

**BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 4, 2025  
7:00 PM**

**1. Call To Order**

Call to order by Mayor Anderson at 9:15PM.

**2. Roll Call**

Staff present: Tom Daugherty, Rachel Jones, Patrick Carter, Ethan Greer, Richard Ross, Keith Paisley, Breanna Bailey, Miranda Gilbertson, Seth Standridge

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 everyone. Mayor Anderson reminded everyone to speak loud and clear into their microphones. Mayor Anderson also asked anyone speaking to be courteous and kind.

**5. Citizen Comments**

- Leslie Street (1062 Hwy 96 N) - Development concerns

**6. Approval of Agenda**

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

**7. Public Announcements, Awards and Recognitions**

**A. City Events - Community Relations Coordinator, Richard Ross**

**8. Staff Comments and Monthly Reports**

**A. City Manager Report - City Manager, Tom Daugherty**

**B. Economic Development Position Update - City Manager, Tom Daugherty**

■ Economic Development Plan Outline.pdf (/ATT/fairviewtn/2025-09/a88bc4c249e743a931f252f4b164826816d5f56f.pdf)

**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 August 21, 2025, BOC Regular Meeting**

📄 [BOC Minutes 8-21-2025.pdf \(/ATT/fairviewtn/2025-09/3932019fb6282c574e2ee44c43fa93349e4e83f3.pdf\)](#)

## **10. Old Business**

### **A. Resolution 39-25**

A Resolution of the City of Fairview Board of Commissioners to accept the design for welcome signage and granting authorization for the city to move forward with the project. (City Manager)

City Planner Ethan Greer stated after the public voting concluded the final count was: Concept A = 32 votes, Concept B = 19 votes, Concept C = 33 votes

*Motion to move forward with the project accepting concept C by Mayor Anderson. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).*

📄 [Resolution 39-25.pdf \(/ATT/fairviewtn/2025-09/5e80a622c5f575a81c0f2feb6c091009a656da87.pdf\)](#)

### **B. Resolution 40-25**

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the mayor to execute the Subdivision Development Agreement Contract for Highland Trace Townhomes. (City Engineer)

City Planner Ethan Greer stated this is a standard agreement for Highland Trace Townhomes which will require a site reclamation bond in the amount of \$584,605 and a site performance bond in the amount of \$1,943,050.

Discussion occurred.

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

📄 [Resolution 40-25.pdf \(/ATT/fairviewtn/2025-09/1dfa64c992de815f233ab22b40ec6fe527d6b1d0.pdf\)](#)

### **C. Resolution 41-25**

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the mayor to execute the Subdivision Development Agreement Contract for Highway 96 Townhomes. (City Engineer)

City Planner Ethan Greer stated this is a standard agreement for Highway 96 Townhomes which will require a site reclamation bond in the amount of \$459,323 and a site performance bond in the amount of \$2,188,906.

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

📄 [Resolution 41-25.pdf \(/ATT/fairviewtn/2025-09/17fba3ca50fe90fe89dd98a6900e522fd27151ef.pdf\)](#)

## **11. New Business**

### **A. Resolution 46-25**

A Resolution approving a Memorandum of Understanding between Williamson County, Tennessee, and the City of Fairview, Tennessee, authorizing the Fairview City Court to participate in Williamson County's DUI Recovery Court Program. (Court Staff)

Vice Mayor McDonald stated Judge Crutcher was in attendance to speak on this item however needed to leave due to the BOZA meeting running over. Vice Mayor McDonald stated he spoke with Judge Crutcher about this item and sees no negatives as it is an opportunity for individuals with DUI's to engage in the recovery court program to get help.

Discussion occurred.

***Motion to approve by Commissioner Roberts. Seconded by Commissioner Bufalini.***

***Motion to defer to September 18th meeting by Mayor Anderson. Seconded by Commissioner Bufalini. Motion carried, 3-2 (Hall, McDonald).***

## **B. Resolution 47-25**

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 - Fairview Boulevard, 111.66 (+/-) Acres, Map 070, Parcel 005.01. (City Planner)

City Planner Ethan Greer stated this annexation received a positive recommendation from the Planning Commission.

Representative: Rob Molchan, SEC

Discussion occurred.

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

■ [Resolution 47-25.pdf \(/ATT/fairviewtn/2025-09/88aeebf2014ca72c26c593001dbc9372036155ef.pdf\)](/ATT/fairviewtn/2025-09/88aeebf2014ca72c26c593001dbc9372036155ef.pdf)

## **C. Resolution 48-25**

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 - Old Franklin Road, 10.07 (+/-) Acres, Map 046, Parcel 054.02. (City Planner)

City Planner Ethan Greer stated this annexation received a positive recommendation from the Planning Commission.

Representative: Rob Molchan, SEC

Discussion occurred.

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

■ [Resolution 48-25.pdf \(/ATT/fairviewtn/2025-09/896265c6910ba6c18005a3a1fc9af3c801c36a30.pdf\)](/ATT/fairviewtn/2025-09/896265c6910ba6c18005a3a1fc9af3c801c36a30.pdf)

## **D. Resolution 49-25**

A Resolution of the City of Fairview, Tennessee, Board of Commissioners agreeing to the purchase of specific property and authorizing the mayor to execute a purchase contract and related documents. (City Manager)

City Manager Tom Daugherty stated this contract is to purchase property in Hickman County for the police training facility.

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

■ [Resolution 49-25.pdf \(/ATT/fairviewtn/2025-09/ab6bad92088b0cef45dd18e4922cf888dc5038b9.pdf\)](/ATT/fairviewtn/2025-09/ab6bad92088b0cef45dd18e4922cf888dc5038b9.pdf)

## **E. Resolution 50-25**

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the mayor to execute the Subdivision Development Agreement Contract for City Center Phase 2. (City Engineer)

City Planner Ethan Greer stated the applicant has requested this item to be deferred to the September 18, 2025, BOC meeting.

***Motion to defer to September 18th meeting by Commissioner Roberts. Seconded by Commissioner Bufalini. Motion carried, 5-0 (unanimous).***

## **F. Resolution 51-25**

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the mayor to execute the Subdivision Development Agreement Contract for Bowie Meadows Phase 2. (City Engineer)

City Planner Ethan Greer stated the applicant has requested this item to be deferred to the September 18, 2025, BOC meeting.

***Motion to defer to September 18th meeting by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 5-0 (unanimous).***

## **G. Ordinance 2025-16**

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 17.74 (+/-) acre parcel located on the north side of Boone Street, east of Fairview Boulevard, consisting of Williamson County Tax Map 042 Parcel 132.00 from RS-40 (Single Family Residential) to RS-8 (Single Family Residential), Property Owner: Christine Brison. (City Planner)

City Planner Ethan Greer stated this rezoning received a positive recommendation from the Planning Commission.

***Motion to approve by Vice Mayor McDonald. Seconded by Commissioner Hall. Motion carried, 3-2 (Roberts, Bufalini).***

***Ordinance 2025-16 \_Rezoning - Fairview 17\_.pdf (/ATT/fairviewtn/2025-09/125d058a8ed26585a31cc1743650a7557b4608c9.pdf)***

## **H. Ordinance 2025-17**

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning a 24.80 (+/-) acre portion of the 75.91 (+/-) acre tract of land located at the southern terminus of Kingwood Boulevard, consisting of Williamson County Tax Map 042 Parcel 123.00 from R-20 (One and Two Family Residential) to RS-5 (Single Family Residential), Property Owner: Landsouth, LLC. (City Planner)

City Planner Ethan Greer stated that staff is requesting this item be referred back to the Planning Commission for reconsideration due to an error in the PC Resolution and staff report.

***Motion to send back to the Planning Commission by Commissioner Roberts. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous).***

## **I. Ordinance 2025-18**

An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by rezoning the entirety of three parcels totaling 53.162 (+/-) acres located south of Old Cox Pike and west of Pinecrest Court, consisting of Williamson County Tax Map 043 Parcels 015.00, 052.00, 053.00, from RS-40 (Single Family Residential) to R-20 (One and Two Family Residential), Property Owner: Marlon Cunningham. (City Planner)

City Planner Ethan Greer stated this property was recently annexed into the city. Mr. Greer stated this rezoning request received a negative recommendation from the Planning Commission. Mr. Greer stated staff has given this request a positive recommendation and it is in alignment with the 2040 plan.

Representatives: Todd Wilson and Marlon Cunningham

Discussion occurred.

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

## 12. Roundtable: Mayor and Commissioners

- Commissioner Bufalini: Commissioner Bufalini thanked the board and all citizens for speaking out. Commissioner Bufalini stated he thinks its great that the police training facility is being relocated to Hickman County. Commissioner Bufalini reminded everyone of the FHS football game Friday night.
- Commissioner Roberts: Commissioner Roberts thanked the board and all staff. Commissioner Roberts thanked Mr. Daugherty for his work on the land purchase in Hickman County.
- Commissioner Hall: Commissioner Hall thanked the board and all staff. Commissioner Hall let everyone know that the trimming work has begun on the cloverleaf.
- Vice Mayor McDonald: Vice Mayor McDonald praised the BOZA members for a job well done at their first meeting.
- Mayor Anderson: Mayor Anderson reminded everyone that Middle TN Electric is out trimming trees around power lines. Mayor Anderson stated she will try to provide updates often on the Cumberland/Crow Cut intersection project. Mayor Anderson stated she is excited to see the progress on the City Center development. Mayor Anderson reminded everyone to please keep Fairview beautiful by picking up trash and not throwing it out.

## 13. Meeting Adjournment

*Motion to adjourn by Commissioner Roberts at 10:28PM.*

City Recorder, Rachel Jones

  
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Mayor, Lisa Anderson

  
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