



CURRENT BOARD MEMBERS

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

REGULAR MEETING
DECEMBER 4, 2025
7:00 PM

MINUTES

1. Call To Order

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

2. Roll Call

Staff present: Tom Daugherty, Rachel Jones, Patrick Carter, Ethan Greer, Breanna Bailey, Scott Hughes, Richard Ross, Seth Standridge, Ben Knox

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 all attendees to the meeting. She introduced special guest Nico McNeil, who will be assisting with the facilitation of tonight's proceedings. Mayor Anderson reminded participants to maintain politeness and courtesy while speaking. She also expressed appreciation to Officer Standridge for attending and helping ensure the safety of all present.

5. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)

Mayor Anderson asked for a motion to extend the citizens comment section to allow seven speakers. Commissioner Bufalini made a motion to approve. Commissioner Roberts seconded. All was in favor.

- Dave Wheeler (7302 Lakelet Cove) - concerns with drainage issues in Pennock Place
- Ed Bortner (7327 Lakelet Cove) - concerns with drainage issues in Pennock Place
- Jody Laleme (7231 Richvale Drive) - concerns with home in Richvale Estates
- Brian Laleme (7231 Richvale Drive) - concerns with home in Richvale Estates
- Raj Gill (7402 Twill Heights Loop) - concerns with home in Richvale Estates
- David DeBolt (7244 Richvale Drive) - concerns with home in Richvale Estates
- Jodi Keer (7241 Richvale Drive) - concerns with home in Richvale Estates

6. Approval of Agenda

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

7. Public Announcements, Awards and Recognitions

A. City Events - Community Relations Coordinator, Richard Ross

B. Fairview Titans Junior Pro Football - Minors Superbowl Champions

C. Fairview Elementary School Mayor of Biz Town - Nico McNeil

D. FCCLA Care Closet - Riley Anderson/Amy Perkerson

8. Staff Comments and Monthly Reports

A. City Manager Report - City Manager, Tom Daugherty

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 November 20, 2025, BOC Regular Meeting

10. Old Business

A. Ordinance 2025-23, Second and Final Reading, Rezoning - 7111 Harrison Drive

- Public Hearing - No speakers
- An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 3.73 (+/-) acre parcel located at 7111 Harrison Drive, consisting of Williamson County Tax Map 042G Group A, Parcel 018.00, From RS-40 (Single Family Residential) to RS-10 (Single Family Residential), Property Owner: Mary Curle. (City Planner)

City Planner Ethan Greer reported that the Planning Commission provided a favorable recommendation for this rezoning.

Representative: Tim Mangrum

Discussion occurred.

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

B. Ordinance 2025-24, Second and Final Reading, Rezoning - 7104 Hall Road

- Public Hearing
 - Susan Duncan (7116 Hall Rd)
- An Ordinance to amend the Zoning Ordinance of the City of Fairview, Tennessee, by Rezoning a 3.17 (+/-) acre parcel located at 7104 Hall Road, consisting of Williamson County Tax Map 043D Group A, Parcel 010.00, From RS-40 (Single Family Residential) to RS-15 (Single Family Residential), Property Owner: Innovated Construction Co LLC. (City Planner)

City Planner Ethan Greer reported that the proposed rezoning received an unfavorable recommendation from the Planning Commission. Mr. Greer explained that the request for an RS-15 zoning classification is primarily due to the unique shape of the property. He noted that the conceptual layout reflects lot sizes ranging from 15,000 to 20,000 square feet. Mr. Greer further stated that the City's 2040 Comprehensive Plan identifies this area as Legacy Residential Medium, for which RS-40 and R-20 are designated as appropriate zoning districts.

Representative: Tim Mangrum

Discussion occurred.

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

11. New 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 reported that the developer has been in communication with staff and has formally requested that consideration of this item be deferred until January 15, 2026.

Motion to defer until January 15, 2026, by Mayor Anderson. Seconded by Vice Mayor McDonald. Motion carried, 5-0 (unanimous).

B. Resolution 63-25

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, to formally accept the subdivision improvements associated with the Pennock Place Subdivision. (City Engineer)

City Planner Ethan Greer reported that this item received a favorable recommendation from the Planning Commission. Mr. Greer further noted that the original bond for this subdivision encompasses the roads, sidewalks, and stormwater infrastructure. He stated that these improvements have been inspected by the City Engineer and found to be in full conformance with the approved construction drawings.

Discussion occurred.

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

C. Resolution 64-25

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, authorizing the Mayor to execute a memorandum of understanding between Williamson Medical Center and the City of Fairview, Tennessee. (Fire Chief)

Fire Chief Scott Hughes explained that the agreement authorizes firefighters to operate as EMTs under the medical direction of Williamson County Health. He noted that all firefighters are required to hold state certification and comply with all applicable training standards. Chief Hughes further stated that the initial term of the agreement is three years, with an option to renew for an additional three-year period. City Attorney Patrick Carter confirmed that he has reviewed the agreement and found it to be in proper order.

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

D. Discussion

Outparcel (Vice Mayor McDonald)

Vice Mayor McDonald proposed designating ten acres of the outparcel for the development of a botanical garden, to be funded through the Tree Bank account. Commissioner Bufalini expressed strong support for the proposal. Commissioner Roberts stated that, while she believes it is an excellent concept, she would still prefer to see the outparcel placed into a land trust. Commissioner Hall also voiced support for the idea.

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Thanked the Mayor, Board and city employees for their work, provided an update on the Parks and Landscape Board meeting held on December 1, congratulated the Fairview Titans on a great season, thanked FES Mayor of Biz Town Niko McNeil and the FCCLA Care Closet for their presentations, expressed sympathy for Richvale residents.

Commissioner Roberts: Thanked the Mayor, Board, and attendees, emphasized that while responses to public concerns may sometimes be limited, the Board carefully reviews input and strives to provide support within the constraints of government, acknowledged the challenges faced by Richvale residents, expressed empathy, and highlighted the importance of learning from experiences, appreciated the presence of children in attendance,

looking forward to the upcoming tree lighting and parade, hoping for good weather.

Commissioner Bufalini: Acknowledged challenges faced by Richvale residents and expressed sympathy, recognized the Fairview Titans Junior Pro Football team, thanked FES Mayor of Biz Town Niko McNeil and the FCCLA Care Closet for their presentations, asked Mr. Daugherty for an update on the city welcome signs, expressed excitement for upcoming city events including the tree lighting and parade.

Vice Mayor McDonald: Asked for an update on the timeline for the new Zoning Ordinance, thanked Niko McNeil for his contribution noting his comfort and professionalism, recognized the Fairview Titans Junior Pro Football team and thanked Commissioner Bufalini for announcing during the season and during the meeting.

Mayor Anderson: Commended Nico McNeil on a job well done, recognized the Fairview Titans Junior Pro Football team, expressed support and sympathy for families in Richvale experiencing challenges, encouraged community attendance at the upcoming Christmas tree lighting and parade, offered condolences to the family of longtime resident Bill Inman following his recent passing, reminded the community to exercise caution due to recent bad weather and ongoing construction, encouraged everyone to keep the community clean.

13. Meeting Adjournment

Motion to adjourn by Commissioner Roberts at 9:28PM.

City Recorder, Rachel Jones

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Mayor, Lisa Anderson

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