# CITY OF FAIR VIEW BOARD OF COMMISSIONERS REGULAR MEETING AGENDA SEPTEMBER 1, 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. Fire Report
  - B. Police Report
  - C. City Manager Report
- 9. Consent Agenda (Any Item May be Removed for Individual Consideration)
  - A. Minutes from Board of Commissioners Meeting August 4, 2022
  - B. Minutes from Board of Commissioners Work Session August 4, 2022

#### 10. Old Business

- A. Rezoning of 1 Acre Located at 7269 Cox Pike
- (1) Public Hearing
- (2) Second and Final Reading of Ordinance 2022-24, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning One Acre of Property Located at 7269 Cox Pike, Consisting of Williamson County Tax Map 042 H A, Parcel 001.00, From RS-40 (Residential) to R-20 (Residential), Property Owner: Paul Harrison
- B. Annexation of 35 Acres Located at 7348 Overbey Road
- (1) Public Hearing
- (2) Resolution 28-22, 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, Map 046, Parcel 050.00, 7348 Overbey Road, 35 Acres, Owners: Herbert and Barbara King

#### 11. New Business

- A. First Reading of Ordinance 2022-25, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning 7.52 Acres of Property Located at 7319 Wiley Circle, Consisting of Williamson County Tax Map 042 I A, Parcel 005.00, From RS-40 (Residential) to RS-15 (Residential), Property Owner: Lynn Eldridge, Agent: T2 Engineering
- B. Resolution 29-22, A Resolution of the City of Fairview Accepting the Lowest Bid for a Single Resurfacing Project and Authorizing this Work
- C. Resolution 30-22, A Resolution of the City of Fairview Board of Commissioners to Name a Consultant and Project Engineer for Capital Projects to be Funded by the Series 2021B Bond Issue and Other Capital Projects as Selected
- 12. Communications from the Mayor and Commissioners
- 13. Meeting Adjournment



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY (
TENNESSEE, BY REZONING ONE ACRE OF PROPERTY LOCATED AT 7269 COX
PIKE, CONSISTING OF WILLIAMSON COUNTY TAX MAP 042 H A, PARCEL 001.00,
FROM RS-40 (RESIDENTIAL) TO R-20 (RESIDENTIAL), PROPERTY OWNER: PAUL
HARRISON

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 1 acre of property consisting of Williamson County tax map 042 H A, parcel 001.00, located at 7269 Cox Pike, from RS-40 (Residential) to R-20 (Residential), property owner: Paul Harrison; and

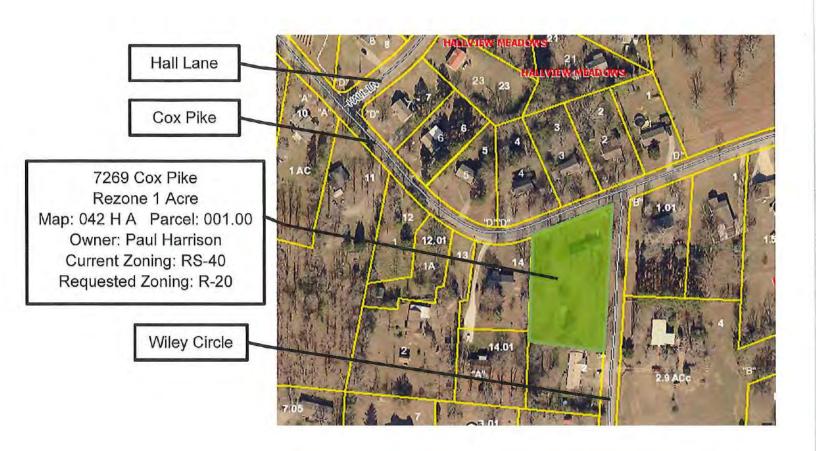
WHEREAS, said property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on July 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 1 acre of property consisting of Williamson County tax map 042 H A, parcel 001.00, located at 7269 Cox Pike, from RS-40 (Residential) to R-20 (Residential), as requested by owner Paul Harrison, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Mayor	
ATTESTED:	
City Recorder	_
APPROVED AS TO FORM:	
City Attorney	_

Approved by the Board of Commissioners:

Passed 1st Reading: August 4, 2022
Public Hearing: September 1, 2022
Passed 2 <sup>nd</sup> Reading:
Published for public notice on:
August 16, 2022
<u>Diserver</u> Publication

## RESOLUTION 28-22



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, MAP 046, PARCEL 050.00, 7348 OVERBEY ROAD, 35 ACRES, OWNERS: HERBERT AND BARBARA KING

Tax Map 046, Parcel 050.00 7348 Overbey Road 35 Acres

Owners: Herbert and Barbara King

**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 Fairview 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 and zoning is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in <a href="Tennessee Code Annotated">Tennessee Code Annotated</a> § 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 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 4th day of August, 2022.

**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

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.

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.

Any private, domestic, commercial or industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for 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. <u>The City of Fairview</u>, 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

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.

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.

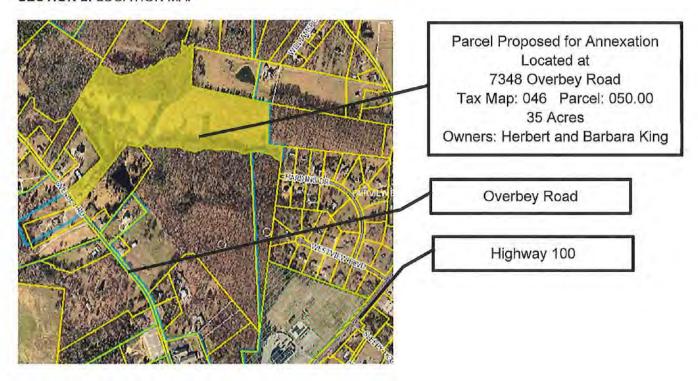
#### Recreation

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**

Being the property identified as map 046, parcel 050.00, located at 7348 Overbey Road, Fairview, Tennessee.

**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 1<sup>st</sup> day of September, 2022.

- 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 1st day of September, 2022.

Mayor, Debby Rainey	
Attest:	
City Recorder, Brandy Johnson	
Approved as to Form and Legality:	
City Attorney	
The Plan of Services of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission the 12 <sup>th</sup> day of July, 2022.	)
The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Sen and Zoning Request of this Resolution as Follows:	vices
Aye <u>6</u> , Nay <u>3</u> , Not voting <u>0</u> .	
The Plan of Services and Zoning Request of this Resolution were returned to the City Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approvalx,  Disapproval, No Recommendation	

### ORDINANCE No. 2022-25

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY (
TENNESSEE, BY REZONING 7.52 ACRES OF PROPERTY LOCATED AT 7319 WILEY CIRCLE, CONSISTING OF WILLIAMSON COUNTY TAX MAP 042 I A, PARCEL 005.00, FROM RS-40 (RESIDENTIAL) TO RS-15 (RESIDENTIAL), PROPERTY OWNER: LYNN ELDRIDGE, AGENT: T2 ENGINEERING

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 7.52 acres of property consisting of Williamson County tax map 042 I A, parcel 005.00, located at 7319 Wiley Circle, from RS-40 (Residential) to RS-15 (Residential), property owner: Lynn Eldridge, agent: T2 Engineering; and

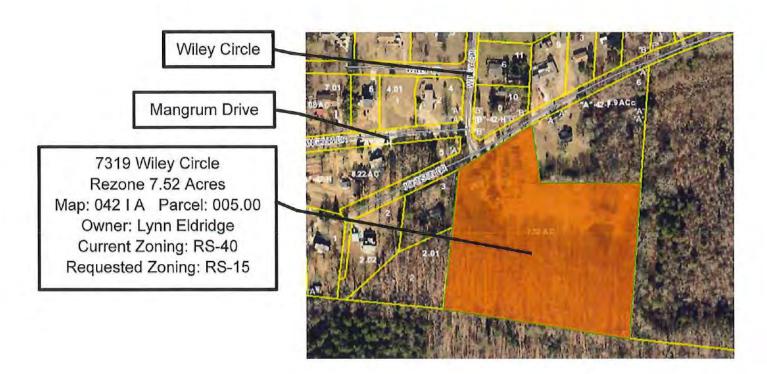
WHEREAS, said property to be rezoned from RS-40 to RS-15 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on August 9, 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 7.52 acres of property consisting of Williamson County tax map 042 I A, parcel 005.00, located at 7319 Wiley Circle, from RS-40 (Residential) to RS-15 (Residential), as requested by owner Lynn Eldridge and agent T2 Engineering, the public welfare requiring it. The rezoning of this site shall be subject to all City of Fairview ordinances and regulations.



Mayor	
ATTESTED:	
City Recorder	_
APPROVED AS TO FORM:	
City Attorney	-

Approved by the Board of Commissioners:

Publication
in:
Published for public notice on:
Passed 2 <sup>nd</sup> Reading:
Public Hearing:
Passed 1 <sup>st</sup> Reading:

## CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 29-22



# A RESOLUTION OF THE CITY OF FAIRVIEW ACCEPTING THE LOWEST BID FOR A SINGLE RESURFACING PROJECT AND AUTHORIZING THIS WORK.

<u>WHEREAS</u>, the City of Fairview recently solicited bids for resurfacing a section of Fernvale Road within the corporate limits of the City of Fairview, and

WHEREAS, the location for which resurfacing bids were solicited is:

Fernvale Road between Tennessee State Highway 100 and Old Nashville Road, a distance of approximately 1,300 linear feet; and

WHEREAS, these bids were opened on Thursday, August 18, 2022; and

WHEREAS, Tennessee Valley Paving Co. Inc., was the lowest responsible bidder with a base bid of \$39,945.00; and

<u>WHEREAS</u>, A portion of the total project cost, in the amount of \$7,989.00, is being funded by a developer whose development requires that Fernvale Road improvements related to their development be performed.

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 accepts the bid submitted by Tennessee Valley Paving Co, Inc., in the amount of \$39,945.00 and hereby authorizes the resurfacing of:

Fernvale Road between Tennessee State Highway 100 and Old Nashville Road, a distance of approximately 1,300 linear feet; and

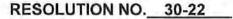
**BE IT FURTHER RESOLVED,** that receipt by the city of the developer's \$7,989.00 pro rated share of this project must be received by the developer prior to this bid award; and

BE IT FURTHER RESOLVED, that the city's net expense for this project is \$31,956.00

Approved and adopted this	day of	, 2022.	
Approved and adopted this	uay ui	, ∠∪∠∠.	

Mayor	
Attest:	
City Recorder	
APPROVED AS TO FORM	<b>и</b> ;
City Attorney	

#### CITY OF FAIRVIEW, TENNESSEE





2022.

A RESOLUTION OF THE CITY BOARD OF COMISSIONERS
CONSULTANT AND PROJECT ENGINEER FOR CAPITAL PROJECTS TO BE
FUNDED BY THE SERIES 2021B BOND ISSUE AND OTHER CAPITAL PROJECTS
AS SELECTED.

<u>WHEREAS</u>, the City of Fairview recently solicited requests for qualifications for engineering services including design, construction, engineering, and inspection services; and

<u>WHEREAS</u>, the city received proposals from six qualified and capable engineering firms; and

<u>WHEREAS</u>, after a full review and city staff experience based consideration of all proposals submitted the city staff recommends that the firm of Ragan-Smith Associates be contracted by the city for these services; and

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 hereby selects Ragan-Smith Associates as the city's design, construction, engineering, and inspections engineer for all Series 2021B bond issue funded infrastructure projects and other similarly related infrastructure and capital projects, and authorizes the city manager to execute any and all contracts and agreements between Ragan-Smith Associates and the City of Fairview for these services.

Approved and adopted this	day of	,
Mayor	_	
Attest:		
City Recorder		
APPROVED AS TO FORM:		
City Attorney	-	