

**CITY OF FAIRVIEW  
BOARD OF COMMISSIONERS**

**SEPTEMBER 7, 2017**

**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
  - A. Be Nice Proclamation
7. Public Announcements
8. Staff Comments
9. Approval of the Minutes
10. Consent Agenda Consisting of Items as Follows
  - A. Minutes from the August 17, 2017 Board of Commissioners Meeting
11. Old Business
  - A. Resolution 14-17, A Resolution Approving an Employment Contract for a City Manager - Lucas
12. New Business
  - A. Appointments to Open Seats
    1. Industrial Development Board - Citizen Seat Expiring 6-30-2020
  - B. Resolution 18-17, 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 (7312 Taylor Road)
13. City Manager Items for Discussion
  - A. Miscellaneous Updates
  - B. City Attorney Comments
14. Communications from the Mayor and Commissioners
15. Adjournment

# CITY OF FAIRVIEW PROCLAMATION

**JOINING THE Williamson County School SYSTEM AND  
PROCLAIMING SEPTEMBER AS "BE NICE" MONTH  
IN THE CITY OF FAIRVIEW WHERE  
EVERY 1 COUNTS**

**WHEREAS,** The city of Fairview has a tradition of southern hospitality and graciousness and values the culture of kindness that was born out of the "BE NICE" movement created by Fairview High School students and staff and adopted by all Williamson County students and staff; and,

**WHEREAS,** The city of Fairview can serve to be an example of what cities can aspire to through individuals simply being nice, doing good and by giving where there is a need; and,

**WHEREAS,** The theme for Be Nice is Every 1 Counts in 2017-18; and,

**WHEREAS,** Our city and its citizens, businesses and public servants continuing their efforts at being kind and encouraging have joined together to promote a campaign of niceness that celebrates and strengthens the spirit of the city of Fairview and all those who live, work and play here;

**NOW, THEREFORE, BE IT RESOLVED,** that the Board of Commissioners of Fairview, Tennessee, do hereby proclaim the month of September, 2017 as

**"BE NICE" MONTH  
in the City of Fairview**

**IN WITNESS WHEREOF,** I have hereunto set my hand, and caused the great seal of the City of Fairview to be affixed, this 7th day of September, 2017.

\_\_\_\_\_  
Patti Carroll – City of Fairview Mayor



## RESOLUTION 18-17

12B

### **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**

**7312 Taylor Road**

**Owners: Kenneth R. Taylor**

**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 October 5, 2017 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Tax Map 42, Parcel 77, owned by Kenneth R. Taylor

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 this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

**PROPOSED PLAN OF SERVICES TO ACCOMPANY  
RESOLUTION 18-17**

**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 \_\_\_\_ day of \_\_\_\_\_,\_\_\_\_\_.

This Resolution Considered by the City of Fairview, Tennessee, Municipal Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_.

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  
12<sup>th</sup> day of September, 2017.**

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**Chairman**

# City of Fairview

7100 CITY CENTER CIRCLE  
P.O. BOX 69  
FAIRVIEW, TN. 37062



Phone: 615-799-1585  
Fax: 615-799-5599  
Email: codes@fairview-tn.org

## ANNEXATION REQUEST FORM

DATE: 8-28-17

APPLICANT NAME: Kenneth R. Taylor

ADDRESS:

STREET

CITY

STATE

ZIP CODE

PROPERTY ADDRESS: 8312 Taylor Rd Fairview Tn 37062  
STREET

MAP #: 42 GROUP #: \_\_\_\_\_ PARCEL #: 77

AUTHORIZED AGENT NAME: Kenneth R. Taylor

SIGNATURE OF AUTHORIZED AGENT: Kenneth R. Taylor

• DOES THIS PROPERTY ABUT CITY PROPERTY ☒ YES ☐ NO

• IS CITY WATER AND SEWER AVAILABLE ☒ YES ☐ NO

IF NO, GIVE BRIEF EXPLANATION: sewer available on  
property in city

I AM CURRENTLY THE OWNER OF THE CAPTIONED PROPERTY AND WISH  
TO APPLY FOR ANNEXATION INTO THE CITY OF FAIRVIEW. THE INTENDED  
USE OF THE PROPERTY IS FOR. having all the  
property in the city

OWNER SIGNATURE: Kenneth R Taylor

(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

THERE WILL BE A FEE OF \$100.00 REQUIRED.

DATE FEE PAID: 8/28/2017



PROPERTY DESCRIPTION

CUMBERLAND SURVEY

Being a parcel of land located in the First Civil District of Hickman County, Tennessee, a portion of the Kenny Taylor property bounded on the east by Taylor Road, south by a 60-foot right of way , west by Otter Creek Holdings, LLC, north by Fairview City Limits, being more particularly described as follows:

Beginning at an iron rod on the westerly margin of Taylor Road and northerly margin of a 60-foot right of as recorded in Book 7138 page 341, 60.10 feet north of Kenny Taylor's original southeast corner; thence,

Along the northerly margin of the 60-foot right of way S80 deg 53'W 416.80 feet; thence,

Along the original westerly boundary N03 deg 11'20"E 530 feet, more or less, to the Fairview City Limits ; thence,

Along the Fairview City limits northeasterly about 370 feet, more or less, to a point on the westerly margin of Taylor Road; thence,

Along the westerly margin of Taylor Road south 670 feet, more or less, to the beginning, containing 5.0 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated August 25, 2017.

NO Portion of this property lies within a Special Flood Hazard Zone and is NOT subject to inundation by 100-year flood as shown on FIRM Community Panel No. 47187C 5122 F dated 09-15-2004

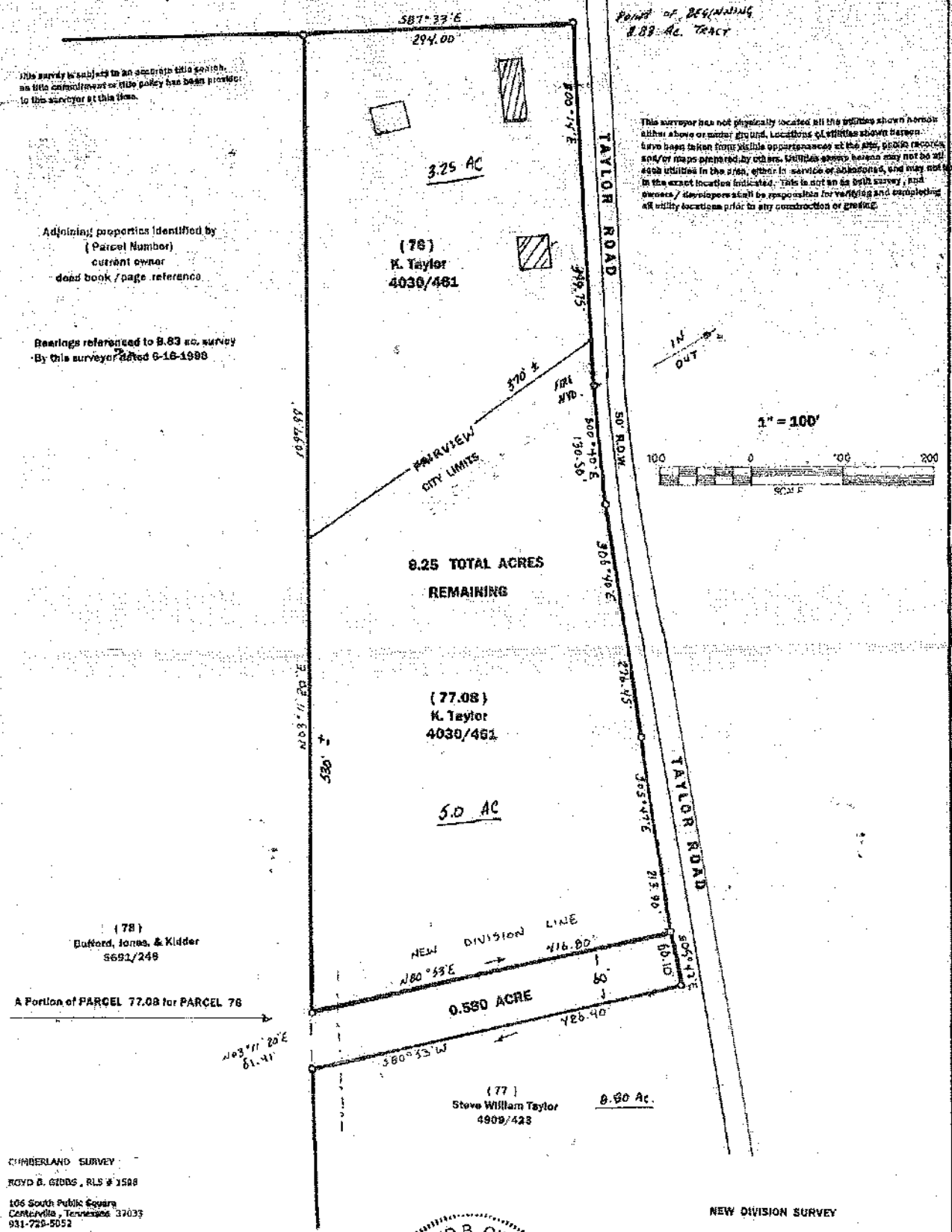
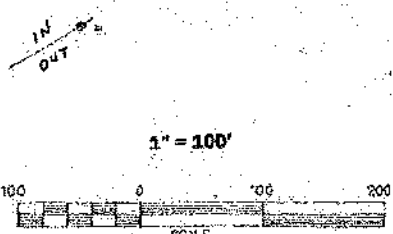
This survey is subject to an accurate title search, as title commitment or title policy has been provided to the surveyor at this time.

Adjoining properties identified by (Parcel Number) current owner deed book / page reference.

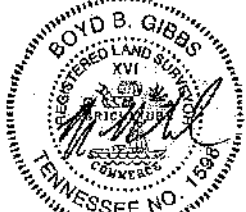
Bearings referenced to 8.83 ac. survey By this surveyor dated 6-16-1988

Point of Beginning 8.83 Ac. Tract

This surveyor has not physically located all the utilities shown herein either above or under ground. Locations of utilities shown herein have been taken from visible appearances at the time, public records, and/or maps prepared by others. Utilities shown herein may not be all the utilities in the area, either in service or abandoned, and may not be in the exact location indicated. This is not an as-built survey, and owners / developers shall be responsible for verifying and establishing all utility locations prior to any construction or grading.



CHIMBERLAND SURVEY  
ROYD B. GIBBS, RLS # 1588  
106 South Public Square  
Centerville, Tennessee 37033  
931-720-5052  
7718 Conroy Fork Road  
Fairview, Tennessee 37064  
615-799-9077



NEW DIVISION SURVEY

PARCELS 77.08 & 76 PROPERTY MAP 42  
1st Civil District Williamson Co., Tennessee

Kenny Taylor, Owner

As Recorded in Book 4030 page 485

I hereby certify that this is a Category 1 survey with a rule of precision of 1/4" = 1000 and has been made using the latest recorded deeds and other information in the public record; that there are no encroachments or projections other than those shown; that the survey has been made on the ground unless otherwise indicated; and that in my professional opinion, the survey is correct in the best of my knowledge and belief.

BK/PG: 4030/461-462

06043882

This instrument prepared by:  
M.T. Taylor, Jr., Attorney  
339 Main Street  
Franklin, TN 37064  
(615) 794-0807 / FAX 591-4376

QUITCLAIM DEED	
08/08/2006	08:43 AM
BATCH	81068
REG TAX	0.00
STN TAX	0.00
REC FEE	10.00
DE FEE	2.00
REG FEE	0.00
TOTAL	12.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SADIE WADE	
REGISTER OF DEEDS	

PICK UP

This instrument was prepared solely by information provided by the parties with no title examination being made, and the parties hereto hold M.T. Taylor, Jr., Attorney, harmless from any and all liability in connection herewith. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The Grantee waives the necessity of a Title Insurance policy.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
KENNY TAYLOR, <u>7312 Taylor Rd</u> <u>Franklin, TN 37062</u>	SAME	PG 42 / 76 & 77

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, I, Walter R. Taylor (single), Grantor, by these presents, do hereby quitclaim and convey unto Kenny Taylor (single), Grantee, his heirs, successors, and assigns, **subject to a Life Estate which is retained for the benefit of the said Walter R. Taylor**, all of my right, title, and interest in and to the following described property in Williamson County, Tennessee, described as follows, 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 east by Taylor Road, north by T.L. Taylor, south by S.W. Taylor, east by Jones, being more particularly described as follows:

Beginning at an iron rod on the westerly margin of Taylor Road at the northeast corner of the Walter Taylor property, same being the southeast corner of Travis Lee Taylor as recorded in Deed Book 870, page 643; thence,

Along the margin of Taylor Road S00 deg. 14' E 399.75 feet; S00 deg. 40' E 130.50 feet; S06 deg. 40' E 276.45 feet; S05 deg. 47' E 274.00 feet to an iron rod; thence,

Leaving the road along the northerly line of Steve William Taylor's 8.80 acre tract as recorded in Deed Book 2318, page 163, S80 deg. 53' E passing through an iron rod in concrete at 4.50 feet, a second iron rod at the fence at 392.00 feet, in all 426.40 feet to an iron rod on the original westerly boundary with Jones as recorded in Deed Book 87, page 15; thence,

Along said original westerly line with Jones N03 deg. 11' 20" E 1159.40 feet to an iron rod at the northwest corner of the herein described tract, same being the common corner with Bateman as recorded in Deed Book 141, page 258 and T.L. Taylor; thence,

Along the southerly line of T.L. Taylor S87 deg. 33' E 294.00 feet to the beginning, containing 3.83 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 104 South Public Square, Centerville, Tennessee, dated June 16, 1998.

Being a part of the same property conveyed to Grantor by deed of record in Book 82, page 41, Register's Office for Williamson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is property known as: 7312 Taylor Rd. Centerville, TN 37032

WITNESS MY HAND this 12<sup>th</sup> day of September, 2006, in Franklin, Tennessee.

Walter R. Taylor  
Walter R. Taylor (single)

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for said State & County, Walter R. Taylor (single), the within named bargainer with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 12<sup>th</sup> day of September, 2006, in Franklin, Tennessee.

My Commission Expires: 10-29-06

NOTARY PUBLIC

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for the transfer is \$-0-.

Benneth R. Taylor  
AFFIANT

Sworn and subscribed before me this 12<sup>th</sup> day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 10-29-06