

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
NOVEMBER 2, 2023, 7:00PM, CITY HALL**

Lisa Anderson, Mayor
Brandon Butler, Vice Mayor
Wayne Hall, Commissioner
Stuart L. Johnson, Commissioner
Tom Daugherty, City Manager
Patrick Carter, City Attorney
Rachel Jones, City Recorder

Staff Present: Tom Daugherty, Rachel Jones, Keith Paisley, Patrick Carter, Ethan Greer, Richard Ross, Curtis Broadbent, Bree Bailey, Jamey Meadows

1. Call to Order @ 7:00 P.M. – Mayor Anderson

2. Roll Call - City Recorder, Rachel Jones

	PRESENT	ABSENT
Mayor Anderson	X	
Vice Mayor Butler	X	
Commissioner Hall	X	
Commissioner Johnson		X

3. Prayer and Pledge – Vice Mayor Butler

4. Mayor Comments – Mayor Anderson welcomed everyone and thanked the city police officers for attending the meeting.

5. Approval of the Agenda

Motion to approve: Commissioner Hall

Second: Vice Mayor Butler

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson				
MOTION PASSED 3-0				

6. Citizen Comments - None

7. Public Announcements, Awards, Recognitions

A. City Events - Community Relations Coordinator, Richard Ross

8. Staff Comments and Monthly Reports – Mr. Daugherty requested a work session to be held before the next meeting to discuss Fire Station 32 RFQ's.

9. Consent Agenda

A. Minutes from October 19, 2023, Board of Commissioners Regular Meeting.

Motion to approve: Commissioner Hall
Second: Vice Mayor Butler

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson				
MOTION PASSED 3-0				

10. Old Business - None

11. New Business

A. Resolution 67-23, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing Piedmont Natural Gas Company to perform Open-Cut Excavation along Northwest Highway. (City Planner)

Motion to approve: Mayor Anderson
Second: Vice Mayor Butler

Discussion: City Planner, Ethan Greer, stated Piedmont Natural Gas has submitted to the city a permit application to open cut excavate down Northwest Highway to install a four-inch gas main that would serve future developments. Mr. Greer stated the reason they are on the agenda is because the Fairview Municipal Code directs them here, in Chapter 2 Section 16-203, open cut excavations beneath paved roads or streets for installation of utility pipelines cables or conduits is prohibited within the city limits except for when the proposed pipeline is over 12 inches a connection is required to an existing pipeline. Mr. Greer stated in the opinion of the Public Works Director the location of other existing infrastructure makes boring, jacking, or tunneling not safe or not practical and emergency repair is required or when the Board of Commissioners approves. Mr. Greer stated from our position as planning, engineering, and public works we prefer that no open cut excavations occur within the bounds of the pavement within Fairview. Piedmont Natural Gas representatives Stephen Francescon, Nate Miller, and Brennan Anthony were present to speak on this topic. Mayor Anderson stated after her review of the area this part of Northwest Highway is in bad repair and does need to be paved. She stated in her opinion gaining the access easements needed and trying to avoid cutting down mature trees and there's already utilities underneath this road also we would save taxpayers money by having Piedmont use this to go under the road and they will be paving half of it and that will save taxpayers money and also avoid cutting down these mature trees. Mayor Anderson stated since there is already utilities under this road and because of its disrepair she sees this as a positive. Mr. Francescon stated the line will be southbound and so if it does come out of the right of way from where the street lies it will push it into private property, which then easements will have to be granted throughout and private agreements. Vice Mayor Butler said so you're asking to open cut the entire duration of 5500 foot or

is it flowing in and out or is it just straight cut. Mr. Francescon replied it's a straight cut and will be in that lane of traffic and traveling the whole way through there and branch off to serve the subdivision mains that are within the subdivision outside the city properties. Mr. Francescon stated this is common practice for us and it's safer, it's not on the side of the road where other utilities are typically going in and it's clearly marked. Mayor Anderson stated the pipe will be located very deep. Mr. Miller stated the pipe would be 36 inches deep and the trench would be approximately 2 feet wide in the southbound lane. Vice Mayor Butler stated we've identified Northwest as a collector road with potential three lanes and several locations of this area was to be widened in 10/15/20 years, whatever the time frame would be, would we just widen the road over the existing gas line or relocate it and incur the cost that time. Mr. Francescon replied there would be no relocation, you'd remill down the road and line it up and come back in and just do the paving process at that point. Mr. Greer stated in the future if that were to occur the city would work to try to not go over top of any of their gas mains to avoid them being underneath the roadway. Vice Mayor Butler commented that could be a future hindrance or cost to us if we're trying to work around it. Vice Mayor Butler also stated the main looks to be if you're headed towards highway 96 on the right-hand side, the big piece in the middle, is one of the proposed developments so could you not cross the road there and go into the right of way on that side and be in proper compliance for the future. Mr. Francescon replied that refers back to the approximate area where it actually shows in relation to that it actually will be coming from 96 it's in the southbound lane. Vice Mayor Butler asked could we not capture the right of way there because it's going to be a dedicated right of way with the plat of the subdivision, could we not run it and not do a road cut there. Mr. Miller replied in that 90-degree curve, yes we wouldn't have a road cut at that location. Vice Mayor Butler asked are you unable to capture what you need from Hwy 96 or unable to bring the service line from 96 and not extend from stable acres, would you be able to capture the gas you need if you just came from 96 down Northwest Highway. Mr. Francescon stated just for clarification you mean stop right there where we were just referencing. Vice Mayor Butler stated in order to service the proposed new developments you would come down Northwest where it's a developer own property, city owned property, and that would come into another developer owned property and you'd be in right of way the entire way and you wouldn't have to cut any road and so then you can service that development and then it would stop in that big turn after it services that area. Mr. Francescon replied so you're saying not lay in the street and go through private property, the wooded area. Vice Mayor Butler stated they're running a sewer line right now in a right of way and in easements and they're not cutting the road down that same path so could we not be in that same right of way, unless you just tell me you're trying to loop to your two inch line at stable acres to get flow or whatever but could you get the gas service that you need and you would not have to cut any road and you can stay in right of way, right of way that are already being affected. Mr. Miller stated in order to feed that subdivision that needs service we have to feed them from the southernmost point which is on the bottom of the screen and loop it in to feed them first and then we will eventually bring gas down from 96 and loop and connect it there in order to feed the multiple developments that are already in place and going to be in place. Vice Mayor Butler stated that is his question is if you have a main on 96 could you just extend it from 96 right now and eliminate this road cut. Mr. Francescon stated without having the research

done on that, theoretically it could be possible but we're not in the same ditch as sewage lines or anything like that for safety purposes. Vice Mayor Butler used the pointer to show alternate routes for the gas line. Vice Mayor Butler said if our code specifically states that you can't do cuts and surface cuts in roads and we wouldn't allow you to build a new road and put a gasoline underneath it's just hard for me to wrap my head around why we're going to cut down that road, shut down that road when there's alternatives where right of way is already in place and right of ways already being disturbed that we could possibly do without cutting down the trees that we're talking about. Mr. Francescon stated he thinks it would still be a mix and would still have to be on Northwest Highway. Vice Mayor Butler stated if they could come from the North side of 96 and come down because all of that is future proposed development parcels where they've already obtained some access right of way for public sewer if we could capture that same path because I think we our plan is like a 70 foot right of way for a three-lane road and so we'd have 10 or 15 foot of utility access on this side. Mr. Miller stated that's what we prefer to do, we don't typically like to lay in the road if we don't have to. Commissioner Hall asked the applicant if they would like to defer this item to the next meeting. Mr. Francescon replied that's definitely an opportunity there too, but I know with the developer, and I don't know how long and what the turnaround time would be to figure out all these incidentals and opportunities. Mayor Anderson asked if they do the process of cutting the road in other places. Mr. Francescon replied yes, mayor we do it in just about every other scenario it's always better unless it's a distribution or transportation line which operates under a higher pressure we typically prefer to be in the street. Mayor Anderson stated she has been called by many residents asking that it does not go through their property and they're going to put up a fight and they don't want the trees cut so I can't get on board with it being done any other way except what you proposed because I don't want the trees cut. Mayor Anderson also stated I guess this other direction that Vice Mayor Butler is talking about that would leave a portion of that open where they don't have access to gas, is that right. Mr. Francesco replied that is correct, everyone that's traveling along that road that is on propane right now will have the ability to convert over to natural gas. Mr. Francescon also said one other concern you mentioned was the traffic, traffic control here of course would be during the day and it will be to code.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler		X		
Commissioner Hall		X		
Commissioner Johnson				
MOTION FAILED 2-1				

B. Discussion on Residential and Commercial Building Permit Fee Increase. (City Planner)

Discussion: City Planner, Ethan Greer, stated the current fee structure places the city at \$1.50 per square foot for single family residential building permits. He stated those fees place Fairview out of place with other municipalities in the county. Mr. Greer said he would like to bring to the Board a proposal in ordinance form at the

next Board of Commissioners meeting to increase that fee to \$1.85 per square foot for new single family residential building permits. He stated in our current year of 2023 we've issued 107 building permits. With the increase to \$1.85 the average home of 2500 square feet would increase the building permit cost approximately \$875. He stated the increase in funds would go to the park fund. Mr. Greer stated after evaluating our Parks Master Plan it was brought to the city's attention that the parks are severely underfunded. This funding would help increase our parks budget and help us increase our amenities at our parks which is a direct reflection of the Parks Master Plan. Vice Mayor Butler stated Fairview the cheapest permit by about \$1500 in Williamson County amongst municipalities. Vice Mayor Butler stated the Parks Operational Plan Committee was tasked with overseeing the Parks Master Plan and the number one initiative was to find a funding source to fund some of the park projects. Vice Mayor Butler said most municipalities in Williamson County visit their fees annually based off the cost of inflation or the consumer price index. Vice Mayor Butler said he would love to see it on the agenda and thinks it's well overdue and a good thing to explore. Mr. Hall asked if there is a scenario where each park would get a certain percentage. Mr. Greer responded that currently we have not addressed that. Mr. Daugherty stated that could be handled during the budget process and we could allocate funds for particular projects at that time.

12. Roundtable: Mayor and Commissioners

Commissioner Hall – Commissioner Hall asked for an update on signs for the Castleberry neighborhood and thanked city staff for their work.

Commissioner Johnson – Absent

Vice Mayor Butler – Vice Mayor Butler welcomed new hire Bree Bailey and reminded everyone of the football playoff game.

Mayor Anderson – Nothing

13. Adjournment @ 7:42 P.M. – Vice Mayor Butler



Rachel Jones, City Recorder