

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS MEETING MINUTES

March 1, 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, Potter, Johnson, Costanzo, Daugherty, Humphreys, Paisley

1. **Roll Call** by Mayor Carroll confirming all members of the board were present.
2. **Call to Order by Mayor Carroll at 7:05 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 – N/A**
5. **Citizen Comments –**
 - A. Jane Tucker of 450 Hwy 96 N, spoke out against the Habitat rezoning at the last meeting feeling it would devalue her property and she was upset. Since then, she spoke at length with Mr. Dan Reynolds of Habitat who reviewed the proposed plans and city codes with her to clear up a lot of issues. She trusts Reynolds and he put forth extra effort to put her at ease. She will not oppose the subdivision.
6. **Awards and/or Recognitions – N/A**
7. **Public Announcements –**
 - A. Comprehensive Plan Proposal – Keith Covington from Common Ground out of Franklin, TN was present along with Randall Gross of Development Economics and Preston Elliott of KCI Technologies. Together they have 30 years of combined experience and recently completed comprehensive plans for Starkville and Oxford, Mississippi, and Pike Road, Alabama as well as other projects in Lebanon, Lewisburg, Murfreesboro and Smyrna Tennessee. A comprehensive plan should guide future actions in the areas of management and growth. It is policy and not law. A lack of good planning can lead to haphazard development, however the state of Tennessee provides very limited guidance on comprehensive plans. Common Grounds reviews the following elements; existing conditions, vision, goals and objectives, future land use, transportation, parks and open spaces, utilities, economic development and implementation strategies and then tailors the plan to the needs of the community. They believe the city's goal of completion in December is reasonable.

Through the various phases of the project there will be various levels of interaction with the citizens by utilizing multiple outreach tools. Common Ground feels they would be a great fit because they have both public and private sector experience and their depth of experience is balanced by new thinking. They also have an eye toward design with a cohesive team made up of multiple disciplines tailored toward the project with a focus on results.

8. Staff Comments – N/A

9. Approval of the Minutes – N/A

10. Consent Agenda Consisting of Items as Follows

- A. Minutes from the December 21, 2017 Board of Commissioners Meeting
- B. Minutes from the December 21, 2017 Work Session

Motion: Lucas
 Second: Rainey
 All were in favor

11. Old Business

- A. 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, Parcel 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 - Vice Mayor Crutcher notes there was not motion presented at the last opportunity so nobody got to discuss and he would like to allow the developer an opportunity to speak. Dan Reynolds, director of construction with Habitat for Humanity, notes he invited all the residents of the adjacent subdivision to a community meeting held at Meeting Place church and three of them attended. The property could hold 6-8 homes as currently zoned and approximately 12-14 if rezoned. Habitat homeowners are required to put in 280 hours of sweat equity including budget coaching, home ownership classes and other builds. Reynolds addressed a concern of subdivisions backing up to each other and the request for a buffer noting he is a tree fan and would have no problem with a tree buffer. Reynolds also reported the adjoining homeowners who attended the meeting seemed happy to be more informed and left with a contact phone number for follow up questions.

Motion: Burks
 Second: Crutcher

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

12. New Business

- A. Appointments to Open Seats
 - A. Tree Board (one seat) – No applications received and Mayor Carroll encouraged citizens to become involved
- B. Ordinance #2018-03, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 069, Parcel 12.00, Consisting of 5.35 Acres, Located at 7506-7508 King Road, From an AR-15A (Agricultural) Zoning District to a RS-40 (Low-Density Residential) Zoning District, Owners: Daniel and Susan Greer (present at meeting)

Motion: Burks
 Second: Rainey

	Yes	No
Mayor Carroll	x	___

Vice Mayor Crutcher	x	___
Commissioner Burks	x	___
Commissioner Lucas	x	___
Commissioner Rainey	x	___

- C. Selection of Engineering Firm for Multi-Modal Grant – City Manager Collins noted the administrative committee reviewed all applications received and graded them. Top billing goes to Civil and Environmental Consultants and he proposes the Board accept their proposal. Collins will bring back the agreement for approval.

Motion: Lucas

Second: Rainey

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

- D. Amended Budget – City Manager Collins notes he is working on the amended budget for this fiscal year and will have it ready to present at the March 15 meeting. He wanted to be sure of the revenue from taxes and that we met all our goals for reserves before presenting. No action.

13. City Manager Items for Discussion

- A. Miscellaneous Updates – City Manager Collins notes he has received several calls on flooding both near I-40 and in the Chester Road area. He is looking into the reports and working toward solution options. On the comprehensive plan the next step would be move to consider Common Grounds as the firm to move forward with or re-advertise.

Vice Mayor Crutcher makes a motion to approve Common Grounds as the firm for our comprehensive plan with Commissioner Rainey seconding. City Manager Collins notes he will bring a resolution to formalize the vote.

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

- B. City Attorney Comments – NONE

14. Communications from the Mayor and Commissioners

- A. **Commissioner Rainey** – United Way is offering free tax prep for households earning less than \$66,000 per year at Triangle School. They have had a very good response so far.
- B. **Commissioner Lucas** apologizes for a tech issue with his cell phone as he didn't realize his voicemail had not been set up but it is now fixed. FHS has had a great couple of weeks in sports with one wrestler winning a state title and the men's basketball team plays in the regional finals tonight. Next weekend FHS theatre produces Beauty and the Beast on March 8, 9 and 10.
- C. **Commissioner Burks** offers congratulations to Pack 309 on their promotion ceremony into Boy Scouts noting there are some great future leaders in that group.
- D. **Vice Mayor Crutcher** - NONE
- E. **Mayor Carroll** notes she will cheer on FHS tonight from here. Carroll notes she has had a lot of calls on litter in the area lately. It is a lot easier to keep it picked up when it's grass cutting season and our mowers help pick it up. She has been more aware lately and it is embarrassing. She is asking local organizations to help with litter pick-ups and asking everyone to stop littering and take pride in Fairview.

Keep Williamson Beautiful will provide supplies for a litter pick-up. Carroll wants those who are concerned to know that she is too.

15. **Adjournment** – Commissioner Burks made a motion for adjournment with Commissioner Rainey seconding. Meeting was adjourned at 8:00 p.m.

Brandy Johnson
City Recorder