

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
WORK SESSION MINUTES
MARCH 20, 2025, 6:00 PM, 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, Ethan Greer, Patti Carroll, Scott Hughes, Keith Paisley, Ben Knox, Patti Carroll

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

❖ **Call to Order by Mayor Anderson at 6:05 P.M.**

• **Items for Discussion:**

- 1. Bonds** – Mr. Daugherty stated he had a meeting with John Werner from Cumberland Securities who is the financial advisor for the city to discuss bond funds. Mr. Daugherty stated the deadline to have these bond funds spent is December 15, 2026. Mr. Daugherty stated he learned from Mr. Werner that under no circumstances does the city not want to have these funds spent by the deadline. Mr. Daugherty stated if the bond funds are not spent by the deadline it will affect the city's credit and the city's ability to get credit in the future. Mr. Daugherty stated he was trying to set aside 4.5 million in bond funds to complete the Northwest Hwy project however he has shifted gears and is talking with TDOT and GNRC seeking funds for this project. Mr. Daugherty stated Mr. Werner advised him it would be best to spend the bond funds by the deadline and take out a capital outlay note at a later date to complete the Northwest Hwy project. Mr. Daugherty stated the city currently has two bonds. Mr. Daugherty stated bond 2021-A was issued to reconcile all the funds in the original 2015 bond to a lower interest rate. Mr. Daugherty stated the 2015 bond had an interest rate of 2.76% and the 2021-A bond has an interest rate of 1.45% which saved the city around \$83,000. Mr. Daugherty stated bond 2021-B was issued in the amount of \$9,695,000. Mr. Daugherty stated the interest on this bond averages out at 2.07%. Mr. Daugherty went over several projects included in this bond (list attached). Mr. Daugherty explained these bond funds can be spend on infrastructure improvements and property purchases but cannot be spent on things like equipment or payroll. Mr. Daugherty stated the current balance that needs to be spent is \$7,904,904. Mr. Daugherty opened the work session up for questions from the board. Commissioner Bufalini had questions related to the Castleberry stop signs and the Historical Village project. Commissioner Roberts had questions related to the police training facility. Commissioner Bufalini also had questions related to the park playground, the justice center, and property acquisitions.
- 2. Northwest Hwy Project** – Mr. Daugherty stated the intersection included in the project will cost around 4.5-5 million dollars to complete. Vice Mayor McDonald stated the intersection is only a portion of the project. Mr. Daugherty stated that is correct, however, some of the developers are contributing funds for this project. Vice

Mayor McDonald stated he believes the entire project to cost around 10 million dollars to complete with 2.5 million being contributed by DR Horton. Vice Mayor McDonald had concerns about the timeline in which DR Horton will make their contribution. Mr. Daugherty stated he has been holding out 4.5 million for this project, however, after talking with Ragan Smith he is not confident the funds will be able to be spent in time to meet the 12/15/2026 deadline. Mr. Daugherty stated Ragan Smith is 95% done with the engineering phase and they are starting on the right-of-way phase. Mr. Greer clarified the agreement with DR Horton states the developer contribution shall be paid to the city within 30 days of the developers receipt of the city's award of the construction contract to a roadway contractor and a notice to commence roadway construction for the city Northwest Hwy project, option B – if a notice to proceed is not issued by the city prior to the city planning commission approval of the developers final plat for phase 1 of Bellehaven then the developer shall have the right to post a distinct surety bond for the developers contribution in the form of a letter of credit in favor of the city for a maximum duration of 5 years or until the city's issuance of the notice to proceed. Mr. Greer stated before the city can issue a notice to proceed they need to acquire the right-of-way and put the project out for bid and select a contractor.

3. **Fire Station 32** – Mr. Daugherty passed out the plans for the fire station. Mr. Daugherty stated the plan was designed by Renaissance Group. Mr. Daugherty stated Renaissance Group came out and done a presentation for the board previously. Mr. Daugherty stated this project is a ways away from being completed and this project is revenue driven.
4. **Grants** – Mr. Daugherty stated the total grant amount for the city is \$160,180.00 with most of those funds being grants for the police department. Mr. Daugherty stated it is the role of the Economic Development Officer to seek grants and funding for the city.
5. **Citizens Emails** – To be discussed at a future meeting.

❖ **Adjournment by Mayor Anderson at 6:58 P.M.**



Rachel Jones, City Recorder

https://www.youtube.com/watch?v=UooFWfW_Bgc