

City of Fairview

## BOARD OF COMMISSIONERS

**October 21, 2004**

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

Present: Arney, Brison, Hall, Johnson, Mangrum

Others Present: Cantrell, Deck

Absent:

**1. Mayor Johnson called the meeting to order at 7:15 p.m.**

- A. Dwayne Greer of the Williamson County School Board led the prayer and pledge to the flag.

**2. Approval of the Agenda –**

- A. Arney made a motion to approve the agenda as presented. Hall seconded the motion. All were in favor.

**3. Citizen Comments -**

- A. Johnson stated that there were eight people signed up to speak. He asked the Board if they wished to suspend the rules and let all eight people speak. Hall made a motion to suspend the rules. Arney seconded the motion. All were in favor.
- (1) Dianne Ellis of 7861 Crow Cut Road owns a business in Fairview and is president of the Chamber of Commerce. She advised that today she attended a meeting of the Williamson County Economic Development Council of which the Fairview Chamber of Commerce is a voting member. She was present to once again request space for an office at City Hall.
  - (2) Tracy Tuttle of 7327 Deer Ridge Road was present to ask the Board to help provide practice fields for the Fairview Raiders football team. She advised that the Soccer teams are also in need of a place to practice.
  - (3) Gary Hardison of 7209 Crow Cut Road and Director of the Fairview Titans Junior Pro Football Program stated that they are also in need of a place to practice. Last year they had to pay to play at the high school.
  - (4) Tim Mangrum of 7410 Old Nashville Road agrees that there are not enough areas to practice sports. There are not enough parking spaces at the Recreation Center. He asked the Board to do something about more practice fields. He asked the Board members to come out and see the confusion over teams wanting to use the present fields to practice.

- (5) Bobby Green of 7467 Crow Cut Road stated that he was representing the Fairview Raiders and is the CRA treasurer. He stated that there some real problems with having enough practice fields for all of the football and soccer teams. He asked the Board to consider donating the Bowie out parcel (twenty-five acres) on Crow Cut Road to the County so that they can build some more practice fields for these teams. He felt it is not part of the Park since it is across the road from the Park.
- (6) Dwayne Greer of 7485 Liberty Road also stated that there is a need for more practice space for soccer and football teams. He also asked the Board to donate the out parcel to the County.
- (7) Sonya Childers of 7700 Hudlow Court has a child that plays on the Raiders team and stated that they need more practice space.
- (8) Mike Childers of 7700 Hudlow Court also stated that there is a need for more practice fields.

#### **4. Awards and Recognitions - None**

#### **5. Public Announcements –**

- A. Mayor Johnson thanked the following people for their involvement and dedication in the planning of the City Hall Grand Opening celebration: Monetary donations have been made by Fifth Third Bank, First Bank, First Federal Bank, France Mfg., and James and Kathy Beata; Food donations have been made by Country Café, Murphy's H.G. Hills, and Carla Arney; Decorations have been contributed by the Fairview Florist and Interior Escape Concepts. Mayor Johnson thanked the following people who have served on the Grand Opening Committee: Mary Clinard, John and Jerry Stark, Margaret McGehee, Dr. Jennifer Stewart-Wright. The Grand Opening will be October 30<sup>th</sup> at 10:00 a.m.

#### **6. Approval of the Minutes –**

- A. Presented for approval were the minutes of the Public Hearing held on October 7, 2004. Mangrum made a motion to approve the minutes as presented. Brison seconded the motion. All were in favor.
- B. Presented for approval were the minutes of the Board of Commissioners Meeting held on October 7, 2004. Mangrum made a motion to approve the minutes as presented. Hall seconded the motion. All were in favor.

#### **7. Old Business –**

- A. Engineer's report on the Wastewater Treatment Plant – Herby Rader of Smith, Seckman, Reid was present to explain the present status of the sewer plant. He also gave the Board a summary of building permits issued. He advised that if the City continues to grow at the present rate the sewer plant will run out of capacity in October of 2006. If the City does not do something the State will put a moratorium on them and they will not be able to grow. He plans to submit the sewer plant expansion plans to the State for approval next week. If the spray fields go on line at the same time that the plant expansion goes on line then the survey of the property should have been done last month. So we are behind schedule on the spray fields. Rader then answered questions from the Board.

- B. Presented for first reading was Bill # 2004-31: the rezoning of property located at the corner of Fairview Blvd. and Fernvale Road to be rezoned from RS-40 to C-G; Map 42F, Group A, Parcel 5.00, containing 2.64 acres – Reese and Elizabeth Tidwell, owners. Mayor Johnson read the caption. Arney made a motion to pass Bill #2004-31 on first reading. Hall seconded the motion. All were in favor.
- C. Presented for first reading was Bill #2004-32: the rezoning of the property located off of Fernvale Road to be rezoned from RS-40 to C-G; Map 42F, Group A, Parcel 6.01, containing .90 acres – William and Rita Jones, owners. Mayor Johnson read the caption. Hall made a motion to pass Bill #2004-32 on first reading. Arney seconded the motion. All were in favor.
- D. Presented for first reading was Bill #2004-33: the rezoning and approval of the Site Plan for Map 42, Parcel 171.00 to be rezoned from a C-G to an OG-Town Center Overlay PUD to build the First Bank, DBS & Associates. Mayor Johnson read the caption. Mangrum made a motion to approve Bill #2004-33 on first reading. Seconded by Arney. Vote on motion: *For:* Mangrum, Arney, Hall, Johnson *Abstain:* Brison.
- E. A discussion was held on whether to allow the Bowie Historical Society to dispose of items that they feel have no historical connection to the Bowie family. Mayor Johnson stated that he was not in favor of disposing of the items. Mangrum stated that he spoke with John Stark and the Society feels that these particular items have no connection with the Bowie family. Also the funding from the sale of these items can be used to help promote Dr. Bowie's past. Arney made a motion to allow the Bowie Historical Society to dispose of the items they feel have no historical connection. Brison seconded the motion. *For:* Arney, Brison, Mangrum. *Against:* Hall, Johnson. Motion passed.
- F. Report on the School Patrol at the Williamson County Schools – Commissioner Arney stated that he thought Deck was suppose to check on whether the County is providing school patrols at the other schools in the County. Deck stated that he did not understand that he was suppose to contact the County. Arney stated that perhaps they should wait and discuss it further at budget time.
- G. Buildings on the old city hall property – Deck stated that he has received a letter of interest on the property. He asked Mark Miller to explain. Miller stated that he was present representing the Pine Brook Foundation, Inc. which is interested in leasing the property for a physical space for non-profit organizations such as the YMCA and Grace Works Ministries. (see attached letter of interest) They would like to lease the property for three years at the rate of \$1.00 per year with the option to purchase after three years for \$285,000. Miller stated that they will prepare the lease agreement and spare the city that costs. Deck stated that he felt the city attorney should prepare the agreement. Deck also stated that he sees one problem and that would be the maintenance of the building. (particularly the heat and air unit) Miller stated that it is not his intention to ask the City to spend any money on the building. Miller also advised that he would be glad to let the city attorney approve his sublease agreements. After further discussion, Arney made a motion to have Cantrell prepare the lease agreement with the Pine Brook Foundation. Johnson seconded the motion. All were in favor.

Deck stated that he needed to know if the Board wants to keep the building insured. The cost of insuring the building is \$812 annually. Brison made a motion to keep insurance on the building. Hall seconded the motion. All were in favor.

#### **8. New Business -**

- A. Reappoint of Joe Hutcherson to the Fairview Beer Board - Mangrum made a motion to reappoint Joe Hutcherson to the Beer Board. Hall seconded the motion. All were in favor.
- B. Permits for Driveway Cuts – Deck stated that not knowing where driveways are going to be located is causing a problem. If the City requires permits for driveways then we would know where they will be. He also advised that there is usually a fee for the permit. He stated that if the Board agreed he would have Cantrell prepare the necessary document to require a permit. The Board agreed to have Cantrell prepare the document.
- C. Multi-use zoning in areas other than Town Center – Deck stated that he felt there is a need for multi-use zoning outside the town center area. He stated there is some interest in office-residential and retail-residential. He gave the Board a sample ordinance. If the Board is interested he will take it to the Planning Commission. Deck stated that they may want to do this for the I-840 interchange. After further discussion it was agreed that he should take the ordinance to the Planning Commission. Hall asked about the annexation of the I-840 interchange and if they were still waiting on something from Cantrell. Deck stated there was a holdup on information from the County but that has been resolved and they need to get back on the annexation of that area.
- D. Request from Carol Robinson to use the Board Room for a televised “Meet the Candidates” question and answer session – Arney made a motion to allow her to use the Board Room on Monday, October 25, 2004 at 7:00 p.m. Mangrum seconded the motion. All were in favor.

#### **9. City Manger Items for Discussion and/or Action –**

- A. Daytime Employees responding to fire calls – Deck stated that Chief Cooper in order to improve our ISO rating, has suggested that a city employee be trained and become a member of the Volunteer Firefighters. Deck stated that the training will have to be done after hours and that would mean overtime pay and he had also thought he would give an incentive bonus to anyone interested. He needs to check on how this would work and report back later.
- B. Deck stated that he has asked the city engineer to get a cost difference in a gravity system and grinder tanks. He stated that the Board needs to decide if they want to start requiring a gravity system and do away with the grinder tanks. The present policy is that gravity will be used when feasible. If it is decided to use the gravity system the development costs will go up. He asked the Board to consider what they want to do and make a decision in the near future.
- C. Deck stated that Cantrell has some information he wants to pass out concerning requiring a franchise for companies who want to use the city’s right of ways.

#### **10. Communications from the Mayor and Commissioners –**

- A. Arney stated that he feels they need to move away from the grinder tanks. He also wished Johnson, Brison, and Hall the best of luck in the upcoming election.

- B. Hall asked Brison and Mangrum if they had an update on the lease of land for the spray fields. Brison stated that they do not have anything back in writing.
- C. Brison stated that he is the agent involved in the sale of the land for the new bank and that is why he did not vote on the issue of the rezoning.
- D. Johnson stated that he hoped that they work out something for the Chamber of Commerce. He also advised he is in favor of the out parcel being used for ball fields because John Stark has stated that Ms. Bowie did not consider that parcel part of the Park. He welcomed the Pine Brook Foundation and Graceworks to Fairview.

**11. The meeting adjourned at 8:45 p.m.**

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Mayor

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City Recorder