



CURRENT BOARD MEMBERS

- [Lisa Anderson — Mayor](#)
- [Chris McDonald — Vice-Mayor](#)
- [Wayne Hall — Commissioner](#)
- [Carolyn Roberts — Commissioner](#)
- [Don Bufalini — Commissioner](#)

REGULAR MEETING
JANUARY 15, 2026
7:00 PM

MINUTES

1. Call To Order

Call to order by Mayor Anderson at 7:02PM.

2. Roll Call

Staff present: Tom Daugherty, Rachel Jones, Keith Paisley, Patrick Carter, Ethan Greer, Breanna Bailey, Zack Humphreys, Scott Hughes, Ben Knox, Officer Nicholson

Board present: Mayor Anderson, Vice Mayor McDonald, Commissioner Hall, Commissioner Roberts, Commissioner Bufalini

3. Prayer and Pledge

Prayer and Pledge lead by Mayor Anderson.

4. Mayor Comments

Mayor Anderson welcomed those in attendance and thanked them for being present. She also expressed appreciation to Officer Nicholson for attending to help ensure public safety. Mayor Anderson reminded all participants to remain courteous and respectful while speaking.

5. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)

- Todd Kaestner (3210 Del Rio Pike, Franklin) - County mayoral candidate
- Andy Marshall (8645 Belladonna Drive, College Grove) - County mayoral candidate
- Kellie Maxin (7014 Lonesome Dove Trail, Fairview) - Provided information about "Young Life"
- Rick Billbrey (7520 Horn Tavern Road, Fairview) - Expressed concerns over Horn Tavern rezoning (Ordinance 2026-01)

6. Approval of Agenda

Motion to approve the agenda by Commissioner Roberts. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous).

7. Public Announcements, Awards and Recognitions

A. City Events - City Manager, Tom Daugherty

B. Audit Presentation - Blankenship CPA Group, Bob Adams

8. Staff Comments and Monthly Reports

A. Planning Department Report - City Planner, Ethan Greer

B. Public Works Department Report - City Manager, Tom Daugherty

C. Parks Department Report - Parks Program Coordinator, Breanna Bailey

D. Police Department Report - Police Chief, Zack Humphreys

E. Fire Department Report - Fire Chief, Scott Hughes

F. City Manager Report - City Manager, Tom Daugherty

9. Consent Agenda (any item may be removed for individual consideration)

Motion to approve consent agenda by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

A. Minutes from December 4, 2025, BOC Regular Meeting

10. Old Business

A. Resolution 44-24

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Site Development Agreement Contract for AIGNEP Expansion. (City Engineer)

City Planner Ethan Greer explained that this Site Development Agreement contract had been presented to the Board several meetings ago and was deferred at that time. Mr. Greer stated that the developer has since signed the agreement and is now in compliance with all applicable City regulations.

Motion to approve by Commissioner Roberts. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous).

B. Resolution 62-25

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, to formally accept the subdivision improvements associated with the Adam's Preserve Subdivision. (City Engineer)

City Planner Ethan Greer stated that staff is requesting a 60-day deferral of this agenda item.

Motion to defer 60 days by Mayor Anderson. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

11. New Business

A. Resolution 01-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, accepting the city's audit for the Fiscal Year ending June 30, 2025. (City Manager)

City Manager Tom Daugherty stated that the audit has been submitted to the State. He commended Finance Director Ben Knox for his work on the audit and noted that the City experienced a strong financial year.

Motion to approve by Commissioner Roberts. Seconded by Commissioner Hall. Motion carried, 5-0 (unanimous).

B. Resolution 02-26

A Resolution authorizing the City of Fairview Fire Department to accept a grant from the Firehouse Subs Public Safety Foundation. (Fire Chief)

Fire Chief Scott Hughes explained that this resolution is to accept a non-matching grant from Firehouse Subs, awarded to the City in the approximate amount of \$7,600.

Motion to approve by Commissioner Hall. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

C. Ordinance 2026-01

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 62.53 (+/-) acre parcel located at 0 Horn Tavern Road consisting of Williamson County Tax Map 022 Parcel 040.00, from RS-40 (Single Family Residential) to RS-15 (Single Family Residential), Property Owner: James M. Moore. (City Planner)

City Planner Ethan Greer stated that this rezoning request received a positive recommendation from both staff and the Planning Commission. He explained that this request is for RS-15 zoning and noted that several other developments along Horn Tavern Road carry the same designation. Mr. Greer further stated that the 2040 Plan identifies this property as New Residential Medium, with appropriate zoning uses of RS-40 and R-20 PUD. Mr. Greer stated after evaluating this specific project, staff recommended RS-15 zoning, as it is consistent with the surrounding neighborhoods.

Representative: Alex Becker, EcoTerra, LLC

Discussion occurred.

Motion to approve by Mayor Anderson. Seconded by Vice Mayor McDonald.

Motion to defer 60 days by Mayor Anderson. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous).

D. Discussion

Parks and Landscape Board (City Manager)

City Manager Tom Daugherty reviewed the governing documents for the Parks and Landscape Board, including Ordinance 2024-07 and the Board's bylaws, noting that the ordinance establishes the Board as working directly with the Board of Commissioners, with limited staff involvement primarily for informational purposes. After discussion, staff concluded that improved communication between the Parks and Landscape Board and the Board of Commissioners would be beneficial. It was recommended to schedule a joint work session with the Board of Commissioners to discuss concerns raised in a December 29 email and to establish quarterly reporting by the Parks and Landscape Board. Staff indicated they would remain available to provide information as requested, but additional staff involvement would require an ordinance amendment.

David Dodoro, Chairman of the Parks and Landscape Board, presented a collaborative list of future park needs and ideas developed at the Board's January meeting, covering all existing and potential park properties. He clarified that no formal plans or engineering work has been completed.

Discussion followed regarding the structure and role of the Parks and Landscape Board, with concerns expressed about unclear responsibilities and limited communication. Consensus was reached that a joint work session between the Board of Commissioners and the Parks and Landscape Board would be a constructive first step to clarify roles, expectations, and future direction. The work session was tentatively scheduled to coincide with the Parks and Landscape Board's regular meeting on February 2 at 7:00 p.m. at City Hall. Appreciation was expressed for the leadership and patience of the Parks and Landscape Board members.

E. Discussion

Fairview Ball Park (City Manager)

The Board discussed the potential reclamation of the Fairview Ballpark from Williamson County. It was noted that the County has approved an option allowing the City to reclaim the property if the Board so chooses. The property consists of approximately 30.3 acres. Potential benefits include adding the asset to the City's books; however, estimated costs include a \$150,000 reimbursement for lighting improvements, approximately \$60,000 annually for maintenance, and full responsibility for all capital improvements, expansions, and related costs.

City Manager Tom Daugherty stated discussions were held with the Fairview Recreation Association (FRA) and County representatives, both of whom expressed neutrality regarding ownership, provided participant costs do not increase. Williamson County has owned, maintained, and managed the ballpark since 1996 and currently has greater financial resources and expertise in park and youth sports management. Concerns were raised that the startup and ongoing maintenance costs could strain the City's budget and compete with higher-priority needs such as infrastructure and public safety facilities. It was also noted that the City may lack the expertise to manage youth sports operations at this time.

The Board discussed the absence of a deadline from the County for a decision, emphasizing that the County's resolution reflects intent only and does not obligate immediate action. Additional discussion addressed the need for more information, including a clearer understanding of the FRA's position, accurate cost estimates, liability considerations, and potential operational responsibilities should ownership transfer. It was suggested that further dialogue occur with the FRA following their upcoming meeting, after which the Board may revisit the matter.

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Thanked the Mayor, board, and all city employees for their hard work, with specific recognition of the Parks, Fire, and Police Departments, Expressed appreciation to the Planning Department for their contributions to the Development Code, Acknowledged the Public Works Department for their work on tree removal and improvements.

Commissioner Bufalini: Thanked the Board for their attendance and expressed appreciation to the two county mayoral candidates for attending, Expressed appreciation to the Planning Department for their ongoing work with the Development Code, Thanked the participants in the Christmas parade, as well as the Public Works Departments for their efforts, including the installation of the Christmas tree.

Commissioner Roberts: Thanked city staff and citizens for their participation, Expressed appreciation to the county mayoral candidates for attending and speaking with the community, Shared information from the Friends of the Fairview Public Library regarding their upcoming Winter Book Sale, Recognized Commissioner Hall for the accomplishment of the Land Trust sign in Bowie Park.

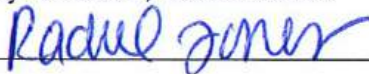
Vice Mayor McDonald: Thanked the Mayor and Commissioners, as well as citizens who provided public comment, Expressed appreciation to the candidates for attending and engaging with the Fairview community, Acknowledged the Planning staff for their extensive efforts in producing the first final draft of the Development Code, Encouraged everyone to stay safe during the cold weather.

Mayor Anderson: Congratulated Mr. Knox and Mr. Daugherty on the clean audit, Addressed the ongoing Zoning Ordinance update, emphasizing the importance of taking the necessary time to ensure the document is done correctly, Expressed appreciation to Planning Commission members, staff, and all involved in reviewing the Zoning Ordinance, Provided an update regarding the Highway 100 widening and possible addition of turning lanes, Thanked city staff for their reports, Encouraged everyone to keep Fairview clean, Reminded everyone of the upcoming Town Hall meeting.

13. Meeting Adjournment

Motion to adjourn by Commissioner Roberts at 9:27PM.

City Recorder, Rachel Jones



Mayor, Lisa Anderson