

**CITY OF FAIRVIEW**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING MINUTES**  
**MARCH 20, 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, Josh Hogan, Ethan Greer, Curtis Broadbent, Scott Hughes, Patti Carroll, Ben Knox, Ray Martin, Colton Stewart

1. **Call to Order @ 7:11 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 she appreciates the police officers being in attendance. Mayor Anderson reminded everyone to please be courteous and polite while speaking.
5. **Approval of the Agenda**

**Motion to approve:** Commissioner Hall  
**Second:** Vice Mayor McDonald

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 5-0</b>				

6. **Citizen Comments**
  - A. Leslie Street – 1062 Hwy 96 N, Fairview
7. **Public Announcements, Awards, Recognitions**
  - A. **City Events** – City Manager, Tom Daugherty
  - B. **Recognition** – Public Works Department (Commissioner Bufalini)
8. **Staff Comments and Monthly Reports**
  - A. **City Manager Report** – City Manager, Tom Daugherty
9. **Consent Agenda**
  - A. **Minutes from March 6, 2025, Board of Commissioners Work Session.**
  - B. **Minutes from March 6, 2025, Board of Commissioners Regular Meeting.**

**Motion to approve:** Commissioner Roberts  
**Second:** Commissioner Bufalini

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald			X	
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 4-0 (1 Abstain)</b>				

**10. Old Business** - None

**11. New Business**

**A. Resolution 10-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement Contract for Wynwood Park Subdivision Phase 3. (City Engineer)**

**Staff Report:** City Engineer Curtis Broadbent stated this subdivision development agreement for Wynwood Park Phase 3 consists of 27 residential lots (lots 43-66 and 82-84). Mr. Broadbent stated the required bonds include a site reclamation bond in the amount of \$233,690.00 and a site performance bond in the amount of \$1,260,218.00.

**Motion to approve:** Commissioner Roberts  
**Second:** Vice Mayor McDonald

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 5-0</b>				

**B. Resolution 11-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement Contract for Wynwood Park Subdivision Phase 4. (City Engineer)**

**Staff Report:** City Engineer Curtis Broadbent stated this subdivision development agreement for Wynwood Park Phase 4 consists of 15 residential lots (lots 67-81). Mr. Broadbent stated the required bonds include a site reclamation bond in the amount of \$193,237.00 and a site performance bond in the amount of \$598,234.00.

**Motion to approve:** Commissioner Roberts  
**Second:** Vice Mayor McDonald

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			

Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 5-0</b>				

**C. Resolution 13-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement Contract for Woodward Subdivision Phase 1. (City Engineer)**

**Staff Report:** City Engineer Curtis Broadbent stated this subdivision development agreement for Woodward Subdivision Phase 1 consists of 23 residential lots (lots 1-23). Mr. Broadbent stated the required bonds include a site reclamation bond in the amount of \$509,185.00 and a site performance bond in the amount of \$1,960,731.00.

**Motion to approve:** Commissioner Bufalini

**Second:** Mayor Anderson

**Discussion:** Commissioner Roberts expressed concerns over road improvements in this area due to several developments being constructed very close to one another. Mr. Broadbent stated there are plans for future road improvements in this area and Mr. Greer showed a diagram of the proposed future improvements and showed the construction entrance and route for construction traffic into the development. Commissioner Roberts also expressed concerns over wetlands being disturbed during development and asked what the consequences are for that. Mr. Broadbent replied a penalty or fine can be issued by TDEC. Commissioner Roberts asked what steps the city is taking to insure compliance of the rules. Mr. Broadbent replied city officials are doing everything they can to insure compliance however TDEC inspects the site and any penalties or violations will be assessed by TDEC.

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 5-0</b>				

**D. Resolution 14-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement Contract for Woodward Subdivision Phase 2. (City Engineer)**

**Staff Report:** City Engineer Curtis Broadbent stated this subdivision development agreement for Woodward Subdivision Phase 2 consists of 8 residential lots (lots 201-208). Mr. Broadbent stated the required bonds include a site reclamation bond in the amount of \$229,605.00 and a site performance bond in the amount of \$655,548.00.

**Motion to approve:** Vice Mayor McDonald

**Second:** Commissioner Bufalini

	YES	NO	ABSTAIN	RECUSE
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Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 5-0</b>				

**E. Resolution 15-25, A Resolution of the City of Fairview, Tennessee, designating certain items as surplus and authorizing their disposal. (Police Chief)**

**Staff Report:** City Manager Tom Daugherty stated the police department is asking to surplus five Explorers and two LESO items. Mr. Daugherty stated the items will be posted for sale online and the proceeds will go into the general fund.

**Motion to approve:** Commissioner Hall

**Second:** Vice Mayor McDonald

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
<b>MOTION PASSED 5-0</b>				

**12. Roundtable: Mayor and Commissioners**

**Commissioner Bufalini** – Commissioner Bufalini reminded everyone that the paving projects are starting back up. Commissioner Bufalini also stated he is feeling very positive about the police training facility and thanked the board for doing their due diligence.

**Commissioner Roberts** – Commissioner Roberts thanked all first responders and stated she appreciates their service and quick responses. Commissioner Roberts stated she is excited for the MTAS strategic meeting that is being planned. Commissioner Roberts stated she understands the growing pains and changes that come with new developments but she looks forward to all the great new neighbors and beautiful homes. Commissioner Roberts reminded everyone of the play at the high school and all the spring sports that are starting back up.

**Commissioner Hall** – Commissioner Hall thanked all city staff for their hard work. Commissioner Hall stated he received a call from a citizen to express how excited they are over the paving projects.

**Vice Mayor McDonald** – Vice Mayor McDonald thanked the public works department who has been working overtime due to all the recent storms. Vice Mayor McDonald reminded everyone to be please cautious of kids playing outside as the weather gets warmer.

**Mayor Anderson** – Mayor Anderson thanked the public works department for their hard work during the recent storms. Mayor Anderson thanked Todd Bratcher and Mr. Daugherty for their efforts in finding an alternate location for the police training facility. Mayor Anderson thanked Mr. Hogan for filling in during the meeting and thanked city staff for making sure the board has everything they need to make informed decisions. Mayor Anderson reminded everyone to help keep Fairview beautiful by picking up trash and not throwing it out.

**13. Adjournment @ 8:12 P.M.** – Commissioner Bufalini

*Rachel Jones*

Rachel Jones, City Recorder

<https://www.youtube.com/watch?v=wVRWImJKR0o>