



CITY OF FAIRVIEW  
BOARD OF COMMISSIONERS  
REGULAR MEETING AGENDA

JUNE 2, 2022  
7:00 P.M.

1. **Roll Call**
2. **Call to Order**
3. **Prayer and Pledge**
4. **Approval of Agenda and Executive Session Announcements**
5. **Public Hearing(s)**
6. **Citizen Comments** (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
7. **Public Announcements, Awards and Recognitions**
  - A. City Events
8. **Staff Comments and Monthly Reports**
  - A. Planning Report
  - B. Finance Report
  - C. Public Works Report
  - D. City Manager Report, Scott Collins
9. **Consent Agenda** (Any Item May be Removed for Individual Consideration)
  - A. Minutes from Board of Commissioners Meeting May 19, 2022
10. **Old Business**
  - A. Zoning Old Nashville Road (Pinkerton)
    - (1) Public Hearing
    - (2) Second and Final Reading of Ordinance 2022-16, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.19 Acres of Property Consisting of Williamson County Tax Map 042, Parcel 065.07, Located on Old Nashville Road, From RS-40 (Residential) to R-20 (Residential), Property Owner: Jenelle Pinkerton, Agent: Timothy Mangrum, Innovated Construction Co. LLC
  - B. Zoning Old Nashville Road (Zoet)
    - (1) Public Hearing
    - (2) Second and Final Reading of Ordinance 2022-17, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.19 Acres of Property, Consisting of Williamson County Tax Map 042, Parcel 065.08, Located on Old Nashville Road, From RS-40 (Residential) to R-20 (Residential), Property Owner: Estate of Charlene Zoet, Agent: Timothy Mangrum, Innovated Construction Co. LLC
  - C. Zoning Highway 96 N (Neighbors)
    - (1) Public Hearing
    - (2) Second and Final Reading of Ordinance 2022-18, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 6.86 Acres of Property, Consisting of Williamson County Tax Map 022, Parcel 178.02, Located on Highway 96 N,

From RSM-40 (Residential) to RM-8 (Residential Multifamily), Property Owner: Rick Neighbors, Agent: Timothy Mangrum, Innovated Construction Co. LLC

**D. Budget Fiscal Year 2023**

- (1) Public Hearing
- (2) Second and Final Reading of Ordinance 2022-23, An Ordinance of the City of Fairview, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2022, and Ending June 30, 2023

**11. New Business (none)**

**12. Communications from the Mayor and Commissioners**

**13. Meeting Adjournment**



**ORDINANCE No. 2022-16**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF TENNESSEE, BY REZONING 7.19 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.07, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL) TO R-20 (RESIDENTIAL), PROPERTY OWNER: JENELLE PINKERTON, AGENT: TIM MANGRUM, INNOVATED CONSTRUCTION CO. LLC**

**WHEREAS**, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.07 (Old Nashville Road), from RS-40 (Residential) to R-20 (Residential), property owner: Jenelle Pinkerton; Agent: Timothy Mangrum, Innovated Construction Co. LLC; and

**WHEREAS**, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on April 12, 2022, with a recommendation for approval without conditions; and

**WHEREAS**, that all ordinances or parts of ordinances in conflict are hereby repealed; and

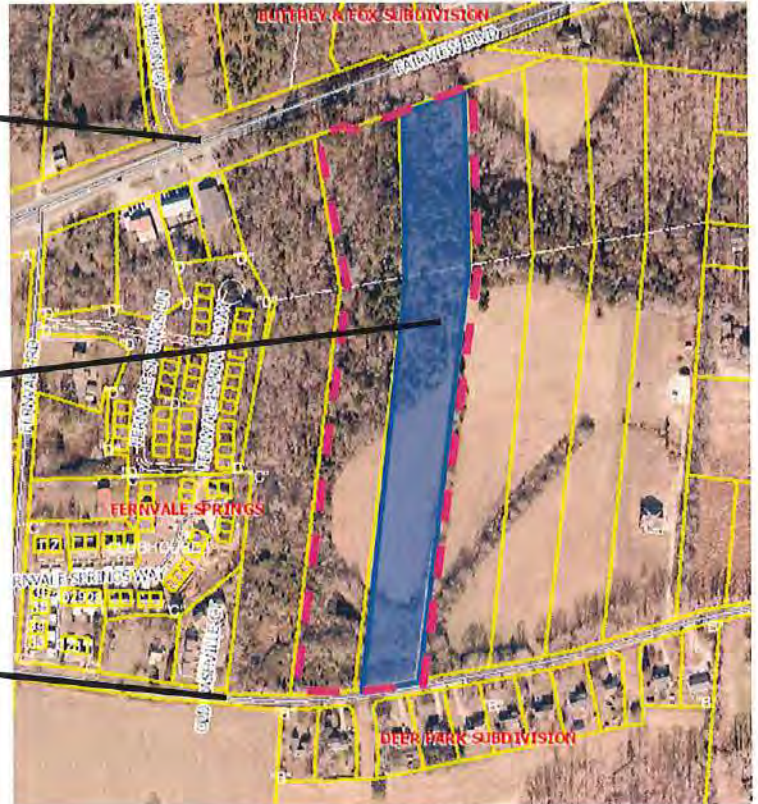
**NOW THEREFORE BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS AS FOLLOWS:**

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.07 (Old Nashville Road), from RS-40 (Residential) to R-20 (Residential), as requested by owner Jenelle Pinkerton, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.

Fairview Boulevard

Rezone 7.19 Acres  
Current Zoning: RS-40  
Requested Zoning: R-20  
Old Nashville Road  
Map: 042 Parcel: 065.07  
Owner: Jenelle Pinkerton  
Agent: Timothy Mangrum, Innovated  
Construction Co., LLC

Old Nashville Road



Approved by the Board of Commissioners:

\_\_\_\_\_  
Mayor

ATTESTED:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> Reading: May 5, 2022

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

Published for public notice on:

\_\_\_\_\_

In:

\_\_\_\_\_  
Publication

10B

ORDINANCE No. 2022-17

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF TENNESSEE, BY REZONING 7.19 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 042, PARCEL 065.08, LOCATED ON OLD NASHVILLE ROAD, FROM RS-40 (RESIDENTIAL) TO R-20 (RESIDENTIAL), PROPERTY OWNER: ESTATE OF CHARLENE ZOET, AGENT: TIM MANGRUM, INNOVATED CONSTRUCTION CO. LLC**

**WHEREAS**, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.08 (Old Nashville Road), from RS-40 (Residential) to R-20 (Residential), property owner: Estate of Charlene Zoet; Agent: Timothy Mangrum, Innovated Construction Co. LLC; and

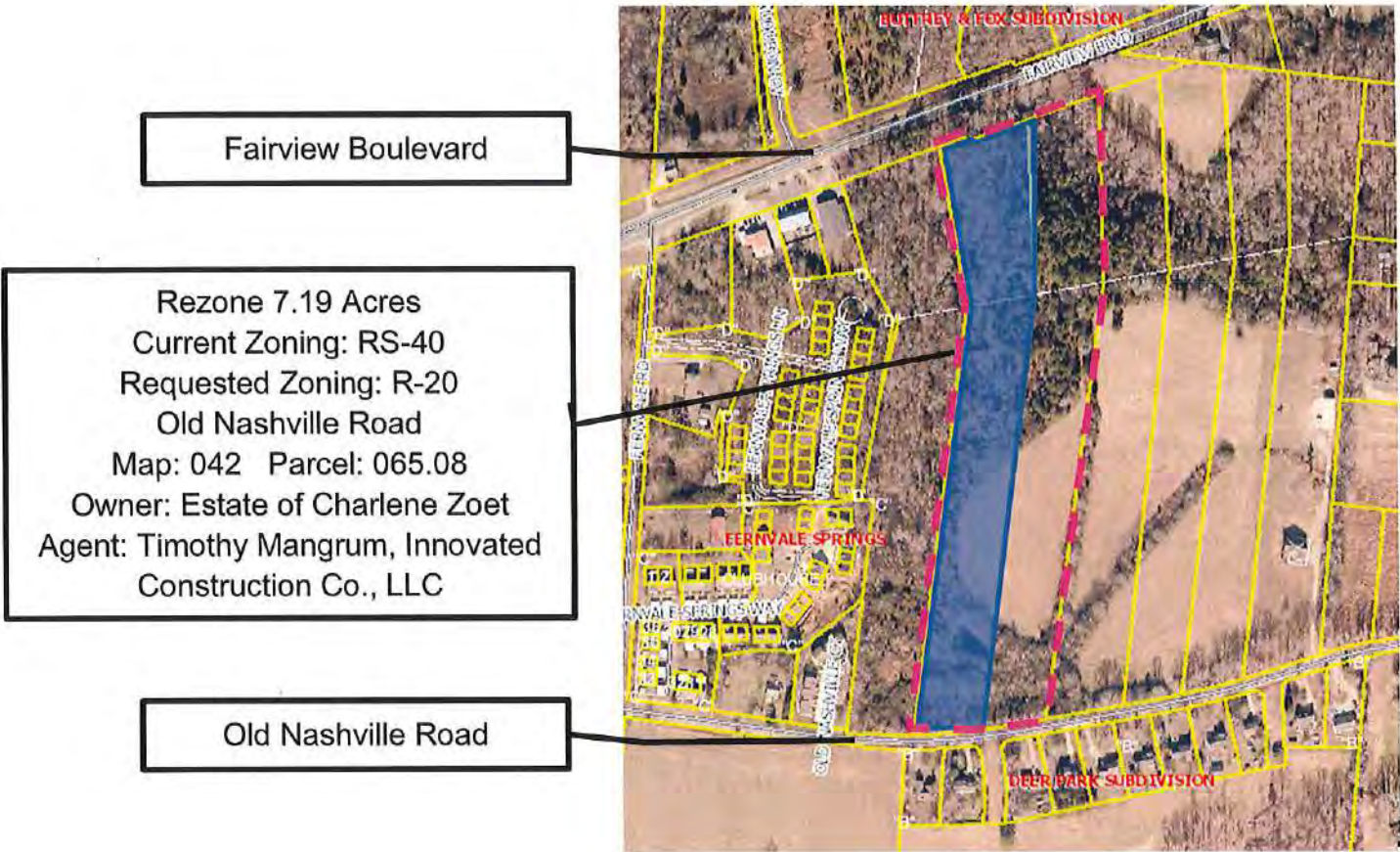
**WHEREAS**, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on April 12, 2022, with a recommendation for approval without conditions; and

**WHEREAS**, that all ordinances or parts of ordinances in conflict are hereby repealed; and

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

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 7.19 acres of property consisting of Williamson County tax map 042, parcel 065.07 (Old Nashville Road), from RS-40 (Residential) to R-20 (Residential), as requested by owner Estate of Charlene Zoet, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Approved by the Board of Commissioners:

\_\_\_\_\_  
Mayor

ATTESTED:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> Reading: May 5, 2022

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

Published for public notice on:

\_\_\_\_\_

In:

\_\_\_\_\_

Publication





ORDINANCE No. 2022-18

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING 6.86 ACRES OF PROPERTY CONSISTING OF WILLIAMSON COUNTY TAX MAP 022, PARCEL 178.02, LOCATED ON HIGHWAY 96 N, FROM RSM-40 (RESIDENTIAL) TO RM-8 (RESIDENTIAL MULTIFAMILY), PROPERTY OWNER: RICK NEIGHBORS, AGENT: TIM MANGRUM, INNOVATED CONSTRUCTION CO. LLC**

**WHEREAS**, the City of Fairview zoning ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 6.86 acres of property consisting of Williamson County tax map 022, parcel 178.02 (Highway 96 N), from RSM-40 (Residential) to RM-8 (Residential Multifamily), property owner: Rick Neighbors; Agent: Timothy Mangrum, Innovated Construction Co. LLC; and

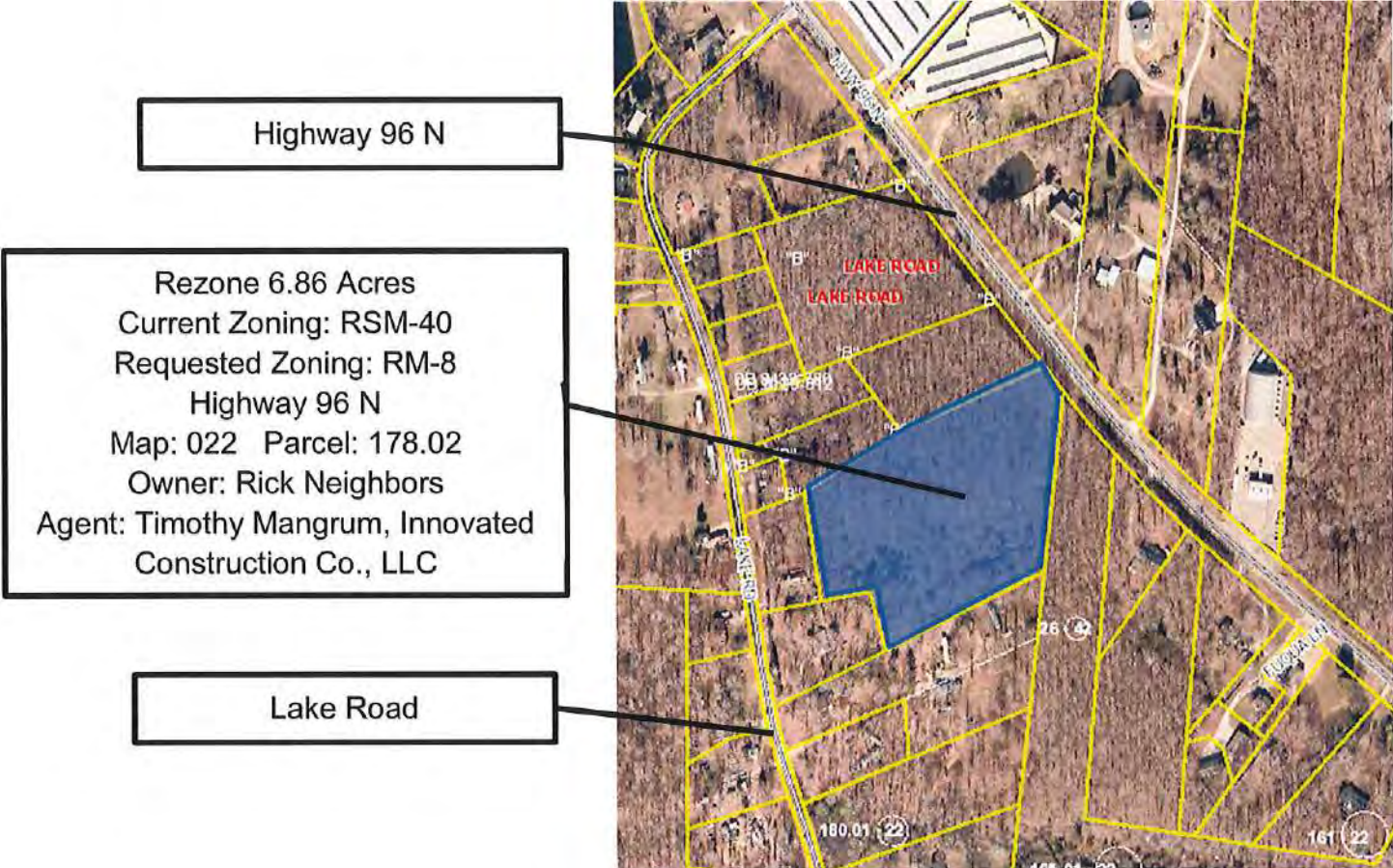
**WHEREAS**, said property to be rezoned from RSM-40 to R-20 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on April 12, 2022, with a recommendation for approval without conditions; and

**WHEREAS**, that all ordinances or parts of ordinances in conflict are hereby repealed; and

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

The zoning ordinance of the City of Fairview, Tennessee, is hereby amended by rezoning 6.86 acres of property consisting of Williamson County tax map 022, parcel 178.02 (Highway 96 N), from RSM-40 (Residential) to RM-8 (Residential Multifamily), as requested by owner Rick Neighbors, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Approved by the Board of Commissioners:

\_\_\_\_\_  
Mayor

ATTESTED:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> Reading: May 5, 2022

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

Published for public notice on:

\_\_\_\_\_

In:

\_\_\_\_\_  
Publication



**ORDINANCE No. 2022-23**

**AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, ADOPTING AN ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023.**

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2023, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

<b>General Fund</b>	<b>Actual FY 2021</b>	<b>Estimated FY 2022</b>	<b>FY 2023 Budget</b>
<b>Cash Receipts</b>			
Taxes	6,210,904	6,792,550	7,457,450
Licenses and Permits	599,067	504,335	563,250
Fines and Fees	218,165	205,700	210,500
Intergovernmental	412,017	1,520,235	1,396,971
Other Revenue	277,478	626,075	256,935

Debt Proceeds	0	9,685,000	0
TAN and GAN Proceeds	0	0	0
Transfers In From Other Funds	0	0	0

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<b>Total Cash Receipts</b>	<b>7,717,631</b>	<b>19,333,895</b>	<b>9,885,106</b>
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**Appropriations**

Board of Commissioners	44,201	62,202	79,306
Administration	1,759,810	2,531,081	2,043,750
Finance Department	121,980	140,865	144,624
Planning Department	341,410	288,222	287,086
Engineering Department	-	1,613,829	1,019,703
Municipal Court	188,559	204,621	229,604
Police Department	1,744,389	2,114,824	2,542,778
Fire Department	1,421,488	1,742,470	1,784,966
Public Works Department	-	1,104,153	3,023,082
Parks Department	634,283	964,962	518,810
Debt Service	212,397	426,600	719,000
Transfers Out To Other Funds	0	0	0

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<b>Total Appropriations</b>	<b>6,468,517</b>	<b>11,193,829</b>	<b>12,392,709</b>
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Change in Cash (Receipts - Appropriations)	1,249,114	8,140,066	(2,507,603)
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Beginning Cash Balance on July 1	3,177,586	4,426,700	12,566,766
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Ending Cash Balance on June 30	4,426,700	12,566,766	10,059,163
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Ending Cash as a % of Appropriations	68.43%	112.27%	81.17%
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<b>State Street Aid</b>	<b>Actual FY 2021</b>	<b>Estimated FY 2022</b>	<b>FY 2023 Budget</b>
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Cash Receipts

State Gasoline and Motor Fuel Taxes	283,430	326,000	326,000
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Local Gasoline and Motor Fuel Taxes	0	0	0
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Other Revenue	104	200	200
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Debt Proceeds	0	0	0
<b>Total Cash Receipts</b>	<b>283,534</b>	<b>326,200</b>	<b>326,200</b>
<b>Appropriations</b>			
Public Works Department	275,839	349,500	319,500
Debt Service	38,590	0	0
<b>Total Appropriations</b>	<b>314,429</b>	<b>349,500</b>	<b>319,500</b>
Change in Cash (Receipts - Appropriations)	(30,895)	(23,300)	6,700
Beginning Cash Balance on July 1	138,362	107,467	84,167
Ending Cash Balance on June 30	107,467	84,167	90,867
Ending Cash as a % of Appropriations	34.18%	24.08%	28.44%

<b>Drug Enforcement Fund</b>	<b>Actual FY 2021</b>	<b>Estimated FY 2022</b>	<b>FY 2023 Budget</b>
<b>Cash Receipts</b>			
Fines and Court Costs	14,599.0	12,000.0	8,500.0
Other Revenue	15,067.0	10,050.0	50.0
<b>Total Cash Receipts</b>	<b>29,666.0</b>	<b>22,050.0</b>	<b>8,550.0</b>
<b>Appropriations</b>			
Police Operational Expenses	40,497.0	34,000.0	34,000.0
Police Capital Expenditures	0.0	0.0	0.0
Drug Enforcement	0.0	0.0	0.0
Other	0.0	0.0	0.0
<b>Total Appropriations</b>	<b>40,497.0</b>	<b>34,000.0</b>	<b>34,000.0</b>

Change in Cash (Receipts - Appropriations)	(10,831.0)	(11,950.0)	(25,450.0)
Beginning Cash Balance on July 1	71,806.0	60,975.0	49,025.0
Ending Cash Balance on June 30	60,975.0	49,025.0	23,575.0
Ending Cash as a % of Appropriations	150.57%	144.19%	69.34%

SECTION 2: At the end of the fiscal year 2023, the governing body estimates fund balances or deficits as follows:

<b>State Street Aid</b>	<b>\$90,867</b>
<b>Drug Enforcement Fund</b>	<b>\$23,575</b>
<b>General Fund</b>	<b>\$10,059,163</b>

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

<b>General Fund</b>	<b>\$12,165,000</b>
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SECTION 4: During the coming fiscal year (2023) the governing body has pending and planned capital projects with proposed funding as follows:

Multiple stormwater management projects funded by grant and general fund sources; Multiple Road improvement projects funded by grant, debt proceeds and general fund sources; Public safety training center improvements funded by bond proceeds;

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 6: Money may be transferred from one appropriation to another in the same fund in an amount of up to \$10,000 by the City Manager, subject to such limitations and procedures as set by the Board of Mayor and Aldermen pursuant to Tennessee Code Annotated § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 8: There is hereby levied a property tax of **\$0.8765 per \$100 of assessed value** on all real and personal property.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect July 1, 2022, the public welfare requiring it.

Passed 1<sup>st</sup> Reading: May 19, 2022

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTESTED:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney