

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

JULY 16, 2020

7:00 P.M.

AGENDA

1. **Roll Call**
2. **Call to Order**
3. **Prayer and Pledge**
4. **Approval of Agenda and Executive Session Announcements**
5. **Public Hearing(s)**
 - A. Item 9C
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**
8. **Staff Comments and Monthly Reports**
 - A. City Manager Report
9. **Consent Agenda** (Any Item May be Removed for Individual Consideration)
 - A. Minutes from the July 2, 2020, Board of Commissioners Meeting
 - B. Minutes from the July 2, 2020, Board of Commissioners Work Session
 - C. Resolution 17-20, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the City of Fairview, Tennessee
10. **Old Business – N/A**
11. **New Business - N/A**
12. **Communications from the Mayor and Commissioners**
 - A. Commissioner
 - B. Commissioner
 - C. Commissioner
 - D. Vice Mayor
 - E. Mayor
13. **Adjournment**

CITY OF FAIRVIEW
RESOLUTION 17-20

9C

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE

Tax Map 69, Parcel 82.00

7322 Valley Road

Owner: Richard and LaRawn S. Rhea

50.83 Acres

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; and

WHEREAS, the owners of all property within the territory proposed for annexation 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, 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 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 Observer, 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 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 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 and the 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 and Plan of Services was held by the governing body on the 16th day of July, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF

THE CITY OF FAIRVIEW, TENNESSEE.

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

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.

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.

Water

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 land-owner and shall be constructed to meet the terms and standards for the Williamson County and the State of Tennessee.

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 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.

Refuse Collection

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

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.

Schools

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

Inspection Services

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

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.

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.

Street Lighting

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

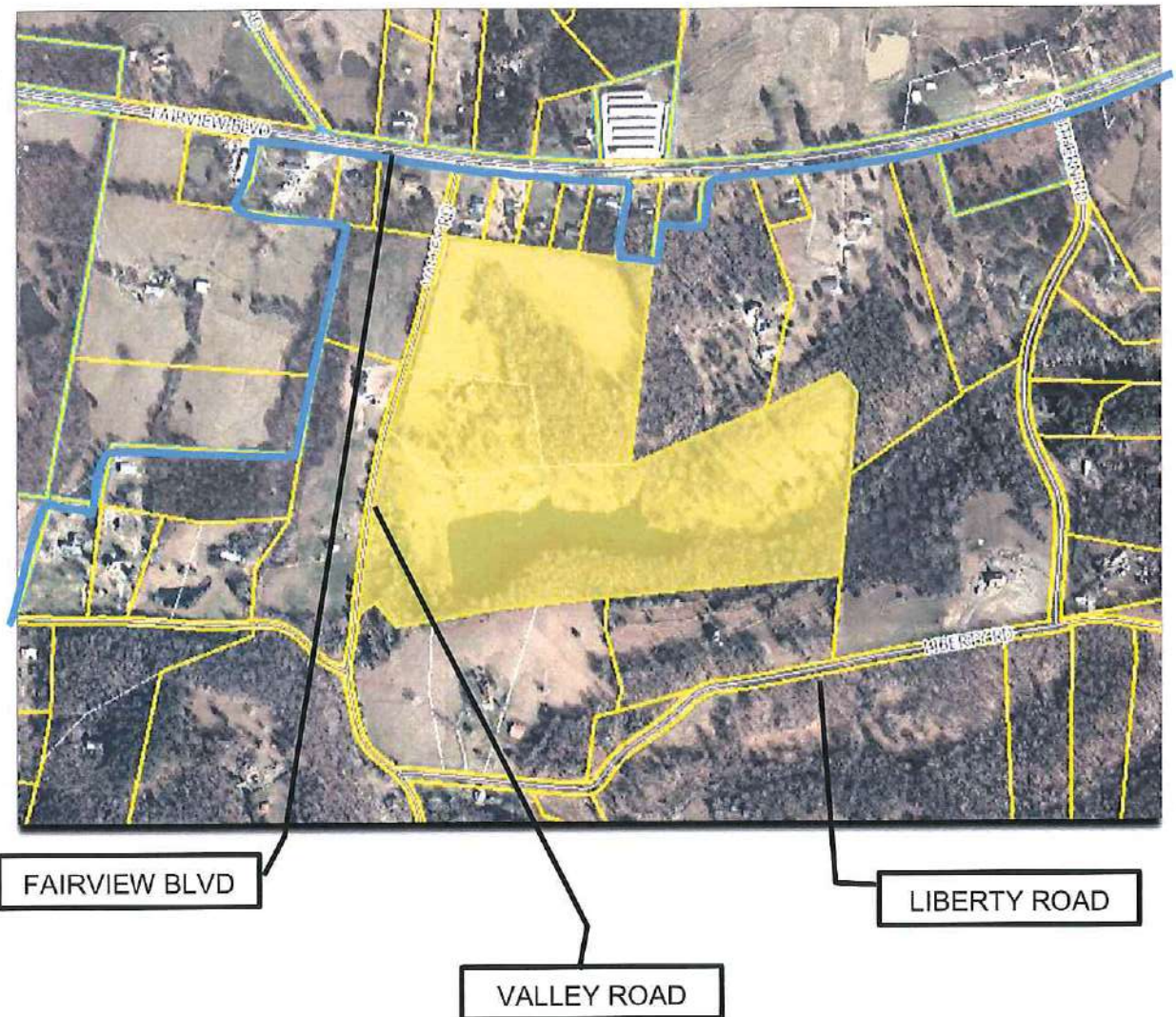
Recreation

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

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



SECTION 3: LEGAL DESCRIPTION

Tract 1

Identified as 6.29 acres of land located at 7318 and 7320 Valley Road, Fairview, Williamson County, Tennessee, and identified on the record of the Williamson County Tax Assessor as part of Parcel 82.01, Map 69, and being that property more particularly described in the Executor's Quitclaim Deed of Record in Book 2094, page 925, Register's Office for said County, less and except that property conveyed to Melvin R. Vaughn and wife, Rebecca A. Vaughn, by deed of record in Book 2905, page 217, said Register's Office, being more particularly described according to a survey dated 2-26-03, by Boyd B. Gibbs, Tennessee Licensed Surveyor, Registration No. 1598, as follows:

Beginning at a point (the "point of beginning"), a PK nail, which is the easterly-most corner of land conveyed to Melvin R. Vaughn and wife, Rebecca A. Vaughn by deed of record in Book 2905, page 217, said Register's Office (the "15 acre parcel"), which point is the intersection of the 15 acre parcel and the centerline of Valley Road; thence, easterly, South 83 degrees 24.10" East, along the 15 acre parcel, past an iron rod at 10 feet, a combined distance of 595.15 feet, to an iron rod, the northeasterly corner of this parcel; thence, South 85 degrees, 04'30" west, 116.60 feet to a point, which is the beginning of and center of a 50 foot easement; thence, following said centerline: South 57 degrees, 24' West, 62.90 feet, to a point; South 74 degrees, 46' west, 116.60 feet to a point; South 84 degrees 29' West, 200.56 feet to a point; North 77 degrees, 58' West, 64.55 feet to a point; North 56 degrees, 33' West, 79.90 feet to a point; North 36 degrees, 50' West, 87.10 feet; North 57 degrees West, 92 feet to a point in the centerline of said Valley Road; thence, continuing northwardly with the centerline of Valley Road, North 11 degrees, 50' East, 104.95 feet to a point; and continuing with the said centerline of Valley Road, North 14 degrees, 50' East, 104.96 feet to a point; and continuing with the said centerline of Valley Road, North 14 degrees, 30' East, 225 feet to the point of beginning, containing 6.29 acres.

Being the same property conveyed to the J.R. Vaughn Family LLC by Warranty Deed from Bradley Stinson and wife, Rhonda L. Stinson of record in Book 3561, page 64, Register's Office for Williamson County, Tennessee.

Tract 2

Being a parcel of land located in the First Civil District of Williamson County, Tennessee, a portion of the Bradley Dean Stinson 21.29 acre tract as recorded in Deed Book 2094, page 925, bounded on the west by Valley Road, on the north by Valley Road Subdivision, east by Long, south by Price and the remainder of the Stinson property, being more particularly described as follows:

Beginning at a spike in the center of Valley Road at the original northwest corner of the Stinson 21.69 acre tract, same being the northwest corner of Tract B in the Joseph H. Stinson, Sr. heirs deed of partition as recorded in Deed Book 235, page 312, and the southwest corner of Valley Road Subdivision as recorded in Plat Book 6, page 23, thence, Leaving Valley Road along the southerly line of the Valley Road Subdivision as recorded in Plat Book 6, page 23, thence, Leaving Valley Road along the southerly line of the Valley Road subdivision S 86 degrees 32 feet east passing through an iron rod at a fencepost at 36.0 feet, in all 905.50 feet to an iron pipe at a fence corner,

Stinson's northeast corner, thence, along the westerly line of Long as recorded in Deed Book 967, page 624, south 1 degree 41 feet west 547.00 feet to an iron rod at a fencepost; with the same south 1 degree 34' west 321.05 feet to an iron rod at a fencepost corner, thence, along the northerly line of Price's 30.54 acre tract as recorded in Deed Book 2094, page 922, south 85 degrees, 4'30" West 365 feet to an iron rod; thence, along new division lines severing Stinson's 21.29 acre tract North 8 degrees 0'0" West 372 feet to an iron rod; North 83 degrees 24'10" West passing through an iron rod at 545.10 feet, in all 570.10 feet to PK nail in the center of Valley Road; thence, Along the center of Valley Road North 12 degrees 0' East 225 feet; North 10 degrees 35 feet East 305 feet to the beginning, containing 15.00 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated February 26, 2003. Being the same property conveyed to J.R. Vaughn Family LLC from Melvin R. Vaughn and wife, Rebecca A. Vaughn of record in Book 3315, page 528, in the Register's Office of Williamson County, Tennessee.

Tract 3

Being a parcel of land located in the First Civil District of Williamson County, Tennessee, a portion of the Joseph Herman Stinson property as recorded in Deed Book 235, page 312, bounded on the west by Valley Road, north by Tract two, Long and Wright, east by Wright and Lane, south by Mangrum and Palmer, being more particularly described as follows: beginning at a railroad spike in the center of Valley Road at a culvert at the original southwest corner of Tract B in the deed of partition, also a corner of Mangrum's tract A of said partition; thence, along the center of Valley Road north 02 degrees, 21' east 250.00 feet; north 05 degrees, 30' east 125.00 feet; north 07 degrees 00' east 100 feet; north 09 degrees 19 east 164.50 feet to a railroad spike; thence leaving Valley Road along new division lines to railroad spike in the center of the driveway south 57 degrees 00' east 92 feet; south 36 degrees 50' east 200.55 feet; north 74 degrees 46' east 69.60 feet; north 57 degrees 24' east 62.90 feet to a spike at the east end of the driveway; continuing along a new division line north 85 degrees 4'30" east leaving the driveway 481.60 feet to an iron rod at fencepost corner, the southeast corner of tract one and the southwest corner of Long as recorded in Deed Book 967, page 624; thence along the southerly line of Long North 62 degrees 22' east 612.50 feet to an iron pipe; thence, along the southerly line of Wright as recorded in Deed Book 429, page 46, north 59 degrees 57' east 350 feet to an iron rod at a fencepost corner; continuing with Wright south 45 degrees 28' east 102.75 feet to a 20" black oak; south 01 degree 9' west passing Wright's corner at about 357 feet, continuing with Lane as recorded in Deed Book 125, Page 235, in all 780.50 feet to an iron rod at a concrete block, the original southeast corner; thence along the northerly line of Mangrum as recorded in Deed Book 235, Page 312, south 80 degrees 6' west 974.05 feet to an iron rod; south 79 degrees 30' west continuing with Palmer as recorded in Deed Book 574, Page 94, in all 447.25 feet to an iron rod; south 75 degrees 30' west 300 feet to an iron rod at Palmer's northwest corner; continuing with Mangrum south 75 degrees 54' west 153.90 feet to an iron rod; north 46 degrees 5' west passing through an iron rod at 119.0 feet, in all 134.00 feet to the center of the branch; along the branch south 54 degrees 30' west 126.50 feet to the beginning, containing 30.54 acres, more or less, subject to and served by a 50-foot ingress/egress easement along the driveway line, according to a survey by Boyd B. Gibbs, RLS #1598, 106 Public Square, Centerville, TN,

dated 6/19/00.

Being the same property conveyed by Quitclaim Deed from Brenda Stinson Price, married to Michael Price as recorded on the 25th day of June, 2002 in Book 2483 Page 69; Executor's Quitclaim Deed from Joseph Herman Stinson, Jr., Bradley Dean Stinson and Brenda Stinson Price, co-executors to Brenda Stinson Price as recorded on the 22nd day of December, 2000 in Book 2094, Page 922 and Deed from Pauline S. Mangrum to Joseph H. Stinson, Jr. as recorded on the 19th day of December, 1974 in Book 235, Page 312, in the Register's Office of Williamson County.

This unimproved property known as: 7322 Valley Road, Fairview, Tennessee, 37062.

- A. 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.
- B. 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.
- C. 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.

Mayor

Date

Attest: City Recorder

Approved as to Form and Legality:

City Attorney