

City of Fairview

SPECIAL MEETING BOARD OF COMMISSIONERS

May 22, 2008
7:00 p.m.

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

PURPOSE OF THE SPECIAL MEETING WAS TO DISCUSS AND/OR TAKE ACTION ON A LAND CONSERVATION EASEMENT FOR BOWIE NATURE PARK.

BOC Present: Brison, Arney, Hall, Johnson, Mangrum
Also Present: Forehand and Cantrell

1. Mayor Brison called the Special Meeting to order at 7:02 p.m. and asked everyone to turn off their cell phones.
2. Jeff Duke was present to give the Ecological Report on Bowie Nature Park conducted by CEC. He stated that he was asked to do the study to see if any areas of the Park could be sold or developed without diminishing any areas of the park being used as a wildlife preserve or park.
 - Exhibit One showed all the areas of habitat in the park.
 - Exhibit Two showed the trail system.
 - Exhibit Three showed any unique features found in the park.
 - Exhibit Four showed the water sheds and water quality – 89% of the park is in the Little Turnbull Watershed.
 - Exhibit Five showed the property being considered for sale which lies in a 28 acre section that is outside the watershed. Also outside the watershed is the parcel on Dice Lampley referred to as the “Out Parcel” which contains 24.70 acres. These two sections do not function with the rest of the park and it would not “diminish the utilization of said premises as a wildlife preserve and/or park”. He advised that the 5.908 acre tract proposed for purchase by Southstar can be sold pursuant to Provision #3 of the Warranty Deed. He also felt the 3.325 acres next to this would serve as a buffer to the rest of the park and the remainder (approximately 18 acres) could be used for a new entrance to the park.
3. Mangrum asked that, if the remainder of the park was put into a conservation easement, how would that affect the other 18 acres that they may want to use for a new entrance to the park between France and the Library. Cantrell stated that the 18 acres should not be put in the easement. Mangrum stated that he

felt they should put the entire park ,except the 5.9 acres to be sold and the “Out Parcel” , in a land conservation easement. Cantrell suggested a workshop with representatives from The Land Trust for Tennessee to let them know what the City can and cannot do concerning a land conservation easement. Hall asked Cantrell if the City can do something with the 18 acres rather than the land conservation easement. Cantrell stated that they could rezone it and require a unanimous vote of the Board to change it in the future. Arney advised that the Board has already designated the “Out Parcel” for Public Safety use. Cantrell stated that it might be wise to leave that parcel out of the conservation easement also.

4. After further discussion, Hall made a motion to accept the text of the Ecological Report (this does not mean approval or disapproval of the report) this just means accepting the report text and that a copy be attached to the minutes of this special meeting and also that a workshop be scheduled with representatives of The Land Trust for Tennessee to discuss parameters of any conservation easement, any possible sale of property to Southstar and any recommendations to the Board of Commissioners; the workshop should include the city planner, the city manager, The Land Trust for Tennessee representatives, the city attorney, Board of Commissioners, Southstar representative, and the appraiser; the workshop is to be conducted as soon as possible beginning at 6:00 p.m. and a Special Meeting of the Board of Commissioners to follow to discuss and/or take action on the workshop recommendations. Johnson seconded the motion. Brison stated that he would be abstaining from voting because he owns property adjacent to the 5.9 acres of park property. Vote on Motion; For: Hall, Johnson, Arney, Mangrum. Abstain: Brison. Motion carried.
5. City Manager Forehand is to contact The Land Trust for Tennessee and set up a date for the workshop.
6. The Special Meeting adjourned at 7:50 p.m.

Kathleen Daugherty, CMC
City Recorder