

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
FEBRUARY 6, 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, Patrick Carter, Bre Bailey, Ketih Paisley, Patti Carroll, Ben Knox, Richard Ross, Scott Hughes, Ethan Greer

1. **Call to Order @ 7:05 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 welcomed everyone. Mayor Anderson stated she appreciates the law enforcement officers attending to keep everyone safe. Mayor Anderson reminded everyone to be courteous and respectful when speaking and to speak clearly into their microphones.
5. **Approval of the Agenda**

Commissioner Roberts motioned to amend the agenda to add discussion on the location of the police training facility as item 11. C.

Second: Commissioner Bufalini

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 5-0				

Motion to approve the agenda as amended: Vice Mayor McDonald

Second: Commissioner Bufalini

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 5-0				

6. **Citizen Comments**

A. Jason Holleman – 4210 Park Avenue, Nashville TN

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

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

8. **Staff Comments and Monthly Reports**

A. **City Manager Comments** – City Manager, Tom Daugherty

9. **Consent Agenda**

A. **Minutes from January 16, 2025, Board of Commissioners Regular Meeting.**

Motion to approve: Commissioner Hall

Second: Commissioner Roberts

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini	X			
Commissioner Hall	X			
Commissioner Roberts	X			
MOTION PASSED 5-0				

10. **Old Business**

A. **Second and Final Reading, Ordinance 2025-02, An Ordinance to amend Title 12 of the City of Fairview Municipal Code, specifically, sections related to the city’s fee structure for permits and fees related to construction, remodeling, building permits; and industrial, commercial and residential development. (City Planner)**

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	X			
Commissioner Roberts	X			
MOTION PASSED 5-0				

11. **New Business**

A. **Resolution 02-25, 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 - 7740 Cumberland Drive, 351.27 (+/-) Acres, Map 047, Parcel 094.00. (City Planner)**

Staff Report: City Planner Ethan Greer stated this parcel is within the city’s Urban Growth Boundary and is contiguous with the city limits. Mr. Greer also stated this annexation request received a positive recommendation from the Planning Commission.

Representative: Joe Watson, legal counsel for applicant.

Discussion: Commissioner Bufalini stated his biggest question is why. Mr. Watson replied the police and fire services are important to the applicants and they consider

themselves residents of Fairview and want to formalize that. Commissioner Roberts asked who would respond in case of an emergency. Fire Chief Scott Hughes stated currently the Williamson County Rescue Squad would service this location and the Williamson County Medic stationed at Fairview would service this area. Chief Hughes stated if annexed into the city this area would be serviced by the Fairview Fire Department. Commissioner Bufalini asked what is the ultimate goal for this property. Mr. Watson replied a single family home. Vice Mayor McDonald stated he understands neighbors' concerns however, from the city's perspective this property is in the urban growth boundary and is contiguous with the existing boundary of the city and is a significant size parcel which will generate property tax revenue for the city, and it would make sense to take the opportunity and act upon the request of the applicant to annex this property into the city. Commissioner Roberts stated bringing this property into the city with RS-40 zoning gives the applicant the ability to build one home per acre on the other side of town without any improvement to infrastructure. Commissioner Roberts also stated this is a significant size property to annex into the city while being in the middle of rewriting the city's zoning ordinance. Mayor Anderson stated this property does not have sewer access so in order to do any development they will have to go through Dickson Water Authority. Mayor Anderson also stated she has spoken with the applicant and visited the property which is a working farm, and the applicant desires to build a single family home. Commissioner Bufalini asked Mr. Watson if there is a time constraint on getting this property annexed stating that after the new zoning ordinance is completed there could be a different zoning district that would be better suited for this property. Mr. Watson replied they would prefer not to be waiting in limbo for however long the zoning ordinance rewrite will take before being approved. Vice Mayor McDonald stated once the new zoning ordinance is completed RS-40 will not exist and asked Mr. Greer what zoning this property will have and if it will be more restrictive than the current RS-40 designation. Mr. Greer replied the projected zone will fall in line similarly with the RS-40 density with one home per acre, however, will be quite a bit more restrictive on rules and regulations on what can and cannot be built. Vice Mayor McDonald clarified that if this property is annexed before or after the new zoning ordinance is approved that the new zoning regulations will apply to this property. Mr. Greer replied that is correct. Commissioner Roberts clarified with Mr. Greer that the city has the first draft of the new zoning ordinance and that it has not been reviewed and sent back for revisions. Mr. Greer replied that is correct. Commissioner Roberts stated it would be premature to invoke any future zoning for this property at this time. Vice Mayor McDonald asked the vote of this item at the Planning Commission. Mayor Anderson replied the vote was unanimous. Vice Mayor McDonald stated with a unanimous vote from the planning commission, positive staff approval, the property being in the UGB and the property being contiguous with the city limits he motioned for approval.

Motion to approve: Vice Mayor McDonald

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE
Mayor Anderson	X			
Vice Mayor McDonald	X			
Commissioner Bufalini		X		
Commissioner Hall	X			
Commissioner Roberts		X		
MOTION PASSED 3-2				

B. Resolution 03-25, A Resolution authorizing the mayor to execute an agreement between GovWell Technologies Inc. and the City of Fairview, Tennessee. (City Planner)

Staff Report: City Planner Ethan Greer stated this software was demonstrated in the work session. Mr. Greer noted the current contract for the IDT software is \$26,000 yearly and by swapping to the GovWell software the contract will be \$22,000 yearly. Mr. Greer stated this software will be utilized in public works, codes enforcement, planning, development applications, and building permits.

Discussion: Vice Mayor McDonald asked Mr. Greer how long IDT will remain available should it need to be accessed. Mr. Greer replied the current contract with IDT ends June 30th and the contract allows for access up to sixty days after. Mr. Greer stated GovWell will be looking to go live in mid-June and will take about ninety days for the implementation process. Commissioner Roberts asked Mr. Greer if he has spoken with any of GovWell' s current customers. Mr. Greer replied he has and received all positive feedback. Commissioner Roberts asked if there are any other costs associated with this service. Mr. Greer stated there is a \$12,000 implementation cost. Mr. Greer also stated the GovWell contract will be for a period of five years.

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			X	
Commissioner Roberts	X			
MOTION PASSED 4-0 (1 Abstain)				

C. Discussion – Location of Police Training Facility (Commissioner Roberts)

Commissioner Roberts stated following the town hall meeting she felt compelled to bring this topic up for another discussion with the board. Commissioner Roberts stated this is a very important facility for the city and having it adjacent to the primary use park land is something that has gotten a lot of attention and the city needs to get this right.

Commissioner Roberts stated the city needs to do its due diligence in looking at other locations and other options for the citizens. Commissioner Hall and Commissioner Bufalini both agreed that other options need to be looked at. Vice Mayor McDonald stated this topic has been discussed at length and he has put in time looking at other options and has checked other properties however any other property is going to create a similar issue with a different group of people. Vice Mayor McDonald stated the city has already made an investment spending money on the current property. Commissioner Hall stated he has talked with the county mayor about possibly partnering with the county. Commissioner Roberts asked Mr. Daugherty if he has looked into any other options. Mr. Daugherty replied he has looked at other options and has not seen anything where the city would not have similar issues with other citizens. Commissioner Roberts stated this project has been discussed for so long and she don't understand why all of a sudden it has to be done right now when she's asking to take a pause to look at other options. Commissioner Roberts proposed having a work session to discuss other ideas and options that are being looked into. Vice Mayor McDonald stated to have a work

session the first meeting of March to discuss what options and solutions everyone has found and if no one has found any other options they all be in agreement that the current property is the best location.

12. Roundtable: Mayor and Commissioners

Commissioner Hall – Commissioner Hall thanked all city employees for their hard work.

Commissioner Roberts – Commissioner Roberts reminded everyone of the blood drive and thanked all city staff and board members.

Commissioner Bufalini – Commissioner Bufalini thanked everyone for showing up and showing support. Commissioner Bufalini reminded everyone that state officials will be recognizing the FMS wrestling team at the next meeting. Commissioner Bufalini also gave a shout out to the FMS basketball teams for their achievements.

Vice Mayor McDonald – Vice Mayor McDonald asked for an update to be provided at the next meeting on the progression of the Northwest Hwy project.

Mayor Anderson – Mayor Anderson thanked everyone for coming out. Mayor Anderson thanked staff and the board members. Mayor Anderson addressed issues with the perimeter trail in Bowie Nature Park. Mayor Anderson also addressed comments made at the town hall meeting related to speed bumps. Mayor Anderson reminded everyone of the around town coffee event and invited anyone interested to join the women in business group. Mayor Anderson reminded everyone to help keep Fairview beautiful by picking up trash and not throwing it out.

13. Adjournment @ 9:07 P.M. – Vice Mayor McDonald

Rachel Jones

Rachel Jones, City Recorder

<https://www.youtube.com/watch?v=N3BLiO1DAWI>