

CITY OF FAIRVIEW

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

MARCH 6, 2025, 7:00PM, CITY HALL

Lisa Anderson, Mayor
 Chris McDonald, Vice Mayor
 Don Bufalini, Commissioner
 Wayne Hall, Commissioner
 Carolyn Roberts, 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, Scott Hughes, Bre Bailey, Patti Carroll, Ben Knox, Miranda Vanderknapp, Jade Antolec

1. **Call to Order @ 7:06 P.M.** – Mayor Anderson
2. **Roll Call** – City Recorder, Rachel Jones

	PRESENT	ABSENT
Mayor Anderson	X	
Vice Mayor McDonald		X
Commissioner Bufalini	X	
Commissioner Hall	X	
Commissioner Roberts	X	

3. **Prayer and Pledge** – Mayor Anderson
4. **Mayor Comments** – Mayor Anderson welcomed everyone and thanked everyone for attending. Mayor Anderson stated its going to be an exciting night to have Senator Jack Johnson and State Representative Lee Reeves present to recognize the middle school wrestling team on their great accomplishment. Mayor Anderson reminded everyone to be courteous and respectful when speaking.
5. **Approval of the Agenda**

Mayor Anderson motioned to add item 11.G. to the agenda to allow City Manager Tom Daugherty to start the process to secure the property in Lyles, Tennessee, for the police training facility and to defer items F.1.2.3.4.6. to a future work session.

Second: Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

6. **Citizen Comments**
 - A. Anthony Vincent – 7935 Fernvale Road
7. **Public Announcements, Awards, Recognitions**
 - A. **City Events** – Community Relations Coordinator, Richard Ross
 - B. **Public Announcement** - Transportation Management Association, Stephanie Tillman
 - C. **Recognition** – Fairview Middle School Wrestling, Lee Reeves & Jack Johnson
 - D. **Audit Presentation** – Blankenship CPA Group, Bob Adams

8. **Staff Comments and Monthly Reports**

A. **City Manager Report** – City Manager, Tom Daugherty

9. **Consent Agenda**

A. **Minutes from February 6, 2025, Board of Commissioners Work Session.**

B. **Minutes from February 6, 2025, Board of Commissioners Regular Meeting.**

Motion to approve: Commissioner Hall

Second: Commissioner Bufalini

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

10. **Old Business**

A. **Annexation – 7740 Cumberland Drive**

A. **Public Hearing**

- a. Jason Holleman – 4210 Park Avenue, Nashville
- b. Dr. Wendell King – 7925 Fernvale Rd, Fairview

2. **Resolution 04-25, A Resolution to annex certain territory upon written consent of the owner and to incorporate the same within the boundaries of the City of Fairview, Tennessee with RS-40 Single Family Residential Zoning, Map 047, Parcel 094.00, 7740 Cumberland Drive, 351.27 (+/-) Acres, Owner: Richard Spanton, Jr. (City Planner)**

Staff Report: City Planner Ethan Greer stated this property for annexation is Fernvale Springs Farm and it is contiguous with the City of Fairview on the northwest corner. Mr. Greer also stated this property is in the city's urban growth boundary and this annexation request received a positive recommendation from the Planning Commission. Mr. Greer stated this property will be zoned RS-40 due to the zoning ordinance stating territories annexed into the city shall be zoned RS-40 unless otherwise specified.

Representative: Ms. Taneel Fraley

Discussion: Mayor Anderson stated she has spoken with the applicant and the desire is to build a single family home and to remain as a family farm. Mayor Anderson stated if any development is proposed in the future it will go before the Planning Commission for approval. Commissioner Bufalini asked Ms. Fraley if there are any future plans for development. Ms. Fraley stated no, that Mr. Spanton's goal is to raise his son on a farm. Commissioner Roberts thanked all the citizens who came out to speak on this item. Commissioner Roberts stated if approved this annexation is being brought in with RS-40 zoning and asked Mr. Greer if this property will be rezoned into a different zoning type once the new zoning ordinance is completed. Mr. Greer replied it will have different terminology used for the zoning but the permitted uses on the property will remain the same. Commissioner Roberts asked Mr. Greer the zoning on the surrounding properties. Mr. Greer stated some are RS-40 and others are RS-15. Commissioner Roberts asked Mr. Greer what it would take to have sewer extended to this property. Mr. Greer stated it will be a very expensive endeavor for a developer to pursue sewer for this property due to the closest sewer connection being a mile away. Commissioner Bufalini asked Mr. Greer if there is an option to be zoned as agricultural. Mr. Greer replied tonight's

application is for annexation with RS-40 zoning and the property owner can request an agricultural zoning at a later date if desired.

Motion to approve: Mayor Anderson

Second: Commissioner Bufalini

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

11. New Business

A. Resolution 05-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, approving a Storybook Trail at Bowie Nature Park. (Park Staff)

Staff Report: Park Program Coordinator Bre Bailey stated the Governor's Early Literacy Foundation partners with the TN State Park Conservancy to install storybook trails in different parks across the state. Ms. Bailey stated there are 51 storybook trails across the state, and she believes Bowie Park is an excellent location for storybook trail. Ms. Bailey stated the storybook will be put along an existing trail at the park. Ms. Bailey stated there will be ten signposts with 24x32 inch signs displaying pages of a storybook. Ms. Bailey stated the public will be involved in choosing the storybook for the first trail. Ms. Bailey stated the initial budget is \$5,000 and they do have potential sponsors lined up. Ms. Bailey stated the goal is to have this project completed by Summer 2025.

Motion to approve: Commissioner Hall

Second: Commissioner Roberts

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

B. Resolution 06-25, A Resolution of the City of Fairview Board of Commissioners accepting the city's Audit for the fiscal year ending June 30, 2024. (City Manager)

Staff Report: City Manager, Tom Daugherty, stated this is a formality and that the audit is completed and has been turned into the state comptroller.

Motion to approve: Commissioner Bufalini

Second: Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

C. Resolution 07-25, A Resolution calling for a Public Hearing on the proposed Annexation of Territory into the City of Fairview by Owner Consent with RS-40 Single Family Residential Zoning and approving a Plan of Services - 7922 Crow Cut Road, 8.66 (+/-) Acres, Map 021, Parcel 017.01. (City Planner)

Staff Report: City Planner Ethan Greer stated this property is contiguous with the City of Fairview by bordering the Bellehaven development. Mr. Greer stated the applicant stated his desire is to subdivide the property to build an additional home for his child. Mr. Greer stated this item received a positive recommendation from the Planning Commission.

Motion to approve: Commissioner Bufalini

Second: Commissioner Hall

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

D. Resolution 08-25, A Resolution adopting the Letter of Intent and authorizing the City Manager and City Attorney to prepare a binding contract for the purchase of property. (City Manager)

Staff Report: City Manager Tom Daugherty stated the property being discussed is the property between City Hall and First Bank. Mr. Daugherty stated the city has been leasing this property for a few years now and within the lease agreement the city has first right of refusal. Mr. Daugherty stated he was contacted by the property owner saying she had an offer on the property and wanted to see if the city was willing to match the offer. Mr. Daugherty stated he feels this property is very important for the campus footprint of the city and purchasing it will allow the July 3rd event to remain intact and will allow for additional parking areas.

Discussion: Commissioner Bufalini stated he believes this will be a great addition to the city and asked Mr. Daugherty if the city should consider purchasing the two additional properties across the street. Mr. Daugherty stated he will be bringing a plan for those properties to the board in the near future. Commissioner Roberts asked Mr. Daugherty if purchasing this property will in any way change the plans to look at the other property for the police training facility. Mr. Daugherty replied no, the two projects are not related.

Motion to approve: Commissioner Bufalini

Second: Commissioner Roberts

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

E. Resolution 09-25, A Resolution authorizing the Mayor to execute an Interlocal Agreement between Williamson County, Tennessee and the City of Fairview, Tennessee for the purchase of licenses and subscription fees. (Fire Chief)

Staff Report: Fire Chief Scott Hughes stated this resolution is to allow the city to purchase licenses for CentralSquare which is a computer aided dispatch system used by Williamson County.

Motion to approve: Commissioner Hall

Second: Commissioner Roberts

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 4-0				

F. Discussion Items

- 1) **Northwest Hwy Project (Vice Mayor McDonald)** – deferred to a future work session
- 2) **Fire Station 32 (Vice Mayor McDonald)** – deferred to a future work session
- 3) **Bonds (Vice Mayor McDonald)** – deferred to a future work session
- 4) **Grants (Vice Mayor McDonald)** – deferred to a future work session
- 5) **Park/Playground Maintenance (Vice Mayor McDonald & Commissioner Bufalini)**
Commissioner Bufalini stated the park needs attention and the playground issues need to be handled and addressed. Park Director Keith Paisley stated mulch is on hand and is waiting to be installed. Mr. Paisley stated he is getting quotes on fiber carpet replacement. Mr. Paisley stated new rubber mallets have been installed, the merry-go-round has been greased, and the plexiglass has been replaced on the slides. Mr. Paisley stated the zip line will be removed and replaced with a different piece of playground equipment. Mr. Paisley stated the playground is inspected every year by a certified playground inspector.
- 6) **Citizens Emails (Commissioner Bufalini)** – deferred to a future work session

G. Authorization to allow City Manager Tom Daugherty to start the process to secure the property in Lyles, Tennessee, for the police training facility.

Motion to approve: Commissioner Bufalini

Second: Commissioner Roberts

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald				
Commissioner Bufalini	X			
Commissioner Hall				
Commissioner Roberts	X			
MOTION PASSED 3-0				

12. Roundtable: Mayor and Commissioners

Commissioner Hall – Absent (Commissioner Hall left the meeting at 8:35pm)

Vice Mayor McDonald – Absent

Commissioner Bufalini – Commissioner Bufalini stated the work session and meeting both were very positive. Commissioner Bufalini thanked the public works department for their hard work during the recent snow event. Commissioner Bufalini also thanked the planning department for notifying the developers to clean up the streets. Commissioner Bufalini congratulated the Fairview Middle School wrestling team and thanked them for attending the meeting. Commissioner Bufalini also thanked Senator Jack Johnson and State Representative Lee Reeves for attending the meeting. Commissioner Bufalini noted the storybook trail and July 3rd event both will be awesome for the city. Commissioner Bufalini congratulated Sharon Hall on her 25 years of employment with the city.

Commissioner Roberts – Commissioner Roberts thanked everyone for attending and the good conversations. Commissioner Roberts thanked the public works department for their hard work. Commissioner Roberts stated she is proud of the Fairview Middle School football and wrestling teams and proud of all the things the kids are doing in the community. Commissioner Roberts thanked Mr. Ross for his work on getting channel 19 up and running and thanked Mr. Daugherty for his work on seeking an alternative property for the police training facility.

Mayor Anderson – Mayor Anderson thanked the public works department for all their hard work and many hours. Mayor Anderson thanked Mr. Daugherty and Mr. Knox for their work on the audit. Mayor Anderson thanked Mr. Greer for always answering questions and being there for the community. Mayor Anderson also thanked Mr. Ross and Ms. Jones for their work on city events and meeting preparation. Mayor Anderson stated Mr. Carter always does a great job and she appreciates him being there to answer questions. Mayor Anderson congratulated the Fairview Middle School wrestling team on their state championship. Mayor Anderson thanked Mr. Daugherty for his work on seeking an alternative property for the police training facility. Mayor Anderson congratulated Sharon Hall on her 25 years of employment with the city. Mayor Anderson reminded everyone of the around town coffee event and reminded everyone to help keep Fairview beautiful by picking up trash and not throwing it out.

13. Adjournment @ 8:53 P.M. – Commissioner Bufalini

Rachel Jones

Rachel Jones, City Recorder

https://www.youtube.com/watch?v=g-uEgb_VUow