

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
APRIL 17, 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, Curtis Broadbent, Scott Hughes, Bre Bailey, Patti Carroll, Ben Knox, Keith Reed

1. **Call to Order @ 7:21 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 thanked Detective Reed and Officer Roberts for attending. Mayor Anderson reminded everyone to use their microphones and to speak clearly.
5. **Approval of the Agenda**

Motion to approve: Commissioner Bufalini
Second: Commissioner Roberts

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

6. **Citizen Comments**
 - A. Becky Fitzgerald – 7303 White Oak Drive, Fairview
7. **Public Announcements, Awards, Recognitions**
 - A. **City Events** – City Manager, Tom Daugherty
 - B. **Arbor Day Proclamation** – Mayor Anderson
8. **Staff Comments and Monthly Reports**
 - A. **Planning Department Report** – City Planner, Ethan Greer
 - B. **Parks Department Report** – Parks Program Coordinator, Bre Bailey
 - C. **Economic Development Report** - Economic Development Officer, Patti Carroll
 - D. **Police Department Report** – Detective, Keith Reed
 - E. **Fire Department Report** – Fire Chief, Scott Hughes
 - F. **Public Works Department Report** – City Planner, Ethan Greer

- G. **Finance Report** – City Manager, Tom Daugherty
H. **City Manager Report** – City Manager, Tom Daugherty

9. **Consent Agenda**

- A. **Minutes from March 20, 2025, Board of Commissioners Work Session.**
B. **Minutes from March 20, 2025, Board of Commissioners Regular Meeting.**
C. **Resolution 19-25, A Resolution authorizing the Mayor to execute a Renewed License Agreement with the Tennessee Department of Transportation. (City Manager)**
D. **Resolution 21-25, A Resolution authorizing the Mayor to execute an Interlocal Agreement between Williamson County, Tennessee and the City of Fairview, Tennessee for the performance of road work. (City Planner)**
E. **Resolution 22-25, A Resolution authorizing the Mayor to execute the grant contract between the Governor’s Early Literacy Foundation and the City of Fairview. (Park Staff)**

Motion to approve consent agenda: Commissioner Bufalini
Second: Commissioner Roberts

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

10. **Old Business**

A. **Annexation – 7922 Crow Cut Road**

- 1) **Public Hearing – No Speakers**
2) **Resolution 12-25, 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 021, Parcel 017.01, 7922 Crow Cut Rd, 8.66 (+/-) Acres, Owner: John Hollars. (City Planner)**

Staff Report: City Planner Ethan Greer stated this property is contiguous with the municipal boundary. Mr. Greer stated this property will be annexed into the city with RS-40 zoning. Mr. Greer stated the intent of the property owner is to split off two acres in order for a family member to build a home. Mr. Greer stated this annexation application received a positive recommendation from the Planning Commission.

Motion to approve: Vice Mayor McDonald
Second: Commissioner Bufalini

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

11. New Business

- A. Ordinance 2025-03, An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 2.2 (+/-) acre portion of the 5.60 (+/-) acre parcel located at 7711 Horn Tavern Road, consisting of Williamson County Tax Map 022 Parcel 136.00 from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: Jeff Pack. (City Planner)**

Staff Report: City Planner Ethan Greer stated this property owner wishes to rezone this property in order to build two single family homes. Mr. Greer stated this property is directly across the street from the Pepper Tree Cove Subdivision. Mr. Greer stated there is currently a dilapidated structure on the property that the owner intends to demolish in order to construct the new homes. Mr. Greer stated this rezoning application received a positive recommendation from the Planning Commission.

Motion to approve: Vice Mayor McDonald

Second: Commissioner Roberts

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

- B. Resolution 16-25, 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 - 0 Crow Cut Road, 28.75 (+/-) Acres, Map 018, Parcel 031.00. (City Planner)**

Staff Report: City Planner Ethan Greer stated this applicants intention is to annex this property and rezone in the future to RS-15 to construct single family homes. Mr. Greer stated this annexation application received a positive recommendation from the Planning Commission. Mr. Greer also stated this property is contiguous with the municipal boundary and is in the city's urban growth boundary. Mr. Greer stated the 2040 Comprehensive Plan has this area listed as a residential high density neighborhood.

Representative: Tim Mangrum

Discussion: Commissioner Roberts asked Mr. Mangrum the number of lots proposed for this subdivision. Mr. Mangrum replied no more than 45 lots.

Motion to approve: Vice Mayor McDonald

Second: Commissioner Roberts

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

C. Resolution 17-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, accepting the subdivision improvements associated with Phase 1 of the Cumberland Estates Subdivision. (City Planner)

Staff Report: City Engineer Curtis Broadbent stated this resolution is to accept the subdivision improvements associated with the Cumberland Estates Subdivision for Phase 1. Mr. Broadbent stated this item received a positive recommendation from the Planning Commission.

Representative: Jason Beavers

Discussion: Commissioner Bufalini stated some of his concerns regarding this item was addressed prior in the work session. Commissioner Bufalini stated he has a problem releasing the bond when there is still work to do. Commissioner Bufalini stated there is a problem with the curb and that some light posts have yet to be installed. Mr. Broadbent stated light posts are not required and are not covered under the performance bond. Mr. Greer stated the light posts will fall on the developer to complete. Mr. Beavers stated the street lights are in process however they are having some difficulties due to the utilities being so tight together. Mr. Beavers also stated they will be glad to fix any issues with the curb.

Motion to approve: Commissioner Roberts

Second: Commissioner Bufalini

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

D. Resolution 18-25, A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, accepting the subdivision improvements associated with Phase 2 of the Cumberland Estates Subdivision. (City Planner)

Staff Report: City Engineer Curtis Broadbent stated this item is the same as the previous item except it is for Phase 2.

Representative: Jason Beavers

Motion to approve: Vice Mayor McDonald

Second: Commissioner Roberts

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

E. Resolution 23-25, A Resolution of the City of Fairview, Tennessee, agreeing to the purchase of specific property and authorizing the Mayor to execute a purchase contract and related documents. (City Manager)

Staff Report: City Manager Tom Daugherty stated this purchase contract is for the two lots to the left of City Center Way which totals 5.34 acres. Mr. Daugherty stated these two lots have been appraised and the seller has agreed to sell at the appraised value. Mr. Daugherty stated he would like for the city to use bond funds to purchase these lots to help secure the campus of City Hall. Mr. Daugherty stated if this item is passed by the board it will require a budget amendment.

Discussion: Commissioner Bufalini asked Mr. Daugherty if the 2.15 million is over ten years or if there will be interest fees. Mr. Daugherty replied that is the sell price and the appraised value. Commissioner Roberts asked Mr. Daugherty to explain where these properties are located and why he thinks it is important for the city to purchase these properties. Mr. Daugherty replied purchasing this property gives the city options for future buildings such as a convention center and also secures some of the city sponsored events. Vice Mayor McDonald asked if the city has looked further into what this land will allow and accommodate as far as what can be built on this property. Mr. Daugherty stated he has not asked for an ALTA survey but stated he does have a survey and the title commitment. Mr. Carter stated the contract is contingent on the city doing its due diligence prior to May 15th. Mayor Anderson stated she feels it is important to secure the campus of the city and buying real estate that can always be sold later is a good use of bond money. Mayor Anderson also stated that without this property the city will not be able to have the July 3rd event. Commissioner Roberts and Commissioner Bufalini agreed with Vice Mayor McDonald on the need for additional due diligence. Mayor Anderson made a motion to defer this item to the next meeting to allow for additional time to review the contract. Vice Mayor McDonald seconded the motion. Vice Mayor McDonald clarified that he is not opposed to purchasing this property he just wants to make sure the city has done its due diligence. Mr. Carter stated he will need to get with the sellers to change the dates on the contract. Mr. Daugherty suggested deferring until the city can get everything done. Commissioner Roberts stated the concerns she had have been answered by reviewing the contract. Mayor Anderson withdrew her motion to defer.

Motion to approve: Commissioner Bufalini

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald		X		
Commissioner Bufalini	X			
Commissioner Hall				
Commissioner Roberts	X			
MOTION PASSED 3-1				

F. Discussion – Future plans for the Bowie Park outparcel (Commissioner Roberts / Commissioner Bufalini)

Commissioner Roberts stated she wanted to discuss this item with the board to potentially put forth a resolution to add the outparcel to the land trust agreement. Commissioner Roberts stated she has been in contact with Mr. Carter and Mr. Daugherty about this and unfortunately right now there are so many properties that have been requested to go into a land trust that there is currently a hold in place and new requests can not be submitted. Commissioner Roberts stated she would like to discuss the future uses for this property. Commissioner Roberts stated the outparcel is an amazing location to preserve green space

in the middle of the city. Commissioner Roberts also stated she would like to retain the natural qualities of the land and keep it as a habitat for animals and for potential park use. Vice Mayor McDonald stated he believes there is limitations on this land due to the topography and the chemical makeup of the soil. Mr. Greer reminded everyone that this property does have deed restrictions placed on it by Ms. Bowie. Commissioner Bufalini shared a handout and discussed his idea of potentially building a Fairview Ag Center on this property.

12. Roundtable: Mayor and Commissioners

Commissioner Bufalini – Commissioner Bufalini recognized the Fairview FCE club for their donation in sponsorships for Camp Bowie. Commissioner Bufalini stated that the Friends of Bowie group is looking for volunteers and encouraged people to sign up and get involved. Commissioner Bufalini asked staff to address the real estate signs that are placed too close to the roadway. Commissioner Bufalini reminded everyone of the seats on various boards that will be coming open in the near future. Commissioner Bufalini encouraged everyone to follow Fairview Live on Facebook. Commissioner Bufalini also encouraged everyone to help local churches. Commissioner Bufalini wished everyone a Happy Easter.

Commissioner Roberts – Commissioner Roberts thanked everyone for attending and wished everyone a blessed Easter weekend.

Commissioner Hall – Absent

Vice Mayor McDonald – Vice Mayor McDonald thanked everyone for attending. Vice Mayor McDonald reminded everyone that registration is open for the Fairview Titans organization and wished everyone a Happy Easter.

Mayor Anderson – Mayor Anderson wished everyone a Happy Easter. Mayor Anderson welcomed the new employees to the city. Mayor Anderson reminded everyone to be mindful of children playing outside in the warmer months. Mayor Anderson thanked all the businesses in the community for sponsoring events. Mayor Anderson also provided updates from the Water Board and GNRC.

13. Adjournment @ 10:45 P.M. – Commissioner Bufalini



Rachel Jones, City Recorder

<https://www.youtube.com/watch?v=Ru8qrzLj8Y4>