

**CITY OF FAIRVIEW  
BOARD OF COMMISSIONERS**

**SEPTEMBER 6, 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**
  - A. Item 11A
  - B. Item 11B
- 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 August 16, 2018 Board of Commissioners Meeting
  - B. Minutes from the August 16, 2018 Board of Commissioners Work Session
- 11. Old Business**
  - A. Resolution 25-18, 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 42, Parcel 078.00, 8.8 Acres, 7329 Taylor Road, Owner: Tony Cavender)
  - B. Resolution 26-18, 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 21, Parcel 61.22, 7.9 Acres, Northwest Highway, Owner: Hudson Family Revocable Trust)
- 12. New Business**
  - A. Beer Permit for Jefferson's Restaurant (HG HG LLC) located at 2431 Fairview Blvd, owner: Andrew Deal
  - B. Ordinance #2018-18, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning map for Tax Map 46, Parcel 087.00, Consisting of 48+ Acres, Located at 2451 Fairview Boulevard, From a RS-40 (Low-Density Residential) Zoning District to a CG (Commercial General) Zoning District
  - C. Speed Limits – Burks
  - D. Resolution 27-18, Abolishing the Existing Tree Commission and Park Commission
  - E. Resolution 28-18, Establishing the Parks and Landscape Board
  - F. Resolution 29-18, Fire Truck Financing
  - G. Resolution 30-18, A Resolution Requesting the Election of a Court Clerk be Added to the Fairview, Tennessee, Municipal Election Held in Conjunction with the November 6, 2018, State of Tennessee General Election

**13. Manager Items for Discussion**

- A. Miscellaneous Updates
- B. City Attorney Comments

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

**15. Meeting Adjournment**

RESOLUTION 25-18



**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 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; 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 attached as *Exhibit A* 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 September 6, 2018

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

A. That the following territory is hereby annexed and incorporated into boundaries of the City of Fairview, to be effective as of September 6, 2018, to wit:

**Tax Map 42, Parcel 77.00**

**7329 Taylor Road**

**Owner: Tony Cavender**

B. That the Plan of Services for this territory which is attached as *Exhibit A* 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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date:

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

Approved as to Form and Legality this \_\_\_\_ day of \_\_\_\_\_, 2018

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

**PLAN OF SERVICES TO ACCOMPANY  
RESOLUTION 25-18,  
A Resolution to Annex Certain Territory Upon Written Consent of the Owners and  
to Incorporate the Same Within the Boundaries of Fairview, Tennessee  
(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.

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<sup>th</sup> day of August, 2018.

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

Aye 9, Nay 0, Not voting 0.

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<sup>th</sup> day of August, 2018.**

  
\_\_\_\_\_  
Chairman

# Tools & Features Demonstration Site



0.2 0 0.10 0.2 Miles

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.

The map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**Legend**

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRMONT
- FRANKLIN
- MOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- all other roads
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED
- PRIVATE
- Rivers
- Williamson2011.usd
- Red Band 1
- Green Band 2
- Blue Band 3

1: 6,635

**Notes**  
This map was automatically generated using Geocortex Essentials.



RESOLUTION 26-18

11B

**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 21, Parcel 61.22**

**Northwest Highway**

**Owner: Hudson Family Revocable 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; 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 attached as *Exhibit A* 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 September 6, 2018

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

A. That the following territory is hereby annexed and incorporated into boundaries of the City of Fairview, to be effective as of September 6, 2018, to wit:

**Tax Map 21, Parcel 61.22**

**Northwest Highway**

**Owner: Hudson Family Revocable Trust**

B. That the Plan of Services for this territory which is attached as *Exhibit A* 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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date:

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

Approved as to Form and Legality this \_\_\_\_ day of \_\_\_\_\_, 2018

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

**PLAN OF SERVICES TO ACCOMPANY  
RESOLUTION 26-18,**

**A Resolution to Annex Certain Territory Upon Written Consent of the Owners and  
to Incorporate (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.

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**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.

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**

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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.

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

**L. Miscellaneous**

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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<sup>th</sup> day of August, 2018.

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

Aye 9, Nay 0, Not voting 0.

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<sup>th</sup> day of August, 2018.**

  
\_\_\_\_\_  
Chairman

# Tools & Features Demonstration Site



**Legend**

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- Brentwood
- Fairview
- Franklin
- McLennanville
- Spring Hill
- Thompson's Station
- Parks
- Centerlines
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED
- PRIVATE
- Rivers
- Williamson2011.sld
- Red\_Band\_1
- Green\_Band\_2
- Blue\_Band\_3

1:4,214



The map is a user generated static output from an internet mapping site and is for reference only. Data layers from this site may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 0 0.07 0.1 Miles

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.

Notes

The map was automatically generated using Geocortex Essentials.

APPLICATION FOR BEER PERMIT  
STATE OF TENNESSEE

CITY OF FAIRVIEW

12A

Application for (check one):

- ON PREMISES PERMIT
- OFF PREMISES PERMIT (PACKAGE SALES ONLY)
- ON AND OFF PREMISES PERMIT
- MANUFACTURER'S OR DISTRIBUTOR'S PERMIT
- SPECIAL EVENTS PERMIT

I HEREBY MAKE APPLICATION FOR A PERMIT TO SELL, STORE, MANUFACTURE, OR DISTRIBUTE BEER OR OTHER BEVERAGES AUTHORIZED TO BE SOLD, STORED, MANUFACTURED OR DISTRIBUTED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTION 57-5-101 ET SEQ. AND BASE MY APPLICATION UPON THE ANSWERS TO THE FOLLOWING QUESTIONS.

1. Full name of applicant (owner)

Andrew Deal (HG HG LLC)

Person \_\_\_\_\_ Firm \_\_\_\_\_ Corporation  Joint Stock Co. \_\_\_\_\_  
Syndicate \_\_\_\_\_ Association \_\_\_\_\_

2. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least 5% ownership interest in the business (attach additional sheets, if needed). List the social security number and drivers license number for **EACH PERSON**.

Andrew Deal DL: \_\_\_\_\_ SS#: \_\_\_\_\_

3. What is your present home address? \_\_\_\_\_

Nashville, TN

4. Previous addresses within the last ten (10) years?

Nashville, TN

5. Date of birth. \_\_\_\_\_ Home telephone No. \_\_\_\_\_

6. Under what name will this business operate? Jefferson's Restaurant

7. Telephone number and location of business by street address: 615-266-2276  
2431 Fairview Blvd, Fairview, TN 37062

8. Specify the identity and address of the person to receive the annual privilege tax notices and any other communication from the City:

ANDREW DEAL  
2431 FAIRVIEW BLVD  
FAIRVIEW, TN 37062

9. Provide name and address for: Legal Representative: N/A

10. Name and address of property owner, if other than business owner: \_\_\_\_\_

RAY MIKHAEL PO BOX 354 FAIRVIEW, TN 37062

11. Will the permit be used to operate two or more restaurants or other businesses within the same building? (As provided by T.C.A. Section 57-5-103 (a)(4).

Yes \_\_\_\_\_ No  If so, specify number \_\_\_\_\_

Attach a list of the restaurants or other businesses and provide the locations.

12. List name of any manager, other than the owner. Also provide date of birth, address, social security number, and driver license number. Applicant must notify the city when there is change of manager and provide all information.

ASHLEY BEUK DL: \_\_\_\_\_ SS: \_\_\_\_\_

13. Has any person having at least a 5% ownership interest, any manager listed in question 11, or any employee of the business been convicted of a violation of the beer or alcohol beverage laws or any other crime (other than minor traffic violation) within the past ten (10) years? Yes \_\_\_\_\_ No   
If so, specify list who, in which court, the date of each conviction and particulars of each charge. (Attach a separate list).

14. Has the owner, or any person with a 5% ownership interest, ever had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes \_\_\_\_\_ No   
If so, attach a list of who, where, when and why.

15. List the name of the previous beer permit holder at this location and any relationship, if applicable. RAY MIKHAEL, landlord



16. List the name, address and distance of the church (or other place of worship), school, day care or nursery, or public park nearest to your business. (The City of Fairview prohibits the sale, storage, and manufacturing of beer and like beverages within 100 feet of schools, churches, day care center, nurseries, or public parks (for off premises sales) and prohibits the sale, storage, and manufacturing of beer and like beverages within 500 feet of schools, churches, day care center, nurseries, or public parks (for on site sales). Any application for either type of sales that are closer than the prescribed distances must be accompanied by a duly executed waiver by the owner of the business that is too close to the business submitting the application. Distances shall be measured using the straight-line method from building to building).\*

Name: Fairview Elementary School

Address: 7200 Cumberland Dr. Fairview, TN 37062

Distance: 13000'

\*A certified statement from a licensed surveyor of the distance must accompany this application.

17. Will you operate a dance hall in connection with or adjacent to your business?

Yes \_\_\_\_\_, No . If Yes, what is the floor space \_\_\_\_\_.

(Note: If the answer to Item 16 is "Yes" then an additional fee of \$100.00 must accompany this application.)

18. Please provide your sales tax number for this business: \_\_\_\_\_

19. No permit will be issued unless the person(s) named on the application is present when the application is considered.

20. The Beer Board may require the applicant to secure a certificate or a statement from the Tennessee State Department of Conservation, Division of Hotel and Restaurant Inspections for the premises.

21. I agree to provide proof of ownership or applicable business interest of or in the business at the time the Beer Permit is delivered. I understand that no Beer Permit will be delivered without the required proof. Examples of documents that are acceptable include but are not limited to (Warranty Deed for business property in the name of the Beer Permit Applicant. Bill of sale for the business in the name of the Beer Permit Applicant).

22. I agree that I will sell no Beer at the business for which the Beer Permit application is made unless and until such time as the Beer Permit is delivered to me (Applicant).

23. I understand that in the event any Beer is sold by me prior to receiving the Beer Permit that is the subject of this application, I may be engaging in the unlawful sale of Beer without a Beer Permit and my actions may result in a hearing before the Beer Board for the City of Fairview, Tennessee. I understand that the Said Beer Board for the City of Fairview, Tennessee may assess penalties for any such violation including but not limited to fines and or suspension of my Beer Permit.

24. I hereby state that I am knowledgeable of the laws prohibiting the sale of beer to minors. I certify that no person having at least a 5% ownership interest, nor any person to be employed in the distribution or sale of beer in my establishment has been convicted of any violation of the beer or alcohol beverage laws or any crime involving moral turpitude, within the past ten (10) years. I am also aware that I shall not be issued a permit or my permit shall be revoked if my business location causes congestion or interferes with schools, churches, or public parks, or otherwise interferes with public health, safety or morals. I also understand that the application fee is not refundable whether the permit is granted or denied.



Signature of Applicant

**STATE OF TENNESSEE  
COUNTY OF WILLIAMSON  
CITY OF FAIRVIEW**

Applicant hereby solemnly swears that each and every statement in the application is true and agrees that if any statement therein is false, the permit may be revoked by Beer Board upon notice and hearing in which event the burden shall be on the permit holder to prove the correctness of all statements in this application.

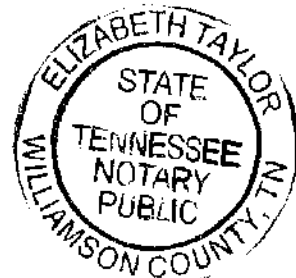


Signature of Applicant/Owner

Sworn to and subscribed before me this the 15 day of August, 2018.

  
Notary Public

My Commission Expires: 9-22-19



12B

## ORDINANCE #2018-18

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 46, PARCEL 087.00, CONSISTING OF 48+ ACRES, LOCATED AT 2451 FAIRVIEW BLVD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A CG (COMMERCIAL GENERAL) ZONING DISTRICT.

**WHEREAS**, a request has been made by Loy Hardcastle of Parks Realty to rezone property located within the City of Fairview; and

**WHEREAS**, the City of Fairview Planning Commission, on August 14, 2018, made a favorable recommendation to the Board of Commissioners that this request be approved.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:**

**SECTION 1.** That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 046, Parcel 087.00 from a RS-40 (Low-Density Residential) Zoning District to a CG (Commercial General) Zoning District. This property consists of approximately 48 acres and is owned by William C. and Katherine Sullivan who have authorized the submittal of an application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

**SECTION 2. BE IT FURTHER ORDAINED**, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

**SECTION 3. BE IT FURTHER ORDAINED**, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

First Reading: \_\_\_\_\_

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

Second Reading: \_\_\_\_\_

Approved by the Board of Commissioners:

\_\_\_\_\_  
Patti Carroll, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

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

Published in the Fairview Observer on \_\_\_\_\_



Vertical text in the top right section, likely a page number or header, including a circled '6'.

Vertical text in the top right corner, possibly a page number or header.

FIGURE 1. FINESTRADE LUMBERWORKING PLANT



Vertical text on the right side of the page, possibly a page number or header, including a circled '6'.

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 27-18

12D

**A RESOLUTION OF THE CITY OF FAIRVIEW DISSOLVING THE CITY OF FAIRVIEW PARK BOARD AND THE CITY OF FAIRVIEW TREE BOARD.**

**WHEREAS**, the City of Fairview believes that the city is best served by effective volunteer boards to help promote a vibrant community, and

**WHEREAS**, reducing the number of volunteer boards in an effort to ensure adequate participation and meeting quorums will be beneficial to the city, and

**WHEREAS**, dissolving certain boards in their current form and structure will allow for the development of more productive volunteer board activity and serve in the best interest of the community, 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 resolves to dissolve the city's Park Board and the city's Tree Board effective with the passage of this Resolution, and

Be it further resolved that this Resolution supersedes any and all previous Resolutions regarding any and all activities previously adopted by the City of Fairview for its Park Board and its Tree Board, and

Be it further resolved that the Park Board and the Tree Board are hereby abolished.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

Attest:

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

APPROVED AS TO FORM:

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

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 28-18

12E

**A RESOLUTION OF THE CITY OF FAIRVIEW CREATING A NEW VOLUNTEER BOARD FOR THE SERVICE OF THE CITY AND THAT THE NEW BOARD SHALL BE CALLED THE PARKS AND LANDSCAPING BOARD.**

**WHEREAS**, the City of Fairview seeks to enhance its volunteer partnerships and effectiveness in the community by employing volunteer boards, and

**WHEREAS**, recreational parks and aesthetically pleasing landscaping are similarly enjoyed and are similar features of a well-presented community, and

**WHEREAS**, the board of commissioners believes it is beneficial to the City of Fairview to establish a Parks and Landscaping Board to serve these interests, 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 resolves and does resolve to create the City of Fairview Parks and Landscaping Board, and

Be it further resolved that the Parks and Landscaping Board shall function in the same capacity and under the same duties, regulations, guidelines and directives of the previous City of Fairview Tree Board, and

Be it further resolved that the Parks and Landscaping Board shall be a seven (7) member board made up of the four (4) active members of the former Tree Board, the two (2) active members of the former Park Board, and one (1) city commissioner elected by the Board of Commissioners, and

Be it further resolved that the city commissioner appointed to the former Tree Board is hereby appointed to the Parks and Landscaping Board and shall remain appointed to the Parks and Landscaping Board until the expiration of their current elected term of office on the city commission, and

Be it further resolved that the chairperson of the former Tree Board is hereby appointed chairperson of the Parks and Landscaping Board, and that all other active members of the former Park Board and all other active members of the former Tree Board are hereby appointed to the Parks and Landscaping board and the expiration of those appointed terms shall be the same as the expiration of their current term on their respective former board, and

Be it further resolved that the Parks and Landscaping Board shall adopt its own bylaws and said bylaws shall be adopted no later than one (1) year from the adoption of this Resolution, and the failure by the Parks and Landscaping Board to adopt its bylaws within one (1) year of the adoption of this Resolution shall result in the abolishment of the Parks and Landscaping Board.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
**Mayor**

**Attest:**

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

**APPROVED AS TO FORM:**

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



12 F

**Resolution No. 29-18**

**RESOLUTION OF THE GOVERNING BODY OF THE FAIRVIEW, TENNESSEE, AUTHORIZING THE ISSUANCE, SALE, AND PAYMENT OF A CAPITAL OUTLAY NOTES NOT TO EXCEED \$426,000 PURSUANT TO THE INFORMAL BID PROCESS**

WHEREAS, the Governing Body of the City of Fairview, Tennessee, (the "Local Government") has determined that it is necessary and desirable to issue capital outlay notes in order to provide funds for the following public works project: **2018 Spartan Fire Pumper Truck** (the "Project") at a cost of \$426,000 with an economic life of **twenty (20)** years; and

WHEREAS, the Governing Body has determined that the Project will promote or provide a traditional governmental activity or otherwise fulfill a public purpose; and

WHEREAS, under the provisions of Parts I, IV and VI of Title 9, Chapter 21, Tennessee Code Annotated (the "Act"), local governments in Tennessee are authorized to finance the cost of this Project through the issuance and sale of interest-bearing capital outlay notes upon the approval of the Comptroller of the Treasury or Comptroller's Designee; and

WHEREAS, the Governing Body finds that it is advantageous to the Local Government to authorize the issuance of capital outlay notes to finance the cost of the Project;

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

**Section 1.** That, for the purpose of providing funds to finance the cost of the Project in and for the Local Government, the Chief Executive Officer of the Local Government is hereby authorized in accordance with the terms of this resolution, and upon approval of the Comptroller of the Treasury or Comptroller's Designee, to issue and sell interest-bearing capital outlay notes in a principal amount not to exceed **Four Hundred Twenty Six Thousand Dollars (\$426,000)** (the "Notes") by an informal bid process pursuant to the terms, provisions, and conditions permitted by law. The Notes shall be designated "**Spartan Fire Pumper Truck Capital Outlay Notes, Series 2018**"; shall be numbered serially from 1 upwards; shall be dated as of the date of issuance; shall be in denomination(s) as agreed upon with the purchaser; shall be sold at not less than 99% of par value and accrued interest; and shall bear interest at a rate or rates not to exceed **Two Point Nine Five per cent (2.95%)** per annum, and in no event shall the rate exceed the legal limit provided by law.

**Section 2.** That, the Notes shall mature Ten (10) years after the date of issuance and, unless otherwise approved by the Comptroller of the Treasury or Comptroller's Designee, the Notes shall be amortized in an amount reflecting at least level debt service on the Notes approximately according to the following schedule:

<u>FISCAL YEAR</u>	<u>PRINCIPAL AMOUNT</u>
2019	\$ 37,181.35
2020	38,261.57
2021	39,437.83
2022	40,617.40
2023	41,832.25
2024	43,064.71
2025	44,371.50
2026	45,698.64
2027	47,065.47
2028	48,469.28
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	\$ 426,000

The final maturity of the Notes shall not exceed the reasonably expected economic life of the Project which is hereby estimated to be **twenty (20)** years which at least equal to or greater than the life of the notes.

**Section 3.** That, the Notes shall be subject to redemption at the option of the Local Government, in whole or in part, at any time, at the principal amount and accrued interest to the date of redemption, without a premium, or, if sold at par, with or without a premium of not exceeding one percent (1%) of the principal amount.

**Section 4.** That, the Notes shall be direct general obligations of the Local Government, for which the punctual payment of the principal and interest on the notes, the full faith and credit of the Local Government is irrevocably pledged and the Local Government hereby pledges its taxing power as to all taxable property in the Local Government for the purpose of providing funds for the payment of principal of and interest on the Notes. The Governing Body of the Local Government hereby authorizes the levy and collection of a special tax on all taxable property of the Local Government over and above all other taxes authorized by the Local Government to create a sinking fund to retire the Notes with interest as they mature in an amount necessary for that purpose.

**Section 5.** That, the Notes shall be executed in the name of the Local Government; shall bear the manual signature of the chief executive officer of the Local Government and the manual signature of the city recorder together with the Local Government seal affixed thereon; and shall be payable as to principal and interest at the office of the city recorder or at the office of the paying agent duly appointed by the Local Government. Proceeds of the Notes shall be deposited with the official designated by law as custodian of the funds. All proceeds shall be paid out for the purpose of financing the Project pursuant to this Resolution and as required by law.

**Section 6.** That, the Notes will be issued in fully registered form and that at all times during which any Note remains outstanding and unpaid, the Local Government or its agent shall keep or cause to be kept at its office a note register for the registration, exchange or

transfer of the Notes. The note register, if held by an agent of the Local Government, shall at all times be open for inspection by the Local Government or any duly authorized officer of the Local Government. Each Note shall have the qualities and incidents of a negotiable instrument and shall be transferable only upon the note register kept by the Local Government or its agent, by the registered owner of the Note in person or by the registered owner's attorney duly authorized in writing, upon presentation and surrender to the Local Government or its agent together with a written instrument or transfer satisfactory to the Local Government duly executed by the registered owner or the registered owner's duly authorized attorney. Upon the transfer of any such Note, the Local Government shall issue in the name of the transferee a new registered note or notes of the same aggregate principal amount and maturity as the surrendered Notes. The Local Government shall not be obligated to make any such Note transfer during the fifteen (15) days next preceding an interest payment date on the Notes or, in the case of any redemption of the Notes, during the forty-five (45) days next preceding the date of redemption.

**Section 7.** That, the Notes shall be in substantially the form authorized by the Comptroller of the Treasury or Comptroller's Designee and shall recite that the Notes are issued pursuant to Title 9, Chapter 21, Tennessee Code Annotated which is attached to this resolution as attachment 1.

**Section 8.** That, prior to the sale of the Notes, the Local Government shall submit a copy of this resolution authorizing the Notes to the Comptroller of the Treasury or Comptroller's Designee for approval and a copy of the proposed disclosure statement, if any, and a statement showing the estimated annual principal and interest requirements for the Notes and a detailed statement showing the estimated cost of issuance which shall include at least the following, if applicable: (1) fiscal agent and/or financial advisor fees; (2) bond counsel fees; (3) other legal charges if any; (4) credit enhancement fees; (5) trustee fees; (6) registration fees; (7) paying agent fees; (8) rating agency fees; (9) underwriters' discount or charges; (10) remarketing agent fees; (11) printing, advertising and other expenses; (12) the number of financial institutions contacted by telephone or by letter (which should be at least three) for the purpose of obtaining interest rates, and at least three institutions were contacted.

In its request for approval, the Local Government shall state and demonstrate that the proposed sale by the informal bid process is feasible, in the best interest of the Local Government, and that the Local Government should be able to amortize the proposed indebtedness together with all the obligations then outstanding.

**Section 9.** The Notes shall not be sold until receipt of the Comptroller of the Treasury or Comptroller's Designee's written approval for the sale of the Notes.

**Section 10.** That, upon opinion of bond counsel, the Notes may be designated as qualified tax-exempt obligations for the purpose of Section 265(b) (3) of the Internal Revenue Code of 1986.

**Section 11.** That, after the sale of the Notes, and for each year that any of the notes are outstanding, the Local Government shall prepare an annual budget and budget ordinance in a form consistent with accepted governmental standards and as approved by the Comptroller of the Treasury or Comptroller's Designee. The budget shall be kept balanced during the life of the notes and shall appropriate sufficient monies to pay all annual debt

service. The annual budget and ordinance shall be submitted to the Comptroller of the Treasury or Comptroller's Designee immediately upon its adoption; however, it 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, 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.

**Section 12.** That, if any of the Notes shall remain unpaid at the end of Ten (10) years from the issue date, then the unpaid Notes shall be retired from the funds of the Local Government or be converted into bonds pursuant to Chapter 11 of Title 9 of the Tennessee Code Annotated, or any other law, or be otherwise liquidated as approval by the Comptroller of the Treasury or Comptroller's Designee.

**Section 13.** That, all orders or resolutions in conflict with this Resolution are hereby repealed insofar as such conflict exists; and this Resolution shall become effective immediately upon its passage.

Duly passed and approved this 6th day of September, 2018.

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Chief Executive Officer

ATTESTED:

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City Recorder

CAPITAL OUTLAY NOTE FORM

Registered  
Note #: \_\_\_\_\_

City of Fairview  
Of the  
State of Tennessee  
Capital Outlay Note, Series 2018

Registered  
\$426,000

DATED	INTEREST RATE	MATURITY DATE
Sept. 6, 2018	2.95 %	August 3, 2018
Registered Owner: Principal Sum:	<b>Firstbank</b>  <b>\$426,000</b>	

The Board of Commissioners of the City of Fairview, Tennessee, hereby acknowledges itself indebted, and for value received hereby promises to pay to the Registered Owner hereof (named above), or registered assigns, the Principal Sum specified above on the Maturity Date specified above or according to an amortization schedule attached hereto (unless this note shall have been duly called for prior redemption and payment of the redemption price shall have been duly made or provided for), upon presentation and surrender to the Local Government or its agent, and to pay interest on the Principal Sum on **August 3, 2019** and thereafter on **August 3** of each year at the Interest Rate per annum specified above or according to an amortization schedule attached hereto, by check, draft, or warrant mailed to the Registered Owner at the address of the Registered Owner as it appears on the fifteenth (15th) calendar day of the month next preceding the applicable payment date in the note register maintained by or on behalf of the Local Government. Both principal of and interest on this note are payable at the office of the **City Manager** of the Local Government or a paying agent duly appointed by the Local Government in lawful money of the United States of America.

This note is a direct obligation of the Local Government for the payment of which as to both principal and interest the full faith and credit of the Local Government is pledged.

This note is subject to redemption prior to its stated maturity in whole or in part at any time at the option of the Local Government upon payment of the principal amount of the note together with the interest accrued thereon to the date of redemption with a premium of 0 % of par value.

This note is issued under the authority of Parts I, IV, and VI of Title 9, Chapter 21, Tennessee Code Annotated, and a Resolution duly adopted by the Governing Body of the Local Government meeting in session on the 6th day of September, 2018 (the "Resolution") to provide funds to finance the cost of public works projects referenced in the Resolution.

This note shall have the qualities and incidents of a negotiable instrument and shall be transferable only upon the note register kept by the Local Government or its agent, by the Registered Owner of the note in person or by the Registered Owner's attorney duly authorized in writing, upon presentation and surrender to the Local Government or its agent of the note together with a written instrument of transfer satisfactory to the Local Government duly executed by the Registered Owner or the Registered Owner's duly authorized attorney but only in the manner as provided in the Resolution of the Local Government authorizing the issuance of this note and upon surrender hereof for cancellation. Upon the transfer of any such note, the Local Government or its agent shall issue in the name of the transferee a new registered note or notes of the same aggregate principal amount and maturity as the surrendered note. The Local Government shall not be obligated to make any such Note transfer during the fifteen (15) days next preceding an interest payment date on the Notes or, in the case of any redemption of the Notes, during the forty-five (45) days next preceding the date of redemption.

Title 9, Chapter 21, Section 117, Tennessee Code Annotated provides that this note and interest thereon are exempt from taxation by the State of Tennessee or by any county, municipality or taxing district of the State, except for inheritance, transfer and estate taxes and except as otherwise provided under the laws of the State of Tennessee.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this note exist, have happened and have been performed in due time, form and manner as required by the Constitution and laws of the State of Tennessee, and that the amount of this note, together with all other indebtedness of the Local Government, does not exceed any constitutional or statutory limitation thereon, and that this note is within every constitutional and statutory limitation.

IN WITNESS WHEREOF, the Governing Body of the Local Government has caused this note to be executed in the name of the Local Government by the manual signature of the City Manager and countersigned and attested by the manual signature of the City Recorder with the Seal of the Local Government affixed hereto or imprinted hereon, and this note to be dated as of the 6th day of September, 2018.

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(Mayor)

ATTESTED: \_\_\_\_\_  
(City Recorder)

SEAL

ASSIGNMENT

Note No. R-\_\_\_\_\_.

Amount: \$426,000.00.

**For value received, the undersigned hereby sells, assigns and transfers unto  
City of Fairview, 7100 City Center Way, Fairview, TN 37062  
62-6020111**

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The within-mentioned note and hereby irrevocably constitutes and appoints **Tim Potter**, attorney-in-fact, to transfer the same on the note register in the office of the **City Recorder** or the agent of the Local Government with full power of substitution in the premises.

Date: \_\_\_\_\_

Assignor:

\_\_\_\_\_

Address:

\_\_\_\_\_

Signature Guaranteed by: \_\_\_\_\_

NOTE: The signature as to this assignment must correspond with the name as written on the face of the within note in every particular, without alteration, enlargement or any change whatsoever.



**INFORMAL BID ATTACHMENT FOR \$426,000**  
**2018 Spartan Fire Pumper Truck Ten (10) Year Financing (description)**  
**INFORMAL BID CAPITAL OUTLAY NOTES**

As required by Title 9, Chapter 21, Part 609, Tennessee Code Annotated, this information is being submitted to the Comptroller of the Treasury or Comptroller's Designee to request approval to issue these notes by the informal bid process:

1. The informal bid process is feasible.
2. The informal bid process is in the best interest of the Local Government.
3. The Local Government will be able to amortize these notes together with all other outstanding obligations.
4. Interest rate proposals \_\_\_\_\_ have been obtained in writing from the following financial institutions (at least three):
  - a. **FirstBank**
  - b. **Apex Bank**
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_
  - e. \_\_\_\_\_
  - f. \_\_\_\_\_
5. \_\_\_\_\_ There are no issuance costs associated with the sale of these notes.
6. There are issuance costs, and they are itemized as follows:

	Lender 1	Lender 2	Lender 3	Lender 4	Lender 5	Lender 6
Financial advisor fees:	_____					
Legal counsel fees:	_____					
Credit enhancement fees:	_____					
Registration fees:	_____					
Paying agent fees:	_____					
Rating agency fees:	_____					
Underwriter's fees:	_____					
Remarketing agent fees:	_____					
Printing and advertising:	_____					
Other expenses:	<b>\$1,065</b>	<b>\$0</b>	_____			
Total Cost of Issuance						

Signed: \_\_\_\_\_  
 Mayor