

The TMA Group is Paving the Way — in Middle Tennessee for — **Transportation Demand Management Solutions**

In the heart of Middle Tennessee, The Transportation Management Association (TMA) Group brings forward-thinking leadership for Transportation Demand Management strategies, and environmentally friendly, multimodal transportation solutions. Established in 1988 as a 501(c)(3) nonprofit corporation, TMA has been at the forefront of crafting innovative transportation strategies through a collaborative effort involving business, government, community leaders and the general public. The organization takes pride in its commitment to cost-effective custom solutions that not only address transportation challenges but also contribute to environmental sustainability.

Leading with VanStar, Guaranteed Ride Home, CMUTER Employer Solutions and Franklin Transit

At the core of TMA's success are the five flagship programs:

- VanStar regional vanpool
- TMA Regional Commuter Guaranteed Ride Home program
- CMUTER.com commute benefits
- Regional ride-share matching software program
- Management of Franklin Transit in Franklin, Tennessee.

The TMA programs are designed to provide or support multi-modal methods of transportation and increase mobility. These initiatives reduce traffic congestion, improve air quality, reduce

the need for added employee parking, encourage and introduce commuter benefits supporting all forms of ridesharing and public transit.



VanStar Provides Rideshare Options for Commuters and Employees

VanStar, a Middle Tennessee commuter rideshare vanpool program, has proven instrumental in reducing traffic congestion, reducing carbon emissions and fostering a sense of community among riders. Commuters from 14 Middle Tennessee counties have access to Middle Tennessee regional ridesharing services solution. VanStar connects people who work in the same area, live in the same area and share similar work schedules. Commuters save money and wear and tear on their personal vehicles. The VanStar team manages the vanpool by providing the ridesharing software, the vehicle, insurance, maintenance, a guaranteed ride home and a discounted fuel program.



The TMA Guaranteed Ride Home Program Offers Peace of Mind

The TMA regional Guaranteed Ride was created as a benefit for commuters in Middle Tennessee utilizing vanpool, bus and train options for commuting. TMA Guaranteed Ride Home is designed to help commuters who are worried about how they will get home when an emergency arises. Knowing there is a guaranteed ride home allows participants to use RTA/ WEGO Train, RTA WEGO commute express bus and VanStar vanpools with peace of mind and confidence.



CMUTER.com Create Employer Commuter Solutions

CMUTER.com offers tailor-made Transportation Demand Management solutions for mid size to large employers in Middle Tennessee, addressing their unique needs and promoting sustainable commuting practices among employees. TMA has created the technology and financial instruments needed to create a commuter benefits program for employees that saves money, reduce harmful

emissions and relieves congestion. Employers can harness their own employee data to know how best to create commuter options for employees. Benefits for employers include happier employees by introducing an attractive employee benefit and the ability to reimagine their real estate footprint currently used for large surface parking lots more effectively.



Franklin Transit Moves Franklin, Tennessee

Franklin Transit has provided reliable and eco-friendly public transit options for Franklin, TN residents and visitors alike for the past twenty years. The transit service provides fixed routes, ADA priority service, and TODD, curb-to-curb Transportation on Demand. The system is introducing the first micro-transit project in the Cool Springs corridor of Franklin in 2024. Partnering with the community, the TMA Group through Franklin Transit has increased the mobility opportunities of Franklin, Tennessee residents. The transit service is primarily used for transportation to and from work. The Franklin Transit also has a free to ride program for high school, college students, veterans and students with disabilities. Franklin Transit connects with the residents of Franklin and visitors to our city by offering park and ride transit service for the many city-wide events that happen in Franklin, Tennessee.

TMA Group has been proud to be part of the forward-thinking approach to transportation demand management and multimodal transportation solutions in Middle Tennessee.

PROJECT WILLCO



INVESTING TODAY
FOR PROSPERITY
TOMORROW

In 2018 Williamson, Inc. Economic Development embarked upon only its second fundraising campaign. The momentum and investment in that successful effort spurred a time of tremendous growth (almost 3,000 new, high paying jobs and a capital investment total of \$193M) and opportunity in Williamson County and ultimately for our business community. As we look forward to the next five years, we have identified the following areas of focus for our organization:

Growth and Attraction

- Business Retention and Expansion Efforts
- HQ and Back-Office Recruitment
- Site Selection Consultant Prospecting and Cultivation
- Equitable Economic Development Strategy Implementation

Talent, Workforce and Place Development

- Public and Private School Collaboration
- Attainable Housing Strategy Development
- Employee Retention and Recruitment Strategies
- Transportation Solutions
- Emerging Trends Awareness and Resources

Innovation and Entrepreneurship

- Franklin Innovation Center
- Startup Programming
- Small Business Classes
- Capital Networks and Regional Entrepreneurial Ecosystem Expansion

Regional Collaboration and Outreach

- Regional Partnerships
- Government Affairs
- Stakeholder Communications
- Investor Relations

With your engagement and investment in our strategic plan and Project Willco, we know that we can continue to build upon the foundation of success that has made Williamson County one of the strongest communities in the country.

RESOLUTION 04-25

**A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT
OF THE OWNER AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES
OF THE CITY OF FAIRVIEW, TENNESSEE WITH RS-40 SINGLE FAMILY
RESIDENTIAL ZONING, MAP 047, PARCEL 094.00, 7740 CUMBERLAND DRIVE,
351.27 (+/-) ACRES, OWNER: RICHARD SPANTON, JR**

Tax Map 047, Parcels 094.00

7740 Cumberland Drive

Owner: Richard Spanton, Jr.

351.27 +/- Acres

WHEREAS, the City of Fairview, having been petitioned by interested people, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries; and

WHEREAS, the owners of all property within the territory proposed for annexation and zoning have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation and zoning, was promptly sent by the City of Fairview to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and zoning and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in Main Street Fairview, a newspaper of general circulation in such territory and the City of Fairview; and

WHEREAS, a Plan of Services for the area proposed for annexation and zoning is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation, zoning and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place, and purpose of a public hearing on the proposed annexation, zoning and Plan of Services was published in a newspaper of general circulation in the City of Fairview not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation, zoning and Plan of Services was held by the governing body on the 6th day of March 2025.

SECTION 1: Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

A. Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

Currently there are no water lines or sewer lines that serve or could potentially serve this property. The property is currently served by wells and septic systems. The availability of water and sewer service to this property comes under the provisions of the Water Authority of Dickson County.

1. Water for domestic, commercial, and industrial use **may** be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.

The City of Fairview, Tennessee, does not provide this service.

2. Water for fire protection **may** be provided, and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.

The City of Fairview, Tennessee, does not provide this service.

3. Any private, domestic, commercial, and industrial water sources shall be maintained by the landowner and shall be constructed to meet the terms and standards for Williamson County and the State of Tennessee.

D. Sanitary Sewers

Sanitary Sewer Service **may** be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.

The City of Fairview, Tennessee, does not provide this service.

Where Sanitary Sewer Service is not provided, an individual sewer disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

E. Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the city will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

L. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

M. Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

SECTION 2: LOCATION MAP



PARCEL FOR ANNEXATION:
7740 CUMBERLAND DRIVE
MAP 047, PARCEL 094.00
351.27 +/- ACRES
PROPERTY OWNER: RICHARD
SPANTON, JR.

SECTION 3: LEGAL DESCRIPTION

7740 Cumberland Drive

BEING AND LYING IN THE 5TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND LYING SOUTH OF CUMBERLAND DRIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At An IRON PIN FOUND (#1598), HAVING STATE PLANE COORDINATES OF N:591840.44, E:1641607.14; SAID IRON PIN FOUND BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE EAST BOUNDARY OF C. D. MANGRUM, AND THE SOUTHWEST CORNER OF SAMUEL BURGESS; THENCE WITH BURGESS, S 83°56'29"¹¹ E For A Distance Of 354.21' To An IRON PIN FOUND(#1598); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF BURGESS; THENCE CONTINUING WITH BURGESS, N 06°06'22"¹¹ E, PASSING AN IRON PIN FOUND AT 670.02', IN ALL A Distance Of 686.75' TO A POINT ON THE SOUTH R.O.W. OF CUMBERLAND DRIVE; SAID POINT BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH THE SOUTH R.O.W. OF SAID ROAD AND A Curve Turning To The Left With A Radius Of 625.1, With A Chord Bearing Of N 83°47'25"¹¹ E, With A Chord Length Of 384.14'; THENCE N 67°06'09"¹¹ E For A Distance Of 300.89' THENCE With A Curve Turning To The Left With A Radius Of 882.81' With A Chord Bearing Of N 62°43'44"¹¹ E, With A Chord Length Of 140.10' To An IRON PIN FOUND; THENCE LEAVING SOUTH R.O.W. OF SAID ROAD, S 05°48'17"¹¹ W For A Distance Of 25.81' TO A POINT IN THE CENTER OF A CREEK; THENCE WITH CENTER OF SAID CREEK, N 62°34'38"¹¹ E For A Distance Of 92.70' To A POINT; THENCE S 75°01'44"¹¹ E For A Distance Of 33.50' To A POINT; THENCE N 40°00'48"¹¹ E For A Distance Of 491.26' To A POINT; THENCE N 43°11'44"¹¹ E For A Distance Of 253.87' To A POINT; THENCE N 30°57'32"¹¹ E For A Distance Of 150.56' To A POINT; THENCE N 48°12'25"¹¹ E For A Distance Of 191.91' To A POINT; THENCE N 33°09'11"¹¹ E For A Distance Of 243.15' To A POINT; THENCE N 42°07'08"¹¹ E For A Distance Of 55.99' To A POINT; THENCE N 58°03'29"¹¹ E For A Distance Of 141.35' To A POINT; THENCE N 50°28'01"¹¹ E For A Distance Of 71.25' To A POINT; THENCE N 75°06'57"¹¹ E For A Distance Of 104.78' To A POINT; THENCE N 44°13'30"¹¹ E For A Distance Of 86.20' To A POINT; THENCE N 33°08'58"¹¹ E For A Distance Of 170.72' To A POINT; THENCE N 49°02'40"¹¹ E For A Distance Of 73.00' To A POINT; THENCE N 43°28'06"¹¹ E For A Distance Of 165.74' To A POINT; SAID POINT BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHWEST CORNER OF SIDNEY WAIR; THENCE LEAVING CENTER OF SAID CREEK WITH WAIR, S 18°19'04" E, PASSING AN IRON PIN SET AT 25.14', IN ALL A Distance Of 1264.17' To A Rock; SAID ROCK BEING THE SOUTHWEST CORNER OF WAIR; THENCE CONTINUING WITH WAIR, S 86°50'34" E For A Distance Of 105.42' To An IRON ROD FOUND; SAID IRON ROD FOUND BEING THE SOUTHEAST CORNER OF WAIR AND THE WESTERN MOST SOUTHWEST CORNER OF DAVID WILBERT ETUX; THENCE WITH WILBERT, S 85°41'54" E For A Distance Of 310.93' To An IRON PIN FOUND; THENCE S 04°57'40" W For A Distance Of 88.88' To An IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF WILBERT, AND THE WESTERN MOST NORTHWEST CORNER OF FERNVALE FISH CLUB; THENCE WITH FERNVALE FISH CLUB, S 08°34'56" W For A Distance Of 815.66' To A 18"¹¹ Hickory; THENCE S 07°09'25"¹¹ W For A Distance Of 755.42' To An IRON PIN SET, HAVING STATE PLANE COORDINATES OF N:591490.27, E:1645073.81; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF FERNVALE FISH CLUB; THENCE CONTINUING WITH FERNVALE FISH CLUB, S 83°42'48" E For A Distance Of 1041.17' To An IRON PIN FOUND(#1444); SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHEAST CORNER OF FERNVALE FISH CLUB; THENCE CONTINUING WITH FERNVALE FISH CLUB, N 22°57'06" E For A Distance Of 877.96' To An IRON PIN FOUND IN A HOLLOW; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE WEST BOUNDARY OF JACK SCHNEIDER; THENCE WITH SCHNEIDER AND CENTER OF SAID HOLLOW, S 12°55'22"¹¹ W For A Distance Of 569.82'; THENCE S 22°08'59" W For A Distance Of 87.48'; THENCE S 47°32'16" W For A Distance Of 116.99'; THENCE S 28°20'04"¹¹ W For A Distance Of 93.88'; THENCE S 12°10'03" W For A Distance Of 298.39'; THENCE S 43°44'02"¹¹ W For A Distance Of 368.61'; THENCE S 23°20'42" W For A Distance Of 158.12' To An IRON PIN FOUND(#855); THENCE N 89°41'02" W For A Distance Of 329.31' THENCE N 57°46'21" W For A Distance Of 14.17'; THENCE S 81°43'03" W For A Distance Of

83.79'; THENCE N 45°11'09"¹¹ W For A Distance Of 117.62'; THENCE N 57°11'08" W For A Distance Of 159.01 THENCE S 72°19'33" W For A Distance Of 71.53 SAID POINT BEING THE WESTERN MOST NORTHWEST CORNER OF SCHNEIDER; THENCE LEAVING SAID HOLLOW AND CONTINUING WITH SCHNEIDER, S 19°31'14" W, PASSING AN IRON PIN SET AT 17.02', IN ALL A Distance Of 2397.70¹ To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHWEST CORNER OF SCHNEIDER, AND THE NORTH BOUNDARY OF DEBORAH BRADLEY; THENCE WITH BRADLEY, N 83°01'56" W For A Distance Of 67.56¹ To An IRON PIN SET; THENCE N 84°05'31" W For A Distance Of 143.77¹ To An IRON PIN FOUND(#1444); THENCE N 72°42'07" W For A Distance Of 119.38¹ To An IRON PIN SET; THENCE N 83°59'58" W For A Distance Of 168.00' To A Stump; THENCE N 88°04'44" W For A Distance Of 72.48¹ To A 6" Elm; THENCE N 85°27'43"¹¹ W For A Distance Of 134.20¹ To A 6"¹¹ Elm; THENCE N 86°04'54" W For A Distance Of 146.95 To A 14" White Oak; THENCE N 75°09'44" W For A Distance Of 18.35¹ To A 8" Cherry; THENCE N 58°36'14" W For A Distance Of 53.13¹ To A 12"¹¹ Maple; THENCE S 72°58'45" W For A Distance Of 28.46' To An IRON PIN SET; THENCE N 80°38'14"¹¹ W For A Distance Of 151.00¹ To A 18" Hickory; THENCE N 86°35'29" W For A Distance Of 78.34¹ To An IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF BRADLEY, AND THE EASTERN MOST NORTHEAST CORNER OF VASSILIOS GATZIMOS ETUX; THENCE WITH GATZIMOS, N 84°17'58" W For A Distance Of 1500.35¹ To An IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH GATZIMOS, N 05°48'09" E For A Distance Of 1261.67' To An IRON PIN SET; SAID IRON PIN SET BEING THE NORTHERN MOST NORTHEAST CORNER OF GATZIMOS; THENCE CONTINUING WITH GATZIMOS, N 79°36'38"¹¹ W For A Distance Of 252.24' To A Hickory; SAID TREE BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF C. D. MANGRUM; THENCE WITH MANGRUM, N 10°29'17" E For A Distance Of 1618.21' To The Point Of Beginning And Containing 351.27 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, NOVEMBER 10, 2020.

BEING THE SAME PROPERTY AS CONVEYED TO SHORT FAMILY FARM LLC AS RECORDED IN DEED BOOK 6559, PAGE 491, DEED BOOK 6284, PAGE 289, AND DEED BOOK 6158, PAGE 843, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

ASSESSOR'S PARCEL NO: 047 094.00

PROPERTY COMMONLY KNOWN AS: 7740 CUMBERLAND DRIVE, FAIRVIEW, TN 37062

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the city of Fairview, Tennessee, as follows:

- A. That the proposed territory is hereby annexed and incorporated into the boundaries of the City of Fairview, to be effective as of the 6th day of March 2025.
- B. That the Plan of Services for this territory, included, hereto is approved and the same is hereby adopted.
- C. That the City Recorder will cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.
- D. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.
- E. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area shall be sent to any affected emergency communication district following certification by the election commission that the annexation was approved.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved by the City of Fairview Board of Commissioners this 6th day of March 2025.

Mayor, Lisa Anderson

ATTEST:

City Recorder, Rachel Jones

LEGAL FORM APPROVED:

City Attorney, Patrick M. Carter

The Plan of Services and Zoning Request of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission the 14th day of January 2025.

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services and Zoning Request of this Resolution as Follows:

Aye 8 Nay Not voting 1.

The Plan of Services and Zoning Request of this Resolution were returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval X , Disapproval , No Recommendation .

RESOLUTION 05-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING A STORYBOOK TRAIL AT BOWIE NATURE PARK

WHEREAS, the City of Fairview desires to build a Storybook Trail; and

WHEREAS, the Storybook Trail is included in the Parks Master Plan; and

WHEREAS, the Storybook Trail has been approved by the Land Trust of Tennessee; and

WHEREAS, the location of the Storybook Trail will be on the “Tot Trail” located behind Bowie Nature Center.

NOW, THEREFORE, BE IT RESOLVED the Mayor and Board of Commissioners of the City of Fairview, Tennessee, do hereby approve a Storybook Trail at Bowie Nature Park.

Passed and adopted this 6th day of March, 2025.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney



Becoming a Storybook Trailblazer



A guide to walk you through building a
Storybook Trail in your community





Congratulations! You are likely reviewing this document because you are considering building a Storybook Trail. Booker, the Governor's Early Literacy Foundation (GELF) mascot, is particularly excited – if he *had* to choose, the great outdoors is his favorite place to read.

Table of Contents:

First Things First: Select a Grant

Page 4

- **Trailblazer Grant**
- **Plot Twist Grant**

Steps One & Two: Select a Location & Establish Buy-In

Page 5-6

- Applying for the GELF Grant?
- Frequently Asked Questions –
 1. Where are Storybook Trails currently located?
 2. What is the best length & location for a trail?
 3. Is it required for the trail to be paved?
 4. Does the Storybook Trail have to be placed on an existing path?
 5. What trail maintenance is required?
 6. What is the expected lifespan of a Storybook Trail?

Step Three: Choose the Book

Page 7-8

- Frequently Asked Questions –
 1. How many pages need to be in the book?
 2. Who chooses the book?
 3. How do you get book permissions?
 4. Do you need to choose an Imagination Library book?
 5. Are there any books for which GELF already has permissions?
 6. What do you need from the publisher after permissions are secured?
 7. Who writes the reading tips on the trail panels?

Step Four: Budget for the Trail

Page 9-10

- Sample Budget
- Storybook Trail Grant Opportunity
- Frequently Asked Questions –
 1. What is the total cost of a Storybook Trail?
 2. How can you help keep costs low?





Step Five: Purchase the Materials

Page 11

- Frequently Asked Questions –
 1. What are the panels made of?
 2. What size are the panels?
 3. What approvals are needed prior to printing the panels?
 4. Where do you purchase the panels?
 5. How much lumber do you need to purchase?

Step Five: Construct the Trail

Page 12-13

- Frequently Asked Questions –
 1. How many frames & posts do you need?
 2. What are the frame dimensions?
 3. How do you construct the frame?
 4. How do you construct the posts?
 5. What is the distance between each panel?
- Photos

Step Seven: Promote the Trail

Page 14-15

- Frequently Asked Questions –
 1. What is the best time of the year to open the trail?
 2. What does a ribbon-cutting event entail?
 3. Who should you invite to the ribbon-cutting?
 4. What promotional materials will you need?
 5. How can you promote the trail?

Don't see the question you need answered? [Email us](#), and we will follow-up shortly.

Happy Trails!





First Things First: Choose your Journey

Trailblazer Grant

Are you building a brand new Storybook Trail? We encourage you to fill out our grant application! A typical grant award is \$4,000, but we advise that you ask for what you need. We also encourage you to have plans in place to adjust if you do not receive the full grant amount you have requested. For more specifics about the grant requirements and to learn how to apply, move on to Step One on page 5.

Plot Twist Grant

Do you have a Storybook Trail that is two or more years old? You can apply for a Plot Twist grant, even if you have received funding from us in the past! If you want to renew your trail with a new book title or your panels have experienced wear and tear, you should explore if our grant is for you. To review the Plot Twist grant application, go [here](#).





Steps One & Two: Select a Location & Establish Buy-In

What came first? The owl or the egg? The path or the Storybook Trail? The first two steps of the Storybook Trail process can take place in either order, but both steps are critical.

Do you know of an excellent location to build a Storybook Trail?

Approach the leadership of the location and share your Storybook Trail vision. You will need their approval to build the trail on the property; they will also need to agree to or approve a plan to provide the ongoing maintenance required by a Storybook Trail. The location's property management (whether it be the Library, Parks & Rec, etc.) may also need to agree to be the grant recipient if you, or your organization, are unable accept a grant from GELF.

When you have the leadership onboard and the location finalized, move on to Step Three!

Do you know a decision-maker interested in pursuing a Storybook Trail?

If you know a decision-maker like a Library Director or Parks & Recreation Director looking to implement something like this in the community, begin working with them to identify the best location to place the Storybook Trail. When that is confirmed, move on to Step Three!

Applying for the GELF Grant?





Those applying for a Storybook Trail Grant will be required to provide a letter of support from the property manager of the proposed Storybook Trail location. Details about the exact location of the trail must also be provided at the time of the application. To learn more about the grant application, go [here](#).

Frequently Asked Questions

1. Where are Storybook Trails currently located?

To view a map of Storybook Trails currently supported by GELF, go [here](#).

2. What is the best length and location for a Storybook Trail?

The best Storybook Trails are short – a quarter to a half mile – and are placed close to other amenities. (Restrooms, Visitor Centers, Playgrounds, etc.)

3. Is it required for the Storybook Trail to be paved?

While this is not required, it is *strongly* recommended to place your Storybook Trail on a paved path, if available. This allows every family and child the opportunity to enjoy it.

4. Do you have to place your Storybook Trail on an existing path or can you create a new path?

While you can create a new path, it exponentially increases the costs and timeline of creating a Storybook Trail. Building the Storybook Trail on a path that already exists is the easiest and most cost-effective way to move forward with this project.

5. What trail maintenance is required?

Regular cleaning and upkeep (i.e., wiping the boards, weed eating around the posts), as well as addressing any vandalism or weather damage, are required maintenance items you





must consider and plan for when building a trail.

6. What is the expected lifespan of a Storybook Trail?

Depending on factors like weather and wear-and-tear, you can expect the trail to last five to seven years. A simple approach to increasing the lifespan is to use treated wood, steel, or to treat the wood after you install the posts.





Step Three: Choose the Book

After you have identified and confirmed your Storybook Trail location with the necessary parties, it is time to choose the book that will be placed on your trail! It is important to make this decision toward the beginning of the process because **the number of book pages dictates the number of posts and panels you need.**

A key part of choosing a book is obtaining the required **book permissions**, which you receive from a book's publisher. These permissions give you the approval required to legally print a book on Storybook Trail panels. Gaining book permissions can take anywhere from days to months, depending on the title and publisher, so we suggest providing multiple book options to the publisher!

Important: GELF will not release any grant funding until book permissions are secured and documented.

A list of book permissions already granted to Governor's Early Literacy Foundation, through a partnership with Penguin Publishers, can be [viewed here](#). If another book, not included on this list, is chosen, GELF may help acquire additional book permissions from Penguin, or the applicant may secure book permissions themselves.

Frequently Asked Questions

I. How many pages need to be in the book?

Most Storybook Trail panels print like a traditional book, so the first panel will show only one page worth of text and illustrations; the second panel, however, will show two pages, or one full spread, worth of text and illustrations. This continues until the end of the book. To illustrate this concept, please see the examples below:

- 17-page book = nine panels (First 'page,' eight shared 'pages')
- 32-page book = 17 panels (First 'page,' 15 shared 'pages,' last 'page')

The examples above assume the first page of the book is not a part of a full spread. On average, Storybook Trails are 16-19 panels, including the 'Welcome' panel. Using a physical copy of the book to determine the number of panels is easiest.





2. Who chooses the book?

You do! You have the most insight into the books that interest your community. Is it a bilingual book? A fun fiction book? A story by a local author? The possibilities are endless. Just make sure it's not too long. (Remember: the book length drives the cost.)

3. How do you get book permissions?

After determining the books you want to explore, research who the publishers are and visit their websites to learn more about their specific processes.

4. Do you need to choose an Imagination Library book?

No, you do not. While we encourage the use of Imagination Library books, it is not a requirement.

5. Does GELF already have permissions for any books?

If GELF investigated book permissions on behalf of another partner, we may have some available titles with secured book permissions. [Email us](#) to explore this possibility.

6. What do you need from the publisher after permissions are secured?

For your records, you will need a document showing proof of permissions (likely a signed agreement outlining the terms of the permissions) and a PDF version of the book, including the cover. This will be required by the printer.

7. Who writes the reading tips on the Storybook Trail panels?

Grantees are required to write reading tips to use on their Storybook Trail panels, so caregivers and children can meaningfully engage with the text. Once you have finalized your reading tips, GELF must approve the language prior to going to print.

If you are not a grantee but are interested in this support, [email us](#).





Step Four: Budget for the Trail



We know you have been drafting and revisiting a budget since you began pursuing your Storybook Trail, but **it's time to sharpen your pencil and be specific!** Now that you know the book you will use, your final budget can begin taking shape.

Prior to finalizing your budget, it's important to **speak with your vendors so you have the most up-to-date pricing.** You should also understand who is donating to this project and what they are providing. (For example, if you get lumber donated, you may still need to include costs for nails, screws, etc.) Finally, make your budget as detailed or as high-level as you need it to be, so long as it is helpful to you throughout the process.

Sample Storybook Trail Budget

Budget for <i>Booker's First Day</i> (32-pages, 17 panels + welcome panel)	
Expense Description	Cost
18 posts & frames (Lumber, hardware)*	\$2,700 (18x\$150)
18 Storybook panels (Max metal)	\$1,350 (18x\$75)
Labor donated (Local volunteer project)^	\$0
Snacks & bottled water for volunteers during building day	\$50
Advertising costs (Printed materials, online ads, etc.)	\$75
Grand opening expenses	\$225
Miscellaneous	\$100
Total Cost	\$4,500

*It is important to check on the price of lumber and other building materials in your community to get an accurate cost estimate.

^Labor can be a large expense (around \$100-\$125 per panel). In this example, accounting for labor adds \$1,800-\$2,250 to the total cost.





Storybook Trail Grant

Twice a year, GELF opens its Storybook Trail Grant; this is a funding opportunity that helps cover the cost of construction and other direct expenses associated with building a Storybook Trail. The first grant period of the year opens in May and closes in July; the second grant period opens in November and closes in January.

Grant awards typically range from \$1,000-\$4,000 and are awarded to non-profits and community partners hoping to increase literacy in the community. Any State Park interested in applying for this grant must go through the TN State Parks Conservancy, and grants cannot be awarded to individuals. To learn about all grant details, go [here](#).

Frequently Asked Questions

1. What is the total cost of a Storybook Trail?

A single Storybook Trail typically costs between \$5,000-\$7,000. This largely depends on the length of the book, negotiated discounts, and donations of materials and labor.

2. How can you help keep costs low?

We strongly suggest partnering with volunteers to provide labor and local businesses to negotiate discounts and donations. We have begun to see an increase in the number of parks collaborating with Eagle Scout candidates to build a Storybook Trail as their capstone project. We have also seen partnerships with college students/organizations and 'Friends Of' organizations. Finally, selecting a shorter book can help reduce costs.





Step Five: Purchase the Materials

It's time to begin the procurement process so your Storybook Trail can become a reality! We suggest you purchase the items you need to construct the trail first. Purchasing grand opening supplies, etc. later will provide the flexibility to make required budget revisions along the way, if needed.

Frequently Asked Questions

1. What are the panels made of?

Most Storybook Trail panels across the state are made of MAXMETAL.

2. What size are the panels?

The size of the panels depends on the shape of the book (rectangle vs. square), but typically they are about 32" wide.

3. Where do you purchase the panels?

In the past, GELF partners have ordered their panels from Hightech Signs in Murfreesboro, TN. However, they do not ship. Therefore, it may be easier to explore printers closer to your trail. (You may be able to negotiate a better price with local vendors as well.) The turnaround time for Hightech Signs is two-three weeks.

4. What approvals are needed prior to printing the panels?

All organizations pursuing a Storybook Trail must have documented book permissions before printing. In addition, grant recipients must follow GELF's branding guidelines and receive our approval prior to printing. [Email the final proof](#) to GELF for approval. Turnaround for approval is around five business days.

5. How much lumber do you need to purchase?

This largely depends on the length of your trail. See the 'Construct the Trail' section for additional details.





Step Six: Construct the Trail

You've got your materials, and it's time to bring this trail to life! Please note that the following best practices were provided by Tennessee State Parks; these are recommendations, *not* requirements. If your organization wants to pursue a different construction plan, that is your choice. (If you are applying for the Storybook Trail Grant, however, you will be required to reveal your alternative plan during the application process.)

Frequently Asked Questions

1. How many frames and posts do you need?

The number of required frames & posts depends on the number of pages in the book; you will need to increase the required number of posts and frames by one to house the 'Welcome' panel located at the beginning of the trail.

2. What are the frame dimensions?

As with the panels, the frame dimensions depend on the shape of the book (rectangle vs. square.) Wait to build your frames until you have received your panels to ensure the frame dimensions match what is needed.

3. How do you construct the frame?

The panels are framed with 2x4s ripped to approximately ¼ inch. Again, the dimensions of the frame depend on the size and shape of the book.
(See the photo on page 12.)

Booker says, "Don't skip the frame!"

Building the frame is a critical part of the construction process because it prevents the need to drill holes directly into the panel to connect it to the post.





4. How do you construct the posts?

After running the 2x4s along the back of each frame, attach a 4x4. (See the photo below.) The 4x4 serving as the post should be tall enough so that the bottom of the frame is approximately 18" from the ground.

5. What is the distance between each panel?

This distance depends on the number of panels and the distance of your trail. We suggest making each panel equidistant.

Photos



Photo 1: A framed Storybook Trail Panel



Photo 2: 2x4s run along the back of the panel frame and attach to the 4x4 post; the bottom of the frame is about 18" from the ground.





Step Seven: Promote the Trail

It's time to celebrate! You've finished the trail, and now you can invite the community to explore literacy in a whole new way. Promoting the trail will be ongoing, of course. Use your social media presence to boost your trail's following; use the trail for summer programming and highlight it during special events. **Make walking the trail a 'can't miss' for your local and visiting families!**

Frequently Asked Questions

1. What is the best time of the year to open the trail?

The best time to open a Storybook Trail is April-October. However, you can open a trail any time of year.

2. What does a ribbon-cutting event entail?

Think strategically about your date and time. Who do you want to be there? How can you make that possible? Some trails have hosted their grand opening event on a Saturday and welcomed families. Others have opened during the week and coordinated with local schools to be a part of its event via a field trip.

You'll need a speaker to dedicate the trail and thank your partners; don't forget the ribbon and scissors!

3. Who should you invite to the ribbon-cutting?

You should invite local media to help create a buzz about the new resource! You should also invite donors, families, and local leaders who supported you during the process. (Storybook Trail grant recipients will invite GELF and any other relevant funding partners.) This is a time to celebrate the great work you have done!





4. What promotional materials will you need?

We suggest you share a graphic post on social media as well as provide a flyer or other handout to local partners, community centers and organizations to help promote the Storybook Trail.

5. How can you promote the trail?

We suggest utilizing social media as well as contacting the local news outlets, including newspaper, radio, and television. You can create a quick media advisory to outline the details of your ribbon-cutting event to invite local press. GELF will provide a template media advisory for you to customize.



Storybook Trail - Estimate	Per Unit/Sign \$	Unit Min	Unit Max	Min Cost \$	Max Cost \$
Artwork/Proofing	175	1	1	175	175
Maxmetal Signs 32X24"	75	10	20	750	1500
Trailhead Sign 48x32" (Opt.)	110	1	1	110	110
Lumber - Home Depot 1/6/24	110	10	20	1100	2200
Concrete (2 bags/60lb QC Per Unit)- Home Depot	9.2	10	20	90.2	180.4
				2225.2	4165.4

RESOLUTION 06-25**A RESOLUTION OF THE CITY OF FAIRVIEW BOARD OF
COMMISSIONERS ACCEPTING THE CITY'S AUDIT FOR THE FISCAL
YEAR ENDING JUNE 30, 2024**

WHEREAS, the accounting firm of Blankenship CPA Group, PLLC has performed and audit of the city's financials for the fiscal year ended June 30, 2024, and

WHEREAS, the auditors have delivered an unqualified report free of any findings, material weaknesses or ongoing concerns, and

WHEREAS, the audit fairly and accurately reflects the financial condition of the City of Fairview for its 2024 fiscal year.

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF FAIRVIEW,
TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:**

BE IT RESOLVED that the City of Fairview hereby accepts the Fiscal Year 2024 Audit as prepared and presented by the accounting firm of Blankenship CPA Group, PLLC.

Passed and adopted this 6th day of March, 2025.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

City of Fairview, Tennessee

Annual Financial Report
For the Year Ended June 30, 2024

City of Fairview, Tennessee
Annual Financial Report
For the Year Ended June 30, 2024

Contents

Introductory Section

Directory of Officials (Unaudited)	i
------------------------------------	---

Financial Section

Independent Auditor's Report	1
------------------------------	---

Management's Discussion and Analysis (Unaudited)	4
--	---

Basic Financial Statements

Government-wide Financial Statements	
Statement of Net Position	11
Statement of Activities	12

Fund Financial Statements

Balance Sheet, Governmental Funds	13
Reconciliation of Balance Sheet to Statement of Net Position of Governmental Activities	14
Statement of Revenues, Expenditures, and Changes in Fund Balance, Governmental Fund Types	15
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of Governmental Funds to the Statement of Activities	16
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual, General Fund	17
Notes to the Financial Statements	21

Required Supplementary Information (Unaudited)

Schedules of Changes in Net Pension Liability (Asset) and Related Ratios Based on Participation in the Public Employee Pension Plan of TCRS	44
Schedules of Contributions Based on Participation in the Public Employee Pension Plan of TCRS	45
Schedules of Changes in Total OPEB Liability and Related Ratios	46

Supplementary Information

Combining Balance Sheet, Nonmajor Governmental Funds	47
Combining Schedules of Revenues, Expenditures, and Changes in Fund Balances, Nonmajor Governmental Funds	48
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual, Nonmajor Governmental Funds	
Drug Fund	49
State Street Aid Fund	50

City of Fairview, Tennessee
Financial Statements
For the Year Ended June 30, 2024

Contents

Supplementary Information	
Schedule of Changes in Property Taxes Receivable	51
Schedule of Changes in Long-term Debt by Individual Issue	52
Schedule of Debt Service Requirements, General Obligation Debt	53
Schedule of Changes in Lease Obligations	54
Schedule of Lease Obligations, Principal, and Interest Requirements by Fiscal Year	55
Schedule of Expenditures of Federal Awards and State Financial Assistance	56
Other Supplementary Information (Unaudited)	
Schedule of Property Tax Rates and Assessments	57
Internal Control and Compliance Section	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance <i>Government Auditing Standards</i>	58
Schedule of Findings and Recommendations	60
Summary Schedule of Prior Year Findings	61

Introductory Section

City of Fairview, Tennessee
Directory of Officials (Unaudited)
As of June 30, 2024

Name	Title
Lisa Anderson	Mayor
Brandon Butler	Vice Mayor
Chris McDonald	Commissioner
Wayne Hall	Commissioner
Stuart L. Johnson	Commissioner
Tom Daugherty, CMFO	City Manager
Rachel Jones	City Recorder
Partrick Carter	City Attorney
Ben Knox	Finance Director

Financial Section



Independent Auditor's Report

Mayor and Commissioners
City of Fairview, Tennessee

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Fairview, Tennessee (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2024 and the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-10 and the pension and OPEB information on pages 44-46 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules on pages 47-50, other schedules on pages 51-56 (including the schedule of expenditures of federal awards and state financial assistance, as required by the State of Tennessee, on page 56) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information on pages 47-56 are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and other schedule on page 57 but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 28, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

Blankenship CPA Group, PLLC

Blankenship CPA Group, PLLC
Brentwood, Tennessee
January 28, 2025

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

As management of the City of Fairview, Tennessee (the City) we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2024. The analysis focuses on significant financial position, budget changes, and variances from the budget and specific issues related to funds and the economic factors affecting the City. Management's Discussion and Analysis (MD&A) focuses on current year activities and resulting changes.

Financial Highlights:

Overview of the Financial Statements:

This discussion and analysis is intended to serve as an introduction to the City of Fairview's basic financial statements. The City's basic financial statements comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The Government -wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Overall increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected tax and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Fairview include general government, public safety, highways and streets, codes, financial administration and parks and recreation. The government-wide financial statements can be found on pages 11-12 of this report.

Fund financial statements. A Fund is a grouping of related accounts that is used to maintain control over resources segregated for specific activities or objectives. The City of Fairview, Tennessee, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City are of one category, governmental funds, there are no proprietary funds.

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

Overview of the Financial Statements:

Governmental Funds. Governmental Funds are funds used to account for essentially the same functions reported as governmental activities in the government - wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on near - term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near - term financing requirements.

Because the focus of governmental funds is narrower than that of the government - wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government - wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund which is considered to be a major fund. Data from the other two governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City of Fairview, Tennessee adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The governmental fund financial statements can be found on pages 13-20 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government - wide and fund financial statements. The notes to the financial statements can be found on pages 21-43 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the notes to financial statements. Combining and individual fund statements and schedules can be found on pages 47-50 of this report.

Financial Analysis of the Financial Statements

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Fairview, assets exceeded liabilities by \$19,929,000 at the close of the most recent fiscal year as compared to \$19,899,000 at the close of the prior fiscal year. By far the largest portion of the City's net position (61%) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens: consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

Financial Analysis of the Financial Statements

Condensed Comparative Data
Statement of Net Position (In Thousands)

	Governmental Activities	
	2024	2023
Assets		
Capital assets	\$ 15,330	\$ 15,697
Other assets	21,884	21,651
Total Assets	37,214	37,348
Deferred Outflows of Resources		
Deferred outflows	2,085	2,011
Liabilities		
Long-term liabilities	12,293	12,679
Other liabilities	3,772	3,625
Total Liabilities	16,065	16,304
Deferred Inflows of Resources		
Deferred inflows	3,305	3,156
Net Position		
Net Investment in capital assets	12,212	12,421
Restricted	735	505
Unrestricted	6,982	6,973
Total net position	\$ 19,929	\$ 19,899

Government-wide Financial Analysis

An additional portion of the City's net position (3.7%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of \$6,982,000 as compared to \$6,973,000 in 2023 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position.

The government's net position increased by \$30,000 during the current fiscal year as compared to an increase of \$983,000 during the prior fiscal year.

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

Financial Analysis of the Financial Statements

Condensed Comparative Data
Statement of Activities (In Thousands)

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 1,739	\$ 1,060
Operating grants and contributions	52	47
Capital grants and contributions	174	243
General Revenues		
Property taxes	3,187	3,068
Sales taxes	3,390	3,379
Other taxes	2,664	2,162
Other	24	396
Total Revenues	11,230	10,355
Expenses		
General government	3,033	3,054
Public safety	5,481	4,166
Public works	402	366
Board of Commissioners	93	295
Financial administration	249	136
Parks and recreation	644	247
Engineering	-	395
Planning and zoning	842	262
City court	214	197
Interest	242	254
Total Expenses	11,200	9,372
Change in net position	30	983
Net Position - Beginning	19,899	18,916
Net Position - Ending	\$ 19,929	\$ 19,899

Government-wide Financial Analysis

Governmental Activities:

The most significant increase in actual continued revenue sources was derived from charges from services which increased by approximately \$679,000 in fiscal year 2024.

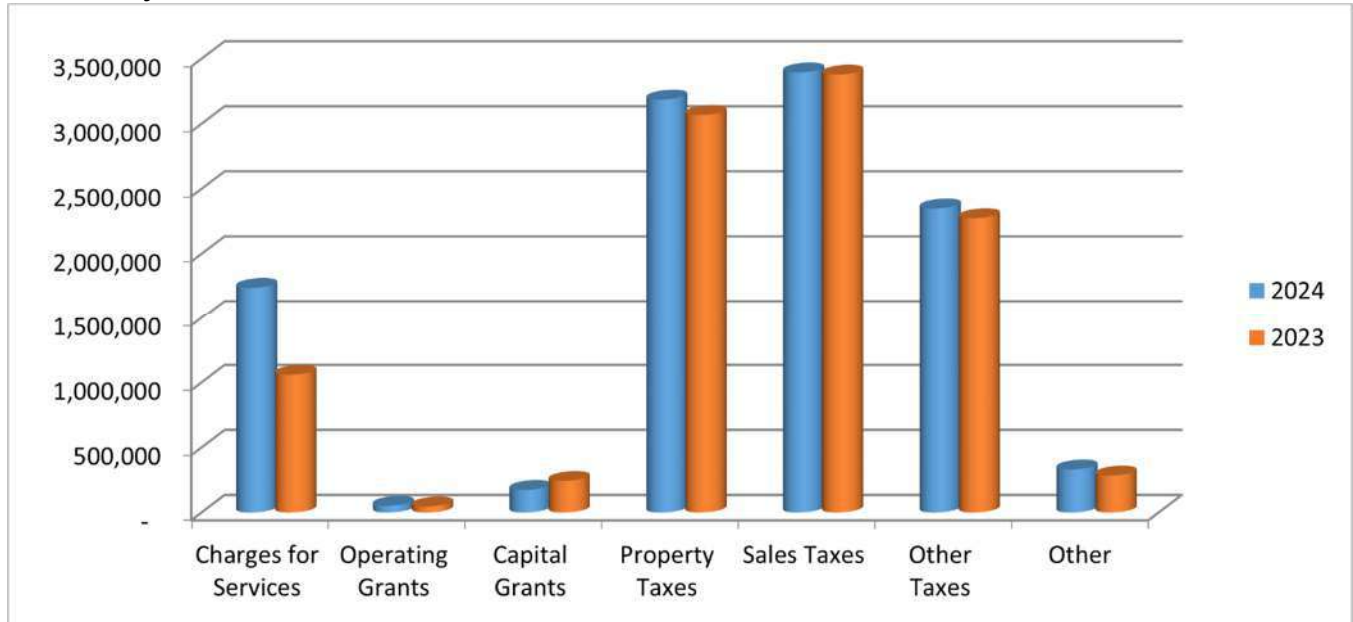
Total expenses increased approximately \$1,828,000 or 20% from the prior year. The increase is primarily due to increased operating costs of various departments compared to the prior year.

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

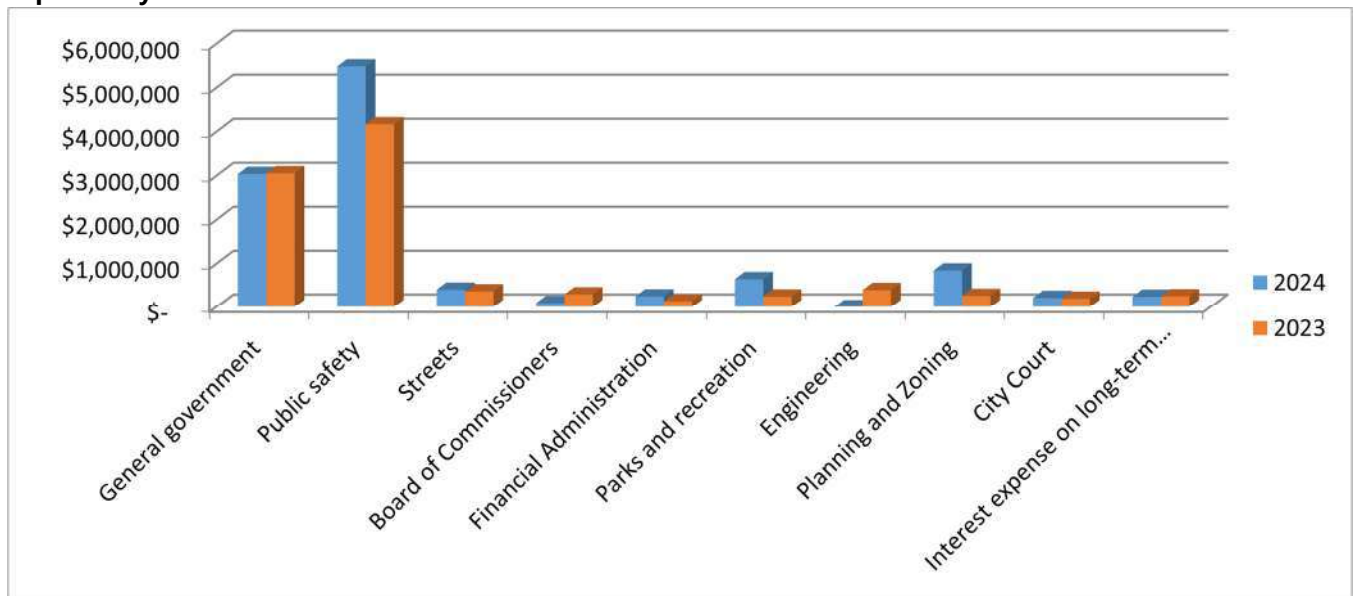
Governmental Activities:

Governmental policy continues to recognize that local revenue sources must be the foundation for providing basic public services rather than depending on uncertain Federal and State sources. To this end, it is vitally important to continue efforts to seek balanced diversity, equity and efficiency in local revenue systems to better accommodate future growth.

Revenues by Source - Governmental Fund Activities



Expenses by Source - Governmental Fund Activities



As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance – related legal requirements.

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

Governmental Funds

The focus of the City of Fairview's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements in particular, unreserved fund balance may serve as a useful measure to a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$15,764,000 a decrease of \$125,000 in comparison with the prior year. Approximately 36% of this total amount (\$5,531,000) constitutes unassigned fund balance, which is available for spending at the government's discretion, the remainder of fund balance \$10,223,000 is either restricted for various specific purposes or committed to parks, the tree bank and public facilities, as well as the commitment of funds as required by the City's stabilization policy.

The general fund is the chief operation fund of the City of Fairview, Tennessee. At the end of the current fiscal year, unassigned fund balance of the general fund was \$5,531,000. As a measure of the general fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 49% of total general fund expenditures.

The fund balance of the City's general fund decreased by \$372,000 during the current fiscal year. Key factors in this increase are as follows:

The most significant increase in actual continued revenue sources arose from charges from services which increased by approximately \$434,000. Total revenues in the general fund increased by \$1,109,000 compared to the prior year.

Total expenditures in the general fund increased by \$1,138,000 compared to the prior year. The increase is due to increases in capital outlay expenditures from the previous year.

General Fund Budgetary Highlights (in dollars)

	Budgeted Amounts	
	Original	Final
<u>Department</u>		
General Government	\$ 2,450,460	\$ 2,589,591
Financial Administration	250,265	250,265
City Court	269,950	240,507
Planning and Zoning	4,654,423	4,822,793
Police Department	3,490,370	3,998,867
Fire Department	2,079,106	2,225,506
Public Works	867,736	791,274
Board of Commissioners	103,806	108,006
Recreation and Culture	628,733	692,392
Debt Service	769,000	769,000
Total Expenditures	\$15,563,849	\$16,488,201

City of Fairview, Tennessee
Management's Discussion and Analysis (Unaudited)
For the Year Ended June 30, 2024

Capital Assets and Long-term Debt Activity

Significant changes in capital assets mostly related to land and buildings and improvements. Purchases were funded with general governmental revenues.

Following is a summary of the City's capital assets (in thousands):

	Governmental Activities	
	2024	2023
Land	\$ 3,288	\$ 3,288
Buildings and improvements	5,062	5,037
Equipment	7,662	6,931
Infrastructure	27,796	27,796
Right-to use assets	45	45
Less: accumulated depreciation	(28,523)	(27,400)
	<u>\$ 15,330</u>	<u>\$ 15,697</u>

Following is a summary of the City's long-term liabilities (in thousands):

	Governmental Activities	
	2024	2023
Compensated absences	\$ 398	\$ 325
Bonds and notes payable	11,218	11,764
Lease liabilities	25	30
Pension liability	1,554	1,422
OPEB liability	43	51
	<u>\$ 13,238</u>	<u>\$ 13,592</u>

More detailed information can be found in the notes to financial statements.

Requests for Information

This financial report is designed to provide a general overview of the City of Fairview, Tennessee's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Finance Director and/or City Manager
City Hall
7100 City Center Cir
Fairview, TN 37062

City of Fairview, Tennessee
Statement of Net Position
June 30, 2024

	Governmental activities
Assets	
Cash and cash equivalents, unrestricted	\$ 9,382,498
Cash and cash equivalents, restricted	8,172,094
Receivables, net	4,234,475
Prepaid expense	95,854
Capital assets not being depreciated	3,287,528
Capital assets, net of accumulated depreciation	12,016,851
Lease assets, net of accumulated amortization	<u>25,799</u>
Total assets	37,215,099
Deferred Outflows of Resources	
TCRS pension plan	2,077,321
OPEB plan	<u>7,193</u>
Total deferred outflows	2,084,514
Liabilities	
Accounts payable and other accrued liabilities	486,696
Unearned revenue, ARPA	2,408,538
Noncurrent liabilities	
Due within one year: bonds, notes, leases, claims, compensated absences	880,980
Due in more than one year:	
Net pension liability, TCRS	1,554,064
OPEB liability	43,467
Bonds, notes, leases, claims, compensated absences	<u>10,691,435</u>
Total liabilities	16,065,180
Deferred Inflows of Resources	
Unavailable property tax	3,196,461
OPEB plan	14,968
TCRS pension plan	<u>93,947</u>
Total deferred inflows	3,305,376
Net Position	
Net investment in capital assets	12,212,213
Restricted for	
Public safety	37,761
State street aid	697,426
Unrestricted	<u>6,981,657</u>
Total net position	\$ 19,929,057

City of Fairview, Tennessee
Statement of Activities
For the Year Ended June 30, 2024

Functions/Programs	Expenses	Program revenues			Net (expenses) revenues and change in net position	
		Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Total
Primary Government						
General government	\$ 3,033,497	\$ 996,221	\$ 17,126	\$ -	\$ (2,020,150)	\$ (2,020,150)
Public safety	5,480,893	262,752	35,000	174,160	(5,008,981)	(5,008,981)
Public works	402,194	441,661	-	-	39,467	39,467
Board of Commissioners	92,768	-	-	-	(92,768)	(92,768)
Financial administration	249,092	-	-	-	(249,092)	(249,092)
Parks and recreation	643,601	38,561	-	-	(605,040)	(605,040)
Planning and zoning	842,576	-	-	-	(842,576)	(842,576)
City court	214,151	-	-	-	(214,151)	(214,151)
Interest expense on long-term debt	241,826	-	-	-	(241,826)	(241,826)
Total governmental activities	\$ 11,200,598	\$ 1,739,195	\$ 52,126	\$ 174,160	(9,235,117)	(9,235,117)
General Revenues						
Property tax					3,186,670	3,186,670
Sales tax					3,390,096	3,390,096
Wholesale beer tax					281,838	281,838
Wholesale liquor tax					146,257	146,257
Business tax					210,084	210,084
Facilities tax					285,996	285,996
Cable TV franchise tax					82,763	82,763
Other state shared tax					79,189	79,189
State shared sales tax					1,149,167	1,149,167
TVA in lieu of tax					114,671	114,671
Unrestricted investment earnings					313,539	313,539
Miscellaneous					24,416	24,416
Total general revenues					9,264,686	9,264,686
Change in net position					29,569	29,569
Net position, beginning of year					19,899,488	19,899,488
Net position, end of year					\$ 19,929,057	\$ 19,929,057

City of Fairview, Tennessee
Balance Sheet - Governmental Funds
June 30, 2024

	General fund	Nonmajor governmental funds	Total governmental funds
Assets			
Cash and cash equivalents, unrestricted	\$ 8,864,552	\$ 517,946	\$ 9,382,498
Restricted cash and cash equivalents	8,172,094	-	8,172,094
Receivables, net	884,138	57,258	941,396
Property tax receivables	3,293,079	-	3,293,079
Prepaid expense	95,854	-	95,854
Total assets	\$ 21,309,717	\$ 575,204	\$ 21,884,921
Liabilities			
Accounts payable	\$ 252,223	\$ 14,538	\$ 266,761
Accrued liabilities	217,485	-	217,485
Unearned revenues, ARPA Funds	2,408,538	-	2,408,538
Total liabilities	2,878,246	14,538	2,892,784
Deferred Inflows of Resources			
Unavailable revenues - property taxes	3,228,194	-	3,228,194
Total deferred inflows of resources	3,228,194	-	3,228,194
Fund Balances			
Nonspendable			
Prepaid items	95,854	-	95,854
Restricted for			
Capital projects	8,172,094	-	8,172,094
Public safety	-	37,761	37,761
State street aid	174,521	522,905	697,426
Committed for			
Stabilization	502,969	-	502,969
Parks	165,660	-	165,660
Public facilities	442,015	-	442,015
Tree bank	119,481	-	119,481
Unassigned	5,530,683	-	5,530,683
Total fund balances	15,203,277	560,666	15,763,943
Total liabilities, deferred inflows of resources, and fund balances	\$ 21,309,717	\$ 575,204	\$ 21,884,921

City of Fairview, Tennessee
Reconciliation of the Balance Sheet to the Statement of Net Position
of Governmental Activities
June 30, 2024

Amounts reported for fund balance, total governmental funds \$ 15,763,943

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.

Capital assets	43,834,132
Less: accumulated depreciation	(28,503,954)

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds.

Property tax	31,733
--------------	--------

Liabilities not due and payable currently are not recorded in the governmental funds.

Compensated absences	(329,338)
Accrued interest	(35,601)
	(364,939)

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded in the funds.

Bonds payable	(10,970,982)
Lease liability	(25,195)
Premium, net of amortization	(246,900)
Accrued expenses	33,151
OPEB liability	(43,467)
Deferred inflow of resources, OPEB	(14,968)
Deferred outflow of resources, OPEB plan	7,193
Net pension liability	(1,554,064)
Deferred inflow of resources, TCRS plan	(93,947)
Deferred outflow of resources, TCRS plan	2,077,321
	(10,831,858)

Net position of governmental activities	\$ 19,929,057
---	----------------------

City of Fairview, Tennessee
Statements of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Year Ended June 30, 2024

	General fund	Nonmajor governmental funds	Total governmental funds
Revenues			
Taxes	\$ 7,609,520	\$ -	\$ 7,609,520
Licenses and permits	572,420	-	572,420
Intergovernmental	1,550,199	327,299	1,877,498
Fines and forfeits	249,465	13,287	262,752
Charges for services	38,561	-	38,561
Miscellaneous	942,623	1,940	944,563
Total revenues	10,962,788	342,526	11,305,314
Expenditures			
Current			
General government	2,197,417	-	2,197,417
Police department	2,723,748	694	2,724,442
Fire department	2,310,877	-	2,310,877
Streets	475,548	94,753	570,301
Board of commissioners	92,768	-	92,768
Financial administration	245,279	-	245,279
Engineering	-	-	-
Parks and Recreation	581,269	-	581,269
City court	210,519	-	210,519
Codes administration	838,736	-	838,736
Debt service	789,847	-	789,847
Capital outlay	869,155	-	869,155
Total expenditures	11,335,163	95,447	11,430,610
Excess (deficiency) of revenues over expenditures	(372,375)	247,079	(125,296)
Fund balance, beginning of year	15,575,652	313,589	15,889,241
Fund balance, end of year	\$ 15,203,277	\$ 560,666	\$ 15,763,943

City of Fairview, Tennessee
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2024

Net change in fund balances, total governmental funds \$ (125,296)

Amounts reported for governmental activities in the statement of net position are different because:

Governmental funds report capital outlays as expenditures. However the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense in the statement of activities. Gross sale proceeds are recognized in the governmental funds, while only net gain (loss) is shown in the government-wide statement of activities.

(437,075)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Change in bond premium	9,173	
Bond payments	<u>538,848</u>	

548,021

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the governmental funds.

Change in compensated absences	(4,100)	
Change in accrued expenses	98,292	
Change in pension expense, TCRS	<u>(53,651)</u>	

43,919

Change in net position of governmental activities	\$	<u>29,569</u>
---	-----------	----------------------

City of Fairview, Tennessee
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues				
Taxes				
Property and utility taxes	\$ 2,975,000	\$ 3,130,352	\$ 3,104,701	\$ (25,651)
Local option sales tax	3,300,000	3,550,000	3,390,096	(159,904)
Wholesale beer tax	290,000	300,000	281,838	(18,162)
Wholesale liquor tax	135,000	145,000	146,257	1,257
Business tax	120,000	120,000	210,084	90,084
Tax penalties and interest	3,000	10,500	6,702	(3,798)
Natural gas franchise fee	90,000	90,000	81,969	(8,031)
Cable TV franchise tax	120,000	120,000	82,763	(37,237)
Hotel / Motel tax	25,000	30,000	19,114	(10,886)
Facilities tax	324,652	325,000	285,996	(39,004)
Total taxes	7,382,652	7,820,852	7,609,520	(211,332)
Licenses and permits				
Building permits	300,000	300,000	441,661	141,661
Other fees and permits	119,900	126,900	130,759	3,859
Total licenses and permits	419,900	426,900	572,420	145,520
Intergovernmental				
Income tax	5,000	5,000	-	(5,000)
Beer tax	3,000	3,000	4,113	1,113
Mixed drink tax	32,000	32,000	32,468	468
Sales tax	1,100,000	1,100,000	1,149,167	49,167
Petroleum special tax	15,000	16,000	17,126	1,126
TVA in-lieu of taxes	100,000	100,000	114,671	14,671
Excise tax	22,000	22,000	18,068	(3,932)
Telecommunications sales tax	3,200	3,200	5,426	2,226
Appropriations from County	-	-	-	-
Police and fire incentives	36,400	36,400	35,000	(1,400)
Federal and State grants	175,420	175,420	174,160	(1,260)
Total intergovernmental	1,492,020	1,493,020	1,550,199	57,179
Fines and forfeitures				
Fines and costs	249,200	259,200	249,465	(9,735)
Charges for services				
Parks and recreation fees	1,000	2,000	1,870	(130)
Special events	25,000	25,000	35,975	10,975
Other fees	500	500	716	216
Total charges for services	26,500	27,500	38,561	11,061
Miscellaneous revenues				
Interest income	89,220	88,870	304,897	216,027
Donations	13,000	15,000	459,881	444,881
Sale of capital assets	110,000	110,000	78,282	(31,718)
Other revenues	6,200	81,200	99,142	17,942
Total miscellaneous revenues	218,420	295,070	942,202	647,132
Total revenues	9,788,692	10,322,542	10,962,367	639,825

Continued

See notes to financial statements

City of Fairview, Tennessee
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	final budget
Expenditures				
General Government				
Current				
Personnel costs	359,677	411,008	411,785	(777)
Contractual services	735,644	729,694	736,813	(7,119)
Supplies and materials	83,200	99,700	106,698	(6,998)
Insurance	877,150	931,150	869,153	61,997
Other projects	74,289	74,289	72,968	1,321
Capital outlay	<u>320,000</u>	<u>330,400</u>	<u>-</u>	<u>330,400</u>
Total general government	2,449,960	2,576,241	2,197,417	378,824
Financial Administration				
Current				
Personnel costs	177,115	177,115	178,312	(1,197)
Contractual services	66,350	66,350	64,600	1,750
Supplies	<u>6,800</u>	<u>6,800</u>	<u>2,367</u>	<u>4,433</u>
Total financial administration	250,265	250,265	245,279	4,986
City Court				
Current				
Personnel costs	257,400	226,457	205,647	20,810
Contractual services	2,550	2,550	270	2,280
Supplies	<u>10,000</u>	<u>11,500</u>	<u>4,602</u>	<u>6,898</u>
Total city court	269,950	240,507	210,519	29,988
Planning and Zoning				
Current				
Personnel costs	437,773	302,143	295,571	6,572
Contractual services	562,650	638,900	531,489	107,411
Supplies	24,500	26,500	11,676	14,824
Capital outlay	<u>3,630,000</u>	<u>3,880,000</u>	<u>-</u>	<u>3,880,000</u>
Total planning and zoning	4,654,923	4,847,543	838,736	4,008,807
Public Safety				
Police Department				
Current				
Personnel costs	2,036,673	2,105,244	2,220,299	(115,055)
Contractual services	304,150	227,650	129,200	98,450
Operating supplies	302,347	419,597	374,249	45,348
Capital outlay	<u>847,200</u>	<u>1,121,210</u>	<u>661,276</u>	<u>459,934</u>
Total police department	3,490,370	3,873,701	3,385,024	488,677
<i>Continued</i>				

City of Fairview, Tennessee
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	final budget
Expenditures				
Public Safety				
Fire Department				
Current				
Personnel costs	1,750,806	1,776,372	1,870,690	(94,318)
Contractual services	56,150	176,150	134,181	41,969
Nondepreciable capital assets	254,150	349,650	306,006	43,644
Capital outlay	18,000	48,500	24,680	23,820
Total fire department	<u>2,079,106</u>	<u>2,350,672</u>	<u>2,335,557</u>	<u>15,115</u>
Total public safety	5,569,476	6,224,373	5,720,581	503,792
Public Works				
Current				
Personnel costs	414,986	323,974	308,697	15,277
Contractual services	59,200	58,950	39,202	19,748
Supplies	167,150	171,950	127,649	44,301
Other	1,000	1,000	-	1,000
Capital outlay	225,400	230,000	183,199	46,801
Total public works	<u>867,736</u>	<u>785,874</u>	<u>658,747</u>	<u>127,127</u>
Board of Commissioners				
Current				
Personnel costs	62,006	62,006	58,248	3,758
Services	39,200	37,400	33,535	3,865
Supplies	2,600	2,600	985	1,615
Total Board of Commissioners	<u>103,806</u>	<u>102,006</u>	<u>92,768</u>	<u>9,238</u>
Recreation and Culture				
Current				
Personnel costs	387,481	316,890	309,470	7,420
Supplies	28,100	30,350	24,646	5,704
Repairs and Maintenance	175,852	238,852	135,786	103,066
Other	37,300	106,300	111,367	(5,067)
Total recreation and culture	<u>628,733</u>	<u>692,392</u>	<u>581,269</u>	<u>111,123</u>
Debt service				
Debt service	<u>769,000</u>	<u>769,000</u>	<u>789,847</u>	<u>(20,847)</u>
Total expenditures	15,563,849	16,488,201	11,335,163	5,153,038
Continued				

City of Fairview, Tennessee

Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended June 30, 2024

	Budgeted amounts		Actual amounts	Variance with final budget
	Original	Final		
Excess (deficiency) of revenues over expenditures before other financing sources and uses	(5,775,157)	(6,165,659)	(372,375)	5,793,284
Fund balance, beginning of year	<u>15,575,652</u>	<u>15,575,652</u>	<u>15,575,652</u>	<u>-</u>
Fund balance, end of year	\$ 9,800,495	\$ 9,409,993	\$ 15,203,277	\$ 5,793,284

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

The City of Fairview, Tennessee (the City) was incorporated July 1, 1959, under provisions of the State of Tennessee. The City operates under a City Manager-Commissioner form of government and provides the following services as authorized by its charter and duly passed ordinances: public safety (police, fire, and public health), streets, culture, recreations, public improvements, planning and zoning, and general administrative services.

The financial statements of the City of Fairview have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

Reporting Entity

The accompanying financial statements present the government and its component units. Component units are entities for which the government is considered to be financially accountable. Component units, although legally separate entities, are required to be presented in the government's financial statements using either a "blended" or "discrete" presentation. As of June 30, 2024, the City had no component units which were required to be included in these financial statements.

Government-wide and Fund Financial Statements

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Long-term assets, receivables, long-term debt, and other obligations are recognized. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are assessed. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Amounts reported as program revenues include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. General revenues include all taxes and internally dedicated resources. Expenses are allocated among various City functions including administrative overhead charges allocated by the general fund to various City functions.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given program, and (2) operating or capital grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Taxes and other items not properly included among program revenues are reported as general revenues.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

Government-wide Financial Statements and Fund Financial Statements

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu-of-taxes where the amounts are reasonably equivalent in value to the interfund services provided, and other charges between the City's utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered 'available' when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers all revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, postemployment benefits and environmental obligations are recognized later based on specific accounting rules applicable to each, generally when payment is due.

Property taxes, intergovernmental revenues, and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental fund:

The General Fund is the government's primary operating fund. It is used to account for all financial resources of the general government, except those required to be accounted for in another fund.

The government has no proprietary funds.

Amounts reported as program revenues include (i) charges to customers or applicants for goods, services, or privileges provided, (ii) operating grants and contributions, and (iii) capital grants and contributions. General revenues include all taxes and internally dedicated resources.

Since the governmental funds financial statements are presented on a different basis than the governmental activities column of the government-wide financial statements, a reconciliation is provided that explains the transition from one basis of accounting to another.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Delinquent Taxes Receivable

Delinquent taxes receivable have been included in the General Fund balance sheet, with offsetting deferred inflows to reflect amounts which were not available at June 30, 2024. Amounts which were available at June 30, 2024 have been recorded as revenue. Property taxes which will be levied October 1, 2024 in the amount of \$3,196,461 have also been recorded as receivable, with offsetting deferred revenues to reflect amounts not available at June 30, 2024.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position of the City of Fairview's participation in the Public Employee Retirement Plan of the Tennessee Consolidated Retirement System (TCRS), and additions to/deductions from the City of Fairview's net position have been determined on the same basis as they are reported by the TCRS for the Public Employee Retirement Plan. For this purpose, benefits (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms of the Public Employee Retirement Plan of TCRS. Investments are reported at fair value.

Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods transferred or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet and are eliminated on the government-wide statements. Transfers of monies between funds generally arise as a result of budget appropriations authorizing funds to be transferred from one fund to another.

Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, the statement of financial position will sometimes report separate sections for deferred outflows and inflows of resources. Deferred outflows of resources are presented after total assets. A deferred outflow of resources is a consumption of net assets by the City that is applicable to a future reporting period. Deferred inflows of resources are presented after total liabilities. A deferred inflow of resources is an acquisition of net assets that applies to a future period (or periods) and so will not be recognized as an inflow of resources until that time.

The City has the following deferred outflows and deferred inflows of resources:

Deferred inflows include unavailable revenues, primarily from property taxes assessed but not levied, which are reported in the government-wide statement of net position and the fund balance sheet.

Deferred outflows of resources and deferred inflows of resources also include amounts related to the City's participation in the TCRS pension plan and other post-employment benefit (OPEB) plan.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Capital Assets

Capital assets, which include property, plant, and equipment, are reported as part of the applicable governmental or business-type activities in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of three years. All fixed assets are valued at historical cost or estimated historical cost, if actual historical cost is not available. Donated fixed assets are recorded at acquisition value when received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Depreciation has been provided over estimated useful lives using the straight-line method.

The estimated useful lives are as follows:

Buildings	10 - 40 years
Equipment	5 - 15 years
Infrastructure	20 - 40 years

Leased assets include land and copier rentals. Amortization is provided over the lives of the leases, which are 10 and 5 years, respectively.

Compensated Absences

The policy of the City permits the accumulation of unused vacation and sick leave up to 600 hours for employees with traditional 8-hour work schedules and 780 hours for employees with 24-hour schedules. Employees accrue vacation and sick leave from 8 hours per pay period up to 15 hours per pay period based on years of service. Upon voluntary separation from employment with the City and appropriate notice, employees will be reimbursed at their pay rate for up to 280 hours for 8-hour employees and 365 hours for 24-hour employees.

Property Taxes

The City's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property located in the City's legal boundaries. All City taxes on real estate are deemed to be a lien on such realty from January 1 of the year the assessments are made. Taxes become delinquent in March of the year subsequent to the levy date; at that time, a lien attaches and delinquent taxes are turned over to Chancery Court for collection proceedings. Property tax revenues are recognized when levied. An allowance is established for delinquent taxes to the extent that their collectability is doubtful.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Property Taxes

Under Section N50 of the GASB's *Codification of Governmental Accounting and Financial Reporting Standards Accounting for Non-exchange Transactions*, property taxes are imposed on non-exchange revenues. Accounts receivable from imposed non-exchange transactions are recorded when the City has an enforceable legal claim to the asset. The enforceable legal claim date for property taxes is the assessment date of January 1. Therefore, the City has recorded the succeeding year's receivable and deferred inflow of resources for taxes assessed as of year-end, though the amounts will not be received until after year-end. Assessed values are established by the State of Tennessee at the following rates of appraised market value:

Public utility property	55%
Industrial and commercial property	
Real	40%
Personal	30%
Farm and residential property	25%

Taxes were levied at a rate of \$.8765 per \$100 of assessed valuation for the fiscal year ended June 30, 2024. Payments may be made during the period from October 1 through February 28. Current tax collections of \$3,034,340 for the fiscal year ended June 30, 2024 were approximately 95% of the tax levy.

Budgets and Budgetary Accounting

The City follows these procedures in establishing the budgetary data reflected in the financial statements.

1. The City Manager submits the proposed operating budget for the fiscal year to the Board of Commissioners. The operating budgets for the General and Special Revenue Funds include proposed expenditures and the means of financing them. All appropriations in the current operating budget lapse into the fund balance of the respective funds at the end of the fiscal year.
2. The budget passed on the first reading and each of the following readings and was adopted by ordinance on the second reading. In no event shall total appropriations for any fund exceed the estimated revenues and fund balance.
3. The amounts in the adopted budgets constitute the total annual appropriation for each fund and no expenditure may be made which will result in the annual appropriation for the fund being exceeded, unless an additional appropriation is made. The Finance Director may transfer appropriations within the same department, but any other changes in appropriations require board approval. Budgetary control is considered established at the department level.
4. Budgeted amounts shown are those originally adopted by the Mayor and the Board of Commissioners. All balances of appropriations in the current operating budgets lapse into the fund balance of the fund from which appropriations were made at the end of the fiscal year.
5. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with GAAP.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Equity

In the government-wide financial statements, equity is shown as net position and classified into three components.

Net investment in capital assets includes capital assets, net of accumulated depreciation, and outstanding debt obligations attributable to the acquisition, construction, or improvement of those assets.

Restricted net position is any portion of net position with constraints placed on use, either by (1) external groups such as creditors, grantors, or laws and regulations of other governments, or (2) laws through constitutional provisions or enabling legislation.

Unrestricted net position includes all other net position that does not meet the above classifications.

Fund Equity

Fund balance is reported in the fund financial statements under the following categories:

Nonspendable fund balance represents amounts that are required to be maintained intact, such as inventories and prepaid expenses.

Restricted fund balance is that portion of fund balance that can be spent only for the specific purposes stipulated by external resource or through enabling legislation.

Committed fund balance includes amounts constrained to specific purposes as determined by formal action of the City's Board of Commissioners (the Board) using its highest level of decision-making authority (ordinance). Conversely, to rescind or modify a fund balance commitment, action by ordinance of the Board is also required.

Assigned fund balance amounts are intended to be used by the City for specific purposes but do not meet the criteria to be restricted or committed. Intent may be stipulated by the Board. Appropriations of fund balance to eliminate projected budgetary deficits in the year's budget are presented as assignments of fund balance.

Unassigned fund balance is the residual classification of the General Fund.

Spending Policy

Generally, when costs are incurred for purposes for which both restricted and unrestricted funds are available it is the City's policy to spend the most restricted dollars before less restricted dollars. Similarly, when expenditures are incurred for which committed, assigned, or unassigned amounts may be used, committed amounts are first used, followed by assigned, then unassigned amounts.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1. Summary of Significant Accounting Policies

Stabilization Fund Balance Policy

The Board established a financial stabilization policy for the purpose of providing funds for an urgent event that affects the safety of the general public (e.g., flood, tornado, etc.). The Board must formally acknowledge the occurrence of the urgent event. The minimum level of funding was set at 5% of General Fund expenditures, which amounted to \$502,969 and which is shown as committed fund balance at June 30, 2024. Should the balance fall below the minimum, the Board will develop a plan to replenish it within two years.

Unassigned General Fund Balance Policy

The City endeavors to limit expenditures to anticipated revenues in order to maintain a balanced budget. The fund balance of the General Fund has been accumulated to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The City's target is to maintain a minimum unassigned fund balance of not less than two months of General Fund expenditures. In the event that the unassigned General Fund balance should ever fall below the minimum level, the City will develop a plan to restore the deficiency within two years.

Leases

The City determines if an arrangement is or contains a lease at contract inception and recognizes an intangible right of use asset and a lease liability at the lease commencement date. Subsequently, the intangible right of use asset is amortized on a straight-line basis over its useful life. The lease term includes the noncancelable period of the lease plus an additional period covered by either an option to extend or not to terminate the lease that the lessee is reasonably certain to exercise, or an option to extend or not to terminate the lease controlled by the lessor. The City uses its estimated incremental borrowing rate as the discount rate for leases.

The City monitors for events or changes in circumstances that require a reassessment of its leases. When a reassessment results in the remeasurement of a lease liability, a corresponding adjustment is made to the carrying amount of the intangible right of use asset

Note 2. Cash and Cash Equivalents

Cash and cash equivalents consist primarily of demand deposits with financial institutions and amounts deposited with the State of Tennessee Local Government Investment Pool. In addition, certificates of deposit or direct obligations of the federal government or its agencies that are owned by a specific fund of the City, having a maturity of three months or less when purchased, are considered to be cash equivalents. Certificates of deposit and deposits in the investment pool are carried at cost, which approximates fair value.

The State of Tennessee Local Government Investment Pool is a component of the State of Tennessee State Pooled Investment Fund, which is an external investment pool not registered with the Securities and Exchange Commission. The State Pooled Investment Fund is administered by the State Treasurer and is authorized by state statute to invest funds in accordance with the policy guidelines approved by the Funding Board of the State of Tennessee which exercises oversight responsibility, including the ability to significantly influence operations, designation of management, and accountability for all fiscal matters. The Fund is audited annually by the office of the State Comptroller.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 2. Cash and Cash Equivalents

The City is authorized to invest funds in financial institutions and direct obligations of the federal government. During 2024, the City invested in interest-bearing checking accounts and the Tennessee Local Government Investment Pool.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be returned or the City will not be able to recover collateral securities in the possession of an external party. The City's policy requires that deposits be either (i) secured and collateralized by the institutions at 105% of the value of the deposits placed in the institution, less the amount protected by federal depository insurance, or (ii) placed in financial institutions that participate in the bank collateral pool administered by the Treasurer of the State of Tennessee. Institutions participating in the collateral pool have determined that the aggregate balance of their public deposits must be at least 105% of the average daily balance of public deposits held. Investments with the Tennessee Local Government Investment Pool are not categorized as to custodial credit risk. As of June 30, 2024, all cash and investment funds of the City were adequately secured by collateral as required by statutes of the State of Tennessee.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. City policy provides that, to the extent practicable, investments are matched with anticipated cash flows. Typically, certificates of deposit are issued for periods less than one year and investments in the Local Government Investment Pool are available daily.

Note 3. Accounts Receivable

Amounts receivable at June 30, 2024 consist of the following:

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total</u>
Property taxes			
Property taxes receivable	\$ 50,970	\$ -	\$ 50,970
Delinquent	45,648		45,648
2024 levy, unavailable	3,196,461	-	3,196,461
Other governments	<u>884,138</u>	<u>57,258</u>	<u>941,396</u>
Total	\$ 4,177,217	\$ 57,258	\$ 4,234,475

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 4. Capital Assets

A summary of changes in capital assets as presented in the government-wide financial statements is as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases and transfers</u>	<u>Ending balance</u>
Capital assets not being depreciated				
Land and land improvements	\$ 3,287,528	\$ -	\$ -	\$ 3,287,528
Capital assets being depreciated				
Buildings and improvements	5,037,461	24,680	-	5,062,141
Equipment	6,930,742	844,475	(112,619)	7,662,598
Infrastructure	<u>27,796,065</u>	<u>-</u>	<u>-</u>	<u>27,796,065</u>
	39,764,268	869,155	(112,619)	40,520,804
Less: accumulated depreciation and amortization				
Buildings and improvements	1,814,590	130,172	-	1,944,762
Equipment	4,664,658	330,819	(112,619)	4,882,858
Infrastructure	<u>20,905,821</u>	<u>770,513</u>	<u>-</u>	<u>21,676,334</u>
	27,385,069	1,231,504	-	28,503,954
Total governmental activities tangible capital assets, net	15,666,727	(362,349)	-	15,304,378
Intangible right to use lease activity				
Leased equipment	45,328	-	-	45,328
Less: accumulated amortization	<u>15,097</u>	<u>4,432</u>	<u>-</u>	<u>19,529</u>
	30,231	(4,432)	-	25,799
Total capital assets, net	\$ 15,696,958	\$ (366,781)	\$ -	\$ 15,329,574

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 111,927
Public safety	330,606
Highway and streets	728,328
Parks and recreation	<u>60,643</u>
	\$ 1,231,504

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 5. Lease Liabilities

The City pays rent to a property owner for a tract of land within City limits. This lease, treated as an operating lease, has a recognized lease term ending in fiscal year 2030. The City pays \$5,049 for rent and the value of the annual property taxes to the owner. The City used the risk free rate in effect as of the lease inception dates, which was 2.23%. The lease does not contain residual value guarantees, or commitments before the commencement of the lease term.

The amount of payments made during the year applied to the lease liabilities totaled \$4,432.

Principal and interest requirements on these leases are as follows:

Year ending June 30,	Principal	Interest	Total
2025	4,532	517	5,049
2026	4,634	415	5,049
2027	4,738	311	5,049
2028	4,845	204	5,049
2029	6,446	103	6,549
Total	\$ 25,195	\$ 1,550	\$ 26,745

Note 6. Long-term Debt and Other Obligations Payable

Changes in General Long-term Debt Obligations

The following schedule reflects the changes in long-term debt during 2024:

	Beginning balance	Additions	Retirements	Ending balance	Due within one year
Governmental activities					
General obligation					
bonds	\$ 10,964,000	\$ -	\$ (459,000)	\$ 10,505,000	\$ 467,000
Bond premiums	256,073	-	(9,173)	246,900	-
Total bonds	11,220,073	-	(468,173)	10,751,900	467,000
Direct borrowing notes	543,700	-	(77,718)	465,982	80,110
Lease liabilities	29,627	-	(4,432)	25,195	4,532
Compensated absences	325,238	4,100	-	329,338	329,338
Total governmental activities	\$ 12,118,638	\$ 4,100	\$ (550,323)	\$ 11,572,415	\$ 880,980

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. These bonds generally are issued as serial bonds with equal amounts of principal maturing each year with maturities that range from 6 to 30 years. General obligation bonds outstanding are as follows:

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 6. Long-term Debt and Other Obligations Payable

General Obligation Bonds

Governmental activities	Original borrowing	Interest rates	Final maturity	Outstanding at year-end
Bonds Payable				
Refunding, Series 2021A	\$ 1,990,000	1.45%	2030	\$ 1,380,000
Series 2021B	\$ 9,695,000	1.15% - 1.67%	2051	<u>9,125,000</u>
Total bonds				\$ 10,505,000
Direct Borrowings				
Note Payable, 2018	\$ 426,000	2.95%	2027	\$ 229,308
Capital Outlay Note, 2020	\$ 375,000	2.60%	2030	<u>236,674</u>
Total direct borrowings				\$ 465,982

The above notes and bonds payable are secured by a pledge of a portion of the City's net revenues. Additionally, the notes payable contain provisions that, in the event of default, the lenders can exercise one or more of the following options: 1) make the outstanding note payable with accrued interest due and payable, 2) use other remedies allowed by state or federal law.

Direct Borrowings

The City has issued notes payable for capital purchases as detailed in the table above.

Debt service requirements to maturity, as of June 30, 2024, are as follows:

Fiscal Year	Bond Principal	Note Principal	Interest Payments	Total
2025	\$ 467,000	\$ 80,110	\$ 238,360	\$ 785,470
2026	475,000	82,364	225,537	782,901
2027	488,000	84,681	212,457	785,138
2028	495,000	87,057	198,976	781,033
2029	512,000	89,697	185,235	786,932
2030 - 2034	1,723,000	42,073	780,089	2,545,162
2035 - 2039	1,640,000	-	621,100	2,261,100
2040 - 2044	1,815,000	-	448,665	2,263,665
2045 - 2049	2,020,000	-	242,699	2,262,699
2050 - 2051	<u>870,000</u>	<u>-</u>	<u>30,786</u>	<u>900,786</u>
	\$ 10,505,000	\$ 465,982	\$ 3,183,904	\$ 14,154,886

The City's outstanding bonds and notes payable contain provisions which specify that, in the event of default, outstanding amounts immediately become due if the City is unable to make a payment. General obligation bonds and capital outlay notes are secured by the full faith and credit of the City, which is obligated to levy ad valorem taxes to the extent necessary to service the bonds and notes. The lease purchase note is secured by the related equipment. There were no unused bank lines of credit in existence at June 30, 2024.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 6. Long-term Debt and Other Obligations Payable

Direct Borrowings

The City issues general obligation bonds, other bonds, and notes to provide funds for the acquisition and construction of major capital projects. General obligation bonds and notes payable are direct obligations of the City for which its full faith and credit are pledged. There is no outstanding in substance defeased debt as of June 30, 2024.

Note 7. Pension Plan

General Information

Plan Description

Employees of the City of Fairview are provided a defined benefit pension plan through the Public Employee Retirement Plan, an agent multiple-employer pension plan administered by the TCRS. The TCRS was created by state statute under Tennessee Code Annotated Title 8, Chapters 34-37. The TCRS Board of Trustees is responsible for the proper operation and administration of the TCRS. The Tennessee Treasury Department, an agency in the legislative branch of state government, administers the plans of the TCRS. The TCRS issues a publicly available financial report that can be obtained at <https://treasury.tn.gov/Retirement/Boards-and-Governance/Reporting-and-Investment-Policies>.

Benefits Provided

Tennessee Code Annotated Title 8, Chapters 34-37 establishes the benefit terms and can be amended only by the Tennessee General Assembly. The chief legislative body may adopt the benefit terms permitted by statute. Members are eligible to retire with an unreduced benefit at age 60 with 5 years of service credit or after 30 years of service credit, regardless of age. Benefits are determined by a formula using the member's highest five consecutive year average compensation and the member's years of service credit. Reduced benefits for early retirement are available at age 55, if the employee is vested. Members vest with five years of service credit. Service-related disability benefits are provided, regardless of length of service. Five years of service is required for nonservice-related disability eligibility. The service-related and nonservice-related disability benefits are determined in the same manner as a service retirement benefit but are reduced 10% and include projected service credits. A variety of death benefits are available under various eligibility criteria.

Member and beneficiary annuitants are entitled to automatic cost of living adjustments (COLAs) after retirement. A COLA is granted each July for annuitants retired prior to the 2nd of July of the previous year. The COLA is based on the change in the consumer price index (CPI) during the prior calendar year, capped at 3.0%, and applied to the current benefit. No COLA is granted if the change in the CPI is less than 0.5%. A 1.0% COLA is granted if the CPI change is between 0.5% and 1.0%. A member who leaves employment may withdraw their employee contributions, plus any accumulated interest.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 7. Pension Plan

General Information

Employees Covered by Benefit Terms

At the measurement date of June 30, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	25
Inactive employees entitled to but not yet receiving benefits	74
Active employees	<u>66</u>
	165

Contributions

Contributions by the City are established in the statutes governing the TCRS and may only be changed by the Tennessee General Assembly. Employees are non-contributory. The City of Fairview makes employer contributions at the rate set by the Board of Trustees as determined by an actuarial valuation. For the year ended June 30, 2024, the actuarially determined contribution (ADC) for the City was \$610,077, based on a rate of 13.55% of covered payroll. By law, employer contributions are required to be paid. The TCRS may intercept the City's state shared taxes if required employer contributions are not remitted. The employer's ADC and member contributions are expected to finance the costs of benefits earned by members during the year, the cost of administration, as well as an amortized portion of any unfunded liability.

Net Pension Liability (Asset)

Pension Liabilities (Assets)

The City's net pension liability (asset) was measured as of June 30, 2023 and the total pension liability used to calculate net pension liability (asset) was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The total pension liability as of the June 30, 2023 actuarial valuation was determined using the following assumptions, applied to all periods included in the measurement.

Inflation	2.25%
Salary increases	Graded salary ranges from 8.72% to 3.44% based on age, including inflation, averaging 4.00%
Investment rate of return	6.75%, net of pension plan investment expenses, including inflation
Cost-of-living adjustment	2.125%

Mortality rates were based on actual experience, including an adjustment for some anticipated improvement.

Actuarial Assumptions

The actuarial assumptions used in the June 30, 2023 actuarial valuation were based on the results of an actuarial experience study performed for the period July 1, 2016 through June 30, 2020. The demographic assumptions were adjusted to more closely reflect actual and expected future experience.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 7. Pension Plan

The long-term expected rate of return on pension plan investments was established by the TCRS Board of Trustees in conjunction with the June 30, 2020 actuarial experience study. A blend of future capital market projections and historical market returns was used in a building-block method in which a best estimate of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) is developed for each major asset class. These best estimates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation of 2.25%. The best estimates of geometric real rates of return and the TCRS investment policy target asset allocation for each major asset class are summarized in the following table:

Asset class	Long-term expected real rate of return	Target allocation
US equity	4.88%	31%
Developed market international equity	5.37%	14%
Emerging market international equity	6.09%	4%
Private equity and strategic lending	6.57%	20%
US fixed income	1.20%	20%
Real estate	4.38%	10%
Short-term securities	0.00%	1%
		100%

The long-term expected rate of return on pension plan investments was established by the TCRS Board of Trustees as 6.75%, based on a blending of the three factors described above.

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current rate and that contributions from the City will be made at the actuarially determined contribution rate pursuant to an actuarial valuation in accordance with the funding policy of the TCRS Board of Trustees and as required to be paid by state statute. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 7. Pension Plan

Changes in the Net Pension Liability (Asset)

	Total pension liability (a)	Plan fiduciary net position (b)	Net pension liability (asset) (a)-(b)
Balance, June 30, 2022	\$ 9,946,740	\$ 8,524,708	\$ 1,422,032
Service cost	325,384	-	325,384
Interest	684,776	-	684,776
Difference between expected and actual experience	236,180	-	236,180
Changes In Assumptions	-	-	-
Contributions, employer	-	537,256	(537,256)
Net investment income	-	582,342	(582,342)
Benefit payments, including refunds of employee contributions	(254,582)	(254,582)	-
Administrative expenses	-	(5,290)	5,290
Net change	<u>991,758</u>	<u>859,726</u>	<u>132,032</u>
Balance, June 30, 2023	\$ 10,938,498	\$ 9,384,434	\$ 1,554,064

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 6.75%, as well as what the net pension liability (asset) would be if it were calculated using a discount rate that is 1.00% lower (5.75%) or 1.00% higher (7.75%) than the current rate:

	1% Decrease (5.75%)	Current rate (6.75%)	1% Increase (7.75%)
Net pension liability (asset)	\$ 3,460,301	\$ 1,554,064	\$ 21,899

Pension Expense (Negative Pension Expense) and Deferred Outflows/Inflows of Resources Related to Pensions

Pension Expense (Negative Pension Expense)

For the year ended June 30, 2024, the City recognized pension expense (negative pension expense) of \$663,729.

Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 7. Pension Plan

	Deferred outflows of resources	Deferred inflows of resources
Difference between expected and actual experience	\$ 700,285	\$ 93,947
Changes in assumptions	76,181	-
Net difference between projected and actual earnings on pension plan investments	690,778	-
Contributions subsequent to the measurement date of June 30, 2023	<u>610,077</u>	<u>-</u>
	\$ 2,077,321	\$ 93,947

Pension Expense (Income) and Deferred Outflows/Inflows of Resources Related to Pensions

Deferred Outflows of Resources and Deferred Inflows of Resources

The amount shown for "Contributions subsequent to the measurement date of June 30, 2023" will be recognized as a reduction (increase) to net pension liability (asset) in the following measurement period.

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending June 30,	
2025	\$ 246,002
2026	185,502
2027	419,199
2028	203,372
2029	202,884
Thereafter	116,344

In the table shown above, positive amounts will increase pension expense while negative amounts will decrease pension expense.

Payable to the Pension Plan

At June 30, 2024, the City reported a payable of \$43,713 for the outstanding amount of contributions to the pension plan required at the year ended June 30, 2024.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 8. Postemployment Benefit Plan (OPEB)

The City offers its employees, depending on date of hire and certain eligibility factors, single-employer defined benefit plan for retiree health insurance. The plan, named the Fairview City Hall Insurance Plan, is administered by the City.

Funding Policy

The City does not intend to fund the post-employment medical plan. No assets have been segregated and restricted to provide for post-employment benefits.

Plan Provisions

Medical Benefits

Eligibility	Retirement at age 60 with 15 or more years of service or retirement at age 55 with 25 or more years of service. Retiree must have been hired prior to November 5, 2015. A spouse of a retiree is eligible for subsidized coverage if covered at least 5 continuous years prior to retirement.
Postretirement contributions	The City pays 50% of the premium for elected coverage for the eligible retiree. The premium varies by plan option and coverage tier (individual or family).
Medical plan benefits	Two options are available through Blue Cross Blue Shield of Tennessee. Coverage is provided until the retiree reaches age 65, if there are no interruptions in coverage.
Other benefits	No other healthcare benefits are available to retirees.
Changes in plan provisions	None
Actuarial method	Individual Entry Age Normal Cost Method – Level Percentage of Projected Salary
Service cost	Determined for each employee as the Actuarial Present Value of Benefits allocated to the valuation year. The benefit attributed to the valuation year is that incremental portion of the total projected benefit earned during the year in accordance with the plan's benefit formula. This allocation is based on each participant's service between date of hire and date of expected termination.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 8. Postemployment Benefit Plan (OPEB)

Additional Plan Provisions

Discount rate	4.21% (1.71% real rate of return plus 2.50% inflation)
Health care cost trend	Level 4.50%
Effect of ACA	The excess coverage excise tax penalty of the Affordable Care Act has been postponed until the plan year beginning in 2022 and is not included in the projection of benefits in this valuation. This plan has current medical costs well under the limits in the current law. Current legislative discussions include both repeal of the excise tax and postponement beyond 2022.
Mortality	RPH-2014 Total Table with Projection MP-2021
Turnover	Rates varying based on unisex age and select and ultimate at 3 years. Rates based on the TCRS actuarial assumptions from the 2017 retirement plan valuation report. More detail is shown on pages 39-40.
Disability	None assumed
Retirement rates	Detail is shown on pages 39-40.
Retiree contributions	Retirees pay the balance of the contribution not paid by the City. Currently, this is 50% of the contribution for elected coverage.
Salary scale	3.00%
Valuation date	June 30, 2024
Measurement date	June 30, 2024

Data Assumptions

Coverage

100% of all retirees who currently have healthcare coverage will continue with the same coverage.

20% of all active employees who currently have individual healthcare coverage will continue with individual coverage upon retirement. For those with family coverage, 20% will elect to continue coverage, with 10% electing to continue with spouse coverage and the remainder with individual coverage.

Valuation Methodology and Terminology

GASB has approved the accounting methodology used to determine the postretirement medical benefit obligations.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 8. Postemployment Benefit Plan (OPEB)

Selection of Assumptions

The discount rate was selected by reviewing the recently published S&P Municipal Bond 20 Year High Grade Rate. This is one of the indices acceptable under GASB 75. This index is published weekly and is trending up in recent months. The City has selected 4.21% as the discount rate for this valuation.

The termination rates in the table below were developed from the withdrawal assumption used in the 2017 actuarial report for the TCRS retirement plans. The rates are from a 2-year select and ultimate table. The following are representative rates used in this valuation:

Employee Termination Rate			
	1st Year	2nd Year	Ultimate
Male			
Age 30	21.8%	17.9%	7.4%
Age 40	19.2%	15.9%	3.5%
Age 50	17.0%	13.0%	2.8%
Female			
Age 30	21.8%	17.9%	11.1%
Age 40	19.2%	15.9%	5.4%
Age 50	17.0%	13.0%	3.8%

The retirement rates were developed from the assumption used in the 2017 actuarial report for the TCRS retirement plans. These rates are gender-specific. The following are representative rates used in this valuation.

Employee Retirement Rates		
Age	Male	Female
60	10.5%	11.0%
61	15.0%	13.0%
62	20.0%	18.0%
63	17.5%	16.0%
64	17.5%	16.0%
65	24.0%	24.0%

The RPH-2014 Total mortality table is a current table used for valuation purposes and the MP-2021 mortality projection used is the most current available at the valuation date.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 8. Postemployment Benefit Plan (OPEB)

Average per Capita Claim Cost

Age	Medical
55	\$ 6,631
56	\$ 6,830
57	\$ 7,034
58	\$ 7,245
59	\$ 7,463
60	\$ 7,687
61	\$ 7,917
62	\$ 8,155
63	\$ 8,399
64	\$ 8,651

Changes in the Total OPEB Liability

OPEB liability, June 30, 2023	\$ 51,063
Changes for the year	
Service cost	2,316
Interest	1,890
Differences between expected and actual experience	(8,878)
Changes in assumptions	(2,924)
Benefit payments	-
Net changes	<u>(7,596)</u>
OPEB liability, June 30, 2024	\$ 43,467

OPEB Expense

Service cost	\$ 2,316
Interest	1,890
Changes in assumptions	<u>(887)</u>
	\$ 3,319

Sensitivity of the OPEB Liability to Changes in the Discount Rate

The following presents the OPEB liability of the City, as well as what the City's liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate at June 30, 2024.

	1% Decrease	Discount Rate	1% Increase
OPEB liability	\$ 39,424	\$ 43,467	\$ 47,895

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 8. Postemployment Benefit Plan (OPEB)

Sensitivity of the OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the OPEB liability of the City, as well as what the City's liability would be if it were calculated using a healthcare cost trend rate that is 1% lower or 1% higher than the current healthcare cost trend rate at June 30, 2024.

	1% Decrease	Healthcare Cost Trend Rate	1% Increase
OPEB liability	\$ 38,098	\$ 43,467	\$ 49,810

Deferred Inflows/Outflows of Resources

At June 30, 2024, the City reported the following deferred outflows of resources and deferred inflows of resources related to OPEB.

	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 3,282	\$ (7,631)
Changes in assumptions	<u>3,911</u>	<u>(7,337)</u>
Total	\$ 7,193	\$ (14,968)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year	OPEB Expense
2025	\$ (887)
2026	(887)
2027	(887)
2028	(1,275)
2029	(1,951)
Thereafter	(1,888)

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 9. Deferred Compensation Plans

The City offers its employees, depending on date of hire and certain eligibility factors, IRC 457(b) and IRC 401(k) deferred compensation plans administered by TCRS. The City has determined that none of its defined contribution pension plans are fiduciary component units or fiduciary activities of the government.

401(k) Plan

On January 1, 2013, the City began participation in the State of Tennessee Deferred Compensation Plan II – 401(k) (the 401k plan), created in accordance with Internal Revenue Code (IRC) Section 401(k), which covers substantially all employees providing services to the City. Employees may defer a portion of their gross pay to a maximum amount allowable under current Internal Revenue Service (IRS) regulations each year. The plan is administered by the State of Tennessee, Department of the Treasury. There were no plan forfeitures for the year ended June 30, 2024. The City does not make matching or non-matching contributions to the plan.

457(b) Plan

On January 1, 2013, the City began participation in the Tennessee State Employees Deferred Compensation Plan and Trust - 457(b), created in accordance with IRC Section 457(b), which covers substantially all employees providing services to the City. Employees may defer a portion of their gross pay to a maximum amount allowable under current IRS regulations each year. The plan is administered by the State of Tennessee, Department of the Treasury. There were no plan forfeitures for the year ended June 30, 2024. The City does not make matching or non-matching contributions to the plan.

Note 10. Commitments and Contingencies

Litigation

The City is a defendant in various lawsuits. Although the ultimate outcome of these lawsuits is not presently determinable, the City has an insurance policy with Public Entity Partners which will cover any settlements or judgements in these cases, as well as any of the City's attorney fees for the defense of these actions. However, the policy excludes intentional acts.

Grants

Amounts received from Grantor agencies are subject to audit and adjustment by Grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, could become a liability of the applicable fund.

City of Fairview, Tennessee
Notes to Financial Statements
For the Year Ended June 30, 2024

Note 11. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains insurance coverage through Public Entity Partners (PEP), covering each of those risks of loss. PEP is a cooperative risk-sharing arrangement between local government agencies that works in many ways like a traditional insurer. The City pays a premium, receives coverage, and can make claims against that coverage. The City meets the PEP guidelines and complies with its rules and regulations, including loss control requirements and underwriting standards. PEP rates are actuarially projected to provide adequate funding to cover loss reserves and expenses, as well as building contingency reserves. City management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

Required Supplementary Information (Unaudited)

City of Fairview, Tennessee
Schedules of Changes in Net Pension Liability (Asset) and Related Ratios
Based on Participation in the Public Employee Pension Plan of the TCRS
Last 10 Fiscal Years

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability										
Service cost	\$ 325,384	\$ 281,442	\$ 239,457	\$ 218,651	\$ 216,111	\$ 187,696	\$ 168,150	\$ 178,654	\$ 170,397	\$ 169,875
Interest	684,776	608,632	544,867	495,818	460,272	415,607	384,976	357,365	339,727	313,189
Differences between actual and expected experience	236,180	458,383	(150,317)	174,107	35,575	191,710	111,634	35,793	(135,439)	8,028
Changes in assumptions	-	-	1,078,827	-	-	-	132,101	-	-	-
Benefit payments, including refunds of employee contributions	(254,582)	(274,104)	(232,807)	(232,880)	(215,513)	(199,217)	(234,596)	(151,727)	(143,821)	(131,702)
Net change in total pension liability	991,758	1,074,353	1,480,027	655,696	496,445	595,796	562,265	420,085	230,864	359,390
Total pension liability, beginning	9,946,740	8,872,387	7,392,360	6,736,664	6,240,219	5,644,423	5,082,158	4,662,073	4,431,209	4,071,819
Total pension liability, ending (a)	10,938,498	9,946,740	8,872,387	7,392,360	6,736,664	6,240,219	5,644,423	5,082,158	4,662,073	4,431,209
Plan Fiduciary Net Position										
Contributions, employer	537,256	368,474	308,736	293,458	279,331	205,056	160,834	164,928	168,877	250,211
Net investment income	582,342	(337,336)	1,791,907	325,266	450,476	461,413	569,733	130,793	146,850	666,704
Benefit payments, including refunds of employee contributions	(254,582)	(274,104)	(232,807)	(232,880)	(215,513)	(199,217)	(234,596)	(151,727)	(143,821)	(131,702)
Administrative expenses	(5,290)	(5,898)	(5,032)	(4,897)	(5,004)	(5,170)	(3,923)	(3,635)	(2,701)	(1,892)
Net change in plan fiduciary net position	859,726	(248,864)	1,862,804	380,947	509,290	462,082	492,048	140,359	169,205	783,321
Plan fiduciary net position, beginning	8,524,708	8,773,572	6,910,768	6,529,821	6,020,531	5,558,449	5,066,401	4,926,042	4,756,837	3,973,516
Plan fiduciary net position, ending (b)	9,384,434	8,524,708	8,773,572	6,910,768	6,529,821	6,020,531	5,558,449	5,066,401	4,926,042	4,756,837
Net pension liability, ending (a)-(b)	\$ 1,554,064	\$ 1,422,032	\$ 98,815	\$ 481,592	\$ 206,843	\$ 219,688	\$ 85,974	\$ 15,757	\$ (263,969)	\$ (325,628)
Plan fiduciary net position as a percentage of total pension liability	85.79%	85.70%	98.89%	93.49%	96.93%	96.48%	98.48%	99.69%	105.66%	107.35%
Covered payroll	\$ 3,979,675	\$ 3,509,274	\$ 3,087,356	\$ 2,934,575	\$ 2,864,933	\$ 2,645,890	\$ 2,228,762	\$ 2,228,762	\$ 2,282,120	\$ 2,134,899
Net pension liability as a percentage of covered payroll	39.05%	40.52%	3.20%	16.41%	7.22%	8.30%	3.86%	0.71%	-11.57%	-15.25%

Notes to Schedule

Changes in Assumptions

In 2021, amounts reported as changes of assumptions resulted from changes to the inflation rate, investment rate of return, cost-of-living adjustment, and mortality improvements. In 2017, amounts reported as changes of assumptions resulted from changes to the inflation rate, investment rate of return, cost-of-living adjustment, salary growth and mortality improvements.

GASB 68 requires a 10-year schedule for this data to be presented starting with the implementation of GASB 68. The information in this schedule is not required to be presented retroactively prior to the implementation date. Please refer to previously supplied data from the TCRS GASB website for prior years' data, if needed.

City of Fairview, Tennessee
Schedules of Contributions Based on Participation in
Public Employee Pension Plan of TCRS
Last 10 Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially-determined contribution	\$ 610,077	\$ 537,256	\$ 361,104	\$ 308,736	\$ 291,697	\$ 278,185	\$ 201,352	\$ 160,834	\$ 164,928	\$ 168,877
Contributions in relation to the actuarially-determined contribution	(610,077)	(537,256)	(368,474)	(308,736)	(293,513)	(279,331)	(205,056)	(160,834)	(164,928)	(168,877)
Contribution deficiency (excess)	\$ -	\$ -	\$ (7,370)	\$ -	\$ (1,816)	\$ (1,146)	\$ (3,704)	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 4,502,411	\$ 3,979,675	\$ 3,509,274	\$ 3,087,356	\$ 2,934,575	\$ 2,864,933	\$ 2,645,890	\$ 2,173,434	\$ 2,233,892	\$ 2,282,120
Contributions as a percentage of covered-employee payroll	13.55%	13.50%	10.50%	10.00%	10.00%	9.75%	7.75%	7.40%	7.38%	7.40%

Notes to Schedule

GASB 68 requires a 10-year schedule for this data to be presented, starting with the implementation of GASB 68. The information in this schedule is not required to be presented retroactively prior to the implementation date. Please refer to previously supplied data from the TCRS GASB website for prior years' data, if needed.

Valuation Date

Actuarially determined contribution rates for fiscal year 2024 were calculated based on the June 30, 2022 actuarial valuation.

Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method	Entry age normal
Amortization method	Level dollar, closed (not to exceed 20 years)
Amortization period	Varies by year
Asset valuation	10-year smoothed, within a 20.0% corridor to market value
Inflation	2.25%
Salary increases	Graded salary ranges from 8.72% to 3.44%, based on age, including inflation, averaging 4.00%
Investment rate of return	6.75%, net of investment expense, including inflation
Retirement age	Pattern of retirement determined by experience study
Mortality	Customized table based on actual experience, including an adjustment for some anticipated improvement.
Cost-of-living adjustment	2.125%

Changes in Assumptions

In 2021, the following assumptions were changed: decreased inflation rate from 2.50% to 2.25%; decreased the investment rate of return from 7.25% to 6.75%; decreased the cost-of-living adjustment from 2.25% to 2.125%; and modified mortality assumptions. In 2017, the following assumptions were changed: decreased inflation rate from 3.00% to 2.50%; decreased the investment rate of return from 7.50% to 7.25%; decreased the cost-of-living adjustment from 2.50% to 2.25%; decreased salary growth graded ranges from an average of 4.25% to an average of 4.00%; and modified mortality assumptions.

City of Fairview, Tennessee
Schedules of Changes in Total OPEB Liability and Related Ratios
Last 10 Fiscal Years

	2024	2023	2022	2021	2020	2019	2018
Service cost	\$ 2,316	\$ 2,316	\$ 2,736	\$ 2,736	\$ 2,783	\$ 2,783	\$ 2,679
Interest	1,890	1,746	1,082	1,085	1,532	1,469	1,684
Experience (gain)/loss	(8,878)	-	5,047	176	-	-	-
Assumption changes	(2,924)	-	(7,639)	323	8,900	-	-
Benefit payments	<u>-</u>	<u>-</u>	<u>(3,165)</u>	<u>(3,488)</u>	<u>(3,602)</u>	<u>(7,232)</u>	<u>(7,232)</u>
Net change	(7,596)	4,062	(1,939)	832	9,613	(2,980)	(2,869)
Total OPEB liability, beginning of year	<u>51,063</u>	<u>47,001</u>	<u>48,940</u>	<u>48,108</u>	<u>38,495</u>	<u>41,475</u>	<u>44,344</u>
Total OPEB liability, end of year	\$ 43,467	\$ 51,063	\$ 47,001	\$ 48,940	\$ 48,108	\$ 38,495	\$ 41,475
Covered-employee payroll	\$ 1,850,450	\$ 1,679,797	\$ 1,679,797	\$ 1,562,565	\$ 1,562,565	\$ 1,591,309	\$ 1,591,309
Total OPEB liability as a % of covered-employee payroll	2.35%	3.04%	2.80%	3.13%	3.08%	2.42%	2.61%

Notes to Schedules

GASB 68 requires this data to be presented as part of a 10-year schedule, but it is not required to be presented retroactively prior to the implementation date of GASB 68. Years will be added to this schedule in future years until 10 years of information is available. Please refer to previously supplied data from TCRS GASB website for prior years' data, if needed.

In 2024, the mortality assumption was updated using the RPH-2014 Total table with Projection MP-2021 and the discount rate was raised from 3.54% to 4.21%.

There are no assets accumulating in a trust that meet the criteria in paragraph 4 of GASB 75 related to this OPEB plan.

Contributions are not based on a measure of pay. Accordingly, the City uses covered-employee payroll.

Supplementary Information

City of Fairview, Tennessee
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2024

	Drug	State street aid	Total
Assets			
Cash	\$ 37,761	\$ 480,185	\$ 517,946
Accounts receivable	-	57,258	57,258
Total assets	<u>\$ 37,761</u>	<u>\$ 537,443</u>	<u>\$ 575,204</u>
Liabilities and Fund Balance			
Liabilities			
Accounts payable	\$ -	\$ 14,538	\$ 14,538
Fund balance			
Restricted for			
Public safety	37,761	-	37,761
State street aid	-	522,905	522,905
Total fund balance	<u>37,761</u>	<u>522,905</u>	<u>560,666</u>
Total liabilities and fund balance	<u>\$ 37,761</u>	<u>\$ 537,443</u>	<u>\$ 575,204</u>

City of Fairview, Tennessee
Combining Schedules of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2024

	Drug	State street aid	Total
Revenues			
Taxes			
State gasoline tax	\$ -	\$ 327,299	\$ 327,299
Fines and forfeits			
Drug-related fines	13,287	-	13,287
Miscellaneous			
Interest	148	1,792	1,940
Other income	-	-	-
Total revenues	<u>13,435</u>	<u>329,091</u>	<u>342,526</u>
Expenditures			
Current			
Contractual services	-	51,455	51,455
Supplies	694	12,708	13,402
Debt service	<u>-</u>	<u>30,590</u>	<u>30,590</u>
Total expenditures	694	94,753	95,447
 Fund balance, beginning of year	 <u>25,020</u>	 <u>288,567</u>	 <u>313,587</u>
Fund balance, end of year	\$ 37,761	\$ 522,905	\$ 560,666

City of Fairview, Tennessee
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
Drug
For the Year Ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues				
Fines and forfeits				
Drug-related fines	\$ 10,000	\$ 10,000	\$ 13,287	\$ 3,287
Other income	100	100	148	48
Total revenues	10,100	10,100	13,435	3,335
Expenditures				
Current				
Contractual services	4,000	4,000	-	4,000
Supplies	2,000	2,000	694	1,306
Total expenditures	6,000	6,000	694	5,306
Excess (deficiency) of revenues over expenditures	4,100	4,100	12,741	8,641
Fund balance, beginning of year	25,020	25,020	25,020	-
Fund balance, end of year	\$ 29,120	\$ 29,120	\$ 37,761	\$ (8,641)

City of Fairview, Tennessee
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual
State Street Aid Fund
For the Year Ended June 30, 2024

	Budgeted amounts		Actual	Variance with
	Original	Final	amounts	final budget
Revenues				
Fines and forfeits				
State gasoline tax	\$ 335,000	\$ 335,000	\$ 327,299 *	\$ (7,701)
Other income	<u>350</u>	<u>350</u>	<u>1,792</u>	<u>1,442</u>
Total revenues	335,350	335,350	329,091	(6,259)
Expenditures				
Current				
Services	31,500	33,500	51,455	(17,955)
Supplies	11,000	16,000	12,708	3,292
Maintenance	174,000	167,000	30,590	136,410
Capital outlay	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>10,000</u>
Total expenditures	226,500	226,500	94,753	131,747
Excess (deficiency) of revenues over over expenditures	108,850	108,850	234,338	125,488
Fund balance, beginning of year	<u>288,569</u>	<u>288,569</u>	<u>288,567</u>	<u>(2)</u>
Fund balance, end of year	\$ 397,419	\$ 397,419	\$ 522,905	\$ 125,486

*Comprised of Gas 1989 tax, Gas 2017 tax, Gas 3 cent tax, and Gasoline & Motor Fuel tax of \$26,243, \$84,642, \$48,525, and \$167,889, respectively.

City of Fairview, Tennessee
Schedule of Changes in Property Taxes Receivable
For the Year Ended June 30, 2024

Year of levy	Gross property taxes receivable June 30, 2023	Property tax levied	Anticipated current year levy	Abatements and adjustments	Collections	Allowances for Uncollectibles	Net receivable balance June 30, 2024
2024	\$ -	\$ -	\$ 3,196,461	\$ -	\$ -	\$ -	\$ 3,196,461
2023	3,053,248	3,053,248	(3,053,248)	(9,102)	(2,993,176)	-	50,970
2022	55,674	-	-	-	(39,367)	-	16,307
2021	10,281	-	-	-	(1,031)	-	9,250
2020	2,492	-	-	-	(389)	-	2,103
2019	1,991	-	-	-	(83)	-	1,908
2018	10,118	-	-	-	(20)	-	10,098
2017	2,401	-	-	-	-	-	2,401
2016	933	-	-	-	-	-	933
2015	1,027	-	-	-	-	-	1,027
2014	622	-	-	-	-	-	622
2013	999	-	-	-	-	-	999
2012	274	-	-	-	(274)	-	-
Total	\$ 3,140,060	\$ 3,053,248	\$ 143,213	\$ (9,102)	\$ (3,034,340)	\$ -	\$ 3,293,079

Note: Delinquent property taxes are turned over to the Clerk and Master of the County Chancery Court each year for collection. All of the taxes above, except for the 2023 tax year, are delinquent and are subject to collection proceedings.

City of Fairview, Tennessee
Schedule of Changes in Long-term Debt by Individual Issue
For the Year Ended June 30, 2024

Description of indebtedness	Original amount of issue	Interest rate	Date of issue	Final maturity date	Outstanding July 1, 2023	Issued during period	Paid and/or matured during period	Refunded during period	Outstanding June 30, 2024
General Obligation Bonds									
Payable Through General and State Street Aid Funds									
General Obligation Refunding									
Bonds, Series 2021A	\$ 2,025,000	1.45%	10/1/21	6/30/30	\$ 1,599,000	\$ -	\$ 219,000	\$ -	\$ 1,380,000
General Obligation									
Bonds, Series 2021B	\$ 9,695,000	2-3%	12/15/21	6/1/51	9,365,000	-	240,000	-	9,125,000
Direct Borrowings									
Notes payable through General Fund									
Capital outlay note payable, First State Bank	\$ 427,251	2.95%	10/5/18	10/5/28	271,088	-	41,780	-	229,308
Capital outlay note, 2020	\$ 375,000	2.60%	4/15/20	4/15/30	272,612	-	35,938	-	236,674
					\$ 11,507,700	\$ -	\$ 536,718	\$ -	\$ 10,970,982

City of Fairview, Tennessee
Schedule of Debt Service Requirements, General Obligation Debt
June 30, 2024

Year ending June 30,	General Obligation Refunding Bonds, Series 2021A		General Obligation Bonds, Series 2021B		Capital Outlay Note, 2020		Capital Outlay Note, Bank-Fire Pumper		Total Requirement	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 222,000	\$ 20,010	\$ 245,000	\$ 205,630	\$ 36,910	\$ 5,998	\$ 43,200	\$ 6,722	\$ 547,110	\$ 238,360
2026	225,000	16,791	250,000	198,280	37,890	5,018	44,474	5,448	557,364	225,537
2027	228,000	13,528	260,000	190,780	38,895	4,013	45,786	4,136	572,681	212,457
2028	230,000	10,223	265,000	182,980	39,920	2,988	47,137	2,785	582,057	198,976
2029	237,000	6,888	275,000	175,030	40,986	1,922	48,711	1,395	601,697	185,235
2030	238,000	3,451	285,000	166,780	42,073	838	-	-	565,073	171,069
2031	-	-	290,000	161,080	-	-	-	-	290,000	161,080
2032	-	-	295,000	155,280	-	-	-	-	295,000	155,280
2033	-	-	305,000	149,380	-	-	-	-	305,000	149,380
2034	-	-	310,000	143,280	-	-	-	-	310,000	143,280
2035	-	-	315,000	137,080	-	-	-	-	315,000	137,080
2036	-	-	320,000	130,780	-	-	-	-	320,000	130,780
2037	-	-	330,000	124,380	-	-	-	-	330,000	124,380
2038	-	-	335,000	117,780	-	-	-	-	335,000	117,780
2039	-	-	340,000	111,080	-	-	-	-	340,000	111,080
2040	-	-	350,000	104,280	-	-	-	-	350,000	104,280
2041	-	-	355,000	97,280	-	-	-	-	355,000	97,280
2042	-	-	360,000	90,180	-	-	-	-	360,000	90,180
2043	-	-	370,000	82,440	-	-	-	-	370,000	82,440
2044	-	-	380,000	74,485	-	-	-	-	380,000	74,485
2045	-	-	385,000	66,315	-	-	-	-	385,000	66,315
2046	-	-	395,000	57,652	-	-	-	-	395,000	57,652
2047	-	-	405,000	48,765	-	-	-	-	405,000	48,765
2048	-	-	415,000	39,652	-	-	-	-	415,000	39,652
2049	-	-	420,000	30,315	-	-	-	-	420,000	30,315
2050	-	-	430,000	20,445	-	-	-	-	430,000	20,445
2051	-	-	440,000	10,341	-	-	-	-	440,000	10,341
Total	\$ 1,380,000	\$ 70,891	\$ 9,125,000	\$ 3,071,750	\$ 236,674	\$ 20,777	\$ 229,308	\$ 20,486	\$ 10,970,982	\$ 3,183,904

City of Fairview, Tennessee
Schedule of Changes in Lease Obligations
For the Year Ended June 30, 2024

Description of indebtedness	Original amount of issue	Interest rate	Date of issue	Maturity date	Outstanding June 30, 2023	Issued during period	Paid and/or matured during period	Remeasurements	Outstanding June 30, 2024
Governmental Activities									
<i>Leases payable through general fund</i>									
Land rental	\$ 45,328	2.23%	01/01/2020	12/31/2029	<u>\$ 29,627</u>	<u>\$ -</u>	<u>\$ 4,432</u>	<u>\$ -</u>	<u>\$ 25,195</u>
Total leases payable - Governmental Activities					\$ 29,627	\$ -	\$ 4,432	\$ -	\$ 25,195

City of Fairview, Tennessee

Schedule of Lease Obligations, Principal, and Interest Requirements by Fiscal Year June 30, 2024

Fiscal Year Ending	Land rental	
	Principal	Interest
2025	\$ 4,532	\$ 517
2026	4,634	415
2027	4,738	311
2028	4,845	204
2029	4,954	95
2030	1,492	8
	\$ 25,195	\$ 1,550

City of Fairview, Tennessee
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Year Ended June 30, 2024

Grantor / Pass-through Grantor	Program name	Assistance listing	Contract number	Expenditures
Federal Awards				
US Department of Justice, Bureau of Justice Assistance				
Office of Justice Programs	Bulletproof Vest Program, Justice Assistance Grants	16.607	N/A	\$ 6,151
	Body-Worn Camera Policy and Implementation Program	16.835	N/A	<u>18,742</u>
Total US Department of Justice - BJA				24,893
US Department of Transportation / Tennessee Department of Safety and Homeland Security	Alcohol Open Container Requirements	20.607	Z24THS102	35,653
U.S. Department of the Treasury / N/A - Direct	COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	<u>35,485</u>
Total federal awards				96,031
State Awards				
Tennessee Department of Finance and Administration				
Office of Criminal Justice	Violent Crime Intervention Program	N/A		<u>97,086</u>
Total federal awards and state financial assistance				\$ 193,117

Notes

Note 1. Basis of Presentation

This schedule of expenditures of federal awards and state financial assistance summarizes the expenditures of the City under programs of the federal and state governments for the year ended June 30, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 US Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the of the City, it is not intended to and does not present the financial position, change in net position, or cash flows of the City. Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 2. Indirect Cost Rate

The City has not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance

Other Supplementary Information (Unaudited)

City of Fairview, Tennessee
Schedule of Property Tax Rates and Assessments (Unaudited)
Last 10 Fiscal Years

Year of levy	Fiscal year	Tax rate per \$100 Williamson County		Tax assessment
2023	2024	\$0.8765	*	\$3,196,461
2022	2023	\$0.8765		\$3,046,263
2021	2022	\$0.8765		\$2,922,482
2020	2021	\$0.8765		\$2,018,521
2019	2020	\$0.8765		\$1,941,081
2018	2019	\$0.8765		\$1,876,821
2017	2018	\$0.8765		\$1,800,994
2016	2017	\$1.0000		\$1,735,773
2015	2016	\$0.6350		\$1,709,583
2014	2015	\$0.6350		\$1,072,902

* Anticipated levy as of June 30, 2024

Internal Control and Compliance Section



**Independent Auditor's Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance With *Government Auditing Standards***

Mayor and Commissioners
City of Fairview, Tennessee

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Fairview, Tennessee (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements as listed in the table of contents, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 28, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Blankenship CPA Group, PLLC

Blankenship CPA Group, PLLC
Brentwood, Tennessee
January 28, 2025

City of Fairview, Tennessee
Schedule of Findings and Recommendations
For the Year Ended June 30, 2024

Current Year Findings

None identified.

City of Fairview, Tennessee
Summary Schedule of Prior Year Findings
For the Year Ended June 30, 2024

Financial Statement Findings

Finding Number	Finding Title	Status
N/A	There were no prior findings reported.	N/A

Federal Award Findings and Questioned Costs

Finding Number	Finding Title	Status
N/A	There were no prior findings reported.	N/A

RESOLUTION 07-25

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT WITH RS-40 SINGLE FAMILY RESIDENTIAL ZONING AND APPROVING A PLAN OF SERVICES (7922 CROW CUT ROAD, 8.66 (+/-) ACRES, MAP 021, PARCEL 017.01)

Tax Map 021, Parcel 017.01

8.66 (+/-) Acres

7922 Crow Cut Road

Zoning: RS-40 Single Family Residential

Owner: John Hollars

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW, THEREFORE, BE IT RESOLVED by the City of Fairview; Tennessee as follows:

- A.** That a public hearing is hereby scheduled for **7:00 pm on April 3, 2025**, at **Fairview City Hall** on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Being a tract of land as shown on Property Map 21, Assessor's Office and lying wholly within the 1st Civil District of Williamson County, Tennessee, Bounded in general by Crow Cut Road on the West; Thomas W. Hudgins 7.71 acre tract on the North; Trail of Brownlyn on the East; Lynn H. Norvell and Harry Hughes on the South, more particularly described as follows:

Beginning at an iron pin set on the East side of Crow Cut Road (25' from the center) in the North line of Harry Hughes (Ref. Deed Book 761, Page 422, R.O.W.C.-Property Map 21, Parcel 19); thence with the East side of Crow Cut Road North 33 degrees 48 minutes 21 seconds East 175.05' to an iron pin set; thence with a curve to the left having the following characteristics: Delta = 10 degrees 14 minutes 43 seconds, Radius = 1507.12', Arc=269.49', Chord=North 28 degrees 41 minutes 00 seconds East 269.14' to an iron pin set (being South 18 degrees 15 minutes 48 seconds West 48.61' from an existing iron pin, the Southwest corner of Thomas W. Hudgins' original tract); thence leaving Crow Cut Road with a new line, South 83 degrees 36 minutes 57 seconds East 789.07' to an iron pin set in the West line of the Trails of Brownlyn (Ref. Plat Book 45, Page 80 R.O.W.C.); thence with Brownlyn's West line South 05 degrees 18 minutes 55 seconds East 423.55' to an existing iron pin "cummings" and being the Northeast corner of Lynn H. Norvell (Ref. Deed Book 433, Page 758 R.O.W.C. – Property Map 21, Parcel 20); thence with Norvell's North line North 83 degrees 33 minutes 20 seconds West 395.95' to an existing iron pin, the Northeast corner of the aforementioned Harry Hughes; thence with Hughes' North line North 82 degrees 45 minutes 19 seconds West 661.84' to the point of beginning, containing 8.66 acres, more or

less being a portion of the Thomas W. Hudgins and Mary L. Hudgins property as recorded in Deed Book 6131, Page 133 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, TN and dated February 02, 2018.

Being part of the same property conveyed to James H. Green and wife, Mary Lou Green by Installment Deed from Earl W. Marshall and wife, Hattie Mai Marshall, dated May 14, 1959 and of record in Book 113, Page 509 in the Register's Office of Williamson County, Tennessee. Also being part the same property conveyed to Mary Lou Green by Quitclaim Deed from James H. Green, dated February 9, 1970 and of record in Book 168, Page 470, in the Register's Office of Williamson County, Tennessee. Also bring part the same property vested to Mary Elizabeth Green by the Last Will and Testament of Mary Lou Hale (also known as Mary Lou Green) filed April 25, 2008 in Docket No. P08-4931, in the Probate Court of Williamson County. Also being part the same property conveyed to Tommy Hudgins, married by Quitclaim Deed from Mary Elizabeth Green, unmarried reserving a life estate, dated January 5, 2013 and of record in Book 5803, Page 197, in the Register's Office of Williamson County, Tennessee. Also bring part the same property conveyed to Thomas W. Hudgins and wife, Mary L. Hudgins as tenants by the entirety by Quitclaim Deed from Tommy Hudgins (also known as Thomas W. Hudgins) and Mary Elizabeth Green, dated February 19, 2014 and of record in Book 6131, Page 133, in the Register's Office of Williamson County, Tennessee.

This property is subject to the right of way of Crow Cut Road.

- B.** That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.
- C.** That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Fairview Observer, a newspaper of general circulation in such territory and the City of Fairview.
- D.** That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be published in a newspaper of general circulation in the City of Fairview not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing.
- E.** That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

SECTION 1: PLAN OF SERVICES

WHEREAS, TCA 6-51-102, as amended requires that a Plan of Services be adopted by the governing body of a city prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Section 1. Pursuant to the provisions of TCA 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of Services:

A. Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

Water Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. The owner indicates that a water tap is located on the road for this property. The City of Fairview, Tennessee, does not provide this service.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. The property owner indicates that a sewer tap is located on the road for this property. The City of Fairview, Tennessee, does not provide this service.

Where Sanitary Sewer Service is not provided, an individual sewage disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

E. Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

L. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

M. Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

The Fairview, Tennessee Municipal Planning Commission voted upon this Resolution as Follows:

Aye 7, Nay 0, Not voting 2

This Resolution was returned to the City of Fairview, Tennessee, Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval X, Disapproval _____, No Recommendation _____.

SECTION 2: LOCATION MAP



Parcel for Annexation:
Tax Map 021, Parcel 017.01
8.66 (+/-) Acres
7922 Crow Cut Road
Zoning: RS-40 Single Family Residential
Owner: John Hollars

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Passed and adopted this the **6th** day of **March, 2025**.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

RESOLUTION 08-25

A RESOLUTION ADOPTING THE LETTER OF INTENT AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO PREPARE A BINDING CONTRACT FOR THE PURCHASE OF PROPERTY

WHEREAS, the Seller expresses an interest in selling and the City of Fairview expresses interest in purchasing the property located at 7061 City Center Way; and

WHEREAS, the potential acquisition of the subject property meets several strategic objectives of the City of Fairview; and

WHEREAS, both parties have executed a nonbinding letter of intent, which is attached as Exhibit A hereto; and

WHEREAS, the next step in the process entails reducing the Letter of Intent to a final binding Purchase Agreement to be approved by the Board of Commissioners and executed by and between the Parties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that the City Manager and City Attorney be authorized and directed to prepare a binding contract for the purchase of real property located at 7061 City Center Way to be considered and approved by the Fairview Board of Commissioners at a future meeting.

Passed and adopted this 6th day of March, 2025.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney



CITY OF FAIRVIEW

7100 CITY CENTER WAY • FAIRVIEW TN 37062

OFFICE 615.387.6084

CITY MANAGER • TOM DAUGHERTY • tdaugherty@fairview-tn.org

February 7, 2025

Jewell A. English



Re: The purchase of a certain parcel of real estate located at 7061 City Center Way, Fairview, TN 37062 (the "Property")

Dear Ms. English:

The City of Fairview, Tennessee ("Fairview"), hereby expresses its interest in purchasing the Property. This letter shall serve as a Letter of Intent, whereby Fairview extends the following proposal to the Seller outlining the terms and conditions upon which Fairview would consider entering into a formal real estate purchase agreement to purchase the Property. Fairview is excited about the opportunity to move forward with this possible purchase.

The terms of a formal real estate purchase agreement would be generally structured as follows:

1. **PROPERTY:** The Property is 7061 City Center Way, Fairview, Williamson County, Tennessee, 37062.
2. **PURCHASE PRICE:** Purchase Price (the "Purchase Price") will be \$625,000.00 (Six Hundred Twenty-five Thousand Dollars).
3. **EARNEST MONEY:** An earnest money deposit of \$15,000.00 (Fifteen Thousand Dollars) will be deposited within five (5) days of the mutual execution of this Letter of Intent, with Middle Tennessee Law Group, PLLC, which is expected to close this transaction for Fairview. The earnest money will be applied at closing or promptly returned to Fairview should the contemplated transaction fail to result in a formal real estate purchase agreement within thirty (30) days of the mutual execution of this Letter of Intent.
4. **INSPECTION PERIOD:** Fairview will have **90 (ninety) days** (the "Inspection Period") to examine title to the Property and conduct such economic, feasibility, and physical

inspections as Fairview deems necessary or prudent to determine the suitability of the Property for Fairview's use.

5. **CONDITIONS PRECEDENT:** In addition to Section 4 above, and as determined by Fairview that the Property is suitable for its purposes, **the purchase of the Property must be approved by the Board of Commissioners of the City of Fairview during its regular course of business as well as the Comptroller of the State of Tennessee.**
6. **SELLER FINANCING:** Fairview is seeking financing from the Seller for up to a ten (10) year term at five percent (5%) interest. **The financing must be approved by the Comptroller of the State of Tennessee.**
7. **CLOSING:** Closing shall take place 30 (Thirty) days after the expiration of the Inspection Period or conditions precedent satisfied.

Buyer shall pay the following costs of Closing:

- All costs relating to financing the purchase, if any.
- Buyer's attorney's fees;
- Cost of surveys;
- Title search fees, premiums for owner's title insurance policies;
- Preparation of all closing documents
- All recording fees
- Document stamps/transfer taxes

Seller shall pay the following costs of Closing:

- Seller's attorney's fees;

8. **REAL ESTATE COMMISSIONS:** There are no real estate brokers involved in this transaction and, thus, there will be no real estate commission due or owing.
9. **EXCLUSIVITY:** So long as this Letter of Intent remains in effect, Seller agrees that they shall not initiate, entertain or conduct any further or new negotiations or discussions with any other corporation, firm or person other than Fairview and its representatives **for a thirty (30) day "Exclusivity Period" following the mutual execution of this Letter of Intent. The terms and provisions of this Paragraph shall be binding on the parties.**

Except for the immediately preceding paragraph regarding Exclusivity, the foregoing merely constitutes a possible structure for a potential transaction and does not constitute a binding agreement because it does not contain all matters upon which agreement must be reached for such a transaction to be consummated. A binding agreement with respect to the potential transaction outlined herein will result only from the mutual execution of such a definitive agreement.

Upon receipt of this countersigned letter, Fairview's attorney will prepare a Purchase and Sale Agreement in accordance with the terms outlined herein. Seller hereby grants to Fairview the exclusive right to negotiate for the purchase of the Property for a reasonable time following the execution of this Letter of Intent.

Please feel free to contact us with any questions or comments that you may have regarding these matters. Thank you for providing Fairview with this land acquisition opportunity.

Very truly yours,

WOLAVER & CARTER

By:

PATRICK M. CARTER,
City Attorney

Purchaser:

CITY OF FAIRVIEW, TENNESSEE

TOM DAUGHERTY, City Manager

Date: _____

Seller:

JEWEL A. ENGLISH

Date: 02/25/2025

IRA CLUB FBO JEWEL ENGLISH
IRA 1001788

Date: 02/25/2025

RESOLUTION 09-25**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN
INTERLOCAL AGREEMENT BETWEEN WILLIAMSON COUNTY, TENNESSEE
AND THE CITY OF FAIRVIEW, TENNESSEE FOR THE PURCHASE OF LICENSES
AND SUBSCRIPTION FEES**

WHEREAS, the Fairview Fire Department has requested four (4) licenses from CentralSquare; and

WHEREAS, Williamson County has partnered with CentralSquare for the purchase of these licenses; and

WHEREAS, this agreement allows the City of Fairview to reimburse Williamson County the cost of these licenses, which is an initial annual fee of \$120.00 per license.

NOW, THEREFORE, BE IT RESOLVED the City of Fairview Board of Commissioners hereby authorizes the Mayor to execute the Interlocal Agreement between Williamson County and the City of Fairview for the purchase of CentralSquare licenses and subscription fees.

Passed and adopted this 6th day of March, 2025.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

**INTERLOCAL AGREEMENT BETWEEN WILLIAMSON COUNTY, TENNESSEE AND
THE CITY OF FAIRVIEW, TENNESSEE**

THIS INTERLOCAL AGREEMENT ("Agreement") is made and entered into pursuant to *Tenn. Code Ann.*, § 12-9-104, by and between **WILLIAMSON COUNTY, TENNESSEE** (hereinafter "County"), and the **CITY OF FAIRVIEW, TENNESSEE** (hereinafter "City"), concerning the financial responsibilities for the purchase of certain licenses and subscription fees pursuant to a contract between County and CentralSquare.

WHEREAS, pursuant to Tennessee Code Annotated, Section 12-9-101, et. seq. the parties have the express authority, upon approval of their respective governing bodies, to enter into an interlocal agreement for the joint cooperation in the provision of public services; and

WHEREAS, Tenn. Code Ann. § 12-3-1203 permits cities to purchase supplies, goods, equipment, and services under the same terms as contracts or price agreements entered into by any other local governmental unit of this state; and

WHEREAS, County has contracted with CentralSquare for the purchase of field operation licenses to access the field operation software contingent on City reimbursing County for the annual subscription fees; and

WHEREAS, City has requested four (4) licenses from CentralSquare at an annual subscription fee of One Hundred Twenty and 00/100 Dollars (\$120.00) to be reimbursed in accordance with the provisions of this Agreement:

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **PURPOSE.** The purpose of this Agreement is to define certain financial and operational responsibilities of the parties concerning the purchase and reimbursement of annual licenses.
2. **CONTRACT FOR SOFTWARE AND SERVICES.** County has a contract with CentralSquare which was obtained through the General Services Administration through a competitive bidding process. County shall maintain the GSA contract with CentralSquare and shall be responsible for ensuring the contract terms are fulfilled.
3. **COMPENSATION FOR THE LICENSES.** County will pay CentralSquare a fee of One Hundred Twenty Dollars (\$120.00) per license for a total of four (4) licenses, resulting in an initial annual fee of Four Hundred Eighty Dollars (\$480.00) for the first year to be paid in full by August 1, 2025. The annual fee for each subsequent year will be calculated based on the per-license cost, in accordance with the terms of the contract between County and CentralSquare. Prior to accessing the software, City shall pay County the initial annual subscription fee.
4. **REIMBURSEMENT.**
 - a. Reimbursements. For each subsequent year City shall reimburse County the County's total costs of maintaining the four (4) licenses on an annual basis to be paid as provided herein.
 - b. Subsequent Year Reimbursements. City shall reimburse County prior to August 1 of each subsequent year of County's contract with CentralSquare in lawful money of the United States of America based on the annual recalculations of the costs of the licenses provided through County. The annual subscription fee increase shall not exceed five percent (5%) of the total cost of City's licenses.

c. Each party shall be responsible for obtaining approval from their respective legislative bodies to fund the annual reimbursement amounts.

5. **TERM.** The Term of this Agreement shall extend from the date this Agreement has been signed by all parties and shall continue from year to year for the full term of the contract County has with CentralSquare. In no event shall the term of this Agreement, including extensions, exceed five (5) years. The parties may amend the number of licenses and any corresponding annual amount reimbursed by City to County in the event CentralSquare raises its annual licensing fee.

6. **TERMINATION.**

a. **Convenience.** Any party may terminate this Agreement by providing notice prior to September 30 of each year to the other party to this Agreement at the time that notice is given. Such termination will become effective on June 30 of the following year. No further obligations or liabilities shall be imposed upon the withdrawing party after termination for convenience.

b. **Breach.** Should either party fail to fulfill in a timely and proper manner a material obligation under this Agreement or if either party should violate a material term of this Agreement, the non-breaching party shall provide the breaching party with notice of the breach. The breaching party will then have seven (7) calendar days from the receipt of the notice to cure the breach. Termination shall become effective immediately if the breach is not cured within the seven (7) day period. Upon breach or default of any of the provisions set forth herein, the non-breaching party shall be entitled to any and all damages and other equitable relief permitted under the laws of the State of Tennessee.

c. **Lack of Funding.** Should a party fail, after exercising good faith effort, to obtain the funding to fulfill that party's obligations contained herein, then the party shall have the right to terminate this Agreement immediately upon providing written notice to the other parties. The terminating party shall remain responsible and shall pay all costs accumulated prior to the termination of this Agreement to all other parties. Termination for lack of funding shall not be deemed termination for breach.

d. **Effect of Termination.** This Agreement shall continue in effect with respect to all parties that have not withdrawn unless the number of active parties is reduced so that only one party remains.

7. **INSURANCE.** Each party shall be responsible for obtaining and maintaining its own liability and property insurance against losses or liability related to the services provided hereunder and this Agreement.

8. **NO THIRD-PARTY BENEFICIARIES.** There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

9. **AUTHORITY TO ENTER INTO AGREEMENT.** This Agreement is made and entered into pursuant to the authority granted by the parties under the *Interlocal Cooperation Act*, T.C.A. 12-9-101, et. seq., and the parties agree that all approvals and filings required by the terms of said Act shall be achieved as soon as possible from and after the execution of this Agreement.

10. **NOTICE.** The individuals identified in this section, with appropriate input from public safety staff, shall develop and approve joint policies and procedures for: (1) responding to requests for notifications that include areas both within a municipality and outside that municipality, and (2) requests for backup services when the notification system used by one of the parties hereto is unavailable or fails to operate as needed. Notice of the need for backup services under this Agreement will be in person, by telephone, or by such other means as may be reasonably used to apprise the backup party of the initiating party's need for services under the circumstances. All other notices under this Agreement, with the exception of equipment testing, shall be given in writing, addressed to the following persons:

To: Williamson County
 Attn: Office of Public Safety Director
 1320 West Main St., Suite B-25
 Franklin, TN 37064

To: City of Fairview
 Attn: City Manager
 7100 City Center Way
 Fairview, TN 37062

Written notices shall be deemed received three (3) days after the same are deposited in the United States Mail, postage prepaid, addressed as provided above.

11. MISCELLANEOUS.

a. Relationship. In consideration of the mutual covenants provided herein, the parties agree that nothing contained herein is intended to be or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to this Agreement.

b. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of the Interlocal Cooperation Act.

c. Dispute Resolution. The parties may agree to participate in non-binding mediation in an attempt to resolve any disputes. Notwithstanding the foregoing statement, any claims, disputes, or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to and decided by a court of law.

d. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provision held to be invalid.

e. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual agencies shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

f. Entire Agreement and Modifications in Writing. This Agreement and any exhibits included herewith at the time of execution of this Agreement contain the entire agreement between the parties, and no statement, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified, or altered except in writing and signed by the parties and attached hereto

g. Liability. Each party shall be responsible for its own actions, and the actions of its employees, contractors, subcontractors, and agents, conducted pursuant to this Agreement.

h. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement including obtaining all regulatory and governmental approvals required by this Agreement recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

i. Assignment. The rights and obligations of this Agreement are not assignable.

j. Employment Practices. Neither party shall subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal or laying off of any individual due to race, creed, color, national origin, age, sex or which is in violation of applicable laws concerning the employment of individuals with disabilities. The parties shall not knowingly hire any unauthorized employees or fail to

comply with record keeping requirements set forth in the Federal Immigration Reform and Control Act of 1986, Chapter 878 of the 2006 Tennessee Public Acts and all other applicable laws

k. Waiver. No waiver of any provision of this Agreement shall be valid unless in writing and signed by the parties against who charged

l. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

m. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, County and City have executed this Agreement effective as of the date and year written below.

ATTEST:

WILLIAMSON COUNTY, TENNESSEE

BY: _____

BY: _____

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:


Williamson County Attorney

ATTEST:

CITY OF FAIRVIEW, TENNESSEE

BY: _____

BY: _____

DATE: _____

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

Fairview City Attorney