Budget Committee Meeting

Tuesday, December 2, 2025

4:30 PM

I. Call to Order

II. Approval of November 4, 2025 Minutes

III. Topics

1. Cathy Hamsley, Administrator of Elections, to present Balanced Budget Amendment #18 in the amount of $145,404. Approximately $115,000 is for a Special Primary and Special General Election: As Required Because Congressman Mike Green Resigned. Also, Cathy requires a Payout upon her Retirement in February 2026 in the amount of $28,243 plus Social Security and Medicare Taxes.

2. Sheriff to present Balanced Budget Amendment #19 in the amount of $187,700 for Two (2) Separate Grants as listed and for Insurance Recovery Revenues from Wrecked Patrol Vehicles.

3. Kendra Shelton, Trustee, to present Balanced Budget Amendment #20 in the amount of $1,390 to Repair the Outside Property Tax Collection Tube. Kendra is also Requesting the Approval of a Resolution Allowing the Trustee's Office to Round Property Taxes and Interests. See Attached Sample from the State.

4. The Budget Committee Members to Discuss the Elected Officials "Letter of Agreement/Compensation of Employees." See attached Letter of Agreement Template and email from Wesley Robertson, Robertson County's County Technical Assistant Service (CTAS) Consultant.

5. Vespers Village – Tax Increment Financing (TIF) Project - Presentation of Details about the Project to be Explained by Mr. Jake Muse, Cypress Roots Development Representative, Mr. Tom Trent, Partner of Bradley's Law Office, and Clyde Richert, the County Attorney. See Attached Two Page Copy - Titled Vesper Village TIF Summary And, Three Page Copy – Vesper Village TIF Talk Project.

6. Discuss Any Necessary Business from Monday, December 1, 2025, Building and Grounds Committee Meeting.

IV. Other Business

V. Adjourn

Please note: This Budget Committee Agenda is subject to change after publication. Budget Committee Members may raise new topics as Other Business.

#18

RESOLUTION NO.

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2026 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Local Revenues	Miscellaneous Refunds	44170	75,404
State of Tennessee	Federal through State - Elections	47590	70,000
Total Revenue Amendment			145,404
Expense Amendments			
Administrator of Elections	Administrative Officer	51500-101	28,243
Administrator of Elections	Social Security Tax	51500-201	2,006
Administrator of Elections	Medicare Tax	51500-212	455
Administrator of Elections	Overtime Pay	51500-187	2,500
Administrator of Elections	Board Member Fees	51500-191	600
Administrator of Elections	Elections Workers	51500-193	60,000
Administrator of Elections	Data Processing Services	51500-317	4,800
Administrator of Elections	Legal Notices	51500-332	1,500
Administrator of Elections	Postal Charges	51500-348	1,500
Administrator of Elections	Printing & Forms	51500-349	800
Administrator of Elections	Other Contracted Services-Voting Machies	51500-399-901	41,000
Administrator of Elections	Office Supplies	51500-435	2,000
Total Expense Amendment			145,404
	(Funds Needed for Cathy Hamsley's Payout, Required Upon Her Retirement. Also, Funds Needed for a Special Primary and Special General Election: Required Because Congressman Mike Green Resigned. Federal Funds In the Amount of $70,000 Will Be Reimbursed to the County in May 2025.)		
Total Fund Balance Amendment			0

Duly passed and approved this 15th day of December, 2025.

County Commissioner

County Mayor

ATTEST:

County Clerk

#19

RESOLUTION NO.

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2026 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
State of Tennessee	Other Public Safety Grants - 287G	46290-287G	100,291
Federal through State	Law Enforcement Grant - TCI	47250	15,000
Other Sources (NonRevenue)	Insurance Recovery	49700	72,409
Total Revenue Amendment			187,700
Expense Amendments			
Sheriff's Department	Various Capital Outlay - 287G Grant Contract	54110-799	100,291
Sheriff's Department	Various Capital Outlay - TCI Grant Contract	54110-799	15,000
Sheriff's Department	Licensed Vehicle Capital Outlay	54110-718	72,409
Total Expense Amendment			187,700
	(The Grant Contract Funds Will Be Used to Purchse Supplies and Equipment for the Jail Facility. Insurance Recovery Funds Needed to Replace Wrecked Patrol Vehicles.)		
Total Fund Balance Amendment			0

Duly passed and approved this 15th day of December, 2025.

County Commissioner

County Mayor

ATTEST:

County Clerk

#20

RESOLUTION NO.

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2026 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Local Revenues	Miscellaneous Refunds	44170	1,390
Total Revenue Amendment			1,390
Expense Amendments			
County Trustee's Office	Maintenance - Equipment / Computer / Radio	52400-336	1,390
Total Expense Amendment			1,390
	(The Trustee's Outside Property Tax Collection Tube Needs the Blower Motor Replaced as Soon as Possible. Trustee's Office Busiest Season of Tax Collections is Upcoming.)		
Total Fund Balance Amendment			0

Duly passed and approved this 15th day of December, 2025.

County Commissioner

County Mayor

ATTEST:

County Clerk

3.

RESOLUTION BY_____ COUNTY, TENNESSEE

TO ALLOW_____ COUNTY TRUSTEE

TO ROUND PROPERTY TAXES AND INTERESTS

WHEREAS, Tennessee Code Annotated, Section 67-5-102(a)(1) authorizes counties to levy an ad valorem tax upon all property subject to such tax; and

WHEREAS, Tennessee Code Annotated, Section 67-5-102(a)(2) directs that the amount of such tax shall be fixed by the county legislative body of each county; and

WHEREAS, the rounding of ad valorem property tax amounts to the nearest dollar would simplify and expedite the payment and collection of property taxes in the county; and

WHEREAS, the rounding of property taxes and interests will not significantly impact the revenues of _____County, Tennessee; and

WHEREAS, the rounding of property taxes and interests will be a convenience to county taxpayers; and

WHEREAS, the _____ County Legislative Body desires to authorize the office of the _____ County Trustee to round property taxes and interests to the nearest dollar; NOW

THEREFORE BE IT RESOLVED, the _____ County Commission meeting in regular session on the ___ day of _____, 20__, that the office of the _____ County Trustee is hereby authorized to round individual ad valorem property taxes and interests to the nearest dollar. Such rounding shall be applied uniformly to all property tax bills in the county for real and personal property, whether such property is locally assessed or centrally assessed and shall be accomplished by rounding amounts ending in $0.01 to $0.49 down to the nearest dollar amounts ending in $0.50 to $0.99 up to the nearest dollar. Such rounding shall apply to both the tax amount and any interest added to delinquent taxes.

THIS RESOLUTION SHALL be effective ~~for the 2025 tax year~~ January 1, 2026 and subsequent tax years, the public welfare requiring it.

WHERFORE, it was moved by _____ and seconded by _____ that this resolution be adopted.

Voting - aye:

Voting - nay:

Pass -

The Commission Chair declared the Resolution adopted this ___ day of _____, 20__.

_____

COMMISSION CHAIR

ATTEST:

_____

COUNTY CLERK

STATE OF TENNESSEE
COMPTROLLER OF THE TREASURY
DIVISION OF PROPERTY ASSESSMENTS
James K. Polk State Office Building
505 Deaderick Street, Suite 1400
Nashville, Tennessee 37243-0277
Phone (615) 401-7737
Fax (615) 741-3888

John G. Morgan
Comptroller

Tom Fleming, CAE
Assistant to the Comptroller
for Assessments
(615) 401-7777

David Sherrill, CAE
Director
(615) 401-7778

July 14, 2006

MEMORANDUM

TO: County Trustees
City Collecting Officials

FROM: Robert T. Lee
General Counsel

SUBJECT: Rounding of Property Tax Bills and Delinquent Interests and Penalties

During the recent Tennessee County Trustee Association meeting, the Division was asked about the rounding of property taxes and delinquent interests and penalties. The capability to round property tax amounts to the nearest dollar has been in place in the state tax billing and Tax Relief systems since 1994. While the state systems are not used to determine delinquent amounts, it is our position that collecting officials would be permitted to round subsequent delinquent interests and penalties as a part of rounding the total taxes. Therefore, at the request of several trustees, I have drafted a sample resolution to authorize collecting officials to round property tax bills and subsequent delinquent interests and penalties.

The resolution will need to be adopted by the county commission or city council. The resolution can be acted upon as a separate resolution or may be incorporated into the resolution adopting the tax rate.

If you choose to have your tax amounts rounded, remember to mark the appropriate block on the Tax Information Form you submit to this office. We also ask that you enclose a copy of the resolution authorizing rounding for our records.

Please contact me at (615) 401-7779 if you have any questions.

Attachment

4.

LETTER OF AGREEMENT
COMPENSATION OF EMPLOYEES
_____ COUNTY, TENNESSEE

Pursuant to Tennessee Code Annotated, section 8-20-101, this agreement by and between _____ (Official/Office) and _____ (County Executive) is for the purpose of establishing the number of employees and the authorized salaries for the _____ (Office).

The parties named herein have agreed and do hereby enter into this agreement according to the provisions set forth herein:

A. The term of this agreement will be from _____ (Beginning Date) to _____ (Ending Date).

B. In order to ensure the efficient operation of the office, it is agreed that the official is authorized to employ the following employees at salaries not to exceed the specified amounts:

Number of Employees in Job Classification	Job Classification	Annual Salary for Each Employee in Job Classification Not to Exceed

C. It is further agreed that part time help may be employed at a rate of up to $_____ an hour with a total cost not to exceed $_____ for the term of this agreement.

D. The parties agree to the following special provisions:_____
_____
_____.

E. It is further agreed that in no event shall the amount of this agreement exceed $_____.

In witness whereof, the parties have set their signatures.

_____ _____
OFFICIAL DATE

_____ _____
COUNTY EXECUTIVE DATE

4.

Jody Stewart

From: Robertson, Wesley <wesley.robertson@tennessee.edu>
Sent: Sunday, November 23, 2025 9:37 AM
To: Jody Stewart
Subject: [EXTERNAL]RE: Elected Officials Letter of Agreement-Employee Compensation (Tied to the Annual Budget)
Attachments: LtrofAgree.pdf

Jody,
We do not believe the County Commission would have any direct role in this matter. The Letter of Agreement is executed between the Mayor and the Official. There is some ambiguity regarding the exact format of the letter; however, the Comptroller's Office provides an approved sample, which is attached. This template does not itemize individual salaries but instead groups them by employee classifications. State law makes clear that, once the Commission appropriates the necessary funding, elected officials retain full authority over their respective budgets, personnel decisions, and employee compensation. While employee salary information is a public record and may be disclosed upon request, the Commission does not have the authority to set or modify the salaries of employees under an independently elected official. I am out of town Monday and Tuesday but will be back in the office Wednesday or the Monday after Thanksgiving if you want to discuss.

Wesley Robertson, CGFM
County Government Consultant
UT County Technical Assistance Service

226 Anne Dallas Dudley Blvd., Ste. 400
Nashville, Tennessee 37219

wesley.robertson@tennessee.edu
(931) 797-6474
ctas.tennessee.edu

From: Jody Stewart <jstewart@robcotn.org>
Sent: Friday, November 21, 2025 4:59 PM
To: Robertson, Wesley <wesley.robertson@tennessee.edu>
Subject: Elected Officials Letter of Agreement-Employee Compensation (Tied to the Annual Budget)

Good Friday Afternoon Wesley,

I left you a voice message about Elected Officials - Letter of Agreement.

I sent the following information to Cody Baker, the County's State Auditor.....

1. Elected Officials Letter of Agreement (Salaries for each Budget Year)

The most important item I need to understand and learn about is the Letter of Agreement.
My Budget Committee wants all Elected Officials to Report the details of each employee in their Department in order to stop the raises for other employees whenever an employee leaves or retires.
This may be a CTAS question about a possible resolution needed to change the Letter of Agreement listing all details instead of a lump sum dollar salary total.
Cody's reply was:

VESPER VILLAGE TIF SUMMARY
ROBERTSON COUNTY COMMISSION – BUDGET COMMITTEE
DECEMBER 2, 2025

Vesper Village is a mixed-use development planned for approximately 512 acres in Springfield, Tennessee, between Highway 49 West and South Main Street (the "**Plan Area**"). The Project is approved for and will include homes, shops, restaurants, and substantial public infrastructure including a major new road connecting Highway 49 and South Main Street. The sections below provide a summary of the Economic Impact Plan (the "**Plan**") and the benefits the County will receive from the TIF. Any capitalized terms that are not defined here shall have the same meanings as set forth in the Plan.

What Is a TIF and How Does It Work?
A TIF, or tax increment financing, is a way for local governments to utilize private development to help pay for projects, which could be facilities owned by private entities or public infrastructure, such as roads, sidewalks, and utilities. This Plan would only help the developer pay for public infrastructure. Today, the Plan Area generates about $59,305 per year in combined property taxes for the City of Springfield (the "**City**") and Robertson County (the "**County**"). After new buildings are constructed in the Plan Area and added to the tax rolls, the property taxes in the Plan Area will go up due to the increase in assessed value. This increase above the amount of property taxes currently being generated in the Plan Area is called the "**increment,**" and a portion of this new tax increment will be used to reimburse the developer for a portion of building certain public roads and infrastructure within the Plan Area, pursuant to the terms and conditions set forth in Plan and Development Agreement.

Important: This Does NOT Raise Taxes for Robertson County Citizens
- County property tax rates will be the same as all other real property in the County. The TIF alone does not increase the amount of property taxes owed by citizens whether inside and outside the Plan. Area. So, when the assessed value of individual properties increases due to development, a portion of the increased tax will be used to help pay for the public infrastructure.
- Current property owners outside of the Plan Area will pay the same amount taxes that otherwise would be assessed to their property without the TIF, and only a portion of the **NEW** real property taxes in the Plan Area are used for the TIF.

What Property Taxes Does the County Keep?
Even with the TIF, the County will receive the following amounts annually:
- **Base Taxes**: The original $42,609 of County property taxes collected in the Plan Area for 2024, plus
- **Dedicated Taxes**: the portion of the real property taxes allocated in each annual budget for County debt service (currently 12.2%)
- **Schools Portion**: 32.8% of all new real property taxes for County schools
- **Additional County Funds**: 30% of the remaining County Available Increment (meaning the County's portion of the new increment after subtracting the Dedicated Taxes and Schools Portion)
- **Personal Property Taxes**: All personal property taxes in the Plan Area are retained by the County
- **Hotel and Motel Taxes**: The County's portion of all hotel and motel taxes.

What Does the Developer Receive?
- Maximum Contribution of $27.5M, plus interest (from the combined available Increment of the City and the County)
- Paid back over 20 years per phase (or until the $27.5M is reached, whichever comes first)
- Only comes from **NEW** real property taxes generated by the Project after the portion the County retains as noted above.
- Payments do not start until Substantial Completion of the Required Public Infrastructure is reached

5.

VESPER VILLAGE TIF SUMMARY
ROBERTSON COUNTY COMMISSION – BUDGET COMMITTEE
DECEMBER 2, 2025

What Must the Developer Do?

The Developer must:

1. Start construction of the Required Public Infrastructure within 1 year of TIF approval
2. Substantially complete the east and west entrances, known as the Main Boulevard East and West, within 3 years of beginning construction
3. Substantially complete the Main Boulevard Central Section I within 5 years of beginning construction
4. Provide financial surety bonds to guarantee completion of the Main Boulevard
5. Meet all City planning requirements and dedicate public roads to the City when complete

What Does the Community Get?

- **Increased Tax Revenue:** According to the Economic Impact Analysis by Younger & Associates, the County will receive the following estimated revenue increases during the 20-year term of the TIF:
  - $94.6M in new County property taxes
  - $198M in total new local taxes for the City and County (sales tax, hotel/motel tax, etc.)
  - $31M specifically for County schools (32.8% of County Available Increment)
  - $15.9M from 30% of the remaining County Available Increment
- **New Jobs:** 6,164 construction jobs during development; 1,713 permanent direct and indirect jobs when the development is complete
- **Infrastructure Upgrades:**
  - New Main Boulevard connecting Highway 49 to South Main Street, which is a priority in the City's 2044 Comprehensive Plan
  - Over 3 miles of new greenways
  - Parks, playgrounds, and sports fields (20% of the Plan Area is dedicated open space)
- **Additional Housing Units and Retail:**
  - Up to 3,369 residential units
  - Up to 344,500 square feet of commercial space
  - Up to 600 hotel and/or assisted living beds

What Are the Risks to the County?

The TIF poses no risk to the County because:

- The County is **NOT** borrowing money or responsible for any debt for construction of the Required Public Infrastructure or the Project.
- The Developer pays all upfront costs and bears all the risk that the Project will be successful.
- Annually, the County receives the following property taxes under the Plan (Base Taxes, Dedicated Taxes, Schools Portion, and 30% of County Available Increment) **BEFORE** the Developer receives any property tax payments.

How Long Does This Last?

- The TIF runs for a maximum of 20 years per parcel/phase.
- After 20 years (or when the $27.5M debt service is repaid), **ALL** property taxes will go to the County and City like any other property.

Bottom Line:

In the TIF for Vesper Village:

- The Developer invests private money upfront to build public infrastructure.
- The County gives up a portion (not all) of **NEW** real property tax revenue for a maximum of 20 years.
- After 20 years or when the Maximum Contribution of $27.5M to the Developer is reached, the County keeps 100% of all real property taxes.
- The County is utilizing future real property taxes to finance public infrastructure that the City or County otherwise could have issued bonds for or paid for using public tax dollars.

6.

VESPER VILLAGE TIF

High Return, Low Risk for Springfield & Robertson Co.

What is Tax **Increment** Financing (TIF)?

A TIF is a public financing tool that uses the *future increase in property taxes* (the increment) generated by a new development to help pay toward public infrastructure, such as roads, utilities, trails and parks – without raising existing taxes or using current tax funds.

Key Facts

No Tax Increases
TIF districts do not raise taxes for property owners or businesses.

No Deficit Created
Only a portion of the incremental real property tax increase above the current taxes may be used for the TIF. This ensures a deficit cannot be created that other taxpayers need to pay.

TIF Benefits Everyone
Stimulates economic growth, enhances infrastructure and schools, and expands the existing tax base, benefitting everyone in the community.

No Negative Impact on Services
The City and County, including schools, continue to collect at their regular tax rate. These entities benefit tremendously from the overall growth in the tax base.

Private Capital
Private capital funds all improvements upfront.

Increment
Only a portion of the increment may be used to pay toward the TIF, ensuring a deficit isn't created and additional funds are available for debt service, schools, public safety, other needs, etc.

TIF Illustration

Vacant Land (1 acre)
Assessed Value – $4,169
Property Taxes – $116

→ **Single-Family Home**
Market Value – $350,000
Assessed Value – $87,500
Property Taxes – $2,192
1,794% Increase

→ **Commercial/Restaurant**
Market Value – $2,000,000
Assessed Value – $500,000
Property Taxes – $12,527
10,724% Increase

$136M New Real Property Taxes

$198M All New Local Taxes

$31M New Real Property Taxes for Schools

1,713 Annual Direct & Indirect Jobs

$5.2B Economic Impact

$15.9M New Real Property Taxes for County Other Needs

VESPER VILLAGE

A Smart Investment

Metric	Initial 20-Year Impact
Total Economic Impact	$5.2 Billion
Total Jobs from Construction	6,164
Annual Direct & Indirect Jobs	1,713
New Real Property Taxes	$136M
All Local Taxes Generated	$198M
Benefit/Cost Ratio	3.09
Current Tax Revenue on Site	$59K/year

Every $1 in TIF returns $3.09 in new local taxes — plus jobs, amenities, and long-term growth.

Direct Local Benefits

Robertson County

- New Real Property Taxes – $94.6M
  - Debt Service – $11.6M
  - Schools (32.8%) – $31.0M
  - Other Needs / Schools – $15.9M
- New Sales & Hotel Taxes – $36.0M
- Personal Property Taxes – $461K

City of Springfield

- New Real Property Taxes – $41.8M
  - Debt Service – $2.5M
  - Public Safety / Other Needs – $11.9M
- New Sales & Hotel Taxes – $33.5M
- Personal Property Taxes – $204K

Note: The above projections are estimated over the life of the TIF. Tax revenues will continue every year thereafter.

Schools

	Years 1 – 20	Annual Amount after TIF
Net New Taxes from Real Property for Schools (32.8%)	***$31.0M***	***$2.3M***

Other Needs

	Years 1 – 20	Annual Amount after TIF
Net New Taxes from Real Property for New School & Other Needs/Services (Robertson County)	***$15.9M***	***$3.9M***

Community Benefits & Improvements at No Risk to the City or County

- **Main Boulevard and Future Thoroughfare** — a City & County priority in long-range plans (City's 2030 Major Thoroughfare Plan and County's 2044 Comp Plan)
- Specific Plan requires **over 3 miles of new greenway** and **20% dedicated open space** — parks, playgrounds, sports fields, greenways
- New jobs and economic activity
- Planning/review work absorbed by developer (saving City staff time and money).

The Ask

- **$27.5M** + interest for TIF – this represents only a partial reimbursement of the developer's actual cost for the public infrastructure.
- Paid back over **20 years**, per phase or parcel from the start of the allocation period, from **new** tax revenues.
    - Not an immediate reimbursement.
    - Once the TIF ends, all property taxes will be retained by the City and County.
- Only a **portion** of the increment may be used to pay toward the TIF.

Required Public Infrastructure

Required Public Infrastructure — *Includes Main Boulevard West and Main Boulevard East*

Additional Bonded Public Infrastructure — *Includes Main Boulevard Central Sections I and II*

1. Start construction of either the Main Boulevard West or Main Boulevard East not later than 1 year following TIF approval ("Construction Commencement").
2. Pursue Substantial Completion of the Required Infrastructure within 3 years from Construction Commencement.
3. Pursue Substantial Completion of the Main Boulevard Central Portion (Section I) within 5 years from Construction Commencement.

Prior to Construction Commencement, Developer shall obtain performance and payment bonds to secure completion of the Required Public Infrastructure and Additional Bonded Public Infrastructure.

Bottom Line

- Delivers critical infrastructure that has been planned by the City and County — without financial risk to taxpayers.
- Unlocks **$27.5M** in infrastructure for a **$198M+** local tax return.
- City and County will also retain any personal property taxes paid by commercial properties, plus all the sales, use, hotel and adequate facility taxes, as well as permit fees, etc.
    - Result – **total revenues** to the community **increase**.
- Vesper Village aligns with Springfield's and Robertson County's long-term vision and plans and represents the very definition of **responsible growth** – years of thoughtful planning with top consultants and licensed designers to ensure **cohesive, long-term infrastructure** and **community benefits**. By planning comprehensively, Vesper avoids the patchwork of disconnected projects that too often strain communities, instead delivering a **balanced and sustainable vision for growth**, along with a tremendous amount of **new tax revenues** for both the City and County.