

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS MEETING MINUTES

January 19, 2017

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
Larry Cantrell, City Attorney
Brandy Johnson, City Recorder

Present: Crutcher, Burks, Lucas, Rainey

Others Present: Collins, Cantrell, Daugherty, Johnson, Hall, Humphreys, Paisley

Absent: Carroll

1. Call to order by Vice Mayor Crutcher

A. Prayer and Pledge led by Commissioner Lucas

2. Approval of the Agenda - Commissioner Crutcher requested moving item 8B from consent agenda to Item 7, removal of item 8C from the agenda and moving item 8D from consent agenda to item 9D. Commissioner Rainey made a motion for approval as noted seconded by Commissioner Burks. All were in favor.

3. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each) - NONE

4. Awards and/or Recognitions - NONE

5. Public Announcements - NONE

6. Staff Comments - NONE

7. Approval of the Minutes (only needed if removed from consent agenda)

A. Approval of the Minutes from the January 5, 2017 Board of Commissioners Meeting – Commissioner Rainey made a motion to amend the minutes to reflect additional discussion on item 11B so Commissioner Rainey's comments would not be out of context. Mayor Carroll stated she spoke to the land owner who indicated they were not going to sell the property, she was inclined to believe the land owner's plans and that is why she was not going to oppose rezoning that property. Rainey requested to include all discussion or no discussion in the minutes. On item 12B the Mayor recused herself but commented the change was for a commissioner's own gain. We have gone through several years of those types of comments and we either need to clarify what that gain is and bring to the public and if there is no gain that needs to be stated next month in the minutes. Commissioner Lucas seconded the motion and all were in favor.

8. Consent Agenda Consisting of Items as Follows

- A. Approval of the Minutes from the January 5, 2017 Board of Commissioners Public Hearing
- B. Moved to Item 7A
- C. Deleted
- D. Moved to Old Business Item D

Commissioner Burks made a motion for approval with Commissioner Lucas seconding. All were in favor.

9. Old Business

- A. Discuss and/or Take Action on Resolution No. 12-16, A Resolution Adopting a Plan of Services for the Annexation of Property Belonging to Erick Allen Maggart and Wife Kelly Lenore Lampley Maggart and to Incorporate the Same Within the Corporate Boundaries of the City of Fairview, Tennessee. The Property is Located at 7338 Overbey Road, Fairview, Tennessee and is Shown on City of Fairview, Tennessee, Geological Listing of Assessment Roll Map 046, Parcel 48.01. Vice Mayor Crutcher read the caption. Commissioner Burks made a motion for approval with Commissioner Rainey seconding. Randy Chapdelaine was present representing the project. All were in favor.
- B. Discuss and/or Take Action on Resolution No. 13-16, A Resolution to Annex Certain Property, Located at 7338 Overbey Road, Map 46, Parcel 48.01, Herein Described Below and to Incorporate Same Within the Corporate Boundaries of the City of Fairview, Tennessee; Belonging to Erick Allen Maggart and Wife Kelly Lenore Lampley Maggart. All the Property Proposed for Annexation Lies Within the City of Fairview, Tennessee's Growth Boundary, Containing 2.17 Acres. Vice Mayor Crutcher read the caption. Commissioner Lucas made a motion for approval with Commissioner Rainey seconding. Randy Chapdelaine was present representing the project. All were in favor.
- C. Discuss and/or Take Action on Bill #2016-37, Ordinance No. 951, An Ordinance to Amend the City of Fairview, Tennessee Municipal Code, Title 1, "General Administration," Chapter 1, "Board of Commissioners," by Addition of Section 1-108, "Appointments to Boards and Commissions". Vice Mayor Crutcher read the caption. Commissioner Lucas made a motion for approval with Commissioner Burks seconding. All were in favor.
- D. Second and Final Reading on Bill #2016-34, Ordinance No. 948, A Replacement for Bill #2015-36, Ordinance No. 901, An Ordinance to Change the Zoning of Certain Property in the City of Fairview, Tennessee, Located on Horn Tavern Road, Owned by Raymond Pruitt and Wife Brownie Lee Pruitt, as Shown on, Williamson County, Tax Map 022, Parcel 15.00, From RS-40 (Residential), to RS-15 PUD (Residential Planned Unit Development). Engineer Gary Martin and Developer Tim Mangrum were present to represent the project. Vice Mayor Crutcher read the caption. Commissioner Burks made a motion for approval with Commissioner Lucas seconding. Commissioner Lucas suggests holding off on all rezonings until we evaluate our land use map. Vice Mayor Crutcher notes he understands Lucas' position, however, for this particular type of project he sees no disadvantage for approval. Crutcher continues that a moratorium on zoning pending modification to the land use map may hinder developments that we need. Commissioner Rainey questioned the engineer on the residential use of the parcel and the proposed density. Vice Mayor Crutcher stated it is going from RS-40 to RS-15 which are lots a little smaller than ½ acre. The homes are single family, craftsman style homes in the \$300,000 price point. FOR: Burks, Crutcher, Rainey; AGAINST: Lucas. Motion passed.

10. New Business

- A. Discuss and/or Take Action on Tree Commission Review and Recommendation for all Residential and Commercial Development Projects with a Landscape or Tree Removal Component Prior to Planning Commission - Vice Mayor Crutcher notes as the Vice Mayor he attended the last Tree Commission meeting and there has been discussion for some time over the fact they review commercial development plans but not residential. Commissioner Rainey noted she believes the Tree Commission originally did review residential plans but have not been doing so recently. Codes Director Hall states it goes back to Lovvorn as Codes Director not bringing the residential plans for review. Attorney Cantrell suggests researching the original ordinance and subsequent changes. Vice Mayor Crutcher suggests deferral until research can be completed noting there are two areas of concern, 1) entrance landscaping to residential developments, and 2) clear cutting of parcels for residential development. DEFERRED.
- B. Discuss and/or Take Action on Appointing Two Members of the Board of Commissioners to the Tree Commission – ITEM DEFERRED INDEFINITELY DUE TO REMOVAL OF ITEM 8C FROM AGENDA. Vice Mayor Crutcher requested when Item 8C returns to the agenda for it to include discussion to review membership of all boards/commissions appointed by the BOC.

11. City Manager Items for Discussion

- A. Miscellaneous Updates – City Manager Collins states he has been working diligently with staff on revising the budget for this year as well as preparing for next year's budget. Collins will likely

schedule a work session to review amendments to the current budget which would include: the addition of a City Planner (position to be filled for the last quarter of this fiscal year); Rework the audio/visual in the Chambers (\$60,000 estimate with a goal to complete by the end of this fiscal year); upgrade to existing software by current provider Local Government (\$30,000 estimate and will add P/O capabilities, additional records availability and H/R assistance); Planning & Zoning document updates (\$26,000 estimate from our engineer with a time estimate of 90 days but there has also been some discussion of GIS implementation so will likely budget \$30,000); SWOT analysis of trail system in Bowie Park (what we have and how functional they are, \$800 estimate, goal to complete by fiscal year end); project estimated costs of \$130,000 which are all one time expenditures with the exception of the City Planner position.

B. City Attorney Comments - NONE

12. Communications from the Mayor and Commissioners

A. Commissioner Burks – NONE

B. Commissioner Rainey – NONE

C. Commissioner Lucas – NONE

D. Vice Mayor Crutcher notes he is grateful for the peaceful transfer of power in our country and thanked those who have fought so we may have it.

13. Adjournment – Commissioner Rainey made a motion for adjournment seconded by Commissioner Lucas. Meeting was adjourned at 7:39 p.m.

Brandy Johnson
City Recorder