes are first approved by the Director of State and Local Finance, to pay for the expenses herein authorized until the taxes and other revenue for the fiscal year have been collected. The proceeds of loans for each individual fund shall not exceed 60% of the appropriations of each individual fund and shall be used only to pay the expenses and other requirements of the fund for which the loan is made. The loan shall be paid out of revenue from the fund for which money is borrowed. The notes evidencing the loans authorized under this section shall be used under the applicable sections of Title 9, Chapter 21, Tennessee Code Annotated. Said notes shall be signed by the County Mayor or the Finance Director and countersigned by the County Clerk. The notes shall be paid in full by the last day of the fiscal year.

SECTION 10. BE IT FURTHER RESOLVED that delinquent property taxes for the fiscal year ending June 30, 2025 and prior years and the interest and penalty thereon collected during the fiscal year ending June 30, 2027 shall be apportioned to the various funds according to the division of the tax levy for the fiscal year ending June 30, 2026. The Clerk and Master and the Trustee are hereby authorized and directed to make such apportionment accordingly. All business tax collections, including penalty and interest, shall accrue to the School Fund.

SECTION 11. BE IT FURTHER RESOLVED that all unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and be of no further effect.

SECTION 12. BE IT FURTHER RESOLVED that any resolution or part of a resolution which has heretofore been passed by the Board of Commissioners which conflicts with any provision in this resolution is hereby repealed.

SECTION 13. BE IT FURTHER RESOLVED that this resolution shall take effect from and after its passage and its provisions shall be in force for the fiscal year beginning July 1, 2026 and ending June 30, 2027. This resolution shall be spread upon the minutes of the Board of Commissioners.

SECTION 14. BE IT FURTHER RESOLVED that Local Option Sales Tax in the amount of $19,500,000 shall be allocated to the General Purpose School Fund in equal monthly installments of $1,625,000 and that $1,200,000 shall be allocated to the General Capital Projects Fund in equal monthly installments of $100,000 and that $1,620,000 shall be allocated to the General Fund in equal monthly installments of $135,000 with all remaining excess Local Option Sales Tax to be allocated to the General Purpose School Fund. This resolution will replace any prior resolution passed concerning the allocation of Local Option Sales Tax. This resolution will follow the guidelines outlined in the Sales Tax Law Section 67-6-712, T.C.A. This resolution shall be spread upon the minutes of the Board of Commissioners.

Duly passed and approved this 17th day of August, 2026.

_____

County Commissioner

_____

County Mayor

_____

County Clerk

RESOLUTION NO. 081726075

A RESOLUTION ESTABLISHING THE PROPERTY TAX LEVY OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

SECTION 1. BE IT RESOLVED by the Board of Commissioners of Robertson County, Tennessee that the property tax rate of Robertson County, Tennessee for the fiscal year beginning July 1, 2026 and ending June 30, 2027 shall be $1.80 on each $100.00 of taxable property. The resulting revenue shall be distributed according to the following schedule:

FUND	RATE
General	.97
Solid Waste/Sanitation	.02
School	.59
Debt Service	.22
Total	$1.80

SECTION 2. BE IT FURTHER RESOLVED that any resolution or part of a resolution which has heretofore been passed by the Board of Commissioners which conflicts with any provision in this resolution is hereby repealed.

SECTION 3. BE IT FURTHER RESOLVED that this resolution shall take effect from and after its passage and its provisions shall be in force for the fiscal year beginning July 1, 2026 and ending June 30, 2027. This resolution shall be spread upon the minutes of the Board of Commissioners.

Duly passed and approved this 17th day of August, 2026.

_____

County Commissioner

_____

County Mayor

_____

County Clerk

This Instrument Prepared by:
Clyde W. Richert III
Richert & Dilliha, PLLC
Springfield, TN 37172

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT OF SALE made and entered into by and between ROBERTSON COUNTY, TENNESSEE, hereinafter referred to as the Seller,

And Prime Trucking TN, LLC hereinafter referred to as the Buyer;

WITNESSETH:

I. EARNEST MONEY:

The Buyer herewith deposits with the Robertson County Finance Office the sum of $ $4,000.00 as earnest money to constitute part payment of purchase price.

2. AGREEMENT OF SALE:

The Seller, in consideration of any earnest money deposited, and the mutual promises set forth in this Contract, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has this day sold, does hereby agree to convey by a good and valid special warranty deed to said Buyer, or to such person as Buyer may in writing direct, the following described real estate, known as Map 080, Parcel 049.00, situated in Springfield, Tennessee.

See attached Exhibit "A" for the legal description of the Property

3. CONSIDERATION:

The buyer agrees to purchase the Seller's interest in said real estate, and to pay therefore the total sum of $ Three Hundred Fifty Thousand Dollars ($ 350,000) with any earnest money paid by Buyer to be applied toward the purchase price at closing.

Buyer's Initials _____ _____ Seller's Initials

4. BUYER DUE DILLIGENCE:

The Buyer acknowledges that Buyer has received and reviewed carefully the bid package received from the County which included among other items the prior environmental work performed on the property by contractors obtained by the County and which also included a copy of this proposed Contract of Sale. The Buyer acknowledges the Buyer has made its own independent inspection of the property to Buyer's satisfaction. The Buyer acknowledges that Buyer is purchasing the property "AS IS" and "WHERE IS" and that the Seller makes no representation whatsoever as to the condition of the property or the uses to which that property may be put.

This conveyance will be made subject existing building restrictions and/or zoning ordinance of record and all other matters which may be applicable to the property.

5. PROPERTY TAXES:

To the extent there have been any property taxes assessed against the property those taxes for the year of closing shall be prorated between the parties as of the closing date. Any back property taxes already assessed, if any, will be paid by the Seller. The Buyer acknowledges that if the property has not already been taxed as owned by the County there may be a midyear assessment to be paid by the Buyer based upon the date of deed for the current year.

6. TITLE COSTS:

The parties agree that if the Buyer desires any owner's title insurance policy that will be the responsibility of the Buyer at Buyer's cost.

7. OTHER CLOSING COSTS:

Each party shall be responsible for their respective settlement-closing fee. The closing agent for the Seller will be Richert & Dilliha Title Services, Inc. The Seller will pay for the deed preparation fee. The Buyer shall be responsible for the cost of recording the deed and any mortgage documents together with all transfer taxes thereon.

Buyer's Initials _____

_____ _____
Seller's Initials

8. CLOSING DATE:

The execution of this Contract by the Buyer is considered an offer to purchase the property in keeping with the advertisement for sale and other bid related documents. The parties acknowledge that the acceptance by the County of such offer is solely conditioned upon the approval of the Buyer as the successful bidder by the Robertson County and that such acceptance is in the sole discretion of the County. The closing of this transaction shall take place on or before Thirty (30) days from notice of final approval to Buyer and signature by Seller to this Contract, such closing to occur no later than 4:00 PM local time at the offices of the closing agent in Springfield, Tennessee and if that date is on a Saturday, Sunday or holiday, the closing is extended to the next business day If not closed by said date and time, this contract shall expire, unless extended in writing by the parties.

9. BREACH OF CONTRACT BY BUYER:

If this Agreement be breached by Buyer, or the Buyer fails for any reason to complete the purchase of said property in accordance with the terms set forth above, the Buyer shall pay to he Seller any damages caused by said breach, including attorney's fees and costs. The earnest money herewith deposited by the Buyer may be applied to such damages, but this shall not preclude the Seller from suing for specific performance of this agreement or for damages, or both.

10. BREACH OF CONTRACT BY SELLER:

If this agreement is breached by Seller or if the Seller fails for any reason to complete sale of said property in accordance with the terms as set forth above, the Seller shall return the earnest money to Buyer and the_ return of such earnest money shall be the sole remedy for such breach.

11. MISCELLANEOUS:

A. It is expressly understood and agreed that this instrument contains the entire agreement between the parties and that, except as herein noted, there are no oral or collateral conditions, agreements, or representations, all such having been incorporated and resolved into this agreement. The terms of this contract may be modified or altered only in writing signed by all the parties hereto.

B. Should legal action become necessary to enforce this contract, the non-prevailing

Buyer's Initials _____ _____ Seller's Initials

party shall pay all reasonable attorney's fees and costs of prosecution of the case incurred by both parties.

C. There are no real estate commissions due.

D. The parties acknowledge that a fax copy or scanned and e-mailed copy of this contract and the signatures hereto are to be treated as and have the same force and effect as an original.

E. Possession of the property will be granted at closing.

F. Any Seller insurance on the property will be cancelled as of the closing date.

G. Clyde Richert serves as Attorney for the Seller. Should Buyer have any questions about this Contract on the sale process the Buyer acknowledges the opportunity to have consulted separate legal counsel.

H. Time is of the essence as to this contract and all of the conditions thereof.

IN TESTIMONY WHEREOF, the parties hereto have hereunto set their signatures on the date(s) indicated below.

SELLER:

ROBERTSON COUNTY, TENNESSEE

BY:_____ Date: _____
BILLY VOGLE, County Mayor

BUYER:

Jordan C Adams, President Date: 7/22/24

Buyer's Initials

Seller's Initials

Proposal Form

Company Name: Prime Trucking LLC c/o Batson Nolan PLC

Address: 105 5th Ave West, Suite 201

Springfield, TN

Contact Person Christina M. Bartee

Telephone Number: 615-382-4420

Email Address: cmbartee@batsonnolan.com

Proposed Purchase Amount ($): 350,000

Proposed Earnest Money Deposit ($): 4,000.00

Proposed Closing Date: August 24, 2026

Proposed Use of Land (check one): X **Residential** X **Commercial** _____ **Industrial**

Conditions/Contingencies: PLEASE ATTACH A SEPARATE SHEET OUTLINING ANY AND ALL CONDITIONS AND/OR CONTINGENCIES OF PURCHASE AND/OR CLOSING THAT ACCOMPANY THE STATED "PROPOSED PURCHASE INFORMATION" SHOWN ABOVE.

ACKNOWLEDGMENTS:

1. **I hereby acknowledge that this 40.65 acre +/- parcel (Map 080, Parcel 049.00) is located within the corporate limits of the City of Springfield, Tennessee;**
2. **I hereby acknowledge that any proposed improvements and/or changes to the parcel will have to be approved by the City of Springfield and their various reviewing departments via the City's site plan, grading plan, and/or subdivision plan review and approval process;**
3. **I hereby acknowledge that this parcel is currently zoned agricultural (AG) by the City of Springfield;**
4. **I hereby acknowledge that any rezoning from AG to any different zoning classification will have to be approved by the City of Springfield in accordance with their required rezoning process;**
5. **I hereby acknowledge that it is my full and complete responsibility to verify the availability of any and all utilities services (water, sewer, electricity, stormwater, natural gas, telecommunications, etc.) to serve the parcel;**
6. **I hereby acknowledge that I have received with this bid package a copy of survey and plat commissioned by Robertson County, with date of October 7, 2021. The information in this survey and plat is believed to be correct, but all inquiry and review is the responsibility of the bidder ;**
7. **I hereby acknowledge that the County believes to the best of its knowledge that approximately 9.92 acres of the parcel are situated in the 100 year flood boundary, and approximately 30.73 acres of the parcel are not in the flood boundary;**
8. **I hereby acknowledge that the parcel contains existing utility and/or drainage easements as shown on the survey plat.**

ADDITIONAL NOTES TO PROPOSER:

1. **It is the goal of the County to sell and convey this property for cash to a Buyer. The amount of the proposed purchase price is important to the Seller, but also important are any contingencies to close, the proposal use of the property any proposed due diligence period and due diligence activity, the amount and terms of the payment earnest money deposit, and/or any proposed closing date. All these factors, and perhaps other factors in the sole discretion of the County, will be taken into account to determine any selection of a proposal.**

2. **If a proposal indicates that due diligence activity will be undertaken, the items of due diligence should be specified in the Proposal submitted, the time period suggested for such due diligence activity, with the such due diligence to be at the sole cost of the proposer and without damage to the Property and/or with a covenant to repair any such limited damage if the sale does not close. The Buyer will hold the County harmless from any and all such due diligence activity conducted on the Property.**

3. **A DRAFT copy of a proposed Contract of Sale is attached to this RFP bid package. The later form of this Contract will be prepared by the County for presentation to a proposed successful bidder, incorporating the terms and conditions expressed by the proposer and County purchase and closing. If for any reason such a Contract of Sale is not executed by the parties, the proposal as submitted by any proposer will not be accepted.**

4. **In all respects, this property is being sold "AS IS" and "WHERE IS", in its present condition. Any and all inquiry as to the property and the uses to which it may be put are solely upon the proposing party. Any information contained in this RFP by the County is information determined to the best information of the County, and the proposer is responsible for any and all inquiries regarding such matters.**

5. **The acceptance of any proposal will be based upon review by officials and representatives of the County, and final acceptance will be subject to approval by the Robertson County Commission. The County reserves the right o negotiate and discuss any final terms of purchase that may be set forth in any Proposal received and to enter into a Contract of Sale that incorporates those terms.**

Jordan C Adcock — July 22, 2026

Signature of Authorized Agent — **Date**

GENERAL BID TERMS AND CONDITIONS

In order to be considered for acceptance, all proposals submitted to Robertson County must:

1. Meet or exceed the minimum requirements specified;

2. Include all documents and information requested by representatives of the Robertson County Finance Department both prior to and following the proposal submittal;

3. Be received by Robertson County Finance Department prior to the proposal submittal deadline;

4. Have Proposer's name and address, RFP number, "Map 080 Parcel 049.00", and "Sealed Proposal, Do Not Open" clearly placed on the outside of the sealed envelope containing the proposal forms;

5. Include the following completed forms, all of which are included in this RFP package:

    a. Non-Collusion Affidavit
    b. Iran Divestment Act Agreement

NON-COLLUSION AFFIDAVIT

The agent of the bidding firm hereby certifies to the best of his/her knowledge and belief that this bid proposal to Robertson County, Tennessee has not been prepared in collusion with any other seller of similar products. The agent also certifies that the prices, terms and conditions of said bid proposal have not been communicated by the undersigned, nor by any employee or agent of the bidding firm, to any other seller of similar products and will not be communicated to any such seller prior to the official opening of said bid. The agent further states that no official or employee of Robertson County Government has promised any personal financial or other beneficial interest, either directly or indirectly in order to influence award of this bid.

Jordan C Osborne President — July 22, 2026

Authorized Signature, Title (Owner/ Corporate Officer) — **Date**

Printed Name: Jordan C. Osborne

Prime Trucking TN, LLC

Company Name

4450 Highway 161 Springfield, Tennessee 37172

Mailing Address

615-456-6928 — N/A

Telephone No. — **Fax No.**

Contact preferred email address: jordan@pte.site

Steven E. Artz and Associates, Inc.

Surveyor's Description
October 7, 2021

The following paragraph describes a tract of land in the 9th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Robertson County, Tennessee, by Sam Brown, Jr., et ux, in a deed of record which is recorded in Deed Book 169, Page 119, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron bar monument (old), in the southerly margin of Tennessee Highway #76 East, the northwest corner of a tract of land which belongs to Morgan Ashley Stone, having a deed reference in Record Book 1696, Page 695, RORCT, further known as Lot 1 of the DG East Subdivision, being a plat of record in Plat Book 26, Page 8, RORCT, the northeast corner of this tract and continuing with the boundary of said tract of land which belongs to Morgan Ashley Stone, as follows:
S 37°32'28" W, 300.00 feet to an iron bar monument (old);
thence, S 52°27'32" E, 400.00 feet to an iron bar monument (old), the southeast corner of said tract of land which belongs to Morgan Ashley Stone, in the westerly boundary of a tract of land which belongs to State of Tennessee Real Property Management, having a deed reference in Deed Book 338, Page 471, RORCT;
thence, S 37°21'59" W, 624.95 feet to an iron pin (old), a corner of said tract of land which belongs to State of Tennessee Real Property Management, in the northerly boundary of a tract of land which belongs to Draughon Brothers Management, LLC, having a deed reference in Record Book 1929, Page 229, RORCT;
thence with the boundary of said tract of land which belongs to Draughon Brothers Management, LLC, as follows:
N 82°11'46" W, 911.07 feet to a 6" tree at a fence corner;
thence, S 11°35'33" W, 583.19 feet to a fence post (old);
thence, N 83°57'50" W, passing a common corner of said tract of land which belongs to Draughon Brothers Management, LLC, and a tract of land which belongs to Acklen Property Group, LLC, having a deed reference in Record Book 1981, Page 4, RORCT, and continuing on in all, 277.20 feet to an iron pin (new), a corner of said tract of land which belongs to Acklen Property Group, LLC;
thence with the boundary of said tract of land which belongs to Acklen Property Group, LLC, as follows:
N 13°36'14" W, crossing a branch and continuing on entering said branch, and continuing on in all, 120.45 feet to a point in the center of said branch, a corner of said tract of land which belongs to Acklen Property Group, LLC;
thence continuing with the center of said branch, as follows:
N 15°22'43" E, 37.19 feet;
thence, N 10°41'53" E, 36.32 feet;
thence, N 01°38'05" E, 51.52 feet;
thence, N 20°37'35" E, 147.38 feet;
thence, N 00°52'20" W, 301.56 feet;
thence, N 13°22'02" W, 158.40 feet;

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

thence, N 17°07'20" E, 254.10 feet;
thence, N 42°33'26" E, leaving said branch and continuing with the boundary of a tract of land which belongs to Justin Keith Stewart, having a deed reference in Record Book 1384, Page 879, RORCT, and continuing on in all, 431.80 feet to an iron pin (new), a corner of said tract of land which belongs to Justin Keith Stewart, in the easterly margin of Tennessee Highway #49;
thence with the easterly margin of Tennessee Highway #49, as follows:
S 69°05'53" E, 36.36 feet to an iron pin (new);
thence, N 42°21'19" E, 268.18 feet to a highway concrete monument (new);
thence, N 38°27'27" E, 167.06 feet to an iron pin (new);
thence, N 11°46'22" W, 73.00 feet to an iron pin (new);
thence, N 23°11'32" E, 137.41 feet to a highway concrete monument (old);
thence, N 36°21'48" E, 119.34 feet to a highway concrete monument (old), at the intersection of the easterly margin of Tennessee Highway #49 and the southerly margin of Tennessee Highway #76 East;
thence with the southerly margin of Tennessee Highway #76 East, as follows:
S 51°07'52" E, 207.49 feet to an iron pin (new);
thence, N 87°17'48" E, 22.69 feet to an iron pin (new);
thence, S 49°26'32" E, 426.26 feet to a highway concrete monument (old);
thence, S 45°08'53" E, 150.71 feet to an iron pin (new);
thence, S 53°44'07" E, 160.84 feet, to the point of beginning, containing **40.65 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated October 7, 2021.

The above described tract of land is subject to a 10' Gas Line easement of record in Deed Book 338, Page 428, RORCT, and as shown on the plat, this survey.

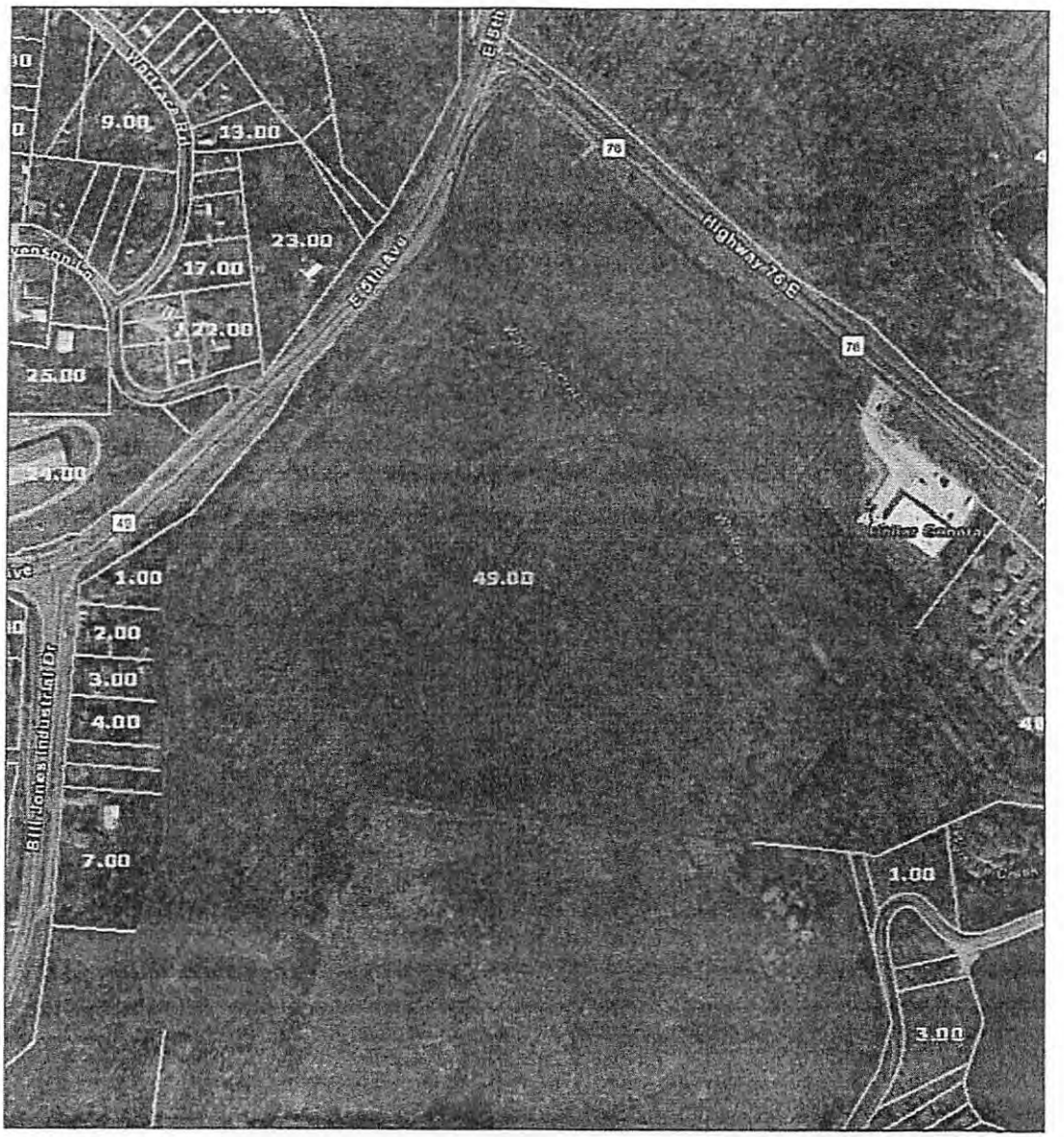
The above described tract of land is subject to a 30' Water and Sewer easement of record in Plat Book 26, Page 8, RORCT, and as shown on the plat, this survey.

The above described tract of land is subject to Sanitary Sewer Easements and Utility Easements, as shown on the plat, this survey.

The above described tracts of land may be found on Tax Map 80, Parcel 49, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\210165L

Robertson County - Parcel: 080 049.00



Date: May 23, 2022
County: Robertson
Owner: ROBERTSON COUNTY OF
Address: HWY 76E
Parcel Number: 080 049.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

RESOLUTION NO. 081726077

MEDICAL ANALYSIS

RENEWAL OF SERVICE AGREEMENT
EMPLOYEE HEALTH & WELLNESS CLINIC

THIS AGREEMENT is entered into on this 1st day of _____, 2026, between Robertson County Government, TN, (hereinafter the "CLIENT") and Garlington Haller Ventures, a Mississippi limited liability company dba Medical Analysis-GHV with its primary place of business at 13499 Dedeaux Rd, Gulfport, Mississippi (hereinafter "MEDICAL ANALYSIS") as follows

WHEREAS the CLIENT wishes to continue offering its employees a clinic to provide certain professional health care and wellness services.

WHEREAS MEDICAL ANALYSIS, is willing to continue providing certain health care and wellness services to the CLIENT's respective employees in a competent and professional manner.

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

1. **PURPOSE**
   a. The intent of this AGREEMENT is to provide for the complete administration, operation, and staffing of a near-site/on-site shared employee primary care and wellness clinic (the "WELLNESS CLINIC"), with only such exceptions and limitations as may be specifically noted herein.
   b. In interpreting this AGREEMENT, words describing materials or work to be performed that have a known technical or professional meaning, unless otherwise specifically defined, shall be construed in accordance with such known meaning recognized by the healthcare profession.

2. **SCOPE OF SERVICES**
   a. The scope of services to be performed under this AGREEMENT is described in **Attachment A "CLINIC SERVICES"**, attached hereto and incorporated herein, under such standards of operations as will meet the CLIENTS' goals. In addition, MEDICAL ANALYSIS will comply with all City, State, and Federal guidelines and standards as required by law while operating the WELLNESS CLINIC.
   b. Pursuant to this AGREEMENT, MEDICAL ANALYSIS shall provide and support personnel, manage operations, and provide the necessary supplies and equipment to operate the EMPLOYEE CLINIC and provide the CLINIC SERVICES.

3. **TERM AND EXCLUSIVITY**
   a. This AGREEMENT RENEWAL will become effective upon the date set forth in the preamble above and will continue for a Twelve (12) month period beginning August 1, 2026 and ending July 31, 2027 (the "RENEWAL TERM"), unless earlier terminated pursuant to the terms of this AGREEMENT.

The parties agree to meet no later than one hundred eighty (180) days prior to the expiration of the RENEWAL TERM to review clinic performance, operational concerns, service enhancements, future clinic objectives, and the potential for a longer-term renewal arrangement.

At least one hundred twenty (120) days prior to the expiration of the RENEWAL TERM, either party may provide written notice of its intent not to renew this AGREEMENT. If no such notice is provided, this AGREEMENT shall automatically renew for successive one (1) year terms.

Upon any automatic renewal under the terms of this Agreement, the fixed fees payable shall be adjusted by an amount equal to the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items (or, if discontinued, a substantially similar successor index), as published by the U.S. Bureau of Labor Statistics, measured over the twelve (12) months immediately preceding the renewal date. If the CPI-U does not increase during the applicable measurement period, the fixed fees shall remain unchanged. Notwithstanding the foregoing, the annual fee increase upon any automatic renewal shall not exceed three percent (3%) of the fixed fees in effect immediately prior to the renewal.

The RENEWAL TERM and any subsequent renewal terms are collectively referred to as the "TERM."

b. During the TERM of this AGREEMENT and for a period of twelve (12) months following termination or expiration, CLIENT shall not directly or indirectly solicit for employment, hire, contract with, or engage any employee, or other personnel of MEDICAL ANALYSIS who provided services under this AGREEMENT, without the prior written consent of MEDICAL ANALYSIS. The parties acknowledge that MEDICAL ANALYSIS invests substantial resources in recruiting, training, credentialing, and developing its personnel and that this restriction is reasonable and necessary to protect its legitimate business interests.

4. CLINIC SPACE, IMPROVEMENTS AND MAINTENANCE

The WELLNESS CLINIC will be a near-site shared facility. It will be housed in a space to be provided by City of Springfield. CHARTER CLIENTS will be responsible for providing space, build out, FF&E and maintenance for the WELLNESS CLINIC. Charter CLIENTS will also be responsible for providing or contracting with another entity to provide the WELLNESS CLINIC with the following: power, access to cable, independent internet connectivity, phone, fax and janitorial. CHARTER CLIENTS will also be solely responsible for determining how these expenses will be divided between members.

5. COMPENSATION FOR SERVICES

a. The CLIENT agrees to pay MEDICAL ANALYSIS a base clinic fee for the services listed, in amounts shown on **Attachment B "Base Clinic Costs"**, for eligible employees including spouses and dependents 2 years of age and over, as identified by the CLIENT. On a Quarterly basis, the CLIENT will provide, to MEDICAL ANALYSIS an updated number of eligible employees/members. In the event that

the CLIENT'S eligible employee count increases to a point that there is a need for additional staffing and/or supplies, CLIENT agrees to work with MEDICAL ANALYSIS to adjust the base clinic fee to compensate for these increases.

b. Additional pass-through fees: laboratory tests, CLIA waived tests, medications, vaccines/serums, and any associated administrative costs thereof, used by eligible employees and their dependents and approved by the client.
c. Regular monthly payments are due on the 1st day of each month from each CLIENT for base clinic fees for its employees/dependents and within fifteen (15) days from receipt of invoice for any pass-through fees. These payments will be sent to MEDICAL ANALYSIS-GHV, by ACH transmission.
d. The original CLIENTS of the WELLNESS CLINIC are Robertson County School District, Robertson County, and the City of Springfield, collectively, "CHARTER CLIENTS". In the event additional clients are added to the WELLNESS CLINIC, CHARTER CLIENTS will receive a credit divided among CHARTER CLIENTS on a pro rata basis equal to thirty percent (30%) of new client's Base Clinic Fee and Reporting and Technology Fee.
e. Each CHARTER CLIENT shall execute a separate service agreement with MEDICAL ANALYSIS.
f. The parties acknowledge that the WELLNESS CLINIC is structured and staffed based upon the combined participation of the CHARTER CLIENTS. In the event any CHARTER CLIENT ceases participation during the TERM, the remaining CHARTER CLIENTS shall be responsible for the ongoing operational costs of the WELLNESS CLINIC, including Base Clinic Fees, Reporting and Technology Fees, and approved Pass-Through Costs, unless otherwise agreed in writing by the parties. The parties acknowledge that staffing levels, clinic operations, and pricing are dependent upon maintaining a sufficient participant population to support the Clinic.
g. MEDICAL ANALYSIS agrees that the compensation it receives hereunder is the sole compensation it will receive and bill for the Clinic Services, and that it will not charge or bill any employee, family member, dependent, insurance company or other third-party payer for any Clinic Service without prior approval from CLIENT.
h. To the extent CLIENT elects to make Clinic Services available to COBRA participants and their eligible dependents, MEDICAL ANALYSIS shall make such services available under the same terms and conditions offered to active employees, provided CLIENT remains responsible for payment of all applicable fees associated with such participants. Nothing herein shall require MEDICAL ANALYSIS to continue providing services to COBRA participants following termination of this AGREEMENT.

6. CONFIDENTIALITY

In performing the services described in this Agreement, MEDICAL ANALYSIS will learn or will be provided certain information regarding the CLIENTS' employees and/or concerning the CLIENT. All such information will be held strictly confidential. MEDICAL ANALYSIS will not share or divulge to any party (other than its employees involved with providing services to the CLIENTS' employees) the name or any personal information about any CLIENT employee. In no case will

MEDICAL ANALYSIS use, share or provide any information about a CLIENT employee to any third party without the prior written approval of the CLIENT or CLIENT employee, as applicable.

7. COMPLIANCE WITH LAW

Each party warrants that they are in compliance with all applicable laws and ordinances, and that during the Term of this AGREEMENT each party agrees to comply with all laws, orders, ordinances, regulations and directives of applicable federal, state, county, and municipal authorities or regulatory agencies.

8. EVENTS OF DEFAULT

The occurrence of any one or more of the following events constitutes an "event of default" under this Agreement:

a. if any party fails to perform its obligations in compliance with the applicable laws;

b. if MEDICAL ANALYSIS fails to staff the WELLNESS CLINIC as required by Attachment A;

c. if any party fails to comply with the terms of this AGREEMENT (except as set forth in 8.a. or 8.b.) and such failure continues for more than ten (10) days after receipt of written notice from the non-defaulting party; except such ten (10) day cure period will be extended as reasonably necessary to permit the defaulting party to complete cure so long as the defaulting party commences cure within such ten (10) day cure period and thereafter continuously and diligently pursues and completes such cure.

9. REMEDIES

If an event of default occurs which is not cured during any applicable cure period, the non-breaching party may immediately terminate this AGREEMENT, and in which event the non-breaching party may pursue all remedies available to them at law or in equity.

10. NOTICES

All notices, requests, claims, demands, and other communications hereunder shall be in writing and shall be delivered to the address shown herein or to such other address as any party may have furnished to the others in writing. Any such notice may be hand delivered or sent by reliable overnight courier, or certified or registered mail (postage prepaid, return receipt requested). Notice shall be deemed received on the date of hand delivery, one (1) business day following deposit with a reliable overnight courier, or two

(2) business days following deposit in the United States mail addressed as required above. Notices shall be sent as follows:

If to the CLIENT:

Robertson County Government
511 S. Brown St.
Springfield TN. 37172
Attn: Billy Vogle
Tel: 615- 382 6198
Email: bvogle@robcotn.org

If to MEDICAL ANALYSIS:

Garlington Haller Ventures, LLC
PO Box 8700
Gulfport, MS 39506
Attn: Tim Haller, CEO
Tel: 228-273-4002
Email: GHV@medaclinics.com

11. RELATIONSHIP OF THE PARTIES

In no case shall the parties be deemed a partnership or a joint venture. CLIENT is not health care providers, nor is CLIENT qualified to render healthcare to their respective employees. Therefore, to make these services available to their respective employees, the CLIENT is contracting with MEDICAL ANALYSIS as an independent contractor for the sole purpose of setting forth the terms by which MEDICAL ANALYSIS will provide the services described herein. MEDICAL ANALYSIS will be solely responsible for all compensation, withholding and benefits for its employees and contractors. MEDICAL ANALYSIS agrees to indemnify, release, defend, and hold harmless CLIENT from and against all claims, disputes, suits, complaints, liabilities, damages, and expenses of whatever nature (including, without limitation, reasonable attorneys' fees), including, without limitation, for injury to any person (including death) or damage to any property, resulting from or in any way connected with MEDICAL ANALYSIS's performance of the services described herein or failure to perform its obligations under this Agreement, such obligations to survive termination or expiration of this Agreement.

12. HIPAA CONFIDENTIALITY

a. MEDICAL ANALYSIS shall comply with all applicable provisions of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), the Health Information Technology for Economic and Clinical Health Act ("HITECH"), and all regulations promulgated thereunder. MEDICAL ANALYSIS shall implement and maintain appropriate administrative, physical, and technical safeguards to protect the privacy and security of Protected Health Information ("PHI").
b. The parties acknowledge that MEDICAL ANALYSIS is the owner and custodian of the medical records created in connection with the Clinic Services and shall maintain such records in accordance with applicable federal and state laws. To the extent required by law, the parties agree to execute a Business Associate Agreement governing the use and disclosure of Protected Health Information.

c. Except as permitted by law, MEDICAL ANALYSIS shall not disclose individually identifiable health information to CLIENT without the written authorization of the employee or as otherwise permitted under HIPAA.

13. INSURANCE

a. MEDICAL ANALYSIS shall maintain insurance coverage in the forms and minimum amounts set forth below to cover all claims arising from or relating to the subject matter of this Agreement, regardless of when such claims are filed. MEDICAL ANALYSIS's insurance policies shall be limited to coverage related to circumstances, acts, errors and omissions and other covered matters under this Agreement only, not including arrangements with other customers or clients. Such policies (except Worker's Compensation and Professional Liability), upon request, shall name CLIENT as an additional insured. Certificates of such coverages, with thirty (30) day cancellation or amendment notice clause, must be submitted to CLIENT prior to the first payment date. Specifically, MEDICAL ANALYSIS shall maintain the following insurance coverage:

(i) Commercial General Liability – $1,000,000.00 per occurrence; $1,000,000.00 for products / completed operations aggregate; $1,000,000.00 personal injury; $2,000,000.00 general aggregate. Such coverage shall include liability assumed by contract.

(ii) Worker's Compensation / Employer's Liability Insurance – Worker's compensation insurance required to comply with the laws of the State of Tennessee with minimum limits of $1,000,000.00 per occurrence, body injury by accident, each employee $1,000,000 bodily injury by disease.

(iii) Professional Liability Insurance – Professional liability insurance coverage in an amount not less than $1,000,000 per claim and $3,000,000 aggregate on an occurrence basis. Such coverage shall include liability assumed by contract.

(iv) Auto Liability Insurance – Automobile liability insurance coverage in an amount not less than $1,000,000 per occurrence.

(v) Property Insurance – Property insurance to cover all property of MEDICAL ANALYSIS used at the Client premises, to be issued on a replacement cost basis.

(vi) Commercial Crime Insurance – Commercial Criminal Insurance coverage in an amount not less than $1,000,000 per claim.

(vii) Cyber Liability Insurance – Cyber Liability Insurance to cover errors and omissions, media liability, network security, and privacy liability in an amount not less than $1,000,000 per claim.

(viii) Umbrella/Excess Liability Insurance – Umbrella/Excess Liability insurance coverage in an amount not less than $5,000,000 aggregate.

14. ASSIGNMENT

None of the parties may assign this Agreement, in whole or in part, without the written consent of each other party. Any such unauthorized assignment shall be null and void and of no legal effect.

15. AMENDMENT

No amendment or modification of this Agreement, or waiver of any term or condition contained herein, shall be valid unless in writing and executed by the parties hereto.

16. APPROVALS

This AGREEMENT shall be expressly subject to MEDICAL ANALYSIS obtaining all necessary and required approvals / permits, if any, and/or any regulatory body that may have jurisdiction over the parties. MEDICAL ANALYSIS will obtain all such approvals at its sole costs and expense. If MEDICAL ANALYSIS shall fail to do so, then any CLIENT shall have the right to terminate this AGREEMENT, owing no further obligations to MEDICAL ANALYSIS.

17. WAIVERS TO BE IN WRITING

No modification, amendment, waiver, or release of any provision of this AGREEMENT or of any right, obligation, claim or cause of action arising hereunder shall be valid or binding for any purpose whatsoever unless in writing and duly executed by the party against whom the same is sought to be asserted.

18. GOVERNING LAW

This AGREEMENT shall be construed in accordance with the laws of the State of Tennessee ("Governing Law"), and any dispute regarding this AGREEMENT will be resolved in accordance with such law.

19. COUNTERPARTS

This AGREEMENT may be executed in counterparts, and any number of counterparts signed in the aggregate by the parties will constitute a single, original instrument.

20. ENTIRE AGREEMENT

This AGREEMENT and any exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and shall supersede all prior offers, negotiations, representations, and agreements.

21. VALIDITY

If any term of this AGREEMENT is found to be void or invalid, such invalidity shall not affect the remaining terms of this AGREEMENT, which shall continue in full force and effect.

22. HEALTHCARE COMPLIANCE

a. MEDICAL ANALYSIS represents and warrants that all personnel at the WELLNESS CLINIC and the collaborating physicians for all nurse practitioners at the WELLNESS CLINIC will be fully licensed and qualified to provide services hereunder, and that none of such personnel is currently excluded, suspended, debarred, or otherwise prohibited from participation in federal healthcare programs or from practicing under applicable state law.

b. MEDICAL ANALYSIS shall immediately remove any employee or agent performing services hereunder that causes a breach of the foregoing.

c. The foregoing representations and warranties will survive termination or expiration of this Agreement.

23. SUCCESSOR PROVIDER TRANSITION

In the event CLIENT engages a successor provider following termination or expiration of this AGREEMENT, MEDICAL ANALYSIS shall reasonably cooperate in the orderly transition of services. Any transition assistance requested beyond normal record transfer activities, including consulting, training, data conversion, system integration, reporting preparation, or operational support, shall be billed at MEDICAL ANALYSIS' then-current professional service rates.

24. MEDICAL RECORDS AND DATA OWNERSHIP

a. MEDICAL ANALYSIS shall be the custodian of all medical records created, maintained, or stored in connection with the Clinic Services. All such records shall be maintained in accordance with applicable federal and state laws and professional standards. Electronic medical records shall remain housed within MEDICAL ANALYSIS' electronic health record platform unless otherwise agreed in writing by the parties.

b. Upon termination or expiration of this AGREEMENT, CLIENT may request that MEDICAL ANALYSIS provide access to or transfer medical records to a successor healthcare provider designated by CLIENT and authorized by applicable law. Any costs associated with the extraction, conversion, transfer, duplication, or migration of records shall be paid by CLIENT.

c. MEDICAL ANALYSIS shall retain ownership of its proprietary forms, templates, protocols, policies, procedures, workflows, reporting methodologies, educational materials, software configurations, business processes, and other intellectual property utilized in operating the WELLNESS CLINIC.

d. CLIENT shall retain ownership of de-identified aggregate utilization reports, population health reports, and other administrative data specifically prepared for CLIENT under this AGREEMENT.

IN WITNESS WHEREOF, the parties have executed or have caused their properly authorized representatives to duly execute, this AGREEMENT on the date and year first written above.

Robertson County Government	**Garlington Haller Ventures, LLC**
BY: _____	BY: _____
Name: Billy Vogle	Name: Timothy Haller
Title: Mayor	Title: CEO
Date: _____	Date: _____

Attachment A
CLINIC SERVICES

ONGOING SERVICES:
As of the Commencement Date, Medical Analysis shall operate an on-site shared Primary Care and Wellness Clinic for Robertson County Schools, Robertson County and City of Springfield. All eligible employees and dependents ages two (2) years and older may utilize the Clinic and receive such services as listed below.

The following is included in the fixed fees:

PARTICIPANTS AS OF THE COMMENCEMENT DATE:
Anticipated 1845 eligible employees (to be filled out with current "eligible" employee count), but the clinic may serve additional employees and their family members depending on utilization.

NEAR SITE SHARED CLINIC STAFFING:

- 1.6 FTE NPs 40 hours/week
- 1.6 MA/LPN 40 hours/week
- 1 FTE Med Tech/Front Desk 40 hours/week
- The Medical Analysis Health staffing model also assumes that each mid-level practitioner will have a physician collaborator who provides medical supervision, consultation, chart review, and quality assurance activities.

LOCATION AND TIME OF SERVICES:
The services provided under this Agreement will be provided at a site to be located at 900 S Brown St Springfield, TN 37172.

- Hours of operation will be forty (40) hours per week, during Client's normal business days of operation or as otherwise agreed to by the Parties.
- Notwithstanding the hours of operation described above, the health center shall be closed for ten (10) holidays and for four (4) professional development days per year.
- In the event of an unexpected clinician absence, the health center shall remain open for services to be continued, to the extent possible, by the other regular equally qualified health center staff member(s). Up to five (5) days of such absences that result in no direct care services being provided shall be allowed per year.
- In the event of unexpected clinician absence due to staff termination, the health center shall remain open using locum tenens or Medical Analysis Health clinical staff. Up to (five) 5 days of clinic closure shall be accepted due to such transition.
- If the Clients are open, Medical Analysis will ensure the clinic remains open unless agreed upon otherwise or in emergency circumstances.

PRACTICE MANAGEMENT SYSTEM AND EHR

- Online scheduling, available upon request
- HIPAA secure messaging
- Lab tracking
- Telehealth

PRIMARY CARE to include but not limited to:

- Urgent Care – Level 1 suturing, wound care, splinting, breathing treatment
- Acute care
- Physicals - Annual (male and female), School, Camp, Sport
- Health promotion
- Disease prevention
- Health maintenance
- Counseling
- Occupational
- Patient education
- Chronic Disease Management
- Generic Pharmaceuticals/Prescription Management
- Allergies
- Immunizations/vaccination
- Laboratory
- Basic EKG

OCCUPATIONAL MEDICINE to available but not limited to:

- Employment Immunizations
- Work related injuries
- Musculoskeletal and other joint injuries
- Pre-employment/Random/Suspicion Drug/Alcohol Screens (One per eligible EE. Per year Covered)
- Physicals-Pre-employment, Academy, Bomb Squad, DOT.
- Respiratory Fit Testing
- Pulmonary Function Testing
- Educational classes in blood borne pathogens
- DOT certification and recertification
- Wound Care, Burns
- Minor suturing
- Initial head injury assessment
- Chemical spills in contact with the body to include the eyes
- Case Management within scope of practice
- Reporting injury status and return to work status to Risk Manager

COMPREHENSIVE RANGE OF WELLNESS to include but not limited to:

- Health Risk Assessment, which will identify areas, to be addressed in the individual and the employee population as a whole
- Counseling, coaching, education, tracking and management of chronic diseases
- Biometric Screenings for individual employees in-house and new hires consist of finger stick blood analysis, blood pressure, height, weight, and body mass index

EDUCATION AND HEALTH COACHING- Individual consultation and group:

- Weight control/nutrition
- Hypertension/heart disease management

- Diabetes management
- Smoking cessation
- Physical exercise, etc.
- Stress management
- Breast cancer and early detection
- Women and men's health
- Cholesterol
- Cold and flu season

LIFESTYLE MODIFICATION - For high-risk individuals agreeing to follow-up with the Medical Analysis Health Care provider as their personal health coach:

- Work 1:1 with individuals to change behaviors putting them at risk for certain conditions, addressing lifestyle habits such as physical activity, smoking, diet, stress, weight control, cholesterol and blood pressure
- Individualized management plans
- Proactive support

DISEASE MANAGEMENT – For individuals with chronic diseases (Diabetes, COPD, Asthma, CHF, CAD, HTN, Depression, Low Back Pain):

- Work 1:1 with individuals to empower and educate them to improve their health and quality of life through self-management practices and adherence to a treatment plan that aligns with national clinical guidelines for their disease
- Coaching, symptom monitoring, and disease education

MANAGEMENT REPORTING AND ANALYSIS:

- Executive Summary Report, monthly for first quarter then quarterly for remainder of term
- Annual Cohort Study (HTN, Diabetes and Hyperlipidemia)
- Other reports available upon request

NOT INCLUDED IN THE FIXED COSTS:

- Laboratory tests, clinic/patient medications, and client approved serums/vaccinations CLIA waived tests, external lab processing related to physicals, annual exams and screenings. Other tests provided as an additional cost are flu, rapid strep testing, and cotinine (nicotine testing)
- Travel costs for health center staff and health screeners to visit participants at offsite locations, client meetings or clinic servicing.
- Clinic space, internet connectivity, electricity, gas and telephone service for on-site/near-site clinic
- Mass HRA/Biometric screens, not performed in Clinic
- Additional Data Services, such as custom interfaces for uploads of prior provider data, or more than three (3) ongoing activity reports

ATTACHMENT B
BASE CLINIC COST

Robertson County, TN Base Clinic Costs **350 Total Eligible Employee's**	
Monthly Base Clinic Fee Prorated @ 19% to include 212 HDHP Employees @ $15.00 pepm	$9,350
Monthly Reporting and Technology Platform Fee Prorated	$1,100
Pass Through Costs Prorated	TBD
Total	**$10,450**

Renewal cost breakdown provides Robertson County Government with estimated cost for adding an additional .6 FTE NP Provider and Nurse along with two additional exam rooms in current space. The prorated costs for this renewal are adjusted for most current eligible employee counts provided by each Client, Robertson County Government @ 350 ees to include 212 High Deductible ees, RC Schools @1200 ees and City of Springfield @ 290 ees that are eligible to participate with a total of 1845 employees that would participate in the Clinic. Upon Renewal a one-time expense for FF&E and setup for additional exam rooms at $5,000 per client.

ROBERTSON COUNTY CLERK
ANGIE H. GROVES COUNTY CLERK
511 SOUTH BROWN STREET
SPRINGFIELD TN 37172
Telephone 615-384-5895
Fax 615-384-2218

Notaries to be elected August 17,2026

RACHAEL L BUGG
TINA R CHERRY
DAN COLOTARIO
LISA DZIEZGOWSKI
PAIGE FAULKNER
JASON F FRANK
KATHY GRANT
MISTY L HELMS
JERRILYN L JONES
ALISON L KNAPP
JACOB MANCEL
JUSTIN OWEN
TAMMY PARKS
LINDA ROYER
KYMBERIE SANFORD
DAVID SAVARINO
ERINN SCATES
DENISE SCHERSCHEL
SOFIA SIBLEY
JESSICA SPEER
VICKI SWANN
JUDY TURNER
MIA L WILLIAMS

PERSONAL SURETY