

MUNICIPAL PLANNING COMMISSION

February 11, 2020 Regular Meeting at 7 p.m.

Brandon Butler, Chairman
Mike Anderson, V Chairman
Daniel Jenkins, 1st Secretary
Salvatore Cali, 2nd Secretary
John Blade, Mayor

Derek Burks, Commissioner
Jim Power
Sheree Qualls
Hayley Schulist

Present: Butler, Jenkins, Anderson, Cali, Blade, Burks, Power, Schulist

Absent: - Qualls

Staff Present: Public Works Director/Codes Inspector Micah Sullivan, City Engineer Kevin Blackburn, Tim Potter City Lawyer, Codes Clerk Sharon Hall

- **Butler called meeting to order at 7:04 p.m.**
- **Opening Prayer and Pledge – Butler led prayer and pledge.**
- **Approval of Agenda – Jenkins stated agenda still has his name as Vice Chairman and Mr. Anderson as 1st Secretary and they are now flipped as of last month's vote. needs to be changed. Blade made a motion for approval. Burks Seconded. Vote was taken. All were in favor**
- **Citizen Comments (limited to the first five citizens to sign in and three minutes each) - None**
- **Approval of Minutes: January 14, 2020 – Regular Meeting**
Burks made a motion for approval. Blade Seconded. Vote was taken. All were in favor.

NEW BUSINESS - None

BONDS AND LETTERS OF CREDIT

1. Cumberland Estates Irrevocable Standby Letter of Credit in the amount of \$400,000.00 will expire March 28, 2020

Butler read the below comments:

STAFF COMMENTS: Based on the site visit and estimated completion of Phase 1, Cumberland Estates, per the approved plans, Staff recommends a Letter of Credit reduction to \$151,000.

Sullivan stated the developer did bring the original amount tonight to cover up until this renewal that is up to the Board to decide. Burks asked is this for the entire project or just for Phase I. Sullivan stated just phase 1. Butler stated this is a project that had some weird run off where some ponds were flipped or something like that and it's been resolved. Sullivan stated as far as he knows everything on that has been resolved, he knows there's some cleanup to be done on some of the ponds but he believes that all of the Engineering issues from early on have been taken care of. Burks made a motion to reduce the Letter of Credit to \$151,000.00 per the staff comments. Jenkins Seconded. Vote was taken. All were in favor.

2. Willow Crest Reclamation Bond in the amount of \$140,000.00 will expire March 10, 2020

Butler read the below comments:

STAFF COMMENTS: Developer maintains a continuous bond on this project. Staff recommends to renew at the current bond amount.

Burks made a motion to renew a Reclamation bond \$140,000.00 per the staff comments. Vote was taken. All were in favor.

REPORTS FOR DISCUSSION AND INFORMATION

- City Planning Staff – Sullivan stated thanks them all for the training session hopes to do a couple more of those on different things and to look at, thanks again for being here great discussion on that. From last months discussions couple things were mentioned, street cuts and street maintenance, we are looking into that. We do have some regulations that they are trying to get together for street standards overall and that will be moving forward as well as any maintenance going on or any cuts that are made. The other thing they had talked about was the over head utilities and what they want to see with that. For changes to subdivision regulations, zoning regulations, if they have anything as a group or individually that they want to see changed, if they will shoot him an email saying kind of an idea of what they are wanting, he will bring that before them as an item for the next Planning Commission meeting, next month or anytime. He thinks with the Planning Commission they have right now, he's seen especially tonight and other nights as well that changes are good but the discussions for those changes, he thinks are well rounded and bring a lot of information. Thanks, them.
- City Engineer – Blackburn stated one of the things he's been working on is the zoning map, taking the map that we have hanging on the wall and converting that into a GIS system online, he's now going through all the resolutions, ordinances to get the properties all corrected. Beyond that he's loading in the information from the comprehensive plan showing the land use, which is going to be helpful looking at things which will make it much more helpful making decisions. Beyond that in the next couple months Micah and he are working on doing some roadway assessments and almost like a major thorough plan where they're looking at existing roadways that need improvements, new roadways that are coming online and ones that would help alleviate congestion on our major routes. So, that's something to look forward to in the next few months.
- City Attorney – Nothing

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

Burks – Burks stated thank you for the training session tonight, thanks for putting the time in to come in and do that for them.

Schulist – Nothing

Anderson – Thanks them for training session. Butler asked him did he have anything on the Sewer site. Anderson stated that Mr. Micah joined him last night at the Dickson Water Department meeting, they listened to the whole meeting, they are very Froogle in their finances, very efficient in their operation of their water and sewer company but one of the things that he brought up that they didn't bring up this time was the fact that the Federal Government has loosed up some storm water regulations that have been imposed for a long time. The stated hasn't issued a sewer treatment permit in over 10 years, they are working with the state trying to get their application in place but he identified to the, he thinks they should have known, they've got about less than 10 months to possible political change in the Federal Government that could prevent Fairview from getting a sewer plant for the next 8 or 10 years. If they don't take the opportunity to take this next 8 or 9-month window and get their permit and get started we could be dead in the water. He brought that up and did it as polite as

he could but to him it's a live or die thing for Fairview, they act like it's important for them and it could very well be and should be. He still thinks Fairview needs to be more than just sitting there listening, we need to be there asking and wanting to know where they are at every month until we get a permit or get a turn down because if everything goes one way, we got another 4 years to get this thing in. If it goes the other way we are shut down because the people that are wanting to take over in the next administration does not want this, they are environmentalist.

Power- Power stated several months ago there was talk about a drain water runoff, stormwater plan and he hasn't heard about it in a long time. Sullivan stated it's in the works, it's something that's going to take a lot of time putting together, a lot of foundation to make it go, they are working on that in several different aspects and once they all head each other off it's going to be where they are ready to go with it. One thing is, good thing or bad thing, he doesn't really know, they are really close to 10,000 people, this year's census is really going to show us where we are. Once we reach 10,000 they don't have a choose but to have that program, so they are wanting to have it ready, even if they are just right behind that number that they can go ahead with it but it is something that is in the process just a little bit slower than he was hoping for but we are working on that.

Cali – Nothing

Qualls – Not present

Blade- Nothing

Jenkins – Nothing

Butler – Butler thanks for putting workshop together tonight, kudos to Staff that wears several hats. They can hear the strides that we are making, they finished the Comprehensive plan, starting to have a vision, when a developer comes here we're going to be able to say here's your zoning, here's our vision, here's where we want to go, here's our regulations, and to be such short staffed and making such great strides just shows how hard they are working and doing great things and cleaner and making more progress than he's seen in his time being here, so thank you guys for all your continued efforts.

ADJOURNMENT – Butler stated he would entertain a motion to adjourn. Jenkins made a motion to adjourn. Butler stated so moved. Adjourned at 7:17pm

Chairperson

Secretary