



CURRENT BOARD MEMBERS

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

REGULAR MEETING
MAY 21, 2026
7:00 PM

MINUTES

1. Call To Order

Call to order by Mayor Anderson at 7:05PM.

2. Roll Call

Staff present: Bob Rial, Rachel Jones, Patrick Carter, Ethan Greer, Breanna Bailey, Scott Hughes, Patti Carroll, Ben Knox, Zack Humphreys, Keith Paisley, Officer Ray Martin

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 thanked everyone for attending. She noted that the meeting was being recorded and would be available for replay on YouTube. Mayor Anderson also expressed appreciation to Officer Martin for providing security and reminded all attendees 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)

- Karen Cobb (7802 Willow Crest, Fairview) - Commended staff and volunteers for the recent city cleanup efforts noting that similar cleanup initiatives had also been conducted by the county highway department and expressed gratitude that the City was able to provide the service for residents, Stated that residents had inquired about reports related to the proposed housing development near Horn Tavern Road, Discussed current housing market conditions and referenced a new appraisal program from Fannie Mae that may impact future home sales and affordability.

6. Approval of Agenda

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

7. Public Announcements, Awards and Recognitions

A. City Events - City Manager, Bob Rial

8. Staff Comments and Monthly Reports (limited to five (5) minutes each, with an additional five (5) minutes allocated for questions and answers)

A. City Manager Report - City Manager, Bob Rial

City Manager Bob Rial reported that staff efforts over the past 2 weeks had been primarily focused on preparation of the proposed budget, which would be discussed later in the meeting. Mr. Rial also reminded everyone of the importance of Memorial Day in honoring those who sacrificed for the country and noted that City offices would be closed in observance of the holiday. Mr. Rial further reported on ongoing TDOT work near the high school following discussions with Eubank representatives noting that the project had caused some frustration and traffic concerns; however, with school concluding for the term, traffic impacts were expected to improve. Mr. Rial stated that communication with TDOT and the contractor would continue in an effort to return conditions to normal as quickly as possible.

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

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

A. Minutes from May 7, 2026, BOC Regular Meeting

10. Old Business

A. 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 requested deferral of this item until the June 18 meeting due to outstanding issues related to the detention pond and required fencing that had not yet been completed.

Motion to defer to the June 18, 2026, BOC meeting by Mayor Anderson. Seconded by Commissioner Hall. Motion carried, 5-0 (unanimous)

B. Resolution 24-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute contract documents and issue a notice to proceed for the Fairview Police Department Training Facility -- Phase 1. (Police Chief)

Police Chief Zack Humphreys provided an overview of the development process for the proposed police training facility. He explained that, due to limited experience with commercial construction, he relied heavily on engineers and architects to develop an initial needs and wish list for the project. Early cost estimates suggested the project would remain within budget; however, actual projected costs were nearly double the available funding. Chief Humphreys stated that staff then revisited the project through a value engineering process, removing or reducing several high-cost features that were not essential to the facility's primary purpose. Examples included replacing copper plumbing with more cost-effective materials, selecting a lower-grade roofing system, eliminating retaining walls, and removing a proposed storage building from the initial phase of construction. The Chief explained that staff sought guidance from individuals experienced in commercial construction and utilities and ultimately decided to rebid the project and focus on essential infrastructure and site work. The revised plan prioritizes construction of the training building, classroom space, covered training area, and shooting range, including space for mock traffic stop training. Chief Humphreys noted that the revised project would provide the department with a long-term training solution expected to serve the City for several decades while remaining within a more manageable budget.

Discussion occurred.

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

C. Ordinance 2026-08, Second and Final Reading

An Ordinance for an amendment to the City of Fairview, Tennessee, budget for Fiscal Year 2025-2026 Budget. (Finance Director)

Finance Director Ben Knox reported that only one minor revision had been made to the previous version of the document in order to correct an error, and no additional changes had been made.

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

11. New Business

A. Resolution 28-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute a Right-of-Way Easement in favor of Middle Tennessee Electric Membership Corporation. (City Planner)

City Planner Ethan Greer presented a proposed right-of-way easement and exhibit included in the meeting packet related to Northwest Highway. It was explained that the easement had been coordinated among City staff, Chief Hughes, Middle Tennessee Electric, the City's engineering consultants, the design team for the Northwest Highway roadway project, and the designers for Station 32 Firehouse. The easement would allow Middle Tennessee Electric to extend three-phase power along Northwest Highway and connect it to existing service on the opposite side of the roadway.

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

B. Resolution 29-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Site Development Agreement Contract for Casey's General Store. (City Engineer)

City Planner Ethan Greer presented a site development agreement for the proposed Casey's General Store project located on Highway 100 at the intersection of Cox Pike and Highway 100. He reported that the reclamation bond amount for the project was set at \$373,311, and that the applicant had agreed to the amount. Staff recommended approval of the item.

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

C. Resolution 30-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement Contract for The Enclave Subdivision. (City Engineer)

City Planner Ethan Greer presented the subdivision development agreement for The Enclave Subdivision which includes 17 lots and extends to Boone Street on the southern edge of the property. The Enclave subdivision includes a reclamation bond amount of \$514,483 and a performance bond in the amount of \$2,276,113. Staff recommended approval of the subdivision development agreement.

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

D. Resolution 31-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute the Subdivision Development Agreement Contract for Clear Crest Subdivision. (City Engineer)

City Planner Ethan Greer presented the subdivision development agreement for Clear Crest Subdivision which is accessed off Clear Crest Road in Clearview Meadows. The reclamation bond amount is \$278,061 and the performance bond amount is \$696,143. Staff recommended approval of the subdivision development agreement.

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

E. Ordinance 2026-09

An Ordinance of the City of Fairview, Tennessee, adopting the annual budget and tax rate for the fiscal year beginning July 1, 2026, and ending June 30, 2027. (Finance Director)

City Manager Bob Rial discussed the proposed budget, noting that it was introduced for first reading with timelines in place to ensure final consideration at the June 18 meeting. It was suggested that additional review opportunities, such as a work session or discussion at the June 4 meeting, could be beneficial to allow sufficient time for consideration of the budget details.

Finance Director Ben Knox referenced the detailed line-by-line budget presentation found on page 6 of the packet, which outlines prior year figures, the proposed FY26 budget, and the anticipated FY27 baseline used for planning purposes. A 19-cent property tax increase was included in the proposal. This increase was developed based on departmental funding requests and was stated to reflect identified needs required to balance the budget. The budget includes the addition of one and one-half positions within Public Works, with the phased hiring approach intended to allow time for training and onboarding. Staff explained that each fund includes both revenue and expenditure summaries to provide transparency regarding financial performance and whether funds are operating ahead or behind projections. Discussion also included examples of the financial impact of a proposed 25-cent tax increase on property owners at different assessed home values, illustrating estimated annual cost increases for homes ranging from \$250,000 to \$1,000,000. Staff noted that the budget aims to maintain adequate reserves to prepare for unexpected costs or emergencies. Staff also indicated that while departments consistently request additional resources, current staffing levels are generally sufficient within available financial constraints, though further review of departmental needs may continue.

Discussion occurred.

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

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Thanked all city employees.

Commissioner Roberts: Expressed appreciation and farewell remarks to Mr. Greer, Extended appreciation to Mayor Rial for his leadership, Wished all children a safe and enjoyable summer break.

Commissioner Bufalini: Offered farewell remarks to Mr. Greer expressing appreciation for his service, knowledge, and contributions to the City, Thanked Mayor Rial for productive meetings and expressed appreciation for the leadership provided, Noted that with schools now out of session, traffic conditions were expected to improve, Thanked everyone for their service to the City.

Vice Mayor McDonald: Commended Mayor Rial for stepping into the role and quickly addressing challenges, Expressed appreciation to Mr. Knox for his service to the City, Thanked Mr. Greer for his positive working relationships and extended well wishes for his future, Congratulated graduates of all ages.

Mayor Anderson: Expressed appreciation to Mr. Greer for his service to the City and wished him success in his next chapter, Well wishes were also extended for Memorial Day weekend with recognition of the sacrifices made by military service members, Emphasized appreciation for City staff and their ongoing work and dedication to the community, Reminded everyone to keep the City clean.

City Planner Ethan Greer made the following statements:

Mr. Carter, thanks for working with me all the time.

Mayor Rial, thanks for my brief stint with you.

Miss Jones, thank you for everything that you do.

Mr. Knox, thank you so much.

Commissioner Hall, thank you for always caring for the City of Fairview, for loving our city with so much passion. You've always been an excellent resource to help me gain understanding on the history of the city and to help me

know where we went wrong in the past and try to correct those mistakes for the future.

Vice Mayor McDonald, thank you for your time serving on the Planning Commission. Getting to know you and serving as our Vice Mayor, you've been very pivotal in the progression of the City of Fairview. I appreciate your thoughtfulness to understand information and to make a vote that is best for the city to move forward.

Mayor, Thank you for always supporting our department, for supporting our staff and being encouraging. You've always helped and been there to provide an opinion or lend a helping hand and I always appreciate how much you do. As our mayor, you go above and beyond the call of your duty with attending many meetings helping Fairview become relevant again within the Greater Nashville Regional area and you're a great representative of our city and I've appreciated working with you hand in hand.

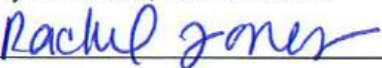
Commissioner Roberts, Thank you for always being so thoughtful and understanding the needs of our community. You reach out, you listen to the community, you always ask questions that the community wants to hear. Thank you for your time on the board and your thoughtfulness and how much you've supported our Planning and Codes department and how you've given great input along the way to help us succeed.

Commissioner Bufalini, I hope that you see my departure from the city as a time of reflection for how you conduct yourself as a sitting commissioner. You've made staff look incompetent by over committing the city to citizens without seeking correct information first. You've asked employees to go against direct orders of their supervisors, and time and time again, you refuse to listen to city staff about disseminating public information. The lack of care that you have for my city is who you are, it's not who we are.

13. Meeting Adjournment

Motion to adjourn by Commissioner Roberts at 8:11PM.

City Recorder, Rachel Jones



Mayor, Lisa Anderson



The above minutes are intended to serve as a summary of the motions passed and matters discussed during the meeting. This document is not intended to be a verbatim transcript of all statements made.