CITY OF FAIRVIEW

BOARD OF COMMISSIONERS

CURRENT BOARD MEMBERS

- Lisa Anderson — Mayor
- Chris McDonald — Vice-Mayor
- Wayne Hall — Commissioner
- Carolyn Roberts — Commissioner
- Don Bufalini — Commissioner

REGULAR MEETING
JUNE 18, 2026
7:00 PM

MINUTES

1. Call To Order
Call to order by Mayor Anderson at 7:10PM.

2. Roll Call
Staff present: Bob Rial, Rachel Jones, Keith Paisley, Patrick Carter, Scott Hughes, Breanna Bailey, Patti Carroll, Ben Knox, Ray Martin, Jamey Meadows, Will Gunn

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 welcomed those in attendance as well as those watching remotely. She noted that a recording of the meeting would be available on YouTube and Facebook for anyone wishing to view the meeting later. Mayor Anderson also thanked the police officers present for their attendance and service during the meeting.

5. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- Sean Aiello (107 Sherwood Terrace, Franklin) - Attorney representing Commissioner Bufalini addressed the Board regarding Resolution 40-26. He stated that comments had previously been provided to the Board and City Attorney concerning the June 6 complaint packet and the proposed process for reviewing the complaint. He requested that each allegation contained within the complaint be evaluated individually rather than collectively. He recommended that the Board identify each specific allegation, determine whether the alleged conduct occurred while the individual was in office, identify any applicable provisions of Chapter 5 of the City of Fairview Municipal Code, and assess whether each allegation had sufficient merit to warrant further investigation. He stated that any allegation found to have sufficient merit should be referred to a third-party investigator for review. He concluded by making himself available to answer questions regarding the resolution.
- Craig Cropper (2480 Fairview Blvd, Fairview) - Thanked the City's boards and committees for their time, effort, and service to the community, particularly in relation to the upcoming budget process. He encouraged residents to focus on the positive aspects of the community rather than negativity often expressed on social media. He noted the convenience of local businesses and amenities available in Fairview and reflected on the City's growth over the years. While acknowledging challenges associated with ongoing construction and traffic, he emphasized the long-term benefits of infrastructure improvements, including new sidewalks. He encouraged

everyone to be kind, supportive, and respectful of one another, reminding those present that constructive attitudes contribute to a stronger community. He concluded by challenging residents to focus on positive actions and to treat others with kindness and respect.

- Debbie Walker (7214 Dogwood Dr, Fairview) - Thanked the Board members and City staff for the time and effort dedicated to reviewing the budget and working to improve the City's financial position. She expressed confidence that the Board would make decisions that are in the best interest of the City of Fairview.
- Sheila Cook (7422 Swindon Blvd, Fairview) - Spoke in opposition to the appointment of Ethan Greer to the Planning Commission. She expressed concerns regarding Mr. Greer's conduct during and following his employment with the City, including public criticism of elected officials, responsiveness to citizen inquiries, and his involvement in filing an ethics complaint. She also questioned whether the complaint involved actions occurring prior to a commissioner's appointment and expressed concern about the potential costs associated with related investigations. She stated that the City should remain focused on addressing financial challenges, including the possibility of a property tax increase, and encouraged the Board to carefully consider these concerns before making an appointment decision. She concluded by encouraging citizens to pay attention to the actions and votes of elected officials regarding the appointment.

6. Approval of Agenda

Mayor Anderson requested an amendment to the agenda to remove Item 7B, the Waves presentation, due to the presenters' inability to attend the meeting. She further requested that Wyatt Chocklett with TriStar Fairview be added as the new Item 7B on the agenda in its place.

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

Motion to approve the agenda as amended by Vice Mayor McDonald. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous).

7. Public Announcements, Awards and Recognitions

A. City Events - City Manager, Bob Rial

City Manager Bob Rial reminded the public of the City's annual Independence Day celebration, which will be held on Friday, July 3rd. He noted that Fairview's Independence Day event is a major community celebration featuring live music, food vendors, family activities, and fireworks, and encouraged residents to attend. He announced that gates will open at 2:00 p.m., live music will begin at 2:30 p.m., and the fireworks display is scheduled to begin at approximately 9:30 p.m. The event is free to the public. He also advised that attendees should not park in private business parking lots, and noted that designated handicap parking will be available. Residents were encouraged to arrive early and enjoy the festivities.

B. TriStar Fairview

Wyatt Chocklett addressed the Board and acknowledged that the evening's agenda involved several significant and challenging decisions. He referenced the earlier groundbreaking ceremony and expressed hope that it served as a positive reminder of the progress being made within the community. Mr. Chocklett stated that his organization's partnership with the City of Fairview is a long-term commitment and that the groundbreaking represented the beginning of fulfilling that commitment to local residents. He expressed appreciation for the City's support throughout the Certificate of Need (CON) application process and stated that his organization looks forward to continuing to work collaboratively with the City through planning, construction, and project completion. Mr. Chocklett also highlighted anticipated benefits of the project, including job opportunities and partnerships with local schools. He concluded by thanking the Board for its support and reaffirming his organization's commitment to serving the Fairview community.

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 reminded the Board that City Hall would be closed in observance of the Juneteenth holiday. He also reported that he and City staff had been heavily engaged in the budget preparation process in recent weeks.

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

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

A. Minutes from June 2, 2026, BOC Work Session

B. Minutes from June 4, 2026, BOC Regular Meeting

C. Minutes from June 11, 2026, BOC Work Session

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 Manager Bob Rial reported that the City Engineer was unable to attend the meeting. He stated that the remaining work involving fencing around the detention pond had been completed and that the project was ready to move forward.

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

B. Ordinance 2026-09, Second and Final Reading, FY27 Annual Budget and Tax Rate

Public Hearing

- Rick Shepherd (7208 King Rd, Fairview) - Addressed the Board with concerns regarding the City's financial management and the proposed property tax increase. He expressed frustration with information he had seen on social media and stated concerns that the City's tax rate may become comparable to the county's despite Fairview being a smaller municipality. Mr. Shepherd questioned the City's financial planning and management practices, referencing past tax adjustments and the current proposed increase. He expressed the view that the City's finances had not been managed effectively and stated concern about the impact of the proposed tax rate on residents.
- Steve Fox (7115 Dogwood Dr, Fairview) - Addressed the Board regarding growth and development within the City. He expressed concerns about the pace of growth and stated that additional planning and discussion are needed to ensure development is properly managed. Mr. Fox specifically raised concerns regarding annexations and rezonings being considered concurrently and encouraged the Board to take a more deliberate approach to growth-related decisions. He concluded by urging greater discussion and oversight of future development proposals.
- Marshall Walker (7229 Northwest Hwy, Fairview) - Addressed the Board regarding the proposed budget and potential property tax increase. He stated that many residents are facing financial challenges and expressed concern about the impact of a significant tax increase on households with fixed or limited incomes. Mr. Walker acknowledged the difficulty of the budget decisions facing the Board and thanked commissioners for their work and willingness to provide information to residents. He stated that while he supports long-term community improvements, including expanded pedestrian and bicycle infrastructure, he believes the City should focus on its current financial situation before pursuing additional projects. Mr. Walker encouraged the Board to make difficult budget decisions necessary to avoid a substantial property tax increase and emphasized the importance of balancing community goals with residents' ability to afford increased taxes.
- Sheila Cook (7422 Swindon Blvd, Fairview) - Addressed the Board regarding the proposed budget and property tax increase. She distributed a list of questions to staff and commissioners concerning the budget, storm debris cleanup costs, debt obligations, and the proposed use of tax revenues. Ms. Cook stated that the proposed property tax rate increase would place an additional financial burden on residents and expressed concern that insufficient reductions had been made to expenditures during the budget process. She referenced storm debris cleanup expenses, bond-funded projects, employee salary increases, and staffing levels as contributing factors to the City's financial challenges. Ms. Cook requested clarification regarding the final costs

associated with the ice storm debris cleanup, payments made to contractors, any borrowing related to those expenses, and the City's plans for repayment. She also questioned how revenue generated from the proposed tax increase would be allocated and whether funds designated for debt repayment would be restricted to that purpose in future years. Ms. Cook encouraged residents to remain informed about the City's financial decisions and to consider those decisions when participating in future elections.

- Karen Cobb (7802 Willow Crest, Fairview) - Addressed the Board regarding the proposed budget and property tax increase. She acknowledged concerns about the size of the proposed increase but also recognized that the City had incurred significant unforeseen expenses, particularly related to ice storm cleanup and restoration efforts. Ms. Cobb expressed appreciation for the City's response to the storm, noting that many residents were grateful for the debris removal efforts and the reopening of Bowie Nature Park. Ms. Cobb asked whether the tax increase could be reduced in future years as storm-related expenses and associated debt obligations are paid off. She suggested that providing residents with a long-term financial outlook may help them better understand the City's current financial situation and the temporary nature of certain expenses. She concluded by encouraging consideration of a balanced approach that addresses both the City's financial needs and the concerns of taxpayers.

Ordinance 2026-09, Second and Final Reading, 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 thanked the Board of Commissioners, department directors, chiefs, and staff for their participation and input throughout the budget development process. He stated that staff had considered feedback received during previous budget discussions and used their experience and best judgment to prepare the proposed budget. Mr. Rial noted that adoption of the budget would mark the beginning of continued operational and financial reviews aimed at addressing the City's long-term financial challenges. He acknowledged that no budget would satisfy all interests but stated that the proposed budget represented the best available option for addressing the City's current needs while working toward long-term financial stability. Mr. Rial reaffirmed his recommendation of the proposed budget and emphasized that staff would fully implement and support whatever budget decisions were made by the Board.

Finance Director Ben Knox reported that the final invoices for debris removal and monitoring services from Phillips and Thompson Engineering had been received. He stated that the project was completed under budget, resulting in a total project cost of approximately $2.57 million, which was lower than originally anticipated. Mr. Knox also reviewed budget requests that had been submitted by department heads prior to development of the proposed budget, including additional personnel, equipment, and capital improvement projects. He explained that these requests were not fully incorporated into the proposed budget due to current financial constraints. Mr. Knox then outlined changes made to the proposed budget since the last budget workshop. Key revisions included:

- Reallocating funds within the General Fund to cover debt service payments on the 2021A bond using available surplus funds.
- Reducing office furniture expenditures in the Court Department.
- Adjusting Planning and Codes Department appropriations to reflect the City's ability to perform residential plan reviews in-house, while retaining funding for temporary assistance and limited contracted plan review services.
- Increasing holiday pay appropriations for the Fire Department based on revised compensation calculations for shift personnel.
- Modifying Public Works staffing projections by reducing the addition of a new position from one and one-half employees to one-half employee during the fiscal year and providing funding for holiday pay when needed.
- Increasing holiday pay appropriations for the Police Department to reflect actual hours worked on holidays.

Mr. Knox stated that these were the only changes made since the last budget workshop and offered to answer questions from the Board.

Discussion occurred.

Motion to approve by Commissioner Roberts. Seconded by Vice Mayor McDonald. Motion carried, 4-1 (Bufalini).

11. New Business

A. Resolution 36-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, confirming the appointment of three (3) citizens to the Municipal Planning Commission.

Motion to appoint Ethan Greer to the Planning Commission by Mayor Anderson. Seconded by Vice Mayor McDonald. Motion carried, 4-0-1 (Bufalini - abstain).

Motion to appoint Jeff Pape to the Planning Commission by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

Motion to appoint Sam Cali to the Planning Commission by Commissioner Roberts. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous).

B. Resolution 37-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, confirming the appointment of three (3) citizens and one (1) commissioner to the Parks and Landscape Board.

Motion to appoint David Dodoro to the Parks and Landscape Board by Vice Mayor McDonald. Seconded by Commissioner Hall. Motion carried, 5-0 (unanimous).

Motion to appoint Mark Albritton to the Parks and Landscape Board by Commissioner Roberts. Seconded by Commissioner Hall. Motion carried, 5-0 (unanimous).

Motion to appoint Commissioner Hall to the Parks and Landscape Board by Mayor Anderson. Seconded by Commissioner Bufalini. Motion carried, 4-0-1 (Hall - abstain).

Motion to defer the third citizen open seat to the July 23, 2026, BOC meeting by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).

C. Resolution 38-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, confirming the appointment of one (1) citizen to the Board of Zoning Appeals.

Motion to defer to the July 23, 2026, BOC meeting by Mayor Anderson. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous).

D. Resolution 40-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, making the determination required by § 1--510(2)(c) of the Fairview Municipal Code with respect to an ethics complaint lodged against Commissioner Don Bufalini. (City Attorney)

City Attorney Patrick Carter presented an ethics complaint filed against Commissioner Don Bufalini under Section 15-102C of the Fairview Municipal Code. Commissioner Bufalini formally recused himself from discussion and voting on the resolution due to the complaint directly involving him, citing conflict of interest concerns. He stated he would, however, participate in any subsequent investigative process if required.

Mr. Carter summarized that the complaint, submitted on June 6, 2026, included multiple categories of allegations, including potential misuse of City resources, campaign-related conduct, statements and disclosures of interest, and interactions with staff and citizens. An additional anonymously submitted document was received outside of the official packet process; the Board determined it would not be considered as part of the record due to unclear origin.

Mr. Carter advised that under the City's ethics code, the Board must determine one of three actions: (1) the complaint has merit, (2) the complaint lacks merit and no further action is warranted, or (3) the complaint has sufficient merit to warrant further investigation by a neutral third-party investigator. He recommended that, if option (3) is selected, the Board engage an independent investigator to conduct interviews, review evidence, and provide findings and recommendations.

Discussion ensued regarding the scope of the complaint, which includes allegations spanning different time periods and subject matters, some of which may fall outside the City's ethics code or within other legal jurisdictions such as election law. Mr. Carter clarified that the ethics code is limited in scope and primarily addresses conflicts of interest, misuse of position or resources, and related conduct while serving in office.

Several Board members discussed the importance of transparency, due process, and allowing an independent review to determine the validity of the allegations. Concerns were raised about separating relevant ethics issues from matters potentially outside the Board's authority.

Motion to adopt Resolution 40-26 selecting Option C to refer the complaint to a third-party independent investigator by Mayor Anderson. Seconded by Commissioner Hall. Motion carried, 4-0-1 (Bufalini - recuse).

E. Resolution 41-26

A Resolution supporting the submission of an application for the Assistance to Firefighters Grant (AFG) Program for funding from the Federal Emergency Management Agency as well as support for the required matching funds from the City of Fairview. (Fire Chief)

Fire Chief Scott Hughes presented a resolution authorizing submission of a grant application to replace the Fire Department's self-contained breathing apparatus (SCBA) equipment, which is approximately 24 years old and will require replacement. He explained that the grant would provide approximately $254,000 in federal funding, with a required City match of approximately $12,000.

Discussion occurred.

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

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Commissioner Hall thanked City employees for their work and expressed appreciation to the officers in attendance. He also thanked the City Manager and legal counsel for their efforts during the meeting. Commissioner Hall stated that the meeting had been difficult and acknowledged the seriousness of the budget discussions. He noted that while the Board did not take action lightly, he believed the decisions made were necessary to move the City forward. He concluded by expressing appreciation to all involved.

Commissioner Roberts: Commissioner Roberts thanked the Board, staff, and those in attendance. She expressed optimism about the City's progress and stated that she believed positive momentum was being made on important issues. She noted the recent groundbreaking ceremony for the new TriStar development as a positive event for the community. Commissioner Roberts also thanked individuals serving on the City's boards and commissions for their willingness to volunteer their time, training, and expertise in service to the community. She concluded by wishing everyone a good evening.

Commissioner Bufalini: Commissioner Bufalini addressed allegations that had been made against him and stated that he welcomed an investigation into the matter. He noted that he had consulted with his attorney and supported having the matter reviewed through the appropriate process so that findings could be made based on the facts. Commissioner Bufalini expressed concern about what he described as bullying and false accusations within the community and stated that he hoped the review process would help address those issues. He concluded by stating that he is committed to serving the City and does not seek anything in return for his efforts.

Vice Mayor McDonald: Vice Mayor McDonald stated that he was pleased the Board had worked through the evening's discussions in a professional manner. He thanked a few residents who had spoken during public comments and expressed appreciation for receiving positive feedback, noting that such comments are less common than complaints. Vice Mayor McDonald also addressed comments made during the public hearing regarding the budget process and emphasized that Board members, staff, and department heads had devoted significant time and effort to reviewing the budget and addressing the City's financial challenges. He stated that considerable work had gone into the process and thanked residents who take the time to engage with elected officials and learn more about the issues facing the City.

Mayor Anderson: Mayor Anderson thanked the community for its continued investment in and support of the City of Fairview. She emphasized the importance of working together to maintain a strong community and provide high-quality services and facilities for residents. Mayor Anderson announced that the Board's next meeting would be held on July 9, following the City's annual July 3 celebration. She expressed enthusiasm for the event, noting that it attracts thousands of attendees and is funded through sponsorships rather than tax dollars. She thanked those involved in organizing the event and encouraged residents to attend. She also expressed appreciation that the proposed budget did not require employee cuts and thanked City staff, department heads, Finance Director Ben Knox, and City Manager Bob Rial for their efforts throughout the budget process. Mayor Anderson noted that significant budget reductions had been made while preserving services and staffing levels. She encouraged residents to seek accurate information regarding City matters and to engage directly with elected officials when questions arise. Mayor Anderson concluded by thanking City employees, volunteers, and public safety personnel for their service, recognizing the contributions of the Parks Department, Police Department, and Fire Department. She encouraged residents to take pride in the community, support one another, and help keep Fairview clean and welcoming.

13. Meeting Adjournment
Motion to adjourn by Commissioner Roberts at 9:50PM.

City Recorder, Rachel Jones

Rachel Jones

Mayor, Lisa Anderson

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.