

**CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MAY 16, 2024, 7:00PM, CITY HALL**

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

Staff Present: Tom Daugherty, Rachel Jones, Bree Bailey, Patrick Carter, Ethan Greer, Keith Paisley, Richard Ross, Keith Reed, Zack Humphreys, Sean Sullivan, Patti Carroll, Curtis Broadbent, Ben Knox

1. **Call to Order @ 7:02 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	
Commissioner McDonald	X	

3. **Prayer and Pledge** – Vice Mayor Butler

4. **Mayor Comments** – Mayor Anderson welcomed everyone to the meeting. She thanked the officers for attending to keep everyone safe and thanked Sergeant Hill for manning the metal detector.

5. **Approval of the Agenda**

Motion to approve: Commissioner McDonald
Second: Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 5-0				

6. **Citizen Comments** - None

7. **Public Announcements, Awards, Recognitions**

A. **City Events** – Community Relations Coordinator, Richard Ross

8. **Staff Comments and Monthly Reports**

A. **Community Services Report** – City Planner, Ethan Greer

B. **Police Department Report** – Police Chief, Zack Humphreys

C. **Fire Department Report** – Fire Marshal, Sean Sullivan

D. **Finance Report** – City Manager, Tom Daugherty

E. **City Manager Report** - City Manager, Tom Daugherty

9. Consent Agenda

- A. Minutes from May 2, 2024, Board of Commissioners Work Session.**
- B. Minutes from May 2, 2024, Board of Commissioners Regular Meeting.**
- C. Minutes from May 8, 2024, Board of Commissioners Work Session.**

Motion to approve: Commissioner Johnson

Second: Commissioner McDonald

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 5-0				

10. Old Business - None

11. New Business

- A. Ordinance 2024-08, An Ordinance of the City of Fairview, Tennessee, adopting the Annual Budget and Tax Rate for the Fiscal year beginning July 1, 2024, and ending June 30, 2025. (City Manager)**

Motion to approve: Commissioner Johnson

Second: Commissioner Hall

Discussion: Mr. Daughety noted the only changes he had made to the budget was adding funds for park expenditures that was requested for facility improvements. Mr. Daugherty stated these funds came out of bond funds and do not affect the operating account. Commissioner Johnson verified the tax rate is staying the same. Mr. Daugherty replied that is correct. Commissioner Johnson asked Mr. Daugherty if the new budget reflects the county reappraisals. Mr. Daugherty stated he has spoken with Brad Coleman and was told the reappraisal amounts would take affect next fiscal year. Commissioner McDonald asked Mr. Daughety about the money he said was added for park expenditures. Mr. Daughety stated that will go toward a pavilion and shade added near the playground.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 5-0				

- B. Resolution 21-24, A Resolution authorizing the Mayor to execute an Interlocal Agreement between the City of Fairview, Tennessee, and the Williamson County Emergency Communications District. (City Manager)**

Motion to approve: Commissioner Johnson
Second: Commissioner Hall

Discussion: Mr. Daugherty stated this interlocal agreement is for the city’s dispatch fees staying the same amount as last fiscal year. Mr. Daugherty thanked the board for their efforts in making this happen. Mayor Anderson thanked County Mayor Rogers Anderson and Chief Humphreys for all their hard work on this and keeping the fee the same. Vice Mayor Butler asked if anything has been scheduled to start reviewing for next year. Mayor Anderson replied not yet but it will happen.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 5-0				

C. Resolution 22-24, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Northwest Highway Development Agreement. (City Planner)

Motion to defer 30 days: Commissioner Johnson
Second: Commissioner Hall

Representatives: Patrick Pitts and Tiffany Giordano

Discussion: Mr. Greer stated upon the Planning Commission approving the development plan for Bellehaven city staff met with the developer to reach an “equitable agreement”. Mr. Greer stated engineering completed a cost estimate for the project and utilized the traffic study that was submitted with the development plan. Mr. Greer stated the agreement is for 2.5 million dollars for the developers contribution for the improvements on Northwest Hwy. Mr. Greer stated these contributions will be used for improvements along the road frontage for this development. Mr. Broadbent stated the estimated total project cost is 8.6 million. He stated this cost is based on three lanes, sidewalks, and a 55 foot right-of-way. Mr. Pitts stated Northwest Hwy will veer North due to the route changing with the Belvoir development. Mr. Greer pointed out on the screen the new route for Northwest Hwy. Commissioner Johnson asked if the 8.6 million will cover the city’s portion of the improvements. Mr. Greer pointed out on the screen what section of roadway is covered within the 8.6 million. Commissioner Johnson asked how the agreement for 2.5 million was reached. Mr. Pitts stated based on the contribution of Bellehaven to the trips on Northwest Hwy which showed 17.3% on their traffic study they arrived at a little less than 2.3 million and they rounded up. Commissioner Johnson stated he doesn’t feel 2.5 million is enough contribution. Mayor Anderson stated Bellehaven is the largest development in that area and will have the most impact on the roadways. Mr. Pitts stated their traffic study shows a substantial amount of their traffic will go onto Hwy 96. Mayor Anderson asked if the Hwy 96 area will be built first. Mr. Pitts replied yes, their entrance will be built in the first phase. Mayor Anderson asked about the other entrances. Mr. Pitts replied the entrance onto Northwest Hwy is part of phase one and the entrances onto Elrod Rd will be phases four and five. Commissioner Johnson asked Mr. Carter if the agreement can be altered or if it would need to be voted

on as is. Mr. Carter replied it can be altered but the number they have arrived at is based on the traffic study. Mr. Carter stated he recommends against arbitrarily coming up with a number because that is not a fair or equitable way to arrive at the number. Mr. Carter stated he would urge the city engineer to discuss how they arrived at the number and if there is a wide disparity consider deferring this item to allow the city engineer to study it more or perhaps the city have their own traffic study done. Mr. Broadbent clarified the 2.5 million amount was not an agreed upon amount, but an amount provided by DR Horton. Commissioner McDonald asked staff the cost of a traffic study. Mr. Broadbent stated the price is project specific. Ms. Giordano addressed the board explaining the traffic study and how they figured the 2.5 million number.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 5-0				

D. Resolution 23-24, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute a Right-of-Way Easement to Middle Tennessee Electric. (City Planner)

Motion to defer to next BOC meeting or call a special meeting before then:

Commissioner Johnson

Second: Commissioner Hall

Discussion: Mr. Greer stated this easement would be across the property at the corner of Elrod Rd and Northwest Hwy. Mr. Greer stated this would allow Middle TN Electric to service Northwest Cove, Orrinshire, Belvoir, and Bellehaven. Commissioner Johnson asked if this will be overhead or underground. Mr. Greer responded overhead. There was no representative present to answer questions from the board.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson		X		
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 4-1				

E. Resolution 24-24, A Resolution of the City of Fairview, Tennessee, to adopt the Williamson County Growth Plan as recommended by the Williamson County Growth Plan Coordinating Committee. (City Planner)

Motion to defer to June 20, 2024, BOC meeting: Commissioner Johnson

Second: Commissioner McDonald

Discussion: Mr. Greer asked the board to defer this item to the June 20, 2024, BOC meeting. Mr. Greer stated the county mayors office sent out a memo stating all municipalities need to adopt the new proposed Williamson County Growth Plan as the last one did not have support from all municipalities. Mr. Greer stated they have sent out further guidance that one of the documents was not updated and we are currently waiting for the correct documentation.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor Butler	X			
Commissioner Hall	X			
Commissioner Johnson	X			
Commissioner McDonald	X			
MOTION PASSED 5-0				

12. Roundtable: Mayor and Commissioners

Commissioner Hall – Commissioner Hall recognized the Police Department, Legal Department, Engineering Department, IT Department, and Board of Commissioners. He also thanked all other employees for their hard work and dedication to the city. Commissioner Hall stated the Arts and Crafts Fair was a nice event.

Commissioner McDonald – Commissioner McDonald thanked everyone involved in the Arts and Crafts Fair. He also thanked the Planning/Engineering dept for hosting the Builders Summit. Commissioner McDonald thanked Chief Humphreys and Chief Hughes for their work and research on the dispatch fees. Lastly, he thanked the Public Works department for their hard work.

Commissioner Johnson – Nothing

Vice Mayor Butler – Vice Mayor Butler stated the Arts and Crafts Fair was amazing and thanked staff for hosting it. He also thanked the Planning/Engineering department for the Builders Summit.

Mayor Anderson – Mayor Anderson stated she is excited for the new employees at the Fire Department. She thanked the Planning/Engineering department for hosting the Builders Summit and reminded everyone it is on YouTube. She thanked Mr. Daugherty for his hard work on the budget and reminded everyone of the Town Hall meeting on May 30. Mayor Anderson thanked all staff for doing a great job and thanked the board for all their hard work. She reminded everyone to help keep Fairview beautiful by picking up trash and not throwing out.

13. Adjournment @ 8:39 P.M. – Commissioner Johnson


 Rachel Jones, City Recorder