

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS MEETING MINUTES

JANUARY 21, 2021

Debby Rainey, Mayor
Lisa Anderson, Vice Mayor
Brandon Butler, Commissioner
Rod Dawson, Commissioner
Scott Lucas, Commissioner
Scott Collins, City Manager
Tim Potter, City Attorney
Brandy Johnson, City Recorder

Present: Anderson, Butler, Dawson, Lucas, Rainey

Staff Present: Collins, Johnson, Paisley, Potter, Ross, Blackburn, Sullivan

1. Roll Call – by Johnson

	Present	Absent
Vice Mayor Anderson	x	___
Commissioner Butler	x	___
Commissioner Dawson	x	___
Commissioner Lucas	x	___
Mayor Rainey	x	___

2. Call to Order by Mayor Rainey at 7:05 p.m.

3. Prayer and Pledge led by Commissioner Lucas

4. Approval of the Agenda and Executive Session Announcements – Mayor Rainey noted the executive session was requested to be removed from the agenda

Motion: Lucas -for approval as amended

Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	___	___	___
Commissioner Butler	x	___	___	___
Commissioner Dawson	x	___	___	___
Commissioner Lucas	x	___	___	___
Mayor Rainey	x	___	___	___

5. Public Hearing – none

6. Citizen Comments

- A. Gary Darnell, 7208 Grammar Drive, wanted to follow up on a presentation he made in December regarding the View Community Resource Coalition. He thanks those who commented and have reached out. He looks forward to hearing from all. Darnell thanked the community for their donations, for volunteering and for delivering food nothing they were able to help two senior ladies recently; one with rent and the other with a permanent place to live. He welcomes Lyle Eddy, who volunteered to be our new director of development. Mr. Eddy will be reaching out to churches, businesses and community leaders to review and clarify our mission in the months to come. The View CRC is committed to serve the community through local volunteers and their generous donations will be

used to help citizens in a positive way. As the city manager begins work on next year's budget we hope to have a voice in the process to enable us to continue our mission to assist and strengthen families and individuals. Through allocated monies the View's board and volunteers will be able to assess needed situations and hopefully follow through with positive results. Our first quarter income statement is available for anyone who would like to review it and may be requested by email at info@theviewcrc.org.

7. Announcements, Awards, Recognitions – none

8. Staff Comments and Reports

- A. City Manager Report – City Manager Collins notes he has relayed our budget process to Mr. Darnell adding that the coming year's budget will be the most impactful in at least the last twenty years. He has reached out to Darnell and passed on that if he is requesting funding we need all information by March 31 to move forward. Collins adds he will discuss more on the budget on the agenda item tonight.

9. Consent Agenda (Any Item May Be Removed for Individual Consideration)

- A. Minutes from the January 7 , 2021, Board of Commissioners Meeting
- B. Minutes from the January 7, 2021, Board of Commissioners Work Session
- C. Minutes from the December 8, 2020, Board of Commissioners/Planning Commission Joint Work Session

Motion: Lucas

Second: Dawson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	___	___	___
Commissioner Butler	x	___	___	___
Commissioner Dawson	x	___	___	___
Commissioner Lucas	x	___	___	___
Mayor Rainey	x	___	___	___

Old Business

A. Ordinance 2020-27

1. Public Hearing on Item 10A

- 1. Phillip Caldwell representing the project (in the process of buying), notes the request is to rezone to R-20 lots

- 2. Second and Final Reading on Ordinance 2020-27, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 1.89 Acres of Property, Located on Lake Road, Williamson County Tax Map 022, Parcel 168.01, from CG Commercial General, to R-20 Single Family Medium Density Residential, Owner: Denise Pickle Mangrum – Commissioner Dawson asks if this meets the land use and it is currently zoned CG but residential is a more appropriate use with the R-20 zoning.

Motion: Butler

Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	___	___	___
Commissioner Butler	x	___	___	___
Commissioner Dawson	x	___	___	___
Commissioner Lucas	x	___	___	___
Mayor Rainey	x	___	___	___

B. Ordinance 2020-28

1. Public Hearing on Item 10B

- 1. Phillip Caldwell, representing the project, notes this is an additional parcel for one project

2. Helen Day, 7215 Lake Road, lives adjacent to the properties and asked what the zoning means as she lives next door and doesn't want to see a bunch of buildings there
 3. Tiffany Wilson-Mobley, 7303 Cox Run Court, questioned medium density and whether it means single family or two-family homes, would duplexes be allowed? It was noted the developer has said single family homes per lot.
2. Second and Final Reading on Ordinance 2020-28, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 1.04 Acres of Property, Located on Lake Road, Williamson County Tax Map 022, Parcel 176.00, from RS-40 Single Family Low-Density Residential, to R-20 Single Family Medium-Density Residential, Owner: Innovated Construction Co., LLC

Motion: Anderson
Second: Dawson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	___	___	___
Commissioner Butler	x	___	___	___
Commissioner Dawson	x	___	___	___
Commissioner Lucas	x	___	___	___
Mayor Rainey	x	___	___	___

11. New Business

- A. Planning Commission Appointment – Commissioner Lucas nominated Richard Olszewski and asked him to introduce himself. Olszewski noted he lives in Aubrey Ridge subdivision on 27 acres and is retired from LP building products, had a brief career in real estate development and investing in the Nashville area and as he has almost no business now would like to get involved in his local community. He sees Fairview's potential with an almost blank canvas and would like to share his talents, skills, knowledge and contacts as a contributing member to his community. Motion died due to lack of second. Butler nominated Chris McDonald noting he believes McDonald wants to be involved though he doesn't have the same experience. McDonald introduced himself noting he ran for a seat on the Board of Commissioners, is a two year volunteer with the fire department, is a real estate agent (though this is not his motivation), has lived here since 2015 and plans on Fairview being his forever home. Butler notes he ran for the BOC and showed heavy interest even before the election cycle. It is encouraging to see six applicants and, though only one seat is open currently, we do have additional seats up for renewal the end of June.

Motion: Butler – to appoint Chris McDonald
Second: Dawson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	___	___	___
Commissioner Butler	x	___	___	___
Commissioner Dawson	x	___	___	___
Commissioner Lucas	x	___	___	___
Mayor Rainey	x	___	___	___

- B. Resolution 01-21, A Resolution Authorizing the City of Fairview, Tennessee, Fire Department to Participate in a Grant Process from Assistance to Firefighters Grant

Motion: Lucas
Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	___	___	___
Commissioner Butler	x	___	___	___
Commissioner Dawson	x	___	___	___
Commissioner Lucas	x	___	___	___
Mayor Rainey	x	___	___	___

- C. Ordinance 2021-01, An Ordinance of the City of Fairview, Tennessee, Further Amending the Annual Budget for the Fiscal Year Beginning July 1, 2020, and Ending June 30, 2021 – City Manager Collins states we are required to pass an annual budget with the budget year running July 1 to June 30. The staff has worked hard to recalculate and forecast and make sure we are working within the budget. The budget consists of two documents; 1) ordinance document; and 2) detail that works behind the document. Changes reflected in the amended budget are as follows: 1) city engineer to full-time status (engineering expenses were listed as part of the Admin budget but now in the Planning department (cost is a wash but needed to re-classify the expense); 2) \$134,000 in reimbursements for COVID-related expenditures that we anticipated but did not budget for not knowing when/if they would come. This amount was transferred to capital and public works expenditures and cost no tax dollars but are a welcome revenue; 3) LEASO program used by the Police Department for surplus military equipment and the revenue is used by the PD. We have an extra \$50,000 in auction sales so we also increased the miscellaneous revenue by \$50,000 and capital expenses by the same amount. We hope to purchase two additional patrol cars with the added revenue. The PD began this program as a creative way to pay for capital needs without using taxpayer funds. After we pass this amendment we will move toward the fiscal year 2022 budget and look at a bond issue for infrastructure projects. Working in our favor; 1) Fairview is one of the few cities to see a slight increase in sales tax revenue during COVID-19, and 2) Williamson County will complete a property evaluation and we are looking at a sizeable increase in revenue. Suggested projects for the bond issue: rebuild Chester Road, replace bridges, right-of-way purchase for Old Nashville Road and portions of Northwest Highway widening projects. We will have to have a list and a plan for approval of bond funding and all the bond dollars must be expended within three years in order for the entire bond funding to remain tax-exempt. Collins believes this is the right time to consider a bond issue. He met with the agency rep earlier this week. Current rates are at 1.25% which is the best in the foreseeable future. Collins will bring to the table a list of capital considerations. We hope to pay off the public radio system lease a year early (in August 2021) which will also free up the money for that payment to put toward a bond issue. We will move ahead from our cash position into bond work.

Motion: Lucas

Second: Dawson

	YES	NO	ABSTAIN	RECUSE
Vice Mayor Anderson	x	—	—	—
Commissioner Butler	x	—	—	—
Commissioner Dawson	x	—	—	—
Commissioner Lucas	x	—	—	—
Mayor Rainey	x	—	—	—

12. Communications from the Mayor and Commissioners

- A. Commissioner Anderson thanked Dan Allen and his group for being willing to speak to the concerned neighbors and for being open to talk to anyone. Anderson feels this is a move in the right direction for developments out here as far as discussions and hopes to see more developers and builders follow suit. Anderson believes this is what we want in that the BOC and community to work together for the best of everyone. Anderson thanks all those who expressed interest to sit on boards and asks they keep applying as we have openings all the time. It is exciting to see everyone wanting to be a part and get involved.
- B. Commissioner Butler thanked everyone for attending tonight's work session and meeting, for sending information and questions and for staying involved, for reaching out and educating us as that is what we are here for.
- C. Commissioner Lucas thanked everyone for coming out, both citizens and the developer for taking their time. Lucas apologized for missing the last meeting noting it is not like him to miss a meeting but he decided to err on the side of caution with not feeling well and everything that is going around.

- D. Commissioner Dawson thanked all for coming out especially those who submitted an application to become a member of the Planning Commission. He would like to meet with all the applicants and asked that they come back and apply for additional positions. It was wonderful to have a group to select from instead of just one person. It's a big deal to put your foot forward and submit an application and being involved benefits the entire community.
- E. Mayor Rainey would like to repeat that and was glad to see so many interested in the project discussed. It takes bravery to raise your hand and volunteer. She appreciates the developer taking the time and bringing their crew to explain.

13. Meeting Adjournment –Commissioner Lucas made a motion for adjournment with Commissioner Anderson seconding and meeting was adjourned at 7:42 p.m.

Brandy Johnson
City Recorder