

JULY 19, 2018

7:00 P.M.

AGENDA

- 1. Roll Call
- 2. Call to order by Mayor Carroll
 - A. Prayer and Pledge
- 3. Approval of the Agenda
- 4. Public Hearing
- 5. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).
- 6. Awards and/or Recognitions
- 7. Public Announcements
- 8. Staff Comments
- 9. Approval of the Minutes
- 10. Consent Agenda Consisting of Items as Follows
 - A. Minutes from the June 21, 2018 Board of Commissioners Meeting
 - B. Minutes from the June 21, 2018 Board of Commissioners Work Session
- 11. Old Business
- 12. New Business
 - A. Resolution 15-18, A Resolution of the City of Fairview, Tennessee, Determining Non-Profit Agency Funding for the 2018-2019 Budget Year
 - B. Resolution 17-18, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (7329 Taylor Road, owner. Tony Cavender)
 - C. Resolution 18-18, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (Northwest Highway, Map 21, Parcel 61.22, owner: Hudson Family Revocable Trust)
 - D. Resolution 19-18, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, to Formally Accept the Subdivision Improvements Associated with Heartland Reserve Subdivision
 - E. Resolution 20-18, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, to Formally Accept the Subdivision Improvements Associated with Kyles Creek, Phase Two, Section One
- 13. Manager Items for Discussion
 - A. Miscellaneous Updates
 - B. City Attorney Comments
- 14. Communications from the Mayor and Commissioners
- 15. Adjourn to Executive Session
- 16. Meeting Adjournment

CITY OF FAIRVIEW, TENNESSEE



12A

A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, I NON-PROFIT AND COMMUNITY AGENCY FUNDING FOR THE 2019 BUDGET YEAR.

<u>WHEREAS</u>, the Board of Commissioners of the City of Fairview, Tennessee, included in the city's 2019 fiscal year budget funding allocated to local non-profits and community agencies who provide public services within the City of Fairview, and

<u>WHEREAS</u>, to serve as many in the community as possible by the equitable distribution of funds the Board of Commissioners desires to limit annual funding to non-profits and public service agencies to \$5,000, and

WHEREAS, non-profits and community agencies funded more than \$1,000 will have their allocated funding distributed to them on a quarterly basis, and

<u>WHEREAS</u>, the Board desires for the following agencies to be funded in the following amounts:

Boys and Girls Clubs of Middle Tennessee, Fairview Chapter \$5,000
American Legion Post 0248 \$4,000
Mid-Cumberland Human Resource Agency (Meals on Wheels) \$5,000
United Way of Williamson County \$3,200
Graceworks West \$5,000
The Fairview Community Theatre \$1,000
The Fairview Seniors Group \$1,000
Fairview High School P.T.O. \$1,000
Fairview Middle School P.T.O. \$1,000
Westwood Elementary Middle School P.T.O. \$1,000

City Attorney

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

The City of Fairview, Tennessee, Board of Commissioners approves the agency funding allocations as described above.

Approved and adopted this ______ day of ______, 2018.

Attest City Recorder:

Mayor

APPROVED AS TO FORM:

RESOLUTION 17-18



A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Tax Map 42, Parcel 77.00 7329 Taylor Road Owner: Tony Cavender

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 September 6, 2018 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Being a parcel of land located in the First Civil District of Williamson County, Tennessee, a portion of the Walter R. Taylor property as recorded in deed book 82, page 41, bounded on the north by Tract Two, east by Taylor Road, south by Tract Four, west by J.C. Jones

- 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 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.

WHEREUPON, the Mayor declared the Resoluthe date thereto, and directed that the same be record	solution adopted, affixed a signature and corded.	
Mayor		
Date:		
ATTEST: City Recorder		
Approved as to Form and Legality thisday of	, 20	
City Attorney		

PROPOSED PLAN OF SERVICES TO ACCOMPANY RESOLUTION 17-18.

A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (Tax Map 021, Parcel 61.22 located on Northwest Highway)

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, THAT:

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

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

B. Fire

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

C. Water

- 1. Water for domestic, commercial, and industrial use will 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 will 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.

D. Sanitary Sewers

1. At present Sanitary Sewer Service is not available. If and when such service becomes available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of 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.

E. Refuse Collection

1. 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 County of Williamson under the standards currently prevailing in Williamson County, Tennessee, will serve the County 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.

G. Schools

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

H. Inspection Services

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

I. Planning and Zoning

1. 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. Street Lighting

1. The State, County, or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

K. Recreation

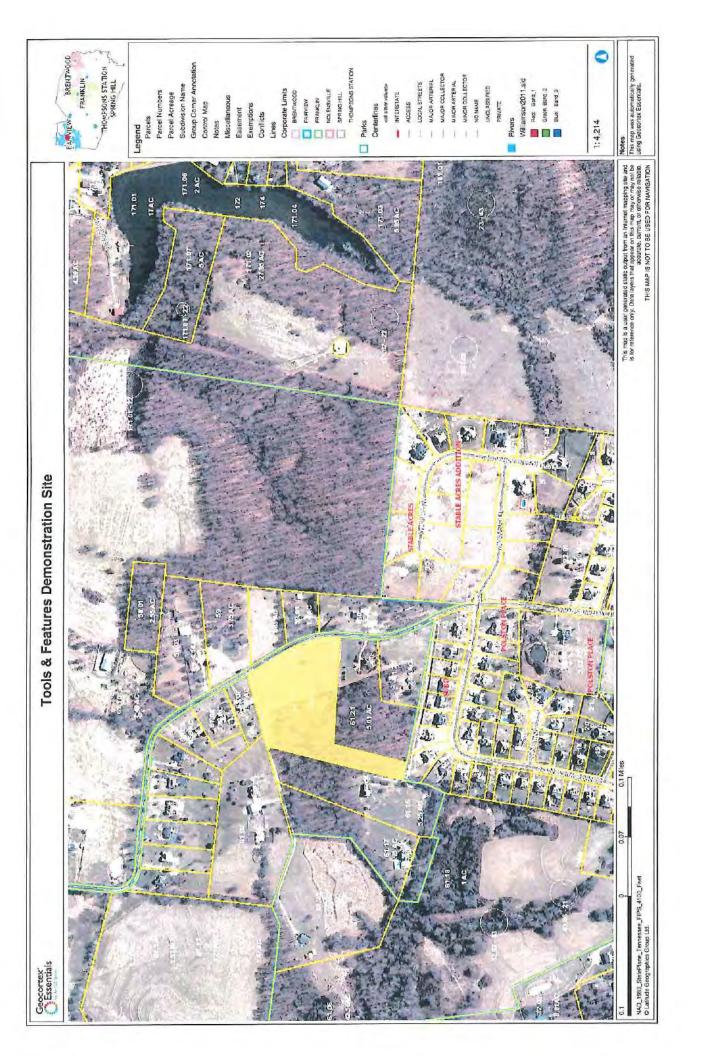
1. Residents of the annexed area may use all City and County parks on and after the effective date of annexation.

L. Miscellaneous

- 1. Where they are needed, street name signs will be installed as soon as the need for emergency services to the annexed area is deemed necessary by the current policies of the City of Fairview, Tennessee.
- 2. Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

This Resolution Referred to City of Fairview, Tennessee, Municipal Planning Commission for recommendation by the Fairview, Tennessee, Board of Commissioners the 19th day of July, 2019.
This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this 14 th day of August, 2018.
The Fairview, Tennessee, Municipal Planning Commission voted upon this Resolution as Follows:
Aye, Nay, Not voting
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, Disapproval, No Recommendation
City of Fairview, Tennessee, Municipal Planning Commission this the 14 th day of August, 2018.

Chairman



120

RESOLUTION 18-18

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

Tax Map 21, Parcel 61.22 Northwest Hwy

Owner: Hudson Family Revocable Living Trust

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 September 6, 2018 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Being a tract of land shown on Property Map 21, Assessor's Office and lying wholly in the First (1st) Civil District of Williamson County, Tennessee, bounded in general by Gary Thornton, Don Cunningham and Cox Pike on the South, Tracy Lampley and a 90 acre Louis Hudgins tract on the west by said 90 acre tract on the north and by Northwest Highway, James Polston and Gray Polston on the east, more particularly described as follows:

- 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 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.

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 thisday of	, 20
City Attorney	

PROPOSED PLAN OF SERVICES TO ACCOMPANY RESOLUTION 18-18,

A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (7329 Taylor Road)

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, THAT:

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

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

B. Fire

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

C. Water

- 1. Water for domestic, commercial, and industrial use will 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 will 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.**

D. Sanitary Sewers

1. At present Sanitary Sewer Service is not available. If and when such service becomes available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of 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.

E. Refuse Collection

1. 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 County of Williamson under the standards currently prevailing in Williamson County, Tennessee, will serve the County 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.

G. Schools

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

H. Inspection Services

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

I. Planning and Zoning

1. 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. Street Lighting

1. The State, County, or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

K. Recreation

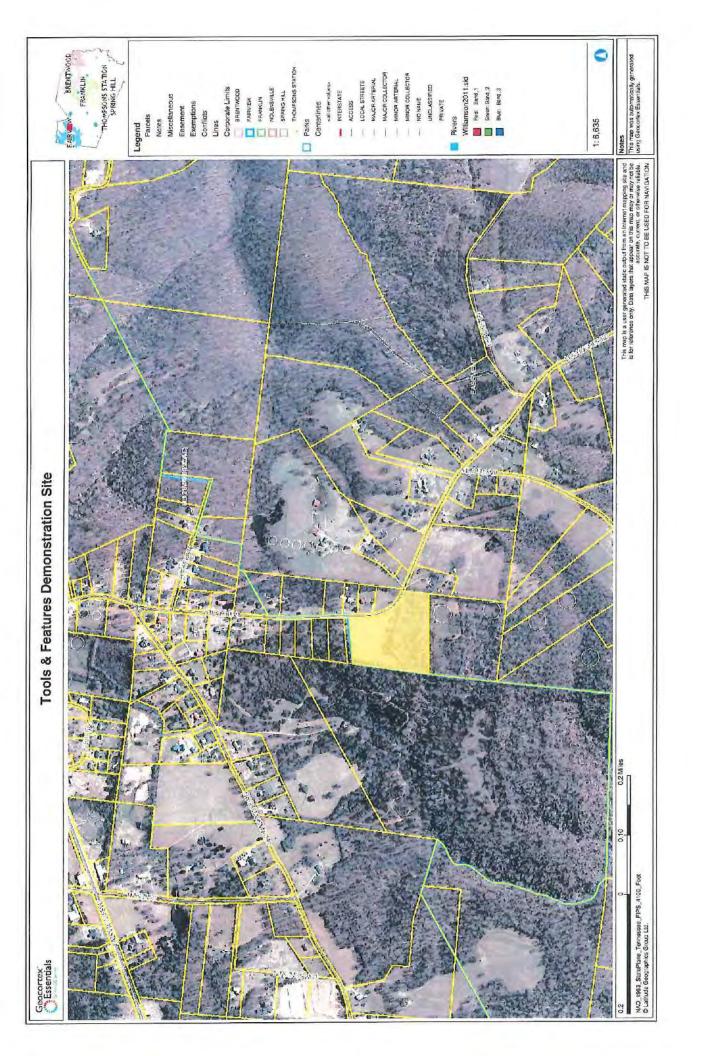
1. Residents of the annexed area may use all City and County parks on and after the effective date of annexation.

L. Miscellaneous

- 1. Where they are needed, street name signs will be installed as soon as the need for emergency services to the annexed area is deemed necessary by the current policies of the City of Fairview, Tennessee.
- 2. Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

Commission for recommendation by the Fairview, Tennessee, Board of Commissioners the 19th day of July, 2019.
This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this 14 th day of August, 2018.
The Fairview, Tennessee, Municipal Planning Commission voted upon this Resolution as Follows:
Aye, Nay, Not voting
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, Disapproval, No Recommendation
airview, Tennessee, Municipal Planning Commission this the of August, 2018.

Chairman



120

RESOLUTION NO. 19-18

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, TO FORMALLY ACCEPT THE SUBDIVISION IMPROVEMENTS ASSOCIATED WITH HEARTLAND RESERVE SUBDIVISION.

WHEREAS, the City of Fairview Municipal Planning Commission approved the final plats for the Heartland Reserve subdivision on behalf of Michael Blackmer (developer); and

WHEREAS, Michael Blackmer (developer) has completed the subdivision improvements associated with Heartland Reserve Subdivision as required and shown on the approved final plats as referenced above and recorded in Plat Book 55, Page 32 (Phase One), Plat Book 59, Page 82 (Phase Two), Plat Book 62, Page 17 (Phase Three), and Plat Book 64, Page 114 (Phase Four); and

WHEREAS, the City of Fairview has received the as-built drawings for the Heartland Reserve Subdivision as required in Article 3-105 of the Subdivision Regulations of the City of Fairview; and

WHEREAS, the engineer for the City of Fairview has inspected the subdivision improvements and has determined that said improvements have been constructed in substantial compliance with the approved improvement plans and as reflected on the as-built drawings for Heartland Reserve Subdivision; and

WHEREAS, the municipal Planning Commission of the City of Fairview made a favorable recommendation to the Board of Commissioners at the July 10, 2018, Planning Commission meeting to accept the Heartland Reserve Subdivision;

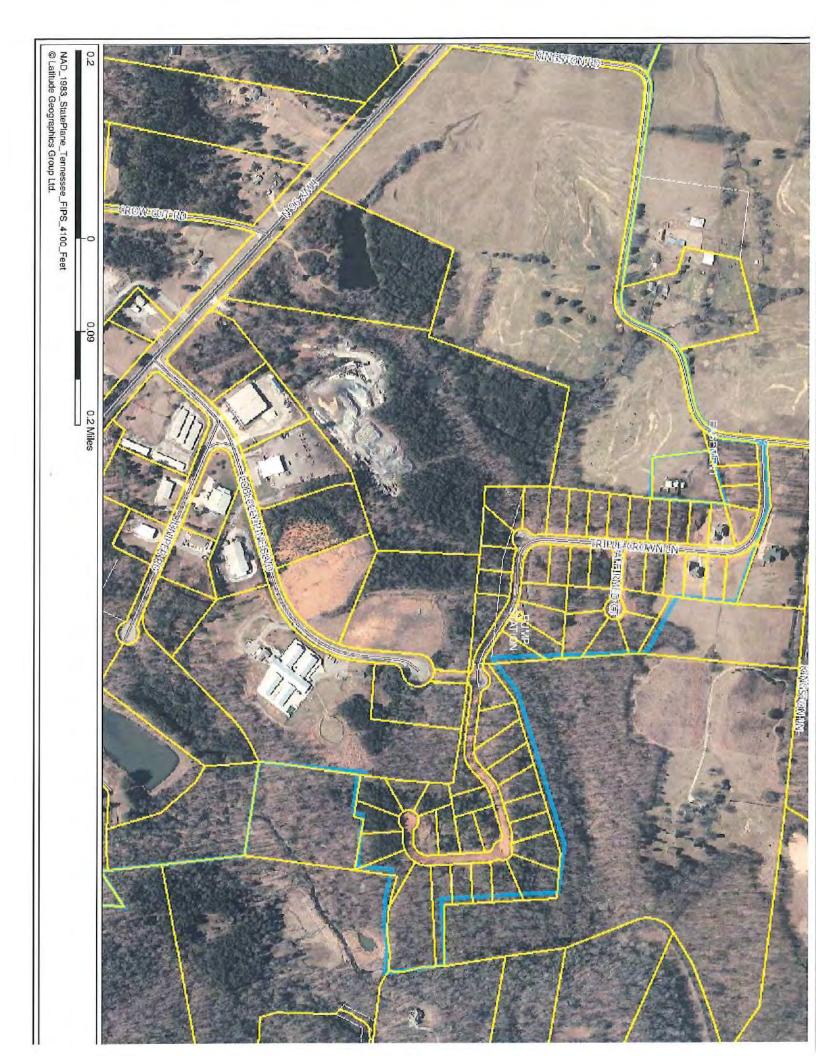
NOW, THEREFORE, the Board of Commissioners of the City of Fairview hereby resolves as follows:

- a) The Subdivision Improvements associated with Heartland Reserve Subdivision as shown on the final plats and recorded in Plat Book 55, Page 32 (Phase One), Plat Book 59, Page 82 (Phase Two), Plat Book 62, Page 17 (Phase Three), and Plat Book 64, Page 114 (Phase Four), with the Williamson County Register of Deeds have been accepted for public maintenance, including sidewalks, streets, and stormwater management systems; and
- b) In accordance with the Heartland Reserve Subdivision final plats, all easements, sidewalks, streets, including Triple Crown Lane and Affirmed Court, and stormwater management systems within the project boundaries shown on the plat as dedicated to public use are accepted; and
- c) The performance bond required by the Subdivision Development Agreement for the construction of the public improvements associated with Heartland Reserve Subdivision may be

Mayor	-
Date Approved	_
Attest:	
City Recorder	_
Approved As To Form:	
City Attorney	_

released and replaced with a one-year maintenance bond in accordance with the Subdivision

Regulations of the City of Fairview.



12E

RESOLUTION NO. 20-18

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, TO FORMALLY ACCEPT THE SUBDIVISION IMPROVEMENTS ASSOCIATED WITH KYLES CREEK SUBDIVISION, PHASE TWO, SECTION ONE.

WHEREAS, the City of Fairview Municipal Planning Commission approved the final plat for the Kyles Creek subdivision, Phase Two, Section One, on behalf of Marlon Cunningham (developer); and

WHEREAS, Marlon Cunningham (developer) has completed the subdivision improvements associated with Kyles Creek Subdivision, Phase Two, Section One, as required and shown on the approved final plat as referenced above and recorded in Plat Book 59, Page 72; and

WHEREAS, the City of Fairview has received the as-built drawings for the Kyles Creek Subdivision, Phase Two, Section One, as required in Article 3-105 of the Subdivision Regulations of the City of Fairview; and

WHEREAS, the engineer for the City of Fairview has inspected the subdivision improvements and has determined that said improvements have been constructed in substantial compliance with the approved improvement plans and as reflected on the as-built drawings for Kyles Creek Subdivision, Phase Two, Section One; and

WHEREAS, the Municipal Planning Commission of the City of Fairview made a favorable recommendation to the Board of Commissioners at the July 10, 2018, Planning Commission meeting to accept the Kyles Creek Subdivision, Phase Two, Section One;

NOW, THEREFORE, the Board of Commissioners of the City of Fairview hereby resolves as follows:

- a) The Subdivision Improvements associated with Kyles Creek Subdivision, Phase Two, Section One as shown on the final plat and recorded in Plat Book 59, Page 72, with the Williamson County Register of Deeds have been accepted for public maintenance, including sidewalks, streets, and stormwater management systems; and
- b) In accordance with the Kyles Creek Subdivision, Phase Two, Section One final plat, all easements, sidewalks, streets, including Allans Ridge Lane and Palgrave Court, and stormwater management systems within the project boundaries shown on the plat as dedicated to public use are accepted; and
- The performance bond required by the Subdivision Development Agreement for the construction of the public improvements associated with Kyles Creek Subdivision, Phase Two,

Mayor
Date Approved
Attest:
City Recorder
Approved As To Form:
City Attorney

Section One may be released and replaced with a one-year maintenance bond in accordance

with the Subdivision Regulations of the City of Fairview.

