

BOARD OF COMMISSIONERS**January 2, 2003**

Stuart L. Johnson, Mayor
 Darrell Mangrum, Vice-Mayor
 Eddie Arney, Commissioner
 Ken Brison, Commissioner
 Wayne Hall, Commissioner
 Alan W. Deck, City Manager
 Larry Cantrell, City Attorney
 Kathleen Daugherty, Recorder

Present: Johnson, Mangrum, Brison, Arney, Hall

Others Present: Deck, Cantrell

Absent: None

- 1. The meeting was called to order by Mayor Johnson at 7:38 p.m.**
 - A. Commissioner Arney led the Prayer and Pledge to the Flag.
- 2. Approval of the Agenda –**
 - A. Added under Old Business:
 - (1) Report on Liquor Store lawsuit at the entrance to the Park.
- 3. Awards and/or Recognitions – None**
- 4. Public Announcements – None**
- 5. Approval of Minutes -**
 - A. Presented for approval were the minutes of the Board of Commissioners Meeting held on December 19, 2002. Mangrum made a motion to approve the minutes as presented. Hall seconded the motion. All were in favor.
- 6. Old Business -**
 - A. Change all Meeting Times to Be the Same Time – Brison reminded the Board that this was suppose to be discussed at the Workshop with the Planning Commission on December 30th but the meeting was not held because no members of the Planning Commission showed up. After discussion Mangrum stated that the Planning Commission can discuss this at their next meeting on January 14th. Arney suggested that they just set the Board and Committee Meeting times. Brison suggested that they defer action on setting the meeting times. Brison then made a motion to defer action on setting the meeting times. Hall seconded the motion. Vote: **For:** Brison, Hall, Mangrum, Johnson **Against:** Arney. Motion carried. Mayor Johnson asked that this be put on the agenda for the Committee Meetings for January.
 - B. Approve the City Center Boundary Map – Deck stated that he talked with Ed Owens of Gresham and Smith and explained that they drew the boundary map without including the Wiley Circle area because of the number of houses already there and felt it would make it harder for a developer to obtain them. Arney stated that he did not feel it mattered about the houses being in the town center. Johnson stated that if they eliminate some residences they should eliminate all residences from the town center area. Hall asked if they needed to decide on the map before they lift the moratorium. Mangrum stated that they need to set the

- boundary and get the zoning in place. Arney stated that all they seem to do is postpone things. Brison stated that he did not have any objection to adding the residences along Wiley Circle. It was discussed that Chapdelaine would have to survey the property they want included and redraw the map. Hall then made a motion to approve the town center boundary map contingent upon Chapdelaine surveying the Wiley Circle area properties and including them in the town center. Arney seconded the motion. All were in favor.
- C. Presented for Second and Final Reading was Bill #2002-25: Rezoning Map 22, Parcels 64 and 65 on Fernvale Road from RS-40 to RM-12. Johnson read the caption. A discussion followed on the agreement Tim Mangrum agreed to sign at the December 19th Board Meeting concerning the development. Cantrell reviewed the agreement presented by Tim Mangrum and advised that it was adequate as to what he says he will do. Cantrell also advised that such an agreement couldn't be enforced. After further discussion Arney made a motion to approve Bill #2002-25 on second and final reading. Hall seconded the motion. Vote was taken: **For:** Arney, Hall, Johnson **Against:** Mangrum, Brison. Mangrum stated that he felt they should adopt the Comprehensive Land Use Plan before approving any rezoning. (It was later decided the Land Use Plan has already been approved)
- D. Presented for Second and Final Reading was Bill # 2002-26: Rezoning Map 42, Parcel 46 on Fairview Blvd. from RS-40 to C-G. Johnson read the caption. Brison made a motion to approve Bill #2002-26 on second and final reading. Arney seconded the motion. All were in favor.
- E. Annexation Highway 96 North – Johnson stated that he had this put on the agenda because the people on Hwy. 96 have city services and need to be in the City. Arney stated that he felt they needed to educate the people on Hwy. 96 as to the advantages of being in the City. Mangrum stated that they need to have a public hearing or a workshop and invite the residents along Hwy. 96 North. After further discussion Mangrum made a motion to defer further discussion to Committee. Arney seconded the motion. All were in favor.
- F. Annexation Highway 100 and I-840 Interchange – Johnson that they need to decide how big an area they want to take around the I-840 interchange. It was noted that the water line already runs to the Hickman County line and there is a pipe under I-840 for running sewer to that area in the future. A lengthy discussion was held on annexing the right of way along Hwy 100 to the county line and annexing down Pinewood Road and Spencer Mill Road. Hall then made a motion to have the City Attorney prepare an ordinance to annex the right of way down Hwy. 100 to the Hickman County Line, 1,000 feet down Pinewood Road, down Spencer Mill Road to the Hickman County Line, down I-840 North to the Hickman County Line, and down I-840 South for 1,000 feet. Arney seconded the motion. All were in favor.
- G. HBTS – Extension of water lines – Deck stated that he sent a letter to the County Executive and advised that the City would reply within 45 days, which will be the 6th of this month. He would like the Board to allow him to get Smith Seckman and Reid involved and have them to go out and identify those homeowners who are facing a potential lost of their water supply. He would also like to send a letter to the County Executive tomorrow stating that it is the intention of the City to do an engineer study on the possible cost of the immediate needs for water extension and reply to him within 60 days. Arney made a motion to send the letter. Mangrum seconded the motion. All were in favor.

- H. Report on Liquor Store Lawsuit – Deck gave a copy of a notice from Jim Petersen in which he advised that the Hickory Home people have appealed the decision in favor of the City on the lawsuit. They are asking that the City not issue any more permits until the case is settled. Brison made a motion to agree not to issue any permits until the case is settled. Arney seconded the motion. All were in favor.

7. New Business –

- A. Presented for approval were the minutes of the Administrative Committee Meeting held on December 12, 2002. Brison made a motion to approve the minutes as presented. Mangrum seconded the motion. All were in favor.

Recommendations:

- (1) The Committee sent the rezoning of Map 22, Parcels 64 and 65 on Fernvale Road from RS-40 to RM-12 to the Board without a recommendation. (Action was taken on the first reading at the December 19th Board Meeting).
- (2) The Committee recommended the rezoning of Map 42, Parcel 46 on Fairview Blvd. from RS-40 to C.G. (Action was taken on the first reading at the December 19th Board Meeting)
- (3) The Committee recommended purchasing a 24-inch culvert for Bill Riddle's lot in the Industrial Park. (Action was taken at a special meeting of the Board on December 12th)
- (4) The Committee sent the sale of lots in the Industrial Park to Vaden Norcutt to the Board without a recommendation. (Action was taken at the December 19th Board Meeting)
- (5) The Committee recommended that the Board discuss accepting Aggie Hamilton Drive as a city street. (Action was taken at the December 19th Board Meeting)
- (6) The Committee recommended paying off the 1978 State Loan on the water system in the amount of \$63,951. (Action was taken at the December 19th Board Meeting)
- (7) The Committee recommended proposed changes in the Beer Permit Application recommended by the City Manager. Deck presented a copy of the revised beer permit application. There was some discussion on the wording on the application for a records check on the applicant. Arney made a motion to approve the application with changes on the records check application. Hall seconded the motion. All were in favor.

- B. Presented for approval were the minutes of the Public Safety Committee Meeting held on December 12, 2002. Arney made a motion to approve the minutes. Hall seconded the motion. All were in favor.

Recommendations: None

- C. Presented for approval were the minutes of the Public Works Committee Meeting held on December 12, 2002. Hall made a motion to approve the minutes. Mangrum seconded the motion. All were in favor.

Recommendations:

- (1) The Committee recommended that the Board set a workshop with the Planning Commission on December 30th at 7:30 p.m. to discuss the town center criteria, change in meeting times, and neighborhood street improvements. (Action was taken at the December 19th Board Meeting)

- (2) The Committee recommended that the Board give the city manager permission to pay for repairs at the sewer plant in the amount of approximately \$12,000. (Action was taken at the December 19th Board Meeting)

8. City Manager Items for Discussion and/or Action -

- A. Cost of detailing block at city hall (MPACT) – deferred.
- B. Net cost in carpet savings & lighting upgrade (MPACT) – deferred.
- C. Deck presented a Resolution to hire Community Development Partners to apply for a CDBG grant, a Resolution to hire an Engineer Firm in relation to the CDBG grant, and a Resolution to apply for the 2003 CDBG Grant. Brison made a motion to adopt all three resolutions. (see attached) Arney seconded the motion. All were in favor.
- D. City Center Moratorium and City Center Site – Deferred to Committee.
- E. Deck reported that Wade Hooper will now be in charge of the street department along with his duties as Park Director.

9. Citizen Comments –

- A. Timothy Mangrum 7326 Fernvale Road – The City could be in the same position as Spring Hill. We have a good Board and a good city manager but there are a whole of personal agendas and hard feelings toward the people that live here.
- B. Tim French 7418 Chester Road – He felt the Board was too hard on Tim Mangrum concerning his development. He is still against the apartments on Fairview Blvd. due to the location but the location on Fernvale Road is a good place for them.

10. Communications from the Mayor and Commissioners –

- A. Brison congratulated the Mayor and his wife on the birth of their son.
- B. Arney also congratulated the Mayor and his wife.
- C. Hall also congratulated the Mayor and his wife. He advised that an article he read concerning the growth in Williamson County does not mention Fairview.
- D. Johnson announced that he is appointing Eddie Arney to serve on the Planning Commission in his place.

11. The meeting adjourned at 9:25p.m.

Mayor

City Recorder