

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS MEETING MINUTES

January 18, 2018

Patti L Carroll, Mayor
Shannon L Crutcher, Vice Mayor
Derek K. Burks, Commissioner
Scott Lucas, Commissioner
Debby Rainey, Commissioner
Scott Collins, City Manager
Tom Daugherty, CFO
Tim Potter, City Attorney
Brandy Johnson, City Recorder

Present: Burks, Carroll, Crutcher, Lucas, Rainey

Others Present: Collins, Costanzo, Daugherty, Hughes, Humphreys, Johnson, Paisley, Potter

1. Roll Call by Mayor Carroll confirming all were present for a quorum

2. Call to Order by Mayor Carroll at 7:08 p.m.

A. Prayer and Pledge led by Commissioner Lucas

3. Approval of the Agenda –

Motion: Crutcher

Second: Rainey

All were in favor.

4. Public Hearing –

A. Item 11A - No Comments

B. Item 11B – No Comments

C. Item 11C

- (1) Alice Carneal of 7101 Fernvale Springs Way and member of the HOA states that plans submitted to the Board of Directors of the homeowners are different than what was presented by Mangrum. They were told he is building approximately 20 townhomes and this was approved at the October 20 HOA meeting by a 11 to 4 vote. The Planning Commission proposal was for 40 townhomes and 18 apartments which would need to use our entrance. An elderly community wouldn't have approved that much additional traffic.

D. Item 11D

- (1) Amy Billingsley of 7517 Fairfield Court opposes this development and doesn't know why they all have to be on that side. She is all for progression and Habitat but why are they all in the same area? She lives in a cul-de-sac and thinks there needs to be more planning on the location as they make an impact over time. These will be all low-income kids zoned for the same school. It's like a railroad track to the other side and we don't need that in this town.
- (2) June Tucker of 450 Highway 96 North states according to the map included with the letter she received it looks like the entrance to the development will be coming down her property line. She is concerned about codes noting there is already a neighbor with 6 cars, a travel trailer and 2 boats in the yard. She also asks how close the houses would be to them.

- (3) John White of 7513 Fairfield Court is opposed to the development but appreciates the answers he received to an email earlier today. It sounds like after the BOC passes this goes back to the Planning Commission. He wishes more neighbors would have attended tonight's meeting but some decided this already sounded like a done deal. White notes he knows only adjacent owners receive letters but two of his neighbors didn't receive letters. He was surprised to find out this was the second reading already as the first reading occurred over the holidays noting we are now almost at the mercy of the Planning Commission. White agrees this is an example of scatterbrained zoning and wishes they would have known more details about what the plans were for this development.

5. Citizen Comments – NONE

6. Awards and/or Recognitions – NONE

7. Public Announcements –

- A. 2017 Fiscal Year End Audit Presentation – Buddy Yeary and Greg Howell of Yeary, Howell & Associates were in attendance to review the 2017 audit. Yeary noted their primary responsibilities are to issue opinions and verify the statements are fairly presented according to the governmental accounting regulations. Two significant areas: 1) page 50-51, internal controls and compliance of, no significant deficiencies and no material weaknesses found, and 2) management analysis on pages 3-9 which offers a good overview in a narrative form. For the second year in a row, the fund balance has increased while revenues remained very similar to last year. A few comments were discussed with management such as internal controls and fixed asset management to be worked on this year.

8. Staff Comments – NONE

9. Approval of the Minutes – N/A

10. Consent Agenda Consisting of Items as Follows

- A. Minutes from the January 4, 2018 Board of Commissioners Meeting
B. Minutes from the January 4, 2018 Work Session

Motion: Crutcher
Second: Lucas
All were in favor.

11. Old Business

- A. Second and Final Reading of Ordinance 2017-01 PC, An Ordinance of the Municipal Planning Commission of the City of Fairview, Tennessee, to Amend the Zoning Ordinance as it Pertains to the RS-15 Zoning District

Motion: Crutcher
Second: Burks

| | Yes | No |
|---------------------|-----|-----|
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | x | ___ |
| Commissioner Rainey | x | ___ |

- B. Second and Final Reading of Ordinance 2017-30, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcel 69.01, Consisting of 2 Acres, Located at 7170 Horn Tavern Road, From A RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, Requested by Delores June Lambert (who was present for the meeting)

Motion: Crutcher

Second: Burks

| | Yes | No |
|---------------------|-----|-----|
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | x | ___ |
| Commissioner Rainey | x | ___ |

- C. Second and Final Reading of Ordinance 2017-31, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 042, Parcel 63.00, Consisting of 6.6 Acres, Located on Fernvale Road, from a RS-40 (Low-Density Residential) Zoning District to a RM-12 Zoning District, Requested by Tim Mangrum – Mayor Carroll notes everyone heard the citizens comments regarding this property. Tim Mangrum states the apartments mentioned will not be part of Fernvale Springs nor use their entrance so they were not addressed with the HOA. Mangrum states his engineer is working on the design but he has asked for 58 units. He will also be adding a second entrance which should help with the new traffic as well as some of the existing traffic. Mangrum states he would like to have a meeting with the full HOA to clarify and requests the BOC defer for two weeks.

Motion: Burks – defer to next meeting

Second: Crutcher

| | Yes | No |
|---------------------|-----|-----|
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | x | ___ |
| Commissioner Rainey | x | ___ |

- D. Second and Final Reading of Ordinance 2017-32, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcels 134.07, Consisting of 8.34 Acres, Located at 500 Highway 96 North, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, Requested by Habitat for Humanity

Item died for lack of a motion.

- E. Second and Final Reading of Ordinance 2018-01, An Ordinance to Amend Bill #2016-18, Ordinance No. 932 by Revising the Named Safety Director

Motion: Crutcher

Second: Rainey

| | Yes | No |
|---------------------|-----|-----|
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | x | ___ |
| Commissioner Rainey | x | ___ |

12. New Business

A. Appointments to Open Seats

1. Tree Board (one seat) – No applications – defer to next meeting
2. Planning Commission (one seat) – Sheree Qualls – has been wanting to get involved and with her experience as a real estate agent feels this is a good fit. She was previously an elected official in Hickman County.

Motion: Crutcher to appoint Qualls

Second: Lucas

| Yes | No |
|-----|----|
|-----|----|

| | | |
|---------------------|---|-----|
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | x | ___ |
| Commissioner Rainey | x | ___ |

- B. Resolution 01-18, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services (7116 New Hope Rd) – Vice Mayor Crutcher recused himself from the agenda item and left the room. City manager Collins notes the question is whether this parcel is contiguous to any existing city property. There is no issue legally if it is contiguous even with a road in between but this is not. For proper annexation, at least a portion of New Hope Road would need to be annexed to make it contiguous. City attorney, Tim Potter, concurs with Collins noting this would be annexation by consent but it must be contiguous and the only way would be to annex a portion of New Hope Road. Questions regarding the condition of the road and the length of road that is in the county currently. A motion to defer ended in a tie vote.

Motion: Burks – hold a public hearing on the annexation of this parcel as well as the section of New Hope Road currently in the county
Second: Lucas

| | | |
|---------------------|---------|-----|
| | Yes | No |
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | RECUSED | |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | ___ | x |
| Commissioner Rainey | ___ | x |

- C. Ordinance 2018-02, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 42, Parcel 77.08, Consisting of 5 Acres, Located at 7312 Taylor Road, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density) Zoning District –

Motion: Crutcher
Second: Lucas

| | | |
|---------------------|-----|-----|
| | Yes | No |
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | ___ | x |
| Commissioner Lucas | ___ | x |
| Commissioner Rainey | ___ | x |

- D. Resolution 02-18, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, to Formally Accept the Subdivision Improvements Associated with Leverette Meadows Subdivision - City Planner, Kristin Costanzo, noted the Planning Commission voted to accept the improvements as they have been approved by the engineer and all items are in order. This is the final step in the acceptance.

Motion: Crutcher
Second: Lucas

| | | |
|---------------------|-----|-----|
| | Yes | No |
| Mayor Carroll | x | ___ |
| Vice Mayor Crutcher | x | ___ |
| Commissioner Burks | x | ___ |
| Commissioner Lucas | x | ___ |
| Commissioner Rainey | x | ___ |

- E. Acceptance of 2017 Fiscal Year End Audit

Motion: Crutcher

Second: Rainey

| | Yes | No |
|---------------------|-----|-------|
| Mayor Carroll | x | _____ |
| Vice Mayor Crutcher | x | _____ |
| Commissioner Burks | x | _____ |
| Commissioner Lucas | x | _____ |
| Commissioner Rainey | x | _____ |

13. City Manager Items for Discussion

A. Miscellaneous Updates – City Manager Collins reminds everyone of the Focus on Fairview event Saturday with doors opening at 8:00 and the event starting at 8:30. The first hour he will cover the city's financials and then will review departmental information and staffing. It will be fast-paced and a lot of information compressed into a couple hours. The event will not be televised or recorded as we want to encourage participation from the crowd.

B. City Attorney Comments – NONE

14. Communications from the Mayor and Commissioners

A. Commissioner Rainey – NONE

B. Commissioner Lucas encourages attendance to the Focus on Fairview event Saturday and thanks the street department and other staff for working so hard this week cleaning off the roads for the rest of us.

C. Commissioner Burks echoed Lucas' comments regarding the city staff and their efforts and included city manager Collins' assistance and leadership as well.

D. Vice Mayor Crutcher - NONE

E. Mayor Carroll thanked the staff, especially the street department for their clean up efforts this week. She noted she visited other parts of the county today and our roads are in much better shape than theirs. Carroll thanked the guys for working really hard.

15. Adjournment – Commissioner Burks made a motion for adjournment with Commissioner Lucas seconding. Meeting was adjourned at 8:13 p.m.

Brandy Johnson
City Recorder