

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS WORK SESSION MINUTES

March 22, 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

Board Members Present: Anderson, Butler, Dawson, Lucas, Rainey

Staff Present: Collins, Johnson, Hughes

Others Present: Williamson County Commissioner Ricky D. Jones, Williamson County Commissioner Dwight Jones, Williamson County School Board Representative Angela Durham

(1) **Call to order** by City Manager Collins at 11:53 a.m.

(2) **Opening Prayer** by Commissioner Lucas

(3) **Thinking Points –**

- City Manager Collins welcomes everyone attending and acknowledges the work session as an introduction between the representatives of Fairview on several levels.
- Fairview completed a 20-year comprehensive plan about a year ago and those plans get applied in a couple of ways; 1) land use plan, and 2) how to fund what is contained in the plan.
- The county is required to update urban growth boundaries for all municipalities on a regular schedule. They are currently in the infancy stages of that revision.
- Williamson County growth is off-the-charts as compared to most other areas for the next 20 years.
- The group of leaders here today can engage one another as we plan for our future. Items like a single subdivision may not have a lot of impact at the county level, however items such as state roadway improvements, grants and the impact of overall growth on schools will.
- Two things currently affecting growth in Fairview;
 - (a) Sewer capacity – limited capacity for sewer treatment is available and I believe ultimately will require a partnership with the Water Authority of Dickson County for growth of the system.
 - (b) Traffic – the state of Tennessee has presented the widening of Highway 100 between Bowie Lake Road and the I-840 interchange to five lanes with project approval slated for December 2024. This will be a substantial change and will also include widening to at least three lanes between Bowie Lake Road heading east to Highway 96 in Davidson County. These projects are being paid for by the gasoline tax as a part of a 12-year plan that is being implemented in four, three-year phases.
- School capacity - We currently have capacity at all local schools but we won't forever if growth continues so this needs to be considered. Keep in mind the school system has to purchase property at the same price as everyone else. We need to be looking at five years out for school

capacity especially at possible locations for a new school as we look at other developments. The city would need to provide the necessary infrastructure to support a new school. This is where this group of leaders can work together to make economic decisions for our future rather than reactive decisions. Keep in mind that the location of schools will influence the location of future residential development.

- Traffic considerations include items at both the local and county level. We need to look for alternate routes through the city.
- Previously, in economic development residential drove retail. However, retail development as we know it won't be the same as it was in the last five years. We are shifting to a phase of more economic development that is not largely based on retail.

(4) Items of Discussion

- Has the city discussed the urban growth boundary with the county mayor because he may be under the impression that no cities are interested in expanding
 - From our understanding, this project is in an infancy stage. Once the committee is established they have six months to work through and close out the plan and submit to the state. Fairview's fear is that our growth will be driven to us and considering our ability to provide services, the boundary will help to define the box we have to work within. Fairview is kind of out on its own compared to the location of other municipalities in the county. Think about Brentwood and Franklin, as you don't have to go too far to get across those cities but it is different in Fairview. The discussion on UGB will need to include lasso (non-contiguous) annexation. A boundary would help in settling that battle as well.
- Where are we on school capacity?
 - A planning group with Williamson County Schools tracks developments across the county to prepare for growth in certain areas. The school zoning plan makes it so important to know what developments are coming and the WCS zoning team is having those conversations. Fairview still has plenty of room at all of our schools (most under 80% capacity). All Fairview schools are open zone and the state requires that we open seats if we have capacity. Any student in the county can elect for out-of-zone attendance at any of the Fairview schools with their own transportation. Most out-of-zone students do so for either location or preference for a program offered only at certain schools. The idea of expansion on current property for Fairview schools is a big possibility because we do have room. We could be looking at adding a wing or multi-story wing depending on which school. The middle school is currently in the beginning stages of a renovation.
- Cost of growth
 - The county established five-acre minimum lot size in an effort to slow down county growth but, in effect, has pushed growth to the cities, especially in light of the state law allowing referendum votes for annexation requests. There is a lot of land between here and Franklin but those looking to develop in less than five-acre tracts are looking to the cities. Road annexations for developments add costs in maintenance, public safety, roadwork, etc. Cities need to be careful in annexations. Demand is so great for developable property currently that requiring substantial off-site improvements is becoming the standard to assist with properties being annexed and/or developed. Approvals of large developments should be viewed as incurring debt as maintenance of and providing services to those properties is considered.
- Explain the process of how the county funds items for the school board
 - WCS school board develops an annual budget for the system and presents it to the county commission. Because there is no line item veto procedure with the school system, the county approves an overall budget number. Once that budget number is approved, the county passes the funds to the school board for spending. For particular items, such as purchasing land for a new school, the county may approve an intent to fund up to a certain amount.

- Proactive versus reactive
 - This is a big dilemma for our city, are we just to become reactive or can we work ahead and partner to become more proactive as it relates to development and planning for the future. Some of the information that has been discussed today is already being looked at by other agencies who are also planning. The topography of Fairview can change the cost of establishing infrastructure and developable lots a lot. We would like to be able to present possible locations for future development (whether school, retail, residential, industrial or other) based on our research, planning and preparation. Obviously one of the large components we are missing is capacity for conventional sewer. But if we have some of the data as discussed today, we can take that to WADC in an effort to partner and prepare for the infrastructure needs. These plans will greatly impact how the city grows. The idea of expandability on current school sites impacts planning for other city growth. Considerations such as where to add a fire station could change based on the school location discussions.
- Economic impacts
 - Fairview's retail sales and share of taxes over the last 12 months has actually increased and probably had the highest percentage of growth over any other city in the county in that time. Pre-COVID, 75% of Fairview's retail sales were by non-city residents. This figure has taken a big swing in the last year due to COVID and a lot of residents remaining at home. As of the 2017 census, Forbes Magazine listed Williamson County as the 7th wealthiest county in the United States. If you remove the 37062 zip code from those statistics, it becomes 2nd in the nation. Simply being in Williamson County affects grant applications and funding for us because people see the county we are in and we get shuffled to the bottom of the list. The lens to and from Fairview differs greatly which is why we need to be able to share information to clearly explain where we are as a city.

(5) **Conclusion** – The trick is in sharing information. It would be helpful to meet again with a specific agenda. Each Fairview Board of Commissioners member is on a committee and each could report current status. Each county rep could contribute something the county is working on. The important thing is getting together and planning for the things that will make a difference to our citizens. We often hear why don't we have (insert any item) as it relates to the county parks and rec in Fairview. Recent additions to parks and rec sites across the county have been a partnership between the municipality and the county with the city offering up 50% of the cost. The county is willing to carry the note for the cost and to operate the facilities when the cities are willing to contribute to the up front costs. When the most recent census results come in we may have to look at re-districting the lines for what our representation looks like. By land area, our district appears to be 1/3 of the county right now but in population it is not. With re-districting we could be in danger of not having any representation out of Fairview. We know a lot of people don't any growth but without it comes a lack of representation. This is one reason we have discussed having a BOC member at each county commission meeting and school board meetings, just to represent Fairview, especially when we are coming to just be eyes and ears and not asking for anything. It is wise to gather the key stakeholders so we can be aligned and collaborative relating to projects and growth considerations. Understanding the lack of sewer capacity puts things in a different perspective. Not sure if meeting like this is something other districts do but gathering to strategize benefits everyone involved.

(6) **Adjournment** at 12:56 p.m.

Brandy Johnson
City Recorder