

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING
PACKET
OCTOBER 1, 2026
07:00 PM

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
OCTOBER 1, 2026
07:00 PM

AGENDA

1. **Call To Order**
2. **Roll Call**
3. **Prayer and Pledge**
4. **Mayor Comments**
5. **Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)**
6. **Approval of Agenda**
7. **Public Announcements, Awards and Recognitions**
   - A. **City Events**
     Attachment: 2026 City Events.pdf
   - B. **Davis House**
     Attachment: DavisHouse_Fairview BOC meeting_Aug2026.pdf
8. **Staff Comments and Monthly Reports (limited to five (5) minutes each, with an additional five (5) minutes allocated for questions and answers)**
   - A. **Planning Department Report**
     Attachment: Planning Department Report - October 1 2026.pdf
   - B. **Public Works Department Report**
     Attachment: Public Works - October 2026.pdf
   - C. **Parks Department Report**
     Attachment: Park - October 2026 PPT 1.pdf
   - D. **City Manager Report**
9. **Consent Agenda (any item may be removed for individual consideration)**

A. Minutes from September 17, 2026, BOC Work Session

Attachment: Draft - BOC Work Session Minutes 9-17-2026.pdf

B. Minutes from September 17, 2026, BOC Special Meeting

Attachment: Draft - BOC Special Meeting Minutes 9-17-2026.pdf

C. Minutes from September 17, 2026, BOC Regular Meeting

Attachment: Draft - BOC Minutes 9-17-2026.pdf

D. Resolution 61-26

A Resolution authorizing the City of Fairview Fire Department to participate in the James L. Richardson "Driver" Matching Grant Program.

Attachment: Resolution 61-26 Driver Training Grant.pdf

10. Old Business

A. Ordinance 2026-13

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning approximately 12.36 (+/-) acres located at 7110 County Line Road and 1550 Highway 96 North (Williamson County Tax Map 019, Parcels 001.01 and 002.00) from CD-2 (Rural) and CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District). (City Planner)

Attachment: Ordinance 2026-13 Rezoning _7110 County Line Rd - 1550 Hwy 96N_.pdf
Attachment: 7110 County Line Rd - 1550 Hwy 96N - Rezoning - Staff Report.pdf

11. New Business

A. Public Hearings

1. Resolution 52-26, Public Hearing

A Resolution to annex certain territory upon written consent of the owner and to incorporate the same within the boundaries of the City of Fairview, Tennessee, Tax Map 069, Parcel 007.00, 2958 Fairview Boulevard, 15.01 (+/-) Acres, Owner: Joe Chapdelaine.

Attachment: Resolution 52-26 Annexation2 _2958 Fairview Blvd_.pdf

2. Resolution 53-26, Public Hearing

A Resolution to annex certain territory upon written consent of the owner and to incorporate the same within the boundaries of the City of Fairview, Tennessee, Tax Map 018, Parcel 081.01, 7505 Jingo Road, 1.85 (+/-) Acres, Owner: Jeffrey Mishler.

Attachment: Resolution 53-26 Annexation2 _7505 Jingo Rd_.pdf

B. Resolution 59-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, amending the City's fee schedule to authorize the Court Clerk to charge and collect a five-dollar ($5.00) Electronic Citation Fee as a court cost, pursuant to Tennessee Code Annotated § 55-10-207, and providing for the distribution of such fee. (Court Clerk)

Attachment: Resolution 59-26 E Citation Fee.pdf

C. Resolution 60-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, accepting the Assistance to Firefighters Grant Award and committing the required matching funds. (Fire Chief)

Attachment: Resolution 60-26 AFG Grant Acceptance.pdf
Attachment: FEMA Award Letter AFG Grant.pdf

D. Resolution 62-26

A Resolution authorizing and approving an Employment Agreement between the City of Fairview, Tennessee, and Bob Rial to serve as City Manager.

Attachment: Resolution 62-26 City Manager Contract.pdf
Attachment: City Manager Contract - Bob Rial.pdf

E. Ordinance 2026-16, First Reading

An Ordinance to amend the Fairview Development Code, Article 8, Administration, Procedure, & Enforcement, Section 8.5.4.D(4)(a), Notice and Public Hearing, to update the responsibility for preparing and mailing required public notices. (City Planner)

Attachment: Ordinance 2026-16 Development Code Amendment - Public and Mailed Notices.pdf
Attachment: Staff Report - Notice and Public Hearing.pdf

F. Ordinance 2026-17, First Reading

An Ordinance of the City of Fairview, Tennessee, amending table 4.3.1-F, Building Standards: Roof Type & Pitch, of the Fairview Development Code to permit flat roofs on certain principal buildings types within the CD-4 (Neighborhood Center) Character District. (City Planner)

Attachment: Ordinance 2026-17 Development Code Amendment - Roof Type and Pitch CD4.pdf
Attachment: Staff Report - Building Standards Roof Type and Pitch.pdf

G. Ordinance 2026-18, First Reading

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard (Williamson County Tax Map 069, Parcel 007.00) from CD-2 (Rural) to CD-4 (Neighborhood Center). (City Planner)

Attachment: Ordinance 2026-18 Rezoning _2958 Fairview Blvd_.pdf
Attachment: Staff Report - Rezoning 2958 Fairview Blvd.pdf

H. Ordinance 2026-19, First Reading

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 59.34 (+/-) acre portion of property located on the Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road (Williamson County Tax Map 021, Portions of Parcels 050.04 & 050.05) from CD-2 (Rural) to CD-3 (Neighborhood General). (City Planner)

Attachment: Ordinance 2026-19 Rezoning _Tax Map 021 Parcels 050.04-050.05_.pdf
Attachment: Staff Report - Rezoning Map 021 Parcels 050.04-050.05.pdf
Attachment: Original Survey - Warden Property_Markup.pdf

I. Ordinance 2026-20, First Reading

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 1.72 (+/-) acre portion of property located between Highway 96 and Horn Tavern Road, East of the Intersection of Highway 96 and Horn Tavern Road (Williamson County Tax Map 021, Parcel 058.00) from CD-2 (Rural) to CD-4 (Neighborhood Center). (City Planner)

Attachment: Ordinance 2026-20 Rezoning _Hwy 96-Horn Tavern Rd_.pdf
Attachment: Staff Report - Rezoning Hwy 96-Horn Tavern Rd.pdf

J. Ordinance 2026-21, First Reading

An Ordinance to amend the Development Code and Zoning Map of the City of Fairview, Tennessee, by Rezoning a 6.2 (+/-) acre portion of property located at 7319 Wiley Circle (Williamson County Tax Map 042I,

Group A, Parcel 005.00) from CD-3 (Neighborhood General) to CD-4 (Neighborhood Center). (City Planner)

Attachment: Ordinance 2026-21 Rezoning _7319 Wiley Circle_.pdf
Attachment: Staff Report - 7319 Wiley Circle.pdf

K. Discussion

Welcome Signs (Commissioner Bufalini)

Attachment: Fairview Entry Signage - Concept Package.pdf
Attachment: Welcome Signs Bid.pdf
Attachment: Welcome Sign Executed Contract.pdf
Attachment: Proposal for redoing the letters.pdf
Attachment: 20260113-City of Fairview Entry Monument Signage_Design Intent Package.pdf

12. Roundtable: Mayor and Commissioners

13. Meeting Adjournment

2026 CITY EVENTS

~Easter Egg Hunt – March 28th

~Arts and Crafts Fair at Bowie Park - May 2nd

~Movie Night at Bowie Park – May 16th

~Fishing Rodeo at Veterans Park - June 6th

~July 3rd

~Back-to-School Bash at City Hall – August 1st

~Nature Fest – September 19th

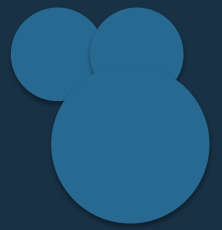
~Fall Fun Day – October 10th

~Trunk or Treat and Movie in the Park - October 24th

~Tree Lighting Event at City Hall - December 4th

~Christmas Parade (Day Time) - December 5th
(inclement weather reschedule day December 12th)

Every Child Deserves a Safe Place



A conversation about Davis House, Fairview, and the children we share.

Fairview Board of Commissioners

When a child walks through our doors

The goal is not simply to investigate. It is to help a child move forward.

SAFE

A child enters a child-focused, neutral environment.

→

HEARD

A trained forensic interviewer gives the child a safe way to share what happened.

→

SUPPORTED

A child and family advocate helps the family understand what comes next and helps with resources.

→

HEALING

Trauma-informed therapy is available when a child needs it.

→

JUSTICE

Law enforcement, DCS, prosecution and other partners coordinate the response.

The child should not have to carry the burden of navigating the system alone.

These are not “Davis House children.”

They are Williamson County children.

They are children who live in our neighborhoods, attend our schools, play on our ballfields, and grow up in our communities.

413

new children came to Davis House for the first time last fiscal year

FREE

services are provided to families regardless of their ability to pay

1

child advocacy center serves Williamson County

Where does Fairview fit into that picture?

A population comparison gives context, not a prediction of where abuse occurs.

272,061

Williamson County population estimate

10,877

Fairview population estimate

≈4%

Fairview's share of the county population

413 children served = approximately 0.15% of the county's total population.

If children served were distributed strictly by population, 4% of 413 would be about 16 children.

That is only a population illustration — it is not an estimate of Fairview's actual number of cases.

And Fairview already has a partner in the system.

Detective Keith Reed — Fairview Police Department

WHEN A REPORT COMES IN

Walk us through what happens from the first report to the point where Davis House becomes involved.

WHAT DAVIS HOUSE CHANGES

What can Davis House provide that would be difficult for Fairview PD to provide alone?

THE CHILD'S EXPERIENCE

Why does it matter that the interview happens in a child-focused, neutral environment?

THE INVESTIGATION

How does having Davis House as part of the multidisciplinary team help you do your job?

A system can be required to exist without being fully funded.

TENNESSEE LAW

The child-protection system is built around a coordinated multidisciplinary response.

- Law enforcement
- Department of Children's Services
- District Attorney General's Office
- Juvenile court
- Child advocacy center

But here is the part many people don't realize:

The community is still responsible for sustaining the capacity to provide the specialized services that children and investigators rely on.

Davis House is a nonprofit. 84% of our funding comes from community support.

15% state grants • 1% federal grants

What does it take to be ready for the next child?

The cost is more than the moment a child sits in an interview room.

≈ $2,500

approximate annual cost to provide the full range of services for one child

FORENSIC INTERVIEW	ADVOCACY	THERAPY	CPIT	READY
specialized interview	child + family support	trauma-informed care	team coordination	staff, facility, training + infrastructure

413 children × $2,500 ≈ $1.03 million in annual service capacity.

What does Fairview want its children to experience?

This is the real question behind the funding conversation.

When a Fairview child is hurt, what should happen next?

SAFE **HEARD** **BELIEVED** **SUPPORTED** **PROTECTED**

Davis House exists so that the answer can be "yes" to all five.

The question is not whether Fairview needs the system.
The question is how Fairview wants to help sustain it.

A strong child-protection system is a community effort.

There are many ways Fairview can step up.

PARTNER

Help strengthen the relationship between Fairview and Davis House.

CONNECT

Introduce Davis House to businesses, civic groups and community leaders.

ADVOCATE

Help the community understand why this specialized resource matters.

INVEST

If the Board determines local financial support is appropriate, help sustain the capacity Fairview children rely on.

Our children are worth being ready for.

Thank you for caring about Fairview's children.

Lindsey Honea
Associate Director, Davis House Child Advocacy Center

Detective Keith Reed
Fairview Police Department

Questions • Discussion • Partnership

CITY OF FAIRVIEW
7111 BOWIE LAKE RD ○ FAIRVIEW TN 37062
OFFICE 615.387.6082
City Planner ○ Austin Brown ○ abrown@fairview-tn.org

Planning and Codes Quarterly Report
October 1, 2026

Permits Issued for 2026 (July - September)

- Single Family Homes: 42
- Townhomes: 0
- Multifamily Homes: 0

Planning Projects Reviewed 2026 (July - September)

- 131 Project Reviews by our staff

Department Updates:

- Hired a new City Planner, Austin Brown.

Upcoming Items:

Regular Meeting City of Fairview Planning Commission – October 20, 2026, 7pm

Regular Meeting City of Fairview Planning Commission – November 10, 2026, 7pm

Regular Meeting City of Fairview Planning Commission – December 8, 2026, 7pm

Fairview Public Works Department

7111 Bowie Lake Rd Fairview, Tn 37062

Fairview Public Works Quarterly Report July, August, September

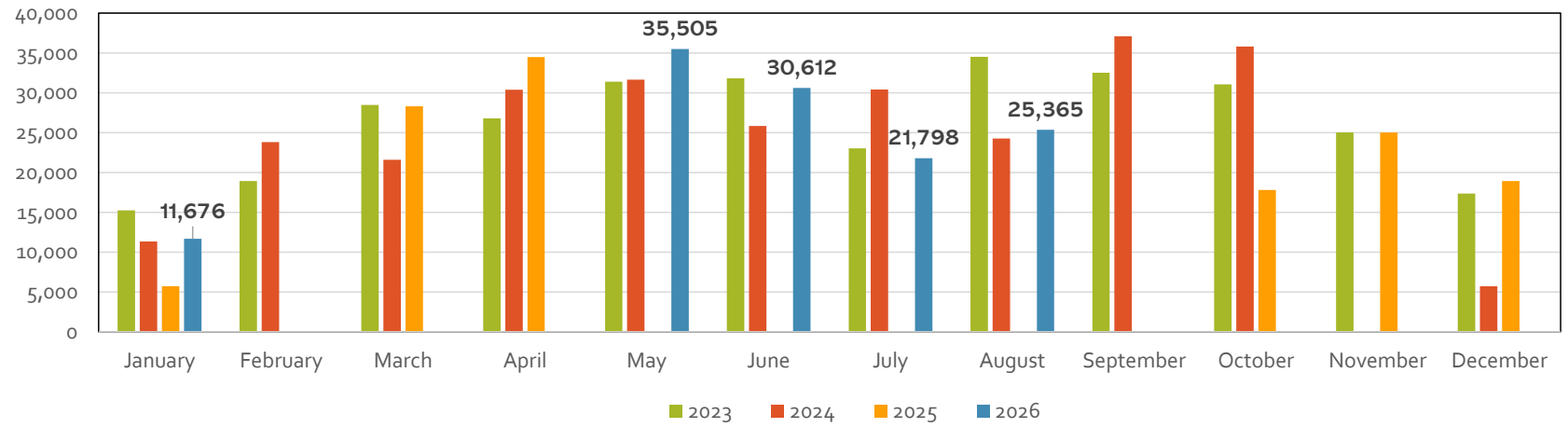
The Public works department has been extremely busy for the past 3 months:

- Assisting in Setting up and taking down the July 3rd Firework show.
- Asphalted and patched Fernvale Heights, Cumberland Rd, CCC Rd and numerus other roads throughout the city.
- Started and completed the 2nd round of roadside mowing and started on the 3rd round for the season.
- Cut low hanging limbs out of the roadway and sidewalks in Western Woods and Braxton bend subdivision.
- Assisted the Parks department in maintaining Lake Dams in Bowie Park for their State inspection.
- Mowed and weedeated Veterans Lake and fixed the handrail on pedestrian bridge.
- Assisted in Setting up and taking down for the Nature fest event.
- Trimmed shrubs and landscape out in front of the Codes/ Public Works and Station 31 Fire Department.
- Performed Oil changes/ Tire Maintenance on 27 City Vehicles.
- Excavated sunken spot in roadway at 7557 Cox Pk.

- Chipped 33 truckloads.
- The department has repaired or replaced or installed a total of 21 city street signs.
- Removal of roadkill along state Highways and city streets.

The Public Works Department completed 29 additional work orders that pertained to the city's Right of Way and building properties.


FAIRVIEW PARKS
DEPARTMENT



VISITOR COUNT

2







Parks System News

- 3 Field Trips Scheduled in October – Fairview Elementary, St. Patrick Catholic School, & Cool Springs Montessori
- Parks Naturalist Khearstynne – Completed TN Naturalist Training
  - All Parks Programming Staff are certified
- Citizen Science Program
  - Monarch Watch – 2 tagged hatchlings, 32 chrysalis counted
- Bowie Homeschool Registration – 90 registrations for school aged children (5+)
  - Parents & siblings aren't included in registration numbers this semester
- Twigs & Trees Program Outreach at Fairview Public Library at 1pm on October 15th
- BSA and Girl Scout Programs will be offered in 2027

Please Register for ALL Programs!

To register, please call Bowie Nature Center at 615-799-5544

OR

By emailing BBailey@Fairview-TN.org

This ensures that we have enough materials, space, and staff to provide the best possible experiences!



Parks System Event Highlights

- September 19th – Nature Fest at Bowie Nature Park





- September 26th – Veterans Memorial Park Grand Opening





5

Join us for Fall Fun Day!

Saturday, October 10th

10:00 a.m. – 9:00 p.m.

Bowie Nature Park

Thank You to our Sponsor & Partner!

Apex Bank

The Unseen Productions











Become a part of the Parks System!

- Sponsorships & Donations
  - Bowie Storybook Trail
  - Special Events
  - Camp Bowie
  - Supplies
- Volunteer Opportunities
  - Friends of Bowie Nature Park
  - Park Cleanup
  - Special Events
  - Turtle Garden Care
  - Citizen Science
- Education
  - Camp Counselors (ages 13+)
  - Volunteer Naturalists (TN Naturalist Certification Hours)
  - Special Interest Programs

Types of Programs

- Camp Bowie
- Bowie Homeschool*
- Field Trips & Outreach Programs*
- Partnerships
- Weekly Interpretive Programs
- Organizational Projects
- Volunteer Opportunities*

*See our Bowie Homeschool Guide, Volunteer Guide, and Field Trip/ Outreach Guides for details

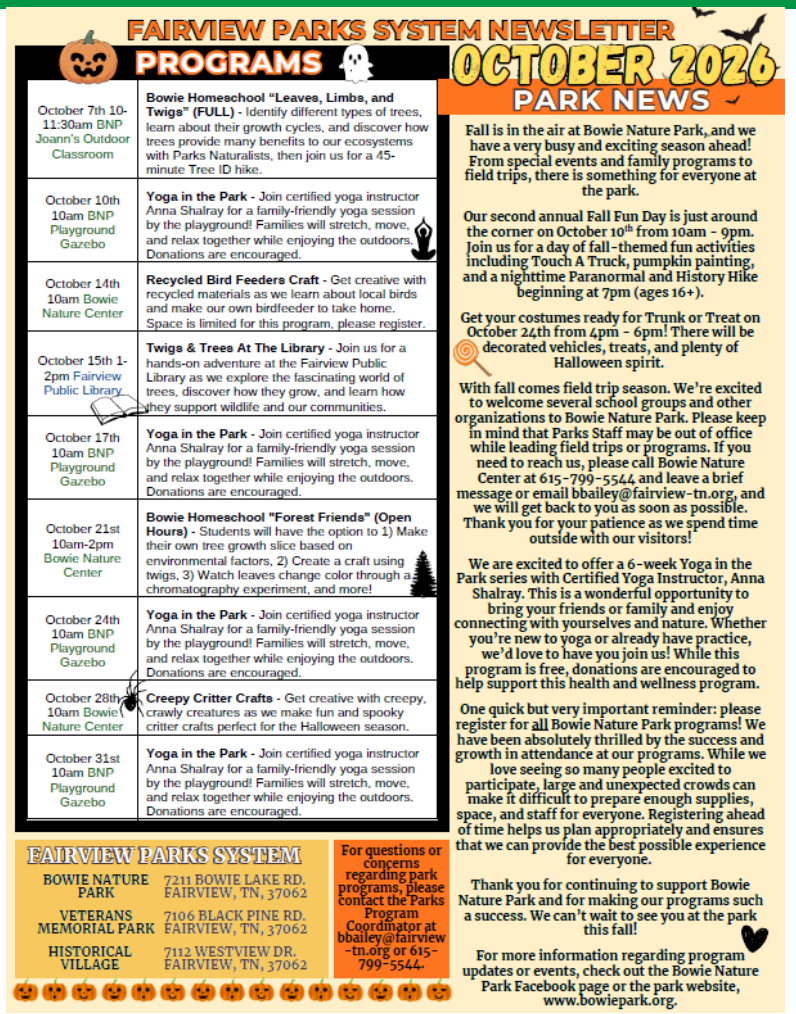
www.bowiepark.org



Connect With Us!

- Fairview Parks System Newsletter (monthly)
  - Email "subscribe" to bbailey@fairview-tn.org with your name
  - Information about upcoming events, programs, and park news.
- Bowie Nature Park Website
  - www.bowiepark.org
  - Information about Bowie Nature Park, reservations, amenities, and programs.
- Loblolly Times Newsletter (monthly)
  - The Friends of Bowie Nature Park Monthly Newsletter
  - Visit the Friends of Bowie website listed below and click the link to subscribe
  - In-depth news articles related to Bowie Nature Park events, staff, and projects.
- Friends of Bowie Nature Park Website
  - www.friendsofbowienaturepark.org

Check out Bowie Nature Park and Friends of Bowie Nature Park on Facebook!



FAIRVIEW PARKS SYSTEM NEWSLETTER

PROGRAMS

October 7th 10-11:30am BNP Joann's Outdoor Classroom	**Bowie Homeschool "Leaves, Limbs, and Twigs" (FULL)** - Identify different types of trees, learn about their growth cycles, and discover how trees provide many benefits to our ecosystems with Parks Naturalists, then join us for a 45-minute Tree ID hike.
October 10th 10am BNP Playground Gazebo	**Yoga in the Park** - Join certified yoga instructor Anna Shalray for a family-friendly yoga session by the playground! Families will stretch, move, and relax together while enjoying the outdoors. Donations are encouraged.
October 14th 10am Bowie Nature Center	**Recycled Bird Feeders Craft** - Get creative with recycled materials as we learn about local birds and make our own birdfeeder to take home. Space is limited for this program, please register.
October 15th 1-2pm Fairview Public Library	**Twigs & Trees At The Library** - Join us for a hands-on adventure at the Fairview Public Library as we explore the fascinating world of trees, discover how they grow, and learn how they support wildlife and our communities.
October 17th 10am BNP Playground Gazebo	**Yoga in the Park** - Join certified yoga instructor Anna Shalray for a family-friendly yoga session by the playground! Families will stretch, move, and relax together while enjoying the outdoors. Donations are encouraged.
October 21st 10am-2pm Bowie Nature Center	**Bowie Homeschool "Forest Friends" (Open Hours)** - Students will have the option to 1) Make their own tree growth slice based on environmental factors, 2) Create a craft using twigs, 3) Watch leaves change color through a chromatography experiment, and more!
October 24th 10am BNP Playground Gazebo	**Yoga in the Park** - Join certified yoga instructor Anna Shalray for a family-friendly yoga session by the playground! Families will stretch, move, and relax together while enjoying the outdoors. Donations are encouraged.
October 28th 10am Bowie Nature Center	**Creepy Critter Crafts** - Get creative with creepy, crawly creatures as we make fun and spooky critter crafts perfect for the Halloween season.
October 31st 10am BNP Playground Gazebo	**Yoga in the Park** - Join certified yoga instructor Anna Shalray for a family-friendly yoga session by the playground! Families will stretch, move, and relax together while enjoying the outdoors. Donations are encouraged.

FAIRVIEW PARKS SYSTEM

BOWIE NATURE PARK	7211 BOWIE LAKE RD. FAIRVIEW, TN, 37062
VETERANS MEMORIAL PARK	7106 BLACK PINE RD. FAIRVIEW, TN, 37062
HISTORICAL VILLAGE	7112 WESTVIEW DR. FAIRVIEW, TN, 37062

For questions or concerns regarding park programs, please contact the Parks Program Coordinator at bbailey@fairview-tn.org or 615-799-5544.

OCTOBER 2026 PARK NEWS

Fall is in the air at Bowie Nature Park, and we have a very busy and exciting season ahead! From special events and family programs to field trips, there is something for everyone at the park.

Our second annual Fall Fun Day is just around the corner on October 10th from 10am - 9pm. Join us for a day of fall-themed fun activities including Touch A Truck, pumpkin painting, and a nighttime Paranormal and History Hike beginning at 7pm (ages 16+).

Get your costumes ready for Trunk or Treat on October 24th from 4pm - 6pm! There will be decorated vehicles, treats, and plenty of Halloween spirit.

With fall comes field trip season. We're excited to welcome several school groups and other organizations to Bowie Nature Park. Please keep in mind that Parks Staff may be out of office while leading field trips or programs. If you need to reach us, please call Bowie Nature Center at 615-799-5544 and leave a brief message or email bbailey@fairview-tn.org, and we will get back to you as soon as possible. Thank you for your patience as we spend time outside with our visitors!

We are excited to offer a 6-week Yoga in the Park series with Certified Yoga Instructor, Anna Shalray. This is a wonderful opportunity to bring your friends or family and enjoy connecting with yourselves and nature. Whether you're new to yoga or already have practice, we'd love to have you join us! While this program is free, donations are encouraged to help support this health and wellness program.

One quick but very important reminder: please register for all Bowie Nature Park programs! We have been absolutely thrilled by the success and growth in attendance at our programs. While we love seeing so many people excited to participate, large and unexpected crowds can make it difficult to prepare enough supplies, space, and staff for everyone. Registering ahead of time helps us plan appropriately and ensures that we can provide the best possible experience for everyone.

Thank you for continuing to support Bowie Nature Park and for making our programs such a success. We can't wait to see you at the park this fall!

For more information regarding program updates or events, check out the Bowie Nature Park Facebook page or the park website, www.bowiepark.org.

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

WORK SESSION
SEPTEMBER 17, 2026
6:00 PM

MINUTES

1. Call To Order
Call to order by Mayor Anderson at 6:02PM.

Staff present: Bob Rial, Rachel Jones, Nick Meek, Breanna Bailey, Austin Brown, Patti Carroll, Ray Martin

Board present: Mayor Anderson, Vice Mayor McDonald, Commissioner Roberts, Commissioner Bufalini, Commissioner Hall

2. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
None

3. New Business

A. Discussion: Tree Protection
The Board of Commissioners held a work session to discuss the City's current tree protection regulations, enforcement procedures, and potential measures to address clear-cutting and unauthorized tree removal.

Staff reviewed the tree protection provisions currently contained in the Development Code. Staff explained that approved development and building sites are subject to requirements regarding the protection of specimen trees, establishment of tree-save areas, preservation of existing tree canopy, and protection of trees during and after construction. Depending on the applicable zoning district, developments are required to preserve a specified percentage of the existing tree canopy. The Code also establishes tree replacement and remediation requirements when protected trees are damaged or removed.

Staff explained that trees removed from a tree-save area are generally subject to replacement at a ratio of two caliper inches of replacement trees for each one caliper inch removed. Where the total caliper inches removed cannot be determined, the Code provides for replanting at a rate of 80 trees per acre for each acre or portion thereof disturbed. Staff also discussed replacement requirements associated with specimen trees and noted that replacement trees may be required to be planted within tree-save areas, elsewhere on the development site, or through other approved methods.

The Board discussed concerns regarding properties that are substantially clear-cut before being sold or redeveloped. Particular discussion focused on situations in which a property may qualify for an exemption from certain tree protection requirements because it is being used as a single-family residential lot or is a building site of one acre or less, but the property is subsequently sold for commercial or industrial development. Board members discussed whether additional regulations could discourage property owners from removing significant amounts of mature trees solely to prepare a property for a future commercial sale or development.

The Board also discussed the difference between trees that are removed as part of an approved development and trees that are removed without authorization. Staff noted that the City already has procedures and requirements addressing tree preservation and remediation; however, enforcement can be more difficult when trees are removed before a development application is submitted or before the City becomes aware of the activity. Staff further noted that replacing mature trees with newly planted trees does not provide an equivalent environmental or aesthetic benefit, particularly when older trees have been removed.

A significant portion of the discussion focused on the City's ability to identify and document potential violations. Staff explained that the Planning and Codes Department has limited personnel and that staff spend a substantial amount of time handling planning and development-related duties in the office. This makes it difficult to continuously monitor activity throughout the City. Staff noted that, in one recent situation, the removal of trees was identified only because staff were visiting the property for another purpose.

Staff also discussed challenges associated with determining when unauthorized tree removal occurred and how many trees and caliper inches were removed. Available aerial imagery may not provide sufficient information because imagery may be several years old and may not establish when the clearing occurred. This can make it difficult for the City to determine the appropriate amount of remediation when a violation is discovered after the fact.

The Board discussed the possibility of strengthening existing project-buffer requirements. Staff explained that industrial and certain commercial zoning districts already require project buffers along adjacent properties, but indicated that the existing buffer requirements could potentially be strengthened. Staff noted that even where replacement trees are required, newly planted trees would take many years to provide the same screening and canopy as mature trees that were removed.

Potential approaches discussed by the Board included establishing a period of time during which a property that has been substantially clear-cut could not be rezoned or developed for another use, requiring additional tree replacement or a fee if a property is sold or developed within a specified period after clearing, strengthening tree protection and buffer requirements, and establishing additional protections for newly planted replacement trees. The Board acknowledged that any such changes would need to be reviewed for legal feasibility and practical implementation.

The Board also discussed the importance of timely enforcement of existing regulations. Members noted that having procedures in place is only effective if potential violations are identified and addressed promptly. Additional staff capacity or assistance from other City departments was discussed as a possible means of increasing field presence and identifying potential violations.

Staff encouraged residents to report suspected tree clearing or other potential violations through the City's Citizen Concerns Portal, which is available through the City's website. Board members and staff discussed the potential benefit of increasing public awareness of the reporting system so that suspected violations can be identified more quickly.

The Board requested that staff continue reviewing the City's existing tree protection provisions and investigate how other rural and suburban municipalities address similar clear-cutting and tree preservation issues. Staff also indicated that additional review of applicable state law and consultation with appropriate planning and legal resources may be necessary before any new regulations are proposed. No formal action was taken during the work session.

4. Meeting Adjournment

Adjournment by Mayor Anderson at 6:44PM.

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.

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

SPECIAL MEETING
SEPTEMBER 17, 2026
6:45 PM

MINUTES

1. Call To Order
Call to order by Mayor Anderson at 6:45PM.

2. Roll Call
Staff present: Bob Rial, Rachel Jones, Scott Hughes, Breanna Bailey, Patrick Carter, Patti Carroll, Ray Martin

Board present: Mayor Anderson, Vice Mayor McDonald, Commissioner Hall, Commissioner Roberts, Commissioner Bufalini

3. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
None

4. New Business

A. Ordinance 2026-15, First Reading
- Public Hearing
  - George Helliwell

- An Ordinance of the City of Fairview, Tennessee, to establish Automatic Sprinkler System requirements for certain buildings and structures. (Fire Chief)

Fire Chief Scott Hughes introduced Ordinance 2026-15, an ordinance of the City of Fairview, Tennessee, establishing fire sprinkler system requirements for certain buildings and structures. Chief Hughes explained that the ordinance is intended to clarify and properly codify requirements that have been in place within the City for several years. He emphasized that the proposed ordinance does not represent a change in policy or direction, but rather formalizes and cleans up the City's existing regulations. Chief Hughes discussed the importance and effectiveness of fire sprinkler systems in protecting buildings and occupants and noted that the City has historically required sprinkler systems in certain circumstances. He stated that the ordinance is intended to ensure that the City's requirements are clearly established and properly administered.

City Attorney Patrick Carter further explained that the ordinance was being brought forward in response to a recent review of sprinkler requirements by the Home Builders Association and to ensure that Fairview's regulations are properly documented. It was reiterated that the proposed ordinance does not create a new sprinkler requirement or

otherwise change the City's existing policy.

The discussion also addressed the City's fire prevention regulations and the process for reviewing sprinkler system plans. Staff noted that the ordinance establishes requirements and timelines associated with the submission and review of sprinkler plans and provides clarification regarding the applicable requirements for development and construction.

The Board discussed the purpose of maintaining consistent fire sprinkler requirements and ensuring that the City's regulations are clearly stated and enforceable. Chief Hughes reiterated the importance of sprinkler systems as a fire protection measure and stated that the proposed ordinance is intended primarily to properly establish the regulations already being followed by the City.

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

5. Meeting Adjournment

Motion to adjourn by Mayor Anderson at 6:54PM.

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.

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
SEPTEMBER 17, 2026
7:00 PM

MINUTES

1. Call To Order
Call to order by Mayor Anderson at 7:08PM.

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

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 the meeting and expressed appreciation to those participating. She reminded residents that, if they were unable to watch the meeting live, the meeting would be available for viewing on the City's YouTube and Facebook pages. Mayor Anderson also thanked Officer Ray Martin for attending the meeting and providing security. She concluded by encouraging everyone who addressed the Board to speak respectfully and in good faith.

5. Citizen Comments (limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- Janet Gatewood (7150 Triple Crown Lane, Fairview) - Ms. Gatewood identified herself as a resident of the City of Fairview and addressed the Board regarding recent actions involving a Commissioner and matters referred for further investigation. Ms. Gatewood thanked Mayor Anderson, Commissioner Roberts, and Commissioner Hall for their votes concerning the recent censure and the referral of remaining allegations to the appropriate state authorities. Ms. Gatewood referenced allegations and prior proceedings involving a Commissioner, including alleged financial misconduct, misrepresentations on an employment application, and other alleged violations of rules or laws. Ms. Gatewood stated that, in her view, the matter was not political in nature but concerned accountability, honesty, respect for authority, and adherence to applicable laws and regulations. Ms. Gatewood also referenced the City's prior investigation and associated costs, stating that the investigation should be allowed to proceed so that the remaining allegations can be addressed. She expressed concern regarding the conduct of elected officials and candidates for public office and referenced several alleged campaign-related violations, including alleged campaigning on school property and alleged placement of campaign materials in a voting area. Ms. Gatewood stated that she believed elected officials and candidates

should be held to a high standard and encouraged the Board to continue pursuing the investigation and addressing alleged violations. She concluded by stating that citizens should have confidence in the integrity and conduct of individuals serving in elected office.

6. Approval of Agenda

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

7. Public Announcements, Awards and Recognitions

A. City Events - City Manager, Bob Rial

B. TDOT

TDOT representatives appeared before the Board to provide an update on the State Route 100 and Sidewalk Improvements Project.

Representatives explained that the project, originally scheduled for completion by August 31, has experienced delays due to several challenges, including delays in procuring materials for the temporary traffic signals. The temporary signals are currently expected to arrive in November, and TDOT is working with the contractor to complete the necessary preparations so they can be installed as soon as the materials arrive. It was reported that the contractor is continuing work on the project. Current work includes improvements on the west end of the project, including curb and gutter work, with additional work progressing toward the south side of the roadway. Remaining work includes completing sidewalks, curb and gutter improvements, tie-ins, and paving. Restoration of normal traffic patterns will occur toward the end of the project after the sidewalk and other remaining improvements are completed. TDOT continues to work with the contractor to move the project forward as quickly as possible.

Board members thanked TDOT representatives for providing the update and maintaining communication with the City and residents. Commissioner Roberts noted that the temporary traffic signal has helped alleviate some of the issues associated with the project. The Board also asked about the project completion date and the status of the time extension. TDOT representatives stated that the contractor and TDOT are still working through the extension process based on the remaining work.

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 provided the Board with an update on several administrative and operational matters.

Mr. Rial expressed his appreciation to the citizens who attended the recent meeting and participated in public comment. He stated that staff is currently working on developing an internal continuity plan for the City's administrative operations. The plan will address staffing contingencies and cross-training to ensure that essential administrative functions can continue in the event of an unforeseen circumstance affecting City staff.

Mr. Rial also provided an update on maintenance and building issues at City Hall. Minor repairs to the air conditioning and plumbing systems have addressed some concerns. However, exterior concrete issues require further evaluation, as some areas may require more extensive repairs rather than simple patching. The contractor is consulting with engineers to determine the appropriate repairs, and additional information is expected before the next Board meeting.

Mr. Rial discussed ongoing work related to the City's budget and revenue structure. He provided the Board with a comparison of Fairview's revenue sources to those of the City of Dickson, noting differences in the proportion of revenue generated through property taxes and sales taxes. He stated that the City is evaluating ways to strengthen its revenue base, including opportunities to increase local retail activity and encourage residents to shop locally.

Mr. Rial also discussed opportunities to maximize revenue generated from traffic passing through Fairview, particularly around the Interstate 40 interchanges. He noted that other municipalities have developed retail and commercial activity around their interstate exits to capture spending from both residents and travelers. He stated that the City is evaluating strategies to encourage additional retail, hospitality, and commercial development that could increase revenue while serving the City's population and significant traffic volume.

Mr. Rial concluded his report by stating that the City is continuing to review its operations, finances, and opportunities for future revenue growth.

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

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

A. Minutes from September 3, 2026, BOC Regular Meeting

10. Old Business - None

11. New Business

A. Resolution 55-26

A Resolution authorizing the surplus and disposal of Fire Department equipment including Tanker 31 and miscellaneous small equipment. (Fire Chief)

Fire Chief Scott Hughes explained that Tanker 31, placed in service in 2011, has had limited use and has incurred significant maintenance and operating costs. Based on the Department's updated response plan, newer apparatus capabilities, and mutual-aid arrangements with the County, the Department determined that Tanker 31 is no longer necessary for the City's current response needs. The apparatus is estimated to have a current value of approximately $209,000 to $240,000. The Chief also reported that the Department's current ISO rating has been maintained and that Tanker 31 is not included in the rating calculations.

The Board discussed continued fire protection for areas with limited water capacity and the availability of County tanker assistance when needed.

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

B. Resolution 56-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, censuring Commissioner Don Bufalini pursuant to Section 1-511 of the Fairview Code of Ethics. (City Attorney)

The Board considered the ethics complaint involving Commissioner Bufalini pursuant to Section 1-511 of the Fairview Code of Ethics. City Attorney Patrick Carter advised that, pursuant to the City's ethics provisions, a member with a personal interest in the matter must recuse themselves from participation in the discussion and vote.

The Board discussed the findings of the third-party investigation and the proposed censure. Commissioners expressed differing views regarding whether the findings warranted censure, while emphasizing the importance of the Code of Ethics, appropriate conduct, and maintaining public trust. The Board also discussed the need to clarify and strengthen ethics policies and procedures going forward.

Additional discussion occurred.

Motion to approve by Commissioner Hall. Seconded by Mayor Anderson. Motion failed, 2-2-1 (McDonald, Roberts) (Bufalini: Recusal).

C. Resolution 57-26

A Resolution of the Board of Commissioners of the City of Fairview, Tennessee, referring certain findings of potential misconduct of Commissioner Don Bufalini to the Tennessee Ethics Commission and the Tennessee Election Commission. (City Attorney)

The Board considered a resolution regarding the referral of certain findings of potential misconduct involving Commissioner Bufalini to the appropriate state authorities, including the Tennessee Ethics Commission and Tennessee Election Commission. The City Attorney explained that the resolution was prepared consistent with the Board's prior direction and would refer matters that may fall outside the scope of the City's Code of Ethics for

review by the appropriate state entities.

Board members discussed the purpose of the referral, the scope of the City's authority, and the importance of allowing the appropriate state agencies to review any matters within their jurisdiction. Several members stated that the referral would allow the matter to be addressed by the appropriate authorities and bring the City's review to a conclusion. The Board also discussed the importance of learning from the matter and reviewing the City's ethics policies and procedures going forward.

Motion to approve by Vice Mayor McDonald. Seconded by Commissioner Roberts. Motion carried, 4-0-1 (Bufalini: Recusal).

D. Resolution 58-26

A Resolution authorizing the City Attorney to initiate discussions and negotiations with Interim City Manager Bob Rial regarding a full-time employment contract. (Commissioner Hall)

The Board considered a resolution authorizing the City Attorney to initiate discussions and negotiations with Interim City Manager Bob Rial regarding a full-time employment contract.

Board members discussed Mr. Rial's experience, performance, and familiarity with City operations, as well as the need for continuity while allowing time for a future City Manager search. Members discussed the possibility of a one-year contract or other limited-term arrangement and emphasized that the resolution provides flexibility regarding the eventual terms of any contract.

The City Attorney stated that, if authorized, he would discuss potential contract terms with Mr. Rial and bring the matter back to the Board for further consideration.

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

12. Roundtable: Mayor and Commissioners

Commissioner Hall: Commissioner Hall thanked everyone for attending the meeting and expressed appreciation to City staff for their continued efforts. He also referenced a booklet provided by Mayor Rial and requested that copies be circulated among the Commissioners for review, with the original copy returned to him afterward.

Commissioner Roberts: Commissioner Roberts expressed appreciation for the work being done to move the City forward and thanked City leadership and staff for their efforts, particularly those involved with the development and work taking place at the current City building. She expressed gratitude for the leadership and contributions of those serving the City. Commissioner Roberts reminded residents to support local businesses and encouraged the community to shop and dine locally. She also encouraged residents to attend the upcoming Homecoming Parade and Nature Fest, noting that although the weather is expected to be warm, the events provide an opportunity for the community to come together and enjoy time with one another.

Commissioner Bufalini: Commissioner Bufalini expressed his appreciation for the opportunity to continue serving the community and stated his commitment to remaining involved in Fairview. He acknowledged that some difficult issues have recently been discussed but encouraged the community to move forward together and focus on what is best for the City. He emphasized that Fairview is home to everyone, regardless of how long they have lived in the community, and encouraged residents and elected officials to communicate directly with one another and address concerns respectfully rather than through public criticism or social media. Commissioner Bufalini also expressed his excitement about the upcoming Fairview Homecoming and encouraged residents to attend and support the Homecoming Parade. He concluded by encouraging the community to be kind to one another, communicate openly, and work together for the betterment of Fairview.

Vice Mayor McDonald: Vice Mayor McDonald expressed appreciation to the residents and staff in attendance and acknowledged the difficulty of recent discussions. He thanked those who have continued to participate in the process and emphasized the importance of representing and listening to the citizens of Fairview.

Mayor Anderson: Mayor Anderson thanked the event sponsors and community partners for their support of recent community events. She highlighted the Williamson County Schools State of the Schools address and praised the accomplishments and opportunities available to local students, encouraging residents to view the address online. Mayor Anderson encouraged residents to attend Nature Fest at Bowie Nature Park and thanked staff for organizing the event. She also promoted the upcoming Homecoming activities and parade and encouraged residents to

support the Fairview football team. Mayor Anderson announced the grand opening of Veterans Park on September 26 at 9:00 a.m. and recognized individuals for their extensive volunteer work on the park. She encouraged residents and families of veterans to attend the event and support efforts to honor local veterans. Mayor Anderson provided an update from the recent Dickson Water Authority meeting, noting improvements to the Crestview water tank and the relocation and enclosure of the Horn Tavern pump station. She encouraged residents to support local businesses and emphasized the importance of keeping sales tax dollars within the community. Mayor Anderson also expressed appreciation for the City Manager's work on the City's budget and efforts to identify ways to increase revenue and strengthen City departments. Regarding the City Manager position, Mayor Anderson supported conducting a formal search while expressing appreciation for Interim City Manager Bob Rial's work and encouraging him to apply for the position.

13. Meeting Adjournment

Motion to adjourn by Commissioner Roberts at 8:31PM.

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.

RESOLUTION 61-26

A RESOLUTION AUTHORIZING THE CITY OF FAIRVIEW FIRE DEPARTMENT TO PARTICIPATE IN THE JAMES L. RICHARDSON "DRIVER" MATCHING GRANT PROGRAM

WHEREAS, the safety and well-being of the employees of the City of Fairview is of the greatest importance; and

WHERAS, all efforts shall be made to provide a safe and hazard-free workplace for the City of Fairview employees; and

WHEREAS, Public Entity Partners seeks to encourage the establishment of a safe workplace by offering a *"Driver" Matching Grant Program*; and

WHEREAS, the City of Fairview now seeks to participate in this important program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Fairview, Tennessee, the following:

SECTION 1. That the City of Fairview is hereby authorized to submit application for a *"Driver" Matching Grant Program* through Public Entity Partners.

SECTION 2. That the City of Fairview is further authorized to provide a matching sum to serve as a match for any monies provided by this grant.

Passed and adopted this 1st day of October, 2026.

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____
Patrick M. Carter, City Attorney

ORDINANCE 2026-13

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING APPROXIMATELY 12.36 (+/-) ACRES LOCATED AT 7110 COUNTY LINE ROAD AND 1550 HIGHWAY 96 NORTH (WILLIAMSON COUNTY TAX MAP 019, PARCELS 001.01 AND 002.00) FROM CD-2 (RURAL) AND CD-4C (NEIGHBORHOOD CORRIDOR) TO SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)

WHEREAS, the City of Fairview Development Code and the Zoning Map adopted therein provide for the regulation of land use within the corporate limits of the City; and

WHEREAS, the following properties have been submitted for rezoning:

1. A 5.1 (+/-) acre parcel located at 7110 County Line Road, consisting of Williamson County Tax Map 019, Parcel 001.01, proposed to be rezoned from CD-2 (Rural) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.; and
2. A 7.26 (+/-) acre parcel located at 1550 Highway 96 North, consisting of Williamson County Tax Map 019, Parcel 002.00, proposed to be rezoned from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.; and

WHEREAS, the subject properties are located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission reviewed the request and forwarded it to the Board of Commissioners on August 11, 2026, with a positive recommendation for approval without conditions; and

WHEREAS, the Board of Commissioners has determined that consideration of this rezoning request is warranted; and

WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1.
The Development Code and Zoning Map of the City of Fairview, Tennessee, are hereby amended by rezoning the following parcels:

- A 5.1 (+/-) acre parcel located at 7110 County Line Road, consisting of Williamson County Tax Map 019, Parcel 001.01, from CD-2 (Rural) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.

- A 7.26 (+/-) acre parcel located at 1550 Highway 96 North, consisting of Williamson County Tax Map 019, Parcel 002.00, from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District), Property Owner: Civil Engineering Services, P.C.

SECTION 2.
This rezoning request was submitted by applicant, Joshua Flake, and is deemed to serve the public welfare. The rezoning of these properties shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 019, Parcels 001.01 and 002.00
- Total Area: 12.36 (+/-) acres
- Locations: 7110 County Line Road and 1550 Highway 96 North
- Requested Zoning: SD-LI (Light Industrial Special District)
- Property Owner: Civil Engineering Services, P.C.

SECTION 4.
This ordinance shall take effect upon final passage, the public welfare requiring it.



Parcels for Rezoning:
Tax Map 019, Parcels 001.01 & 002.00
12.36 (+/-) Total Acres
7110 County Line Road / 1550 Highway 96 N
Requested Zoning: SD-LI (Light Industrial Special District)
Owner: Civil Engineering Services, P.C. / Applicant: Joshua Flake

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

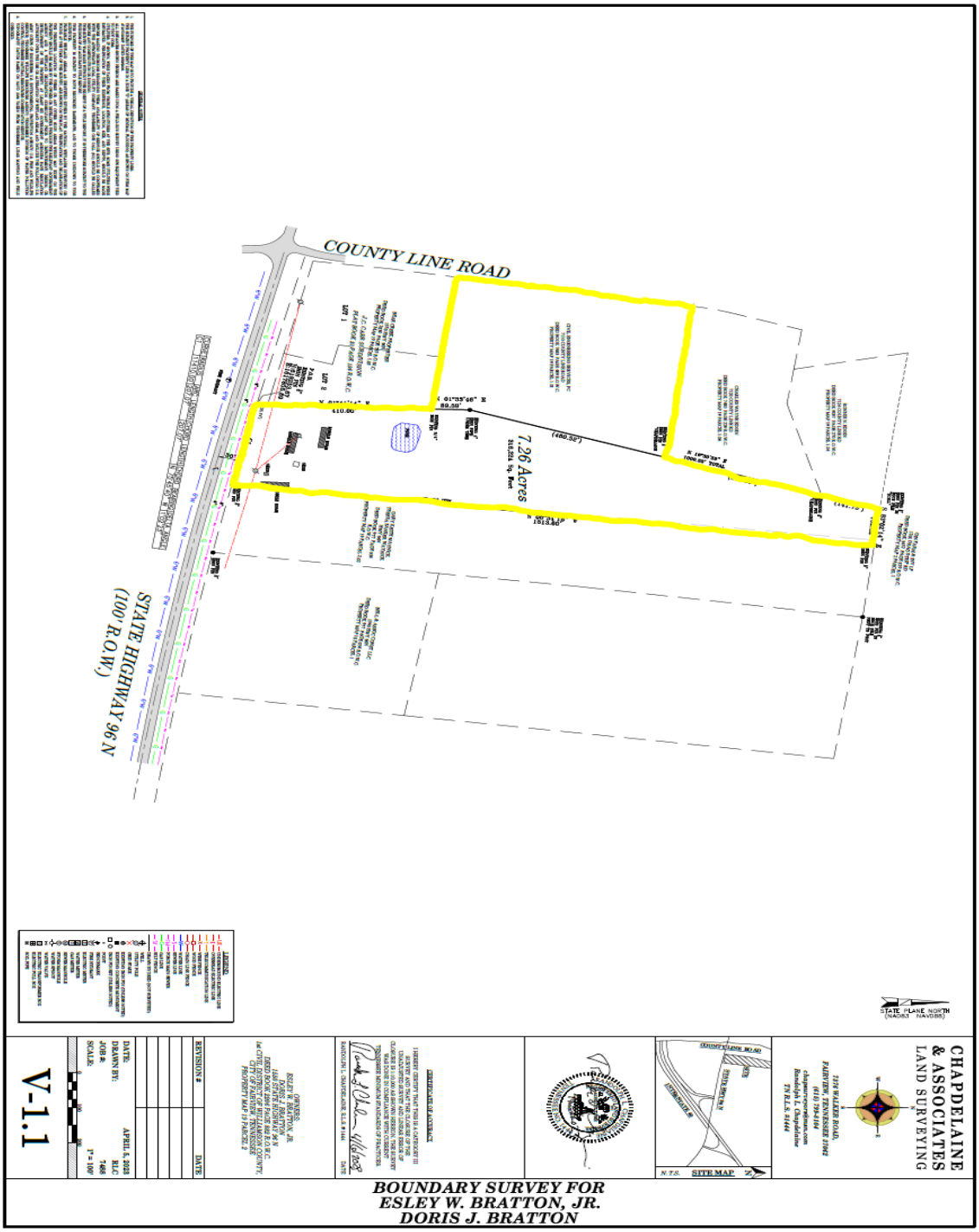
_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: _____


COUNTY LINE ROAD
STATE HIGHWAY 96 N
(100' R.O.W.)
7.26 Acres
315,225 Sq. Feet
(460.32')
89.00'
410.00'
V-1.1
CHAPDELAINE & ASSOCIATES
LAND SURVEYING
SITE MAP
BOUNDARY SURVEY FOR
ESLEY W. BRATTON, JR.
DORIS J. BRATTON

STAFF REPORT
PC-28-26

Project Number: RZN-26-0006

Project Name: 7110 County Line Road and 1550 Highway 96N

Application Type: Rezoning

Applicant: Joshua Flake

Owner: Jeff Johnson.

Initial Submittal Date: 4/14/2026

Tax Map: 019 **Parcel:** 001.01 and **Parcel** 002.00

Project Summary

Mr. Joshua Flake, applicant, has submitted a request to rezone the entire 5.1 (+/-) acres of property located at 7110 County Line Road (Tax Map 019 Parcel 001.01) from CD-2 (Rural) to SD-LI (Light Industrial Special District) and to rezone the entire 7.26 (+/-) acres or property located at 1550 Highway 96N from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District). The properties are located on the east side of County Line Road, just north of the intersection of County Line Road and Highway 96N and north of Highway 96N just east of the intersection of Highway 96N and County Line Road.

Surrounding Zoning and Land Uses
The properties to the north are located within Willamson County and zoned MGA-1. The properties located to the west, across County Line Road, are located within Dickson County. The properties to the south and east are located within the municipal boundaries of the Fairview and are currently zoned CD-4C (Neighborhood Corridor)

The surrounding land uses are a mixture of single-family detached residential, industrial/commercial and undeveloped property. The property to the north of 7110 County Line Road contains a single-family detached residential land use as well as the property directly west, across County Line Road. The properties to the south of 7110 County Line Road, south across Highway 96N and to the north of the property at 1550 Highway 96N are currently undeveloped. The property directly east of 1550 Highway 96N is also vacant, while the next parcel to the east, 1540 Highway 96N is the location of L&L Equipment Sales.

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies the property at 7110 County Line Road as future land use classification Rural Settlement, which lists appropriate zone districts as

AR-15A, AR-5A, RS-40, RSM-40 and R-20 with Conservation Development. These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-2 (Rural), CD-2W(Woodlot) and CD-3L (Neighborhood Large Lot) character districts within the newly adopted Fairview Development Code. The Rural Settlement future land use classification notes appropriate land uses as Agriculture and Single-Family Residential.

The 2040 Fairview Forward Plan identifies the property at 1550 Highway 96N as future land use classification Interchange Business/Employment District. This future land use classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

The requested character district of SD-LI (Light Industrial) does not align with the appropriate character districts as listed in the Rural Settlement future land use classification. Also, no land use permitted within the SD-LI character district aligns with the appropriate land uses listed under the Rural Settlement future land use classification.

The requested character district of SD-LI (Light Industrial) does align with the appropriate character districts as listed in the Interchange Business/Employment District future land use classification. Also, any permitted land use within the SD-LI character district algins with the appropriate land uses listed in the Interchange Business/Employment District future land use classification.

Public Notice
Section 8.5.4.D of the Fairview Development Code, entitled Notice & Public Hearing, requires a rezoning request to satisfy three (3) types of public notification. Those three (3) forms of public notification are published notice within a newspaper of general circulation, a sign posted on the property and a notice mailed to each adjacent property to the project location. All three (3) of these required notification types have been satisfied for this project.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 5.1 (+/-) acres of property located at 7110 County Line Road, identified as Tax Map 19 Parcel 001.01 from the current zoning of CD-2 to SD-LI and to rezone all 7.26 (+/-) acre of

property located at 1550 Highway 96N from the current zoning of CD-4C to SD-LI, with the following condition of approval included in Resolution PC-28-26:

1. This rezoning request will be placed on Thursday, September 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, October 1st, and second reading being held on Thursday, November 5th, 2026, Board of Commissioners meeting.

PREPARED BY
RACHEL JONES
7100 CITY CENTER WAY
FAIRVIEW, TENNESSEE
37062

RESOLUTION 52-26

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNER AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE, TAX MAP 069, PARCEL 007.00, 2958 FAIRVIEW BOULEVARD, 15.01 (+/-) ACRES, OWNER: JOE CHAPDELAINE

Tax Map 069, Parcel 007.00

15.01 (+/-) Acres

2958 Fairview Boulevard

Zoning: CD-2 Rural

Owner: Joe Chapdelaine

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Fairview to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Williamson Herald, a newspaper of general circulation in such territory and in the City of Fairview; and

WHEREAS, a Plan of Services for the area proposed for annexation is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place, and purpose of a public hearing on the proposed annexation and Plan of Services was published in a newspaper of general circulation in the City of Fairview not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the **1st day of October 2026.**

SECTION 1: Pursuant to the provisions of **TCA 6–5–102,** there is hereby adopted, for the area bounded as described above, the following plan of Services:

A. Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

Water Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

E. Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

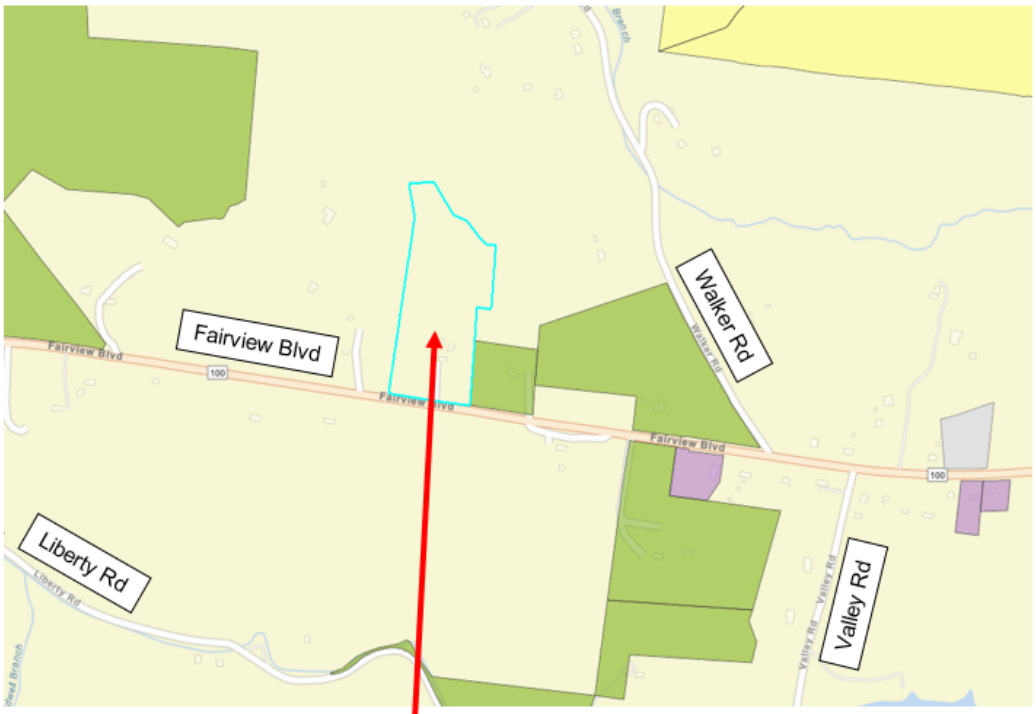
L. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

M. Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

SECTION 2: LOCATION MAP



Parcel for Annexation:
Tax Map 069, Parcel 007.00
15.01 (+/-) Acres
2958 Fairview Boulevard
Zoning: CD-2 Rural
Owner: Joe Chapdelaine

SECTION 3: **LEGAL DESCRIPTION**

Tax Map 069 Parcel 007.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 69, ASSESSOR'S OFFICE AND LYING WHOLLY WITIHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY. TENNESSEE. BOUNDED IN GENERAL BY AC PROJECTS, INC. 15.01 ACRE TRACT ON THE SOUTH; WILLIAM RALPH JONES HB: 4930-1729-8701.2 3 ON THE WEST; VINCENT CALCOTE AND GREGORY SKELTON ON THE NORTH; KEVIN S. PINE, DERRICK B. COGGIN, TRACT 2 OF JOAN M. REIMER SUBDIVISION, ROGER GULLEY, CARSON TIPPITT GULLEY, AND THOMAS V. BATES ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATES.

'XCEL"; THENCE S04°44'15"W 126.50' TO A" IRON PIN SET; THENCE SEVERING AC PROJECTS, INC. REF. DEED BOOK 8921 PAGE 133 R.O.W.C. - PROPERTY MAP 69 PARCEL 7) WITH SIX NEW LINES N85°14'55"W 63.51' TO A "IRON PIN SET; THENCE N49°08*43"W 62.83' TO A ½" IRON PIN SET; THENCE N37°24'09"W 136.61 TO A " IRON PIN SET; THENCE N66°30`54"W 96.35' TO A ½" IRON PIN SET; THENCE N29°22 44"W 241.80 TO A " IRON PIN SET; THENCE S88°44 48"W 170.59 TO THE TRUE POINT OF BEGINNING, CONTAINING 28.27 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILLIAM BRODIE DONEGAN, R.L.S. #3370, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED SEPTEMBER 27, 2023.

IN FAVOR OF THE ABOVE TRACT IS A 50' INGRESS-EGRESS & UTILITY EASEMENT (HUNZIKER LANE) RUNNING FROM STATE HIGHWAY 100 ALONG THE WEST SIDE OF THE 15.01 ACRE TRACT OF THE AC PROJECTS, INC. PROPERTY TO THE 28.27 ACRE TRACT OF THE AC PROJECTS, INC. PROPERTY, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A" IRON PIN SET (N:586951.31 E:1620642.01) ON THE NORTH SIDE OF STATE HIGHWAY 100 (FAIRVIEW BOULEVARD) (33' FROM THE CENTER), BEING THE SOUTHEAST CORNER OF WILLIAM RALPH JONES (REF. DEED BOOK 241 PAGE 946 R.O.W.C. - PROPERTY MAP 69 PARCEL 5); THENCE LEAVING JONES LINE WITH THE NORTH SIDE OF STATE HIGHWAY 100 S80°54'45"E 5.00' TO A POINT, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 50' INGRESS-EGRESS & UTILITY EASEMENT: THENCE RUNNING 5' EAST OF WILLIAM RALPH JONES PROPERTY LINE N09°35'45E 414.72' TO A POINT; THENCE N09°35'15"E 692.37' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=19°11'45" RADIUS=150.00' ARC=50.25 CHORD=N00-00'26"W 50.02' TO A POINT: THENCE N09°36'18"W 191.45 TO A POINT LOCATED N88°44*48"E 8.01 FROM AN IRON PIN SET IN THE EAST LINE OF THE AFOREMENTIONED WILLIAM RALPH JONES AND BEING THE NORTHWEST CORNER OF AC PROJECTS' 15.01 ACRE TRACT AND THE SOUTHWEST CORNER OF AC PROJECTS' 28.27 ACRE TRACT; THENCE WITH THE DIVISION LINE BETWEEN THE TWO TRACTS N88°44'48"E 50.54' TO A POINT; THENCE LEAVING THE DIVISION LINE S09°36'18"E 3.79 TO A POINT; THENCE WITH A NONTANGENT CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=156°21'12" RADIUS=40.00' ARC=109.16' CHORD=S09°36'18" E 78.30' TO A POINT; THENCE S09°36'18" E 102.02 TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

A DELTA=19°11'45" RADIUS=200.00' ARC=67.01' CHORD=S00°00'26" E 66.69' TO POINT: THENCE S09°35'15" W 692.38' TO A POINT: THENCE S09°35'46"W 414.27' TO A POINT ON THE NORTH SIDE OF STATE HIGHWAY 100; THENCE WITH THE NORTH SIDE OF STATE HIGHWAY 100 N80°54'45" W 50.00' TO THE TRUE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THOMAS N. JONES, TRUSTEE SIGNED ON DECEMBER 1, 2023, AND RECORDED ON DECEMBER 5, 2023, IN DEED BOOK 9381 PAGE 44-55, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the city of Fairview, Tennessee, as follows:

A. That the proposed territory is hereby annexed and incorporated into the boundaries of the City of Fairview, to be effective as of the **5th day of November 2026.**

B. That the Plan of Services for this territory, included, hereto is approved and the same is hereby adopted.

C. That the City Recorder shall cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.

D. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.

E. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the Comptroller of the Treasury and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved by the City of Fairview Board of Commissioners the **5th day of November 2026.**

_____
Mayor, Lisa Anderson

ATTEST:

_____
City Recorder, Rachel Jones

LEGAL FORM APPROVED:

_____
City Attorney, Patrick M. Carter

The Plan of Services of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission the **11th day of August 2026.**

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services of this Resolution as Follows:

Aye: 9
Nay: 0
Not voting: 0

The Plan of Services of this Resolution were returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for:

Approval: ✓
Disapproval:
No Recommendation:

PREPARED BY
RACHEL JONES
7100 CITY CENTER WAY
FAIRVIEW, TENNESSEE
37062

RESOLUTION 53-26

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNER AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE, TAX MAP 018, PARCEL 081.01, 7505 JINGO ROAD, 1.85 (+/-) ACRES, OWNER: JEFFREY MISHLER

Tax Map 018, Parcel 081.01

1.85 (+/-) Acres

7505 Jingo Road

Zoning: CD-2 Rural

Owner: Jeffrey Mishler

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Fairview to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Williamson Herald, a newspaper of general circulation in such territory and in the City of Fairview; and

WHEREAS, a Plan of Services for the area proposed for annexation is included as Section 1 hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place, and purpose of a public hearing on the proposed annexation and Plan of Services was published in a newspaper of general circulation in the City of Fairview not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the **1st day of October 2026.**

SECTION 1: Pursuant to the provisions of **TCA 6–5–102,** there is hereby adopted, for the area bounded as described above, the following plan of Services:

A. Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

B. Fire

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

Water Service is provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures.

D. Sanitary Sewers

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

E. Refuse Collection

Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee, under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Schools

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

K. Street Lighting

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

L. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

M. Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

SECTION 2: **LOCATION MAP**



Parcel for Annexation:
Tax Map 018, Parcel 081.01
1.85 (+/-) Acres
7505 Jingo Road
Zoning: CD-2 Rural
Owner: Jeffrey Mishler

SECTION 3: LEGAL DESCRIPTION

Tax Map 018 Parcel 081.01

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 18, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TN, BOUNDED IN GENERAL BY OLD HIGHWAY 96 (JINGO ROAD) ON THE NORTH AND EAST, A 2.57 ACRES TRACT ON THE SOUTH, AND RONALD WALKER AND WILBER DAUBENSPECK ON THE WEST, AND BEING TRACT B ON THE PLAN OF BOUNDARY SURVEY & DIVISION OF ALVIN TOTTY PROPERTY, OF RECORD IN PLAT BOOK 11, PAGE 134, AS TO 1.59 ACRES, WITH ENTIRE METES AND BOUNDS DESCRIPTION OF PROPERTY BEING CONVEYED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN IN THE SOUTH SIDE OF OLD STATE HIGHWAY 96 (ALSO KNOWN AS JINGO ROAD), SAID PIN BEING LOCATED IN THE EAST LINE OF WILBER DAUBENSPECK; THENCE WITH DAUBENSPECK'S LINE N 06 DEG. 41'48" E 30.00 FT. TO A POINT IN THE CENTER OF SAID ROAD; THENCE LEAVING DAUBENSPECK AND WITH THE CENTERLINE OF THE ROAD S 44 DEG. 26'50" E 170.94 FT. TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA = 38 DEG. 21'34"; RADIUS = 298.99 FT.; ARC =200.17 FT.; TANGENT = 104.00 FT.; CHORD = 9.25 DEG. 16'03" E 196.45 FT. TO A POINT; THENCE S 06 DEG. 05'16" E 150.52 FT. TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA =00 DEG. 51'03"; RADIUS = 3409.72 FT.; ARC = 50.79 FT.; TANGENT = 25.35 FT.; CHORD = S 06 DEG. 30'50" E 50.70 FT. TO A POINT, THE NORTHEAST CORNER OF A 2.57 ACRE TRACT; THENCE LEAVING OLD HIGHWAY 96 AND WITH A NEW LINE N 74 DEG. 41'59" W, PASSING A WITNESS IRON PIN AT 25.00 FT., IN ALL 312.34 FT. TO A WOOD FENCE POST IN RONALD WALKER'S EAST LINE; THENCE WITH SAID WALKER N 30 DEG. 83'30" E 76.23 FT. TO A WOOD FENCECE POST, COMMON CORNER BETWEEN WALKER AND WILBER DAUBENSPECK; THENCE LEAVING WALKER AND WITH DAUBENSPECK'S EAST LINE, N 06 DEG. 41'49" E 304.30 FT. TO THE POINT OF BEGINNING, CONTAINING 1.85 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 345, PAGE 207, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, DATED 5/8/87, AND REVISED 4/14/89.

INCLUDED IN THE ABOVE DESCRIPTION IS A 10 FT. UTILITY EASEMENT RUNNING FROM THE NORTH R.O.W. OF NEW HIGHWAY 96, ACROSS A 2.57 ACRE TRACT, AND NEAR THE SHARED LIEN BETWEEN SAID 2.57 ACRE TRACT AND RONALD WALKER N 30 DEG. 33'30" E 216.51 FT. TO THE SOUTH LINE OF THE ABOVE DESCRIBED 1.85 ACRE TRACT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CONRAD L. TOTTY BY WILL FROM DOROTHY LOUISE TOTTY, SAID WILL OF RECORD IN BOOK 984, PAGE 115, ROWC, TN. AND BEING ALSO A PORTION OF THE SAME PROPERTY CONVEYED TO ALVIN M. TOTTY, SR., AND WIFE, DOROTHY S. TOTTY BY DEED FROM VERA H. BUTTREY, OF RECORD IN BOOK 345, PAGE 207, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the city of Fairview, Tennessee, as follows:

A. That the proposed territory is hereby annexed and incorporated into the boundaries of the City of Fairview, to be effective as of the **5th day of November 2026.**

B. That the Plan of Services for this territory, included, hereto is approved and the same is hereby adopted.

C. That the City Recorder shall cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.

D. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.

E. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the Comptroller of the Treasury and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved by the City of Fairview Board of Commissioners the **5th day of November 2026.**

_____
Mayor, Lisa Anderson

ATTEST:

_____
City Recorder, Rachel Jones

LEGAL FORM APPROVED:

_____
City Attorney, Patrick M. Carter

The Plan of Services of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission the **11th day of August 2026.**

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services of this Resolution as Follows:

Aye: 9
Nay: 0
Not voting: 0

The Plan of Services of this Resolution were returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for:

Approval: ✓
Disapproval:
No Recommendation:

RESOLUTION 59-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AMENDING THE CITY'S FEE SCHEDULE TO AUTHORIZE THE COURT CLERK TO CHARGE AND COLLECT A FIVE-DOLLAR ($5.00) ELECTRONIC CITATION FEE AS A COURT COST, PURSUANT TO TENNESSEE CODE ANNOTATED § 55-10-207, AND PROVIDING FOR THE DISTRIBUTION OF SUCH FEE

WHEREAS, the City of Fairview, Tennessee, is authorized by Tennessee Code Annotated § 55-10-207 to impose and collect a fee for electronic traffic citations that result in a conviction; and

WHEREAS, Tennessee Code Annotated § 55-10-207(e) authorizes a five-dollar ($5.00) fee for each electronic traffic citation that results in a conviction, which fee is treated as a court cost; and

WHEREAS, Tennessee Code Annotated § 55-10-207(e)(1) provides for the distribution of the electronic citation fee, including one dollar ($1.00) to be retained by the clerk and four dollars ($4.00) to be transmitted monthly by the court clerk to the law enforcement agency that prepared the citation; and

WHEREAS, the City of Fairview's existing fee schedule was established pursuant to City Ordinance No. 699 (Bill #2008-10), which provides that amendments to the fee schedule may be made by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners desires to amend the City's fee schedule to authorize the Court Clerk to charge and collect the five-dollar ($5.00) electronic citation fee authorized by state law; and

WHEREAS, the Board of Commissioners finds that authorization of the electronic citation fee will allow the City to administer electronic citations in accordance with applicable state law and recover the statutory fee associated with such citations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

Section 1. Authorization of E-Citation Fee
The City of Fairview hereby amends its fee schedule to authorize the **Court Clerk** to charge and collect a **five-dollar ($5.00) electronic citation fee** for each electronic traffic citation that results in a conviction, as authorized by Tennessee Code Annotated § 55-10-207.

The five-dollar ($5.00) electronic citation fee shall be assessed and collected as a **court cost** in accordance with applicable state law.

Section 2. Distribution of E-Citation Fee
The five-dollar ($5.00) electronic citation fee collected pursuant to this Resolution shall be distributed in accordance with Tennessee Code Annotated § 55-10-207, including:

1. **One dollar ($1.00)** of each fee shall be retained by the Court Clerk; and
2. **Four dollars ($4.00)** of each fee shall be transmitted monthly by the Court Clerk to the law enforcement agency that prepared the electronic citation.

Section 3. Amendment to Fee Schedule
The City's official fee schedule is hereby amended to include the following fee:

Electronic Citation Fee: $5.00 per electronic traffic citation resulting in a conviction.

The Court Clerk is authorized and directed to implement and collect the fee upon the effective date of this Resolution and in accordance with Tennessee Code Annotated § 55-10-207 and other applicable law.

Section 4. Term of Authorization
The authorization granted by this Resolution shall remain in effect for **five (5) years from the date of adoption**, unless otherwise terminated or modified pursuant to applicable law or action of the Board of Commissioners.

If the City desires to continue collecting electronic citation fees following the expiration of the five-year authorization period, the Board of Commissioners shall renew the authorization in accordance with Tennessee Code Annotated § 55-10-207.

Section 5. Effective Date
This Resolution shall become effective immediately upon its adoption by a majority vote of the Board of Commissioners.

Section 6. Conflicting Provisions
All resolutions or portions thereof in conflict with this Resolution are hereby repealed to the extent of such conflict. All other provisions of the City's fee schedule and prior resolutions not specifically amended by this Resolution shall remain in full force and effect.

Section 7. Severability
If any section, subsection, paragraph, sentence, clause, phrase, or provision of this Resolution is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

Passed and adopted the 1st day of October, 2026.

_____

Lisa Anderson, Mayor

ATTEST:

_____

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____

Patrick M. Carter, City Attorney

RESOLUTION 60-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, ACCEPTING THE ASSISTANCE TO FIREFIGHTERS GRANT AWARD AND COMMITTING THE REQUIRED MATCHING FUNDS

WHEREAS, the City of Fairview applied for and has been awarded the Fiscal Year 2025 Assistance to Firefighters Grant (AFG) from the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), in the amount of $220,947.61 in federal funds; and

WHEREAS, acceptance of this grant requires the City of Fairview to contribute non-federal matching funds equal to or greater than $11,047.39; and

WHEREAS, the purpose of the grant is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards, specifically through the acquisition of NFPA 1970 compliant Self-Contained Breathing Apparatus (SCBA) units and additional face pieces for firefighters; and

WHEREAS, the Board of Commissioners recognizes the importance of this grant in enhancing the safety and operational capabilities of the Fairview Fire Department.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE:

1. **Acceptance of Grant**
   The City of Fairview hereby formally accepts the Assistance to Firefighters Grant (AFG) award in the amount of $220,947.61 from FEMA, as detailed in the Award Letter EMW-2025-FG-02340.
2. **Commitment of Matching Funds**
   The City of Fairview commits to providing the required non-federal matching funds equal to or greater than $11,047.39, not to exceed $20,000.00.
3. **Authorization**
   The City Manager, or their designee is authorized to execute all documents necessary to accept the grant, fulfill all requirements, and ensure compliance with the terms and conditions set forth by FEMA, including but not limited to the Notice of Funding Opportunity (NOFO), Agreement Articles, and Obligating Document.
4. **Use of Funds**
   The funds shall be used exclusively for the purposes outlined in the approved grant application, specifically for the purchase of 23 SCBA units and 5 additional face pieces, as described in the grant award documents.
5. **Compliance**
   The City of Fairview shall comply with all applicable federal, state, and local laws,

regulations, and grant requirements, including reporting, procurement, and performance standards as specified in the grant documents.

6. **Effective Date**
   This resolution shall take effect immediately upon its adoption, the public welfare requiring it.

Passed and adopted the 1st day of October, 2026.

Lisa Anderson, Mayor

ATTEST:

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

FEMA

Effective date: 09/21/2026

jacob warren
CITY OF FAIRVIEW
7100 CITY CENTER WAY
FAIRVIEW, TN 37062

EMW-2025-FG-02340

Dear jacob warren,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2025 Assistance to Firefighters Grant (FG) Grant funding opportunity has been approved in the amount of $220,947.61 in Federal funding. As a condition of this award, you are required to contribute non-Federal funds equal to or greater than $11,047.39 for a total approved budget of $231,995.00. Please see the FY 2025 FG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2025 FG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

Associate Administrator (A)
FEMA Resilience

Cynthia Spishak

Acting Associate Administrator
Resilience

Summary Award Memo

Program: Fiscal Year 2025 Assistance to Firefighters Grant
Recipient: CITY OF FAIRVIEW
UEI-EFT: YCJPKM94DNK5
Award number: EMW-2025-FG-02340

Summary description of award

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program's purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for Fiscal Year (FY) 2025 Assistance to Firefighters Grant funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded table

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	$0.00
Fringe benefits	$0.00
Travel	$0.00
Equipment	$231,995.00
Supplies	$0.00
Contractual	$0.00
Construction	$0.00
Other	$0.00
Indirect charges	$0.00
Federal	$220,947.61
Non-federal	$11,047.39
Total	$231,995.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2025 FG NOFO.

Approved request details:

Personal Protective Equipment (PPE)

SCBA: SCBA Unit includes: Harness/Backpack, Face Piece and 2 cylinders

DESCRIPTION

NFPA 1970 Compliant SCBA, each including a harness, face mask, and 2 cylinders.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	23	$10,000.00	$230,000.00	Equipment

CHANGE FROM APPLICATION

Unit price from **$10,934.78** to **$10,000.00**

JUSTIFICATION

The award reflects a reduction from the amount requested in the application. Cost requested for SCBA exceeds the average price range calculated from market research and prior awards for the same item.

Face Pieces (not associated with SCBA requests)

DESCRIPTION

Additional face masks so each firefighter has their own facepiece, to guarantee proper fit and prevent cross contamination

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	5	$399.00	$1,995.00	Equipment

Agreement Articles

Program: Fiscal Year 2025 Assistance to Firefighters Grant
Recipient: CITY OF FAIRVIEW
UEI-EFT: YCJPKM94DNK5
Award number: EMW-2025-FG-02340

Table of contents

Article 1	Assurances, Administrative Requirements, Cost Principles, Representations and Certifications
Article 2	General Acknowledgements and Assurances
Article 3	Age Discrimination Act of 1975
Article 4	American Security Drone Act of 2023
Article 5	Americans with Disabilities Act of 1990
Article 6	Civil Rights Act of 1964 – Title VI
Article 7	Civil Rights Act of 1968 – Title VIII
Article 8	Communication and Cooperation with the Department of Homeland Security and Immigration Officials
Article 9	CHIPS and Science Act of 2022
Article 10	Copyright
Article 11	Debarment and Suspension
Article 12	Drug Free Workplace Act of 1988
Article 13	Duplicative Costs
Article 14	Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX
Article 15	Energy Policy and Conservation Act of 1975
Article 16	Equal Treatment of Faith-Based Organizations
Article 17	False Claims Act and Program Fraud Civil Remedies
Article 18	Federal Anti-Discrimination Laws Material to the Government's Payment Decisions Under the False Claims Act
Article 19	Federal Debt Status
Article 20	Fly America Act
Article 21	Hotel and Motel Fire Safety Act of 1990
Article 22	John S. McCain National Defense Authorization Act of Fiscal Year 2019
Article 23	Lobbying Prohibitions
Article 24	National Environmental Policy Act
Article 25	National Security Presidential Memorandum-33 (NSPM-33) and Provisions of the Science and CHIPS Act of 2022

Article 26 Patents and Intellectual Property Rights
Article 27 Procurement of Recovered Materials
Article 28 Rehabilitation Act of 1973
Article 29 Reporting Recipient Integrity and Performance Matters
Article 30 Reporting Subawards and Executive Compensation
Article 31 Required Use of American Iron, Steel, Manufactured Products, and Construction Materials
Article 32 Subrecipient Monitoring and Management
Article 33 System for Award Management and Unique Entity Identifier Requirements
Article 34 Termination of a Federal Award
Article 35 Trafficking Victims Protection Act of 2000
Article 36 Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism (USA PATRIOT Act of 2001)
Article 37 Whistleblower Protection Act
Article 38 All Executive Orders Related to Grants
Article 39 Executive Order 14332, Improving Oversight of Federal Grantmaking
Article 40 Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving
Article 41 Executive Order 13224, Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism
Article 42 Acknowledgement of Federal Funding from DHS
Article 43 Activities Conducted Abroad
Article 44 Collection and Use of Personally Identifiable Information
Article 45 Non-Supplanting Requirements
Article 46 Notice of Funding Opportunity (NOFO) Requirements
Article 47 SAFECOM
Article 48 Use of DHS Seal, Logo, and Flags
Article 49 Environmental Planning and Historic Preservation (EHP) Review
Article 50 Applicability of DHS Standard Terms and Conditions to Tribal Nations

Article 51	Acceptance of Post Award Changes
Article 52	Disposition of Equipment Acquired Under the Federal Award
Article 53	Prior Approval for Modification of Approved Budget
Article 54	Build America, Buy America Act (BABAA) Required Contract Provision & Self-Certification
Article 55	Award Performance Goals
Article 56	Indirect Cost Rate
Article 57	Incorporation of Information Bulletin No. 582

Article 1	**Assurances, Administrative Requirements, Cost Principles, Representations and Certifications** Recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non- Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances, as instructed.
Article 2	**General Acknowledgements and Assurances** a. Recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in effect as of the federal award date and located in Title 2, Code of Federal Regulations, Part 200 and adopted by DHS at 2 C.F.R. § 3002.10. b. All recipients and subrecipients must acknowledge and agree to provide DHS access to records, accounts, documents, information, facilities, and staff pursuant to 2 C.F.R. § 200.337. 1) Recipients must cooperate with any DHS compliance reviews or compliance investigations. 2) Recipients must give DHS access to examine and copy records, accounts, and other documents and sources of information related to the federal award and permit access to facilities and personnel. 3) Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. 4) Recipients must comply with all other special reporting, data collection, and evaluation requirements required by law, federal regulation, Notice of Funding Opportunity, federal award specific terms and conditions, and/or DHS Component program guidance. Organization costs related to data and evaluation are allowable. The definition of data and evaluation costs is in 2 C.F.R. § 200.455(c), the full text of which is incorporated by reference.
Article 3	**Age Discrimination Act of 1975** Recipients must comply with the Age Discrimination Act of 1975, Public Law 94-135 (codified as amended at Title 42, U.S. Code § 6101 et seq.), which prohibits recipients from discriminating on the basis of age in any program or activity receiving federal financial assistance.
Article 4	**American Security Drone Act of 2023** Recipients must comply with the American Security Drone Act of 2023, of the National Defense Authorization Act for Fiscal Year 2024, Pub. L. 118-31 (41 U.S.C. § 3901 note prec.), which prohibits the procurement and operation of covered unmanned aircraft systems manufactured or assembled by covered foreign entities.

Article 5	**Americans with Disabilities Act of 1990** Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101– 12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
Article 6	**Civil Rights Act of 1964 – Title VI** Recipients must comply with the Civil Rights Act of 1964, which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations are in 6 C.F.R. Part 21. The Federal Emergency Management Agency's (FEMA) implementing regulations are in 44 C.F.R. Part 7.
Article 7	**Civil Rights Act of 1968 – Title VIII** Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. 90-284 (codified as amended at 42 U.S.C. § 3601 et seq.) which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection. therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex, as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators) —be designed and constructed with certain accessible features. See 24 C.F.R. Part 100, Subpart D.

Article 8 **Communication and Cooperation with the Department of Homeland Security and Immigration Officials**

(1) The Department of Homeland Security will analyze whether the conditions in this section will be applied to any grant program in a way that is consistent with the specific statutes that apply to each grant program because the purpose of each grant program has a nexus to immigration activities, law enforcement, or national security, including preventing and responding to acts of terrorism and extremism, and DHS may tailor the conditions in this section to a specific grant program. DHS will clarify in the grant documents whether and how the terms in this section apply to each grant. (2) Where applicable, recipients and subrecipients of funds under an award must agree that they will comply with the following requirements related to coordination and cooperation with DHS and immigration officials: (a) They must comply with the requirements of 8 U.S.C. §§ 1373 and 1644. These statutes prohibit restrictions on information sharing by state and local government entities with DHS regarding the citizenship or immigration status, lawful or unlawful, of any individual. Additionally, 8 U.S.C. §§ 1373 prohibits any person or agency from prohibiting, or in any way restricting, a Federal, State, or local government entity from doing any of the following with respect to information regarding the immigration status of any individual: 1) sending such information to, or requesting or receiving such information from, Federal immigration officials; 2) maintaining such information; or 3) exchanging such information with any other Federal, State, or local government entity; (b) They must comply with other relevant laws related to immigration, including prohibitions on encouraging or inducing an alien to come to, enter, or reside in the United States in violation of law, 8 U.S.C. § 1324(a)(1)(A)(iv), prohibitions on transporting or moving illegal aliens, 8 U.S.C. § 1324(a)(1)(A)(ii), prohibitions on harboring, concealing, or shielding from detection illegal aliens, 8 U.S.C. § 1324(a)(1)(A)(iii), and any applicable conspiracy, aiding or abetting, or attempt liability regarding these statutes; (c) They will honor requests for cooperation with immigration detainers, including requests for information regarding criminal history, expected release date, actual release date, detention location, nationality, residence, and employment; and requests for short-term detention of not more than 48 hours of an alien pursuant to a valid detainer to allow DHS to assume custody. A jurisdiction does not fail to comply with this requirement merely because it lacks the necessary resources to assist in a particular instance. They will not prohibit voluntary cooperation with DHS under 8 U.S.C. § 1357(g). (d) That they will provide access to detainees, such as when an immigration officer seeks to interview a person who might be a removable alien; and (e) That they will not leak or otherwise publicize the existence of an immigration enforcement operation. (3) By accepting the grant award, recipients are certifying that: They do not, and will not during the term of this award, operate any program that benefits illegal immigrants or incentivizes illegal immigration by establishing or maintaining programs providing direct financial support or public benefits to illegal immigrants. (a) Illegal immigrant means any alien, as defined in 8 U.S.C. § 1101(a)(3), who has no lawful immigration status in the United States. (4) The recipient must certify under penalty of perjury pursuant to 28 U.S.C. § 1746 and using a form that is acceptable to DHS, that it will comply with the requirements of this term. Additionally, the recipient agrees that it will require any subrecipients or

	contractors to certify in the same manner that they will comply with this term prior to providing them with any funding under this award. (5) The recipient agrees that compliance with this term is material to the Government's decision to make or continue with this award and that the Department of homeland Security may terminate this grant, or take any other allowable enforcement action, if the recipient fails to comply with this term.
Article 9	**CHIPS and Science Act of 2022** (1) Recipients of DHS research and development (R&D) awards must report to the DHS Component research program office any finding or determination of sex based and sexual harassment and/or an administrative or disciplinary action taken against principal investigators (PI) or co-investigators (Co-PI) to be completed by an authorized organizational representative (AOR) at the recipient institution. (2) Notification. An AOR must disclose the following information to agencies within 10 days of the date that the finding is made, or 10 days from when a recipient imposes an administrative action on the reported individual, whichever is sooner. Reports should include: (a) Award number, (b) Name of PI or Co-PI being reported, (c) Awardee name, (d) Awardee address, (e) AOR name, title, phone, and email address, (f) Indication of the report type: (i) Finding or determination has been made that the reported individual violated awardee policies or codes of conduct, statutes, or regulations related to sexual harassment, sexual assault, or other forms of harassment, including the date that the finding was made. (ii) Imposition of an administrative or disciplinary action by the recipient on the reporting individual related to a finding/determination or an investigation of an alleged violation of recipient policy or codes of conduct, statutes, or regulations, or other forms of harassment. (iii) The date and nature of the administrative/disciplinary action, including a basic explanation or description of the event, which should not disclose personally identifiable information regarding any complaints or individuals involved. Any description provided must be consistent with the Family Educational Rights in Privacy Act. (3) Definitions. (a) An "authorized organizational representative (AOR)" is an administrative official who, on behalf of the proposing institution, is empowered to make certifications and representations and can commit the institution to the conduct of a project that an agency is being asked to support as well as adhere to various agency policies and award requirements. (b) "Principal investigators and co-principal investigators" are award personnel supported by a grant, cooperative agreement, or contract under Federal law. (c) A "reported individual" refers to recipient personnel who have been reported to a federal agency for potential sexual harassment violations. (d) "Sex based harassment" means a form of sex discrimination and includes harassment based on sex, sex stereotypes, sex characteristics, pregnancy or related conditions, sexual orientation, and gender identity. (e) "Sexual harassment" means unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when this conduct explicitly or implicitly affects an individual's employment, unreasonably interferes with an individual's work performance, or creates an intimidating, hostile, or offensive work environment, whether such activity is carried out by a supervisor or by a co-worker, volunteer, or contractor.

Article 10	**Copyright** Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 to any work first produced under federal awards and also include an acknowledgement that the work was produced under a federal award (including the federal award number and federal awarding agency). As detailed in 2 C.F.R. § 200.315, a federal awarding agency reserves a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use the work for federal purposes and to authorize others to do so.
Article 11	**Debarment and Suspension** Recipients must comply with the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689 set forth at 2 C.F.R. Part 180 as implemented by DHS at 2 C.F.R. Part 3000. These regulations prohibit recipients from entering into covered transactions (such as subawards and contracts) with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.
Article 12	**Drug Free Workplace Act of 1988** Recipients must comply with the Drug-Free Workplace Act of 1988 and drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the government-wide implementation of the Drug-Free Workplace Act of 1988.
Article 13	**Duplicative Costs** Recipients are prohibited from charging any cost to this federal award that will be included as a cost or used to meet cost sharing requirements of any other federal award in either the current or a prior budget period. However, recipients may shift costs that are allowable under two or more federal awards where otherwise permitted by federal statutes, regulations, or the federal award terms and conditions.
Article 14	**Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX** Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. 92-318 (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17. FEMA's implementing regulations are in 44 C.F.R. Part 19.

Article 15	**Energy Policy and Conservation Act of 1975** Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. No. 94-163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act of 1975.
Article 16	**Equal Treatment of Faith-Based Organizations** Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs. It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries.
Article 17	**False Claims Act and Program Fraud Civil Remedies** Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§ 3729- 3733, which prohibits the submission of false or fraudulent claims for payment to the Federal Government and details the administrative remedies for false claims and statements made.
Article 18	**Federal Anti-Discrimination Laws Material to the Government's Payment Decisions Under the False Claims Act** Recipients must agree that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the government's payment decisions for purposes of 31 U.S.C. § 3729(b)(4) (Definition of "material"). (1) Definitions. As used in this term – (a) DEI means "diversity, equity, and inclusion." (b) DEIA means "diversity, equity, inclusion, and accessibility." (c) Discriminatory equity ideology has the meaning set forth in Section 2(b) of Executive Order 14190. (d) Federal anti-discrimination laws mean Federal civil rights law that protect individual Americans from discrimination on the basis of race, color, sex, religion, and national origin. (2) Grant award certification. (a) By accepting the grant award, recipients are certifying that: (i) They do not, and will not during the term of this financial assistance award, operate any programs that advance or promote DEI, DEIA, or discriminatory equity ideology in violation of Federal anti-discrimination laws; and (3) DHS reserves the right to suspend payments in whole or in part and/or terminate financial assistance awards if the Secretary of Homeland Security or the Secretary's designee determines that the recipient has violated any provision of subsection (2). (4) Upon suspension or termination under subsection (3), all funds received by the recipient shall be deemed to be in excess of the amount that the recipient is determined to be entitled to under the Federal award for purposes of 2 C.F.R. § 200.346. As such, all amounts received will constitute a debt to the Federal Government that may be pursued to the maximum extent permitted by law.

Article 19	**Federal Debt Status** All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments.
Article 20	**Fly America Act** Recipients must comply with Preference for U.S. Flag Air Carriers (Certificated Air Carriers List | US Department of Transportation) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.
Article 21	**Hotel and Motel Fire Safety Act of 1990** Recipients must ensure that all conference, meeting, convention, or training space funded entirely or in part by federal award funds complies with the fire prevention and control guidelines of Section 6 of the Hotel and Motel Fire Safety Act of 1990.
Article 22	**John S. McCain National Defense Authorization Act of Fiscal Year 2019** Recipients, subrecipients, and their contractors and subcontractors are prohibited from obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, 2 C.F.R. §§ 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200.
Article 23	**Lobbying Prohibitions** None of the funds provided under a federal award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification. Recipients must file a lobbying certification form found on Grants.gov Lobbying Form as described in Appendix A to 6 C.F.R. Part 9, and file a lobbying disclosure form as described in Appendix B to 6 C.F.R. Part 9 found on Grants.gov as the Disclosure of Lobbying Activities (SF-LLL).
Article 24	**National Environmental Policy Act** Recipients must comply with the requirements of the National Environmental Policy Act of 1969, (NEPA).

Article 25	**National Security Presidential Memorandum-33 (NSPM-33) and Provisions of the Science and CHIPS Act of 2022** (1) Recipient research institutions ("covered institutions") must comply with the requirements in NSPM-33 and provisions of Pub. L.117-167, Section 10254 (codified at 42 U.S.C. § 18951) certifying that the institution has established and operates a research security program that includes elements relating to: (a) cybersecurity; (b) foreign travel security; (c) research security training; and (d) export control training, as appropriate. (2) Definition. "Covered institutions" means recipient research institutions receiving federal Research and Development (R&D) science and engineering support "in excess of $50 million per year."
Article 26	**Patents and Intellectual Property Rights** Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq. and applicable regulations governing inventions and patents, including the regulations issued by the Department of Commerce at 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms under Government Awards, Contracts, and Cooperative Agreements) and the standard patent rights clause set forth at 37 C.F.R. § 401.14.
Article 27	**Procurement of Recovered Materials** States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act at 42 U.S.C. § 6962) and 2 C.F.R. § 200.323. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.
Article 28	**Rehabilitation Act of 1973** Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. 93-112 (codified as amended at 29 U.S.C. § 794), which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.
Article 29	**Reporting Recipient Integrity and Performance Matters** If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds $10,000,000 for any period of time during the period of performance of the federal award, then the recipient must comply with the requirements set forth in the government-wide federal award term and condition for Recipient Integrity and Performance Matters in 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated by reference.

Article 30 **Reporting Subawards and Executive Compensation**

For federal awards that total or exceed $30,000, recipients are required to comply with the government-wide federal award term and condition on Reporting Subawards and Executive Compensation set forth at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated by reference.

Article 31 **Required Use of American Iron, Steel, Manufactured Products, and Construction Materials**

(1) Recipients of a federal award from a financial assistance program that provides funding for infrastructure are hereby notified that none of the funds provided under this federal award may be used for a project for infrastructure unless: (a) all iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (b) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (c) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States. (2) The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project. (3) Waivers. When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements. The agency should notify the recipient for information on the process for requesting a waiver from these requirements. a. When the Federal agency has determined that one of the following exceptions applies, the federal awarding official may waive the application of the domestic content procurement preference in any case in which the agency determines that: i. applying the domestic content procurement preference would be inconsistent with the public interest; ii. the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or iii. the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25%. b. A request to waive the application of the domestic content procurement preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the Made in America Office. c. There may be instances where a federal award qualifies, in whole or in part, for an existing waiver described at "Buy America" Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov. (4) Definitions. The definitions applicable to this term are set forth at 2 C.F.R. § 184.3, the full text of which is incorporated by reference.

Article 32	**Subrecipient Monitoring and Management** Pass-through entities must comply with the requirements for subrecipient monitoring and management.
Article 33	**System for Award Management and Unique Entity Identifier Requirements** Recipients are required to comply with the requirements set forth in the governmentwide federal award term and condition regarding the System for Award Management and Unique Entity Identifier Requirements in 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated reference.
Article 34	**Termination of a Federal Award** (1) By DHS. DHS may terminate a federal award, in whole or in part, for the following reasons: (a) If the recipient fails to comply with the terms and conditions of the federal award; (b) With the consent of the recipient, in which case the parties must agree upon the termination conditions, including the effective date, and in the case of partial termination, the portion to be terminated; (c) Pursuant to the terms and conditions of the federal award; or (d) For convenience, pursuant to Executive Order 14332, Improving Oversight of Federal Grantmaking, including when the award no longer advances agency priorities or the national interest, but subject to appropriate exceptions, including agreements entered into in furtherance of international trade agreements or those awarded by the Department of Commerce under title XCIX of the William M. (Mac) Thornberry National Defense Authorization Act for Fiscal Year 2021 (Public Law 116-283), the CHIPS and Science Act of 2022 (Public Law 117-167), or Division F of the Infrastructure Investment and Jobs Act (Public Law 117-58). (2) By the Recipient. The recipient may terminate the federal award, in whole or in part, by sending written notification to DHS stating the reasons for such termination, the effective date, and in the case of partial termination, the portion to be terminated. However, if DHS determines that the remaining portion of the federal award will not accomplish the purposes for which the federal award was made, DHS may terminate the federal award in its entirety. (3) Notice. Either party will provide written notice of intent to terminate for any reason to the other party no less than 30 calendar days prior to the effective date of the termination. (4) Compliance with Closeout Requirements for Terminated Awards. The recipient must continue to comply with closeout requirements in 2 C.F.R. §§ 200.344-200.345 after an award is terminated.
Article 35	**Trafficking Victims Protection Act of 2000** Recipients must comply with the requirements of the government-wide federal award term and condition which implements Trafficking Victims Protection Act of 2000, Pub. L. 106-386, § 106 (codified as amended at 22 U.S.C. § 7104). The federal award term and condition is in 2 C.F.R. § 175.105, the full text of which is incorporated by reference.

Article 36	**Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism (USA PATRIOT Act of 2001)** Recipients must comply with the requirements of Pub. L. 107-56, Section 817 of the USA PATRIOT Act, which amends 18 U.S.C. §§ 175–175c.
Article 37	**Whistleblower Protection Act** Recipients must comply with the statutory requirements for whistleblower protections in 10 U.S.C § 4701 and 41 U.S.C. § 4712.
Article 38	**All Executive Orders Related to Grants** Presidential Executive Orders. Recipients must comply with the requirements and actions of Presidential executive orders related to grants (also known as federal assistance and financial assistance), including those published after the date of this publication, the full text of which are incorporated by reference.
Article 39	**Executive Order 14332, Improving Oversight of Federal Grantmaking** Draw Down of Funds. Recipients are prohibited from directly drawing down general grant funds for specific projects without the affirmative authorization of DHS. Recipients must provide written payment justification, with specificity, for requests for each drawdown.
Article 40	**Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving** Federal Leadership on Reducing Text Messaging While Driving. Recipients are encouraged to adopt and enforce policies that ban text messaging while driving recipient-owned, recipient-rented, or privately owned vehicles when on official government business or when performing any work for or on behalf of the Federal Government. Recipients are also encouraged to conduct the initiatives of the type described in Section 3(a) of Executive Order 13513.
Article 41	**Executive Order 13224, Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism** Terrorist Financing. Recipients must comply with Executive Order 13224 and applicable statutory prohibitions on transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible for ensuring compliance with the Executive Order and laws.
Article 42	**Acknowledgement of Federal Funding from DHS** Recipients must acknowledge their use of federal award funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal award funds.

Article 43	**Activities Conducted Abroad** Recipients must coordinate with appropriate government authorities when performing project activities outside the United States obtain all appropriate licenses, permits, or approvals.
Article 44	**Collection and Use of Personally Identifiable Information** (1) Recipients who collect personally identifiable information (PII) as part of carrying out the scope of work under a federal award are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. (2) Definition. DHS defines "PII" as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.
Article 45	**Non-Supplanting Requirements** Recipients of federal awards under programs that prohibit supplanting by law must ensure that federal funds supplement but do not supplant non-federal funds that, in the absence of such federal funds, would otherwise have been made available for the same purpose.
Article 46	**Notice of Funding Opportunity (NOFO) Requirements** All the instructions, guidance, limitations, scope of work, and other conditions set forth in the NOFO for this federal award are incorporated by reference. All recipients must comply with any such requirements set forth in the NOFO. If a condition of the NOFO is inconsistent with these terms and conditions and any such terms of the federal award, the condition in the NOFO shall be invalid to the extent of the inconsistency. The remainder of that condition and all other conditions set forth in the NOFO shall remain in effect.
Article 47	**SAFECOM** Recipients receiving federal awards made under DHS programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. The SAFECOM Guidance is updated annually and can be found at Funding and Sustainment | CISA.
Article 48	**Use of DHS Seal, Logo, and Flags** Recipients must obtain written permission from DHS prior to using the DHS seals, logos, crests, or reproductions of flags, or likenesses of DHS agency officials. This includes use of DHS component (e.g., FEMA, CISA, etc.) seals, logos, crests, or reproductions of flags, or likenesses of component officials.

Article 49 **Environmental Planning and Historic Preservation (EHP) Review**

FEMA funded activities that could impact the environment and historic properties are subject to the FEMA EHP review process. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal, state, and local laws. FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by FEMA grant funds, through its EHP review process, as mandated by: the National Environmental Policy Act; Endangered Species Act; National Historic Preservation Act of 1966, as amended; Clean Water Act; Clean Air Act; National Flood Insurance Program regulations; and any other applicable laws, regulations and executive orders (EO). General guidance for FEMA's EHP process is available on FEMA.gov. Specific applicant guidance on how to submit information for EHP review depends on the individual grant program. Applicants should contact their grant program officer to be put in contact with EHP staff responsible for assisting with their specific grant program. The FEMA EHP review process must be completed before funds are released to carry out the proposed project. Otherwise, FEMA may not be able to fund the project due to noncompliance with EHP laws, executive orders, regulations, and policies. FEMA may also need to perform a project closeout review to ensure the applicant complied with all required EHP conditions identified in the initial review. If ground is disturbed during construction, the applicant will monitor the ground disturbance, and if any potential archaeological resources are discovered, the applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and FEMA. EO 11988, Floodplain Management, and EO 11990, Protection of Wetlands, require that all federal actions in or affecting the floodplain or wetlands be reviewed for opportunities to relocate, and be evaluated for social, economic, historical, environmental, legal, and safety considerations. FEMA's regulations at 44 C.F.R. Part 9 implement the EOs and require an eight-step review process if a proposed action is in a floodplain or wetland or has the potential to affect or be affected by a floodplain or wetland.

Article 50 **Applicability of DHS Standard Terms and Conditions to Tribal Nations**

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to sub-recipients as a matter of law, regulation, or executive order. If the requirement does not apply to Tribal Nations, or there is a federal law or regulation exempting its application to Tribal Nations, then the acceptance by Tribal Nations, or acquiescence to DHS Standard Terms and Conditions does not change or alter its inapplicability to a Tribal Nation. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribal Nations where it does not already exist.

Article 51	**Acceptance of Post Award Changes** Should FEMA determine that an error has been made in the award package, or if an administrative change must be made to the award package, recipients will be notified of the change in writing. Once the notification has been made, any subsequent requests for funds will indicate recipient acceptance of the changes to the award. Please email FEMA Grant Management Operations at ASK-GMD@fema.dhs.gov for any questions.
Article 52	**Disposition of Equipment Acquired Under the Federal Award** When original or replacement equipment acquired under this award is no longer needed for the original project or program or for other activities currently or previously supported by a federal awarding agency, the non-state recipient or subrecipient (including subrecipients of a state or Tribal Nation), must request instructions from FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. § 200.313(e). State recipients must follow the disposition requirements in accordance with state laws and procedures noted in 2 C.F.R. § 200.313(b). Tribal Nations must follow the disposition requirements in accordance with tribal laws and procedures noted in 2 C.F.R. § 200.313(b); and if such laws and procedures do not exist, then Tribal Nations must follow the disposition instructions in 2 C.F.R. § 200.313(e).
Article 53	**Prior Approval for Modification of Approved Budget** Before making any change to the FEMA approved budget for this award, a written request must be submitted and approved by FEMA as required by 2 C.F.R. § 200.308. For purposes of non-construction projects, FEMA is using its discretion to impose an additional restriction under 2 C.F.R. § 200.308(i) regarding the transfer of funds among direct cost categories, programs, functions, or activities. For awards with an approved budget where the federal share is greater than the simplified acquisition threshold (currently $350,000) and where the cumulative amount of such transfers exceeds or is expected to exceed 10% of the total budget FEMA last approved, transferring funds among direct cost categories, programs, functions, or activities is unallowable without prior written approval from FEMA. For purposes of awards that support both construction and non-construction work, 2 C.F.R. § 200.308(f)(9) requires the recipient to obtain prior written approval from FEMA before making any fund or budget transfers between the two types of work. Any deviations from a FEMA approved budget must be reported in the first Federal Financial Report (SF-425) that is submitted following any budget deviation, regardless of whether the budget deviation requires prior written approval.

Article 54	**Build America, Buy America Act (BABAA) Required Contract Provision & Self-Certification** In addition to the DHS Standard Terms & Conditions regarding Required Use of American Iron, Steel, Manufactured Products, and Construction Materials, recipients and subrecipients of FEMA financial assistance programs that are subject to BABAA must include a Buy America Preference contract provision as noted in 2 C.F.R. § 184.4 and a contractor self-certification as required by the FEMA Buy America Preference in FEMA Financial Assistance Programs for Infrastructure Policy (FEMA Policy #207-22-0001). This requirement applies to all subawards, contracts, and purchase orders for work performed, or products supplied under the FEMA award subject to BABAA.
Article 55	**Award Performance Goals** FEMA will measure the recipient's performance of the grant by comparing the number of items requested in its application, the numbers acquired (ordered, paid, and received) within the period of performance. In order to measure performance, FEMA may request information throughout the period of performance. In its final performance report submitted at closeout, the recipient is required to report on the recipients compliance with the applicable industry, local, state and national standards described in the NOFO.
Article 56	**Indirect Cost Rate** 2 C.F.R. § 200.211(b)(16) requires the terms of the award to include the indirect cost rate for the federal award. If applicable, the approved indirect cost rate associated with the award must be documented in the budget or other award materials approved by FEMA and maintained in the official award file.
Article 57	**Incorporation of Information Bulletin No. 582** Information Bulletin No. 582 and any successor Information Bulletins are incorporated into the terms of this grant award.

Obligating document

1. Agreement No.	2. Amendment No.	3. Recipient No.	4. Type of Action	5. Control No.
EMW-2025-FG-02340	N/A	626020111	AWARD	WX01671N2026T

6. Recipient Name and Address	7. Issuing FEMA Office and Address	8. Payment Office and Address
CITY OF FAIRVIEW 7100 CITY CENTER WAY FAIRVIEW, TN 37062	Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646	FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742

9. Name of Recipient Project Officer	9a. Phone No.	10. Name of FEMA Project Coordinator	10a. Phone No.
jacob warren	6155661451	Assistance to Firefighters Grant Program	1-866-274-0960

11. Effective Date of This Action	12. Method of Payment	13. Assistance Arrangement	14. Performance Period / Budget Period
09/21/2026	OTHER - FEMA GO	COST SHARING	**Performance Period** 09/28/2026 to 09/27/2028 **Budget Period** 09/28/2026 to 09/27/2028

15. Description of Action a. (Indicate funding data for awards or financial changes)

Program Name Abbreviation	Assistance Listing No.	Accounting Data (ACCS Code)	Prior Total Award	Amount Awarded This Action + or (-)	Current Total Award	Cumulative Non-Federal Commitment
FG	97.044	2026-FK-GB01 - P410-xxxx-4101-D	$0.00	$220,947.61	$220,947.61	11,047.39
		Totals	$0.00	$220,947.61	$220,947.61	$11,047.39

b. To describe changes other than funding data or financial changes, attach schedule and check here:
N/A

~~**16.FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)**~~
This field is not applicable for digitally signed grant agreements

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)	DATE
18. FEMA SIGNATORY OFFICIAL (Name and Title) Cynthia Spishak, Acting Associate Administrator Resilience	DATE 09/21/2026

RESOLUTION 62-26

A RESOLUTION AUTHORIZING AND APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF FAIRVIEW, TENNESSEE, AND BOB RIAL TO SERVE AS CITY MANAGER

WHEREAS, the City of Fairview, Tennessee, desires to continue the employment of Bob Rial as City Manager and to establish the terms and conditions of his employment; and

WHEREAS, the Board of Commissioners has reviewed the proposed Employment Agreement between the City of Fairview and Bob Rial, which establishes the duties, compensation, term, benefits, and other conditions of employment; and

WHEREAS, the proposed Employment Agreement provides for a term through December 31, 2027, together with the other terms and conditions set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, as follows:

Section 1. The Employment Agreement between the City of Fairview, Tennessee, and Bob Rial for service as City Manager is hereby approved and authorized.

Section 2. The Mayor of the City of Fairview, Tennessee, is hereby authorized and directed to execute the Employment Agreement on behalf of the City of Fairview.

Section 3. This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

Passed and adopted this 1st day of October, 2026.

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____
Patrick M. Carter, City Attorney

EMPLOYMENT AGREEEMENT

CITY OF FAIRVIEW, TENNESSEE

CITY MANAGER

This Agreement is made and entered into this 1st, day of October, 2026, by and between the City of Fairview, State of Tennessee, a municipal corporation, by and through its duly elected Board of Commissioners (hereinafter "Employer") and Bob Rial (hereinafter "Employee").

Witnesseth:

WHEREAS, Employer desires to memorialize an agreement with Employee to serve as the city manager and manage the day-to-day operations of the City of Fairview, Tennessee, and

WHEREAS, Employee has been serving in the capacity as the Interim City Manager since April 16, 2026; and,

WHEREAS, both parties are satisfied with said employment relationship and wish to continue said arrangement in a permanent capacity; and

WHEREAS, the parties agree to the terms and conditions of this Employment Agreement in order to clearly define the rights and obligations of the parties;

NOW THREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. <u>Duties.</u>

Employer hereby retains/employs Employee as City Manager of the City of Fairview to perform the functions and duties of city manager specified in the City Charter, the Fairview Municipal Code, and in Tennessee Code Annotated, Section 6-21-101 *et al.* Such duties shall further include performance of other legally permissible and proper duties and functions as the Board of Commissioners may from time to time assign.

Employee will at all times faithfully and industriously, and to the best of Employee's ability and experience and talents, perform all of the duties that may be required of and from Employee pursuant to the express and implicit terms of this agreement, to the reasonable satisfaction of Employer.

Both the Employer and the Employee recognize that in the absence of any department head or during unfilled department head vacancy the Employee may have to act in place of such department head(s) and/or perform the additional duties or tasks normally assigned to department head positions of the City of Fairview and do so until such vacancies are filled.

2. Term.

This agreement shall remain in effect through December 31, 2027 (the "expiration date") or until such time as the Employee's employment is terminated by the Employer or the Employee in accordance with the provisions of Sections 2(A), (B), or (C) of this Agreement.

(A) Termination for Cause.

Notwithstanding, Employee may be terminated from employment for cause as specified in this Agreement. Specifically, "for cause" shall mean only that the Employee has either been convicted of a misdemeanor or a felony, has committed malfeasance or misfeasance while in office, incompetence, or for neglect of duty.

If Employer intends to terminate the employment of Employee "for cause," then Employee may demand written charges and a public hearing before the Board of Commissioners. A majority vote of the Board of Commissioners shall be final. The Employer reserves the right to suspend the Employee with pay pending a hearing before the Board of Commissioners.

If the Employee is successfully terminated from employment for cause, the Employee shall not be entitled to any severance compensation or post-employment benefits except for the payment of any and all compensable accrued leave time balance(s) owed or due to the Employee.

(B) Termination Without Cause.

The Employee may be terminated without cause by a majority vote of the full Board of Commissioners.

If the Employer terminates the Employee's employment without cause the Employer shall, on the day of said employment termination, pay the Employee any/all compensable accrued leave time balances plus a lump sum severance payment equal to twelve (12) months of the Employee's annual salary at the date of the termination of the Employment.

Notwithstanding this subsection (B) and pursuant to§ 6-21-101(b)(1) of the Charter of the City of Fairview, the Employee may not be terminated within twelve months of full execution of this document, except "for cause" as defined in subsection (A).

(C) Voluntary Resignation.

The Employee may voluntarily resign his employment prior to the termination date of this agreement. If Employee chooses to voluntarily resign, he must provide a minimum of thirty (30) days written notice to the Employer. If Employee fails to provide a minimum thirty (30) days written notice of resignation, the Employer may retain one half (1/2) of any compensable accrued leave time due to the Employee on the date of resignation.

If the Employee voluntarily resigns his employment, the Employee shall not be entitled to any severance compensation or post-employment benefits except for the

payment of any and all compensable accrued leave time balance(s) owed or due to the Employee, subject to the notice requirement as stated in this section.

3. Salary.

Employer agrees to pay Employee for services rendered pursuant hereto an annual base salary of $165,000.00, payable in bi-weekly installments, less appropriate payroll deductions such as Federal Withholding Taxes and Social Security deductions.

In addition, Employer agrees to increase said base salary and/or other benefits of Employee to reflect any increase in the cost of living as measured by the annual Cost-of-Living Adjustment ("COLA") prepared by the Bureau of Labor Statistics and as the Employer may determine desirable on the basis of an annual salary review.

4. Death or Disability.

Disability and/or Death benefits are the same as those of other City of Fairview employees, and to the extent that those benefits and responsibilities are set forth in the City of Fairview Policies and Procedures Manual, they are incorporated herein and made part of this Agreement by reference as if copied verbatim.

5. Hours of Work.

The Employee will devote the time necessary to effectively operate and manage the City of Fairview, except that all of his time shall not be required, and that he will minimally work the standard operating hours of the City of Fairview plus any additionally hours necessary to affect the operations of the City, attend meetings, etc.

6. Leave Time Accruals.

The Employee shall accrue leave time at the standard and customary rate of all other employees of the City of Fairview. Additionally, Employer agrees that Employee shall be granted paid leave from December 28, 2026 through December 31, 2026. This leave shall not be charged against Employee's accrued leave balance. This Section confirms the leave arrangement agreed to by the parties at the time the Employee was appointed Interim City Manager.

7. Disability, Health and Life Insurance.

The disability, health and life insurance benefits are the same as those of other City of Fairview employees and to the extent that those benefits are set forth in the City of Fairview Policies and Procedures Manual, they are incorporated herein by reference as if copied verbatim.

Employee agrees to submit once per calendar year to a complete physical examination by a qualified physician selected by the Employer, the cost of which shall be paid by the Employer. Employer shall receive a copy of all medical reports related to said examination. Employer may waive requirement of the physical examination if they choose to do so.

8. Retirement

Employee is a member of the retirement plan already in existence through the City of Fairview. Employee's benefits under said plan shall continue with the execution of this Agreement and continue during the term of this Agreement and any subsequent renewal.

9. Dues, Subscriptions, Memberships, and Expenses.

Employer agrees to budget and pay for the professional dues and subscriptions of Employee necessary for his continued and participation in national, regional, state and local associations and organizations necessary and desirable for his continued professional participation, growth and advancement, and for the good of the Employer.

Employer agrees to budget and pay for tools, equipment, personal safety items and other related items or materials for the performance of the Employee as City Manager or as may be necessary to fulfill the duties of another department head when or if necessary.

10. Professional Development

A. Employer hereby agrees to budget for and to pay travel and training expenses for Employee for professional and official travel, meetings and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for Employer.

B. Employer also agrees to budget and to pay for the travel and subsistence expenses of Employee for short courses, institutes and seminars that are necessary for his professional development and for the good of the Employer.

11. Indemnification and Bonding.

Employer shall within the limits of the Tennessee Governmental Torts Liability Act (GTLA), T.C.A. 29-20-101) defend, save harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of alleged act or omission occurring in or arising out of the good faith performance of Employee's duties as City Manager.

12. Other Terms and Conditions of Employment.

A. The Employer, in consultation with the City Manager, shall fix any other such terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City Charter, or any other ordinance or statute.

B. Employee shall be entitled, with pay, to all holidays received by other employees.

C. Employee shall be salaried, shall not accrue compensatory time and shall not be paid any overtime for additional hours worked in excess of normal work schedules.

D. Beginning on January 1, 2028, this Agreement shall continue on a month-to-month basis until the Board of Commissioners (the "Board") makes a final determination regarding the City Manager position. During the month-

to-month term, all terms and conditions of this Agreement shall remain in full force except as modified by this Section. If the Board appoints a successor City Manager, then effective on the date the successor assumes office (the "Transition Date"), the Employee shall cease to serve as City Manager, but shall assist the then City Manager as needed, desired, and directed to achieve a smooth transition for the six (6) month period following the Transition Date. The City shall pay the Employee forty-two percent (42%) of the Employee's base salary in effect immediately before the Transition Date, payable in accordance with the City's regular payroll schedule. The forty-two percent (42%) rate reflects Employee working at a fifty-percent (50%) schedule for three (3) months and a thirty-three percent (33%) schedule for the remaining three (3) months.

13. No Reduction of Benefits.

Employer shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee.

14. Automobile.

During the term of his employment the Employee may utilize a city owned vehicle for city business, city related travel, travel to and from work, and incidental travel. In instances where the Employee utilizes his personal vehicle for city business or city related travel but not travel to and from work or incidental travel, the Employee shall be provided retail fuel or fuel replacement at the discretion of the Employee. The Employee shall not be entitled to any mileage reimbursement rate.

15. General Provisions.

A. This instrument contains the entire agreement between the parties. It may be changed orally but only by agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

C. This Agreement shall become effective when executed by all necessary parties to the Agreement.

D. If any provision or any portion thereof, contained in this Agreement Is held unconstitutional, invalid or unenforceable, by any Court of competent jurisdiction then the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

E. If it is necessary for either party to take legal action in order to enforce the terms and provisions of this Agreement, then the prevailing party shall be entitled to an award of its reasonable attorneys' fees and discretionary costs.

F. This Agreement shall be interpreted in accordance with the law of Tennessee and the venue for any dispute between the parties shall the Chancery Court for Williamson County, Tennessee.

G. Unless otherwise stated herein employee shall be held to the same standards as other employees set fourth in the City of Fairview Policies and Procedures Manual.

IN WITNESS WHEREOF, the City of Fairview, Tennessee Board Commissioners has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by its City Recorder, and the Employee has signed and executed this Agreement, both in duplicate this day and year written below.

Executed this 1st day of October, 2026

Fairview, Tennessee Board of Commissioners

By: _____
Lisa Anderson
Mayor, City of Fairview

By: _____
Bob Rial
City Manager, City of Fairview

Attest:

_____
Rachel Jones
City Recorder, City of Fairview

ORDINANCE 2026-16

AN ORDINANCE TO AMEND THE FAIRVIEW DEVELOPMENT CODE, ARTICLE 8, ADMINISTRATION, PROCEDURE, & ENFORCEMENT, SECTION 8.5.4.D(4)(a), NOTICE AND PUBLIC HEARING, TO UPDATE THE RESPONSIBILITY FOR PREPARING AND MAILING REQUIRED PUBLIC NOTICES

WHEREAS, Section 8.5.4.D, Notice and Public Hearing, of the Fairview Development Code establishes various methods for providing notice to the public based upon the type of development application or project; and

WHEREAS, Section 8.5.4.D(4)(a) of the Fairview Development Code currently places responsibility upon the City for creating and mailing required letter notices; and

WHEREAS, the Board of Commissioners finds that the responsibility for preparing and mailing required notices should be assigned to the applicant for the applicable development application; and

WHEREAS, requiring the applicant to prepare and mail the required notices will establish a more efficient process for providing notice to affected property owners and other parties entitled to notice while reducing the administrative and financial burden on the City; and

WHEREAS, the applicant shall be responsible for all costs associated with preparing, printing, addressing, and mailing the required notices; and

WHEREAS, the Fairview Planning Commission reviewed the proposed amendment and provided a **positive recommendation** to the Board of Commissioners for approval of the amendment to Section 8.5.4.D(4)(a), Notice and Public Hearing; and

WHEREAS, the Board of Commissioners has reviewed the proposed amendment and finds that it is appropriate and in the best interest of the City of Fairview and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1. AMENDMENT TO FAIRVIEW DEVELOPMENT CODE.

The Fairview Development Code, **Article 8, Administration, Procedure, & Enforcement, Section 8.5.4.D(4)(a), Notice and Public Hearing**, is hereby amended to provide that the **applicant for the applicable development application shall be responsible for preparing and mailing all required written notices** to property owners and other parties entitled to notice under the Fairview Development Code.

The applicant shall be responsible for:

1. Preparing and addressing the required notices in accordance with the form, content, and timing requirements established by the Fairview Development Code;
2. Printing and mailing the required notices by certified mail within the timeframe required by the Fairview Development Code;
3. Paying all costs associated with preparing, printing, addressing, and mailing the required notices; and
4. Providing the City with documentation demonstrating that the required notices were mailed in accordance with the applicable requirements prior to the scheduled public hearing or other required action.

The applicant shall be solely responsible for ensuring that all required notices are properly prepared and mailed within the required timeframe.

Failure of the applicant to properly mail the required notices within the prescribed timeframe may result in the postponement or rescheduling of the applicable public hearing or consideration of the development application.

SECTION 2. CITY RESPONSIBILITIES.
Nothing in this Ordinance shall relieve the City of its responsibility for determining the applicable notice requirements or otherwise administering the notice provisions of the Fairview Development Code.

SECTION 3. CODIFICATION.
The City Recorder is hereby authorized and directed to incorporate the amendments adopted by this Ordinance into the official Fairview Development Code and to make such formatting, numbering, and other non-substantive revisions as may be necessary to codify this amendment.

SECTION 4. SEVERABILITY.
If any section, subsection, paragraph, sentence, clause, phrase, or provision of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any remaining portion of this Ordinance.

SECTION 5. REPEAL AND CONFLICT.
All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE.
This Ordinance shall become effective upon final passage and as otherwise provided by law.

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Williamson Herald

EXHIBIT PC-44-26-A
STAFF REPORT
PC-44-26

Project: Section 8.5.4.D(4)(a) Notice and Public Hearing

Application Type: Zoning Ordinance Amendment

Applicant: Fairview Planning Department

Zoning Amendment Summary

The Fairview Development Code, in Article 8 and more specifically Section 8.5.4.D, requires several types of notification to take place prior to and as part of the approval process for project applications to the Fairview Planning Commission. Section 8.5.4.D provides all specific requirements related to providing notice and how each requirement must be satisfied. Table 8.5.4.D.1 Summary of Notice is located on page 8-17 of the Fairview Development Code, and it provides a list of which notification method(s) are required for each specific project type.

One method of notification is a mailed notice, which according to Table 8.5.4.D.1 is required for five (5) project types. Those project types are, Conditional Use Permit, Variance, Rezoning, Annexation, and Site Development Plan approvable by the Planning Commission.

The specific requirements for mailed notices are found in Section 8.5.4.D(4). Section 8.5.4.D(4)(a) states the following: *"All letters shall be sent by the City using certified U.S. Mail."*

The requested amendment to Section 8.5.4.D(4)(a) would replace the words "*the City*" with "*the Applicant*", thereby shifting responsibility for creating and mailing out notifications to the project applicant. The new text for this section would read, "*All letters shall be sent by the Applicant using certified U.S. Mail."*

Staff Recommendation:

Staff recommends the Planning Commission provide a recommendation to the Board of Commissioners to update 8.5.4.D(4)(a) Notice and Public Hearing to change the responsibility for mailing notices to adjacent property owners with any conditions of approval that are included within Resolution PC-44-26.

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, AMENDING TABLE 4.3.1-F, BUILDING STANDARDS: ROOF TYPE & PITCH, OF THE FAIRVIEW DEVELOPMENT CODE TO PERMIT FLAT ROOFS ON CERTAIN PRINCIPAL BUILDING TYPES WITHIN THE CD-4 (NEIGHBORHOOD CENTER) CHARACTER DISTRICT

WHEREAS, the Fairview Development Code, Table 4.3.1-F, Building Standards: Roof Type & Pitch, establishes standards for roof types and pitches applicable to building types within the City of Fairview; and

WHEREAS, Table 4.3.1-F currently does not permit flat roofs on building types approved or constructed on property zoned CD-4 (Neighborhood Center), except for house, duplex, townhouse, and small multi-family building types; and

WHEREAS, the use of flat roofs on non-residential buildings is a well-established pattern of architecture along Fairview Boulevard (Highway 100); and

WHEREAS, since the adoption of the Fairview Development Code on April 2, 2026, City Staff has received three (3) variance requests from non-residential developments seeking to permit the use of flat roofs on property zoned CD-4; and

WHEREAS, the Planning Commission of the City of Fairview, Tennessee, considered the proposed amendment and adopted Planning Commission Resolution No. 45-26, recommending that the Board of Commissioners amend Table 4.3.1-F to permit flat roofs on the specified principal building types within the CD-4 Character District; and

WHEREAS, the Board of Commissioners has determined that the proposed amendment is appropriate and will provide greater flexibility in the design of non-residential development within the CD-4 Character District while recognizing an established architectural pattern within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1. AMENDMENT TO TABLE 4.3.1-F

Table 4.3.1-F, **Building Standards: Roof Type & Pitch**, of the Fairview Development Code is hereby amended to permit **flat roofs** on all principal building types currently permitted within the **CD-4 (Neighborhood Center) Character District**, **other than house, duplex, townhouse, and small multi-family building types**, which shall remain subject to the existing roof type and pitch standards applicable to those building types.

The applicable provisions of Table 4.3.1-F shall be amended accordingly to reflect that flat roofs are permitted for the eligible principal building types within the CD-4 Character District.

SECTION 2. EFFECTIVE DATE
This Ordinance shall take effect upon its final passage, approval, and publication as required by law.

SECTION 3. SEVERABILITY
If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. CONFLICTING PROVISIONS
All ordinances, resolutions, policies, or portions thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Williamson Herald

EXHIBIT PC-45-26-A
STAFF REPORT
PC-45-26

Project: Table 4.3.1-F Building Standards: Roof Type & Pitch

Application Type: Zoning Ordinance Amendment

Applicant: Fairview Planning Department

Zoning Amendment Summary

The Fairview Development Code, in Article 4 and more specifically in Table 4.3.1-F Building Standards: Roof Type & Pitch, does not permit the usage of a flat roof within the CD-4 (Neighborhood Center) for any principal building type found in Table 4.3.8.A-1 and Table 4.3.8.A-2 that is permitted in the CD-4 Character District.

Table 4.3.1-F is located on page 4-56 of the Fairview Development Code, and it provides a list of building standards for the CD-4 character district and within those standards are specific on which roof types and roof pitches are permitted within the CD-4 character district. The portion of Table 4.3.1-F titled Roof Type & Pitch lists four (4) different roof types that include, Flat, Shed, Hip, and Gable and requirements for the pitch of the roof. Of the four (4) roof types listed, only Flat Roofs are noted as 'Not Permitted'.

Given that many if not a majority of properties that front along Fairview Boulevard (Highway 100) were zoned CD-4 with the adoption of the new development code and zoning map in April 2026 and the well-established development pattern of commercial buildings with flat roofs along Highway 100, staff believes it is appropriate to permit flat roofs on any permitted building type in the CD-4 character district other than the house, duplex, townhouse and small multi-family building type. This would permit flat roofs for the Live/Work Building Type, Commercial Building Type, Mixed Use Building Type, Flex Building Type, and Civic Building Type. Permitting flat roofs on these building types do not remove the ability for a project to utilize a pitched roof type on any of the permitted building types in the CD-4 Character District.

Additionally, staff have received three (3) variance requests for permitting flat roofs since the adoption of the new development code, which requires additional staff time and resources to process these requests through the Board of Zoning Appeals process.

Staff Recommendation:

Staff recommends the Planning Commission provide a recommendation to the Board of Commissioners to amend Table 4.3.1-F Building Standards: Roof Type & Pitch to permit flat roofs on all principal building types, other than house, duplex, townhouse and small multi-family that are currently permitted within the CD-4 character district with any conditions of approval that are included within Resolution PC-45-26.

ORDINANCE 2026-18

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 15.01 (+/-) ACRE PARCEL LOCATED AT 2958 FAIRVIEW BOULEVARD (WILLIAMSON COUNTY TAX MAP 069, PARCEL 007.00) FROM CD-2 (RURAL) TO CD-4 (NEIGHBORHOOD CENTER)

WHEREAS, the City of Fairview Development Code and the Zoning Map adopted therein provide for the regulation of land use within the corporate limits of the City; and

WHEREAS, the following property has been submitted for rezoning:

- A 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard, consisting of Williamson County Tax Map 069, Parcel 007.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Joe Chapdelaine; and

WHEREAS, the subject property is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission reviewed the request and forwarded it to the Board of Commissioners on September 8, 2026, with a **positive** recommendation for approval without conditions; and

WHEREAS, the Board of Commissioners has determined that consideration of this rezoning request is warranted; and

WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1.
The Development Code and Zoning Map of the City of Fairview, Tennessee, are hereby amended by rezoning the following parcel:

- A 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard, consisting of Williamson County Tax Map 069, Parcel 007.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Joe Chapdelaine; and

SECTION 2.
This rezoning request was submitted by applicant, Joe Chapdelaine (Chapdelaine & Associates), and is deemed to serve the public welfare. The rezoning of this property shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 069, Parcel 007.00
- Total Area: 15.01 (+/-) acres
- Location: 2958 Fairview Boulevard
- Requested Zoning: CD-4 (Neighborhood Center)
- Property Owner: Joe Chapdelaine

SECTION 4.
This ordinance shall take effect upon final passage, the public welfare requiring it.



Parcel for Rezoning:
Tax Map 069, Parcel 007.00
15.01 (+/-) Total Acres
2958 Fairview Boulevard
Requested Zoning: CD-4 (Neighborhood Center)
Owner: Joe Chapdelaine / Applicant: Joe Chapdelaine (Chapdelaine & Associates)

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

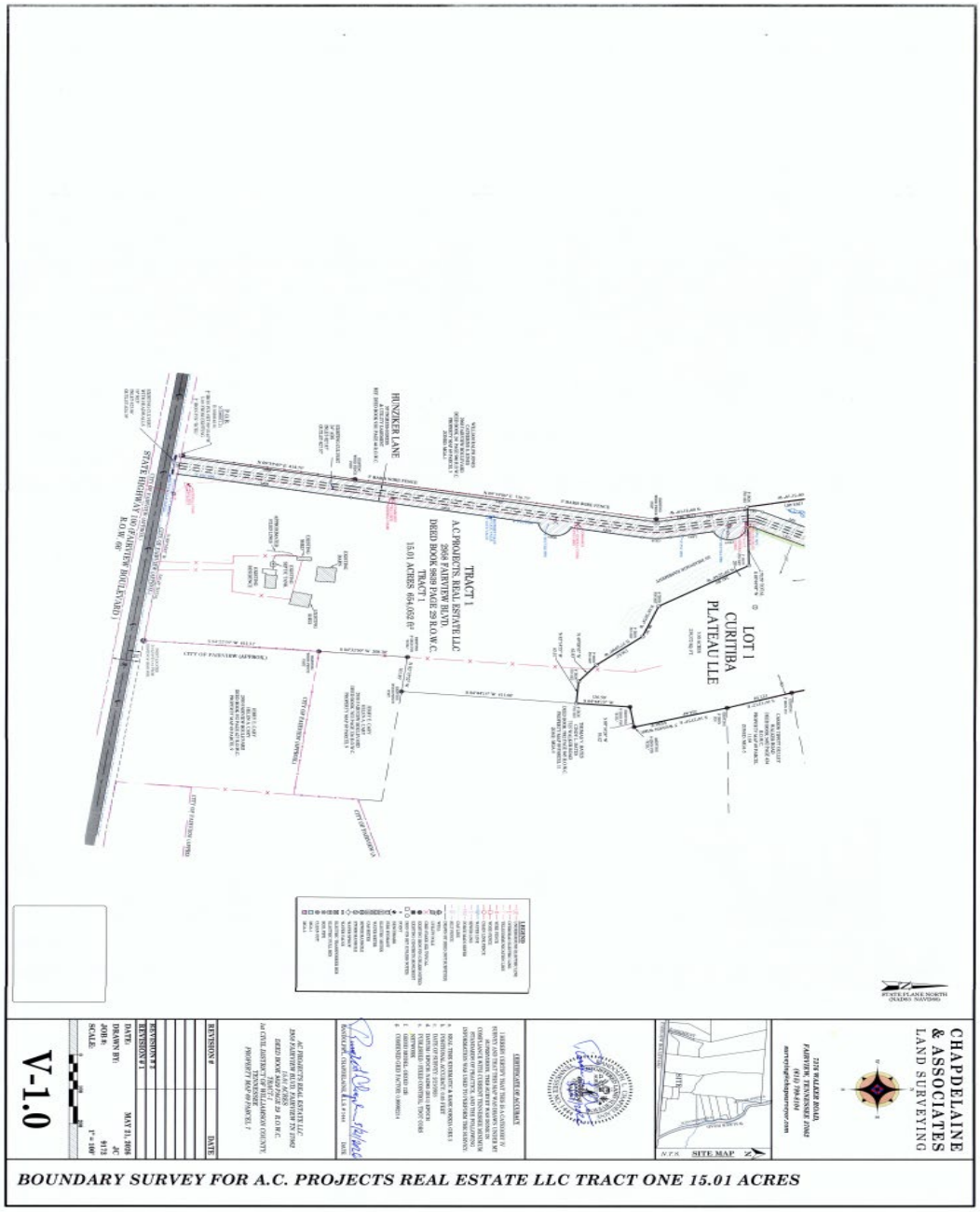
_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Williamson Herald


BUNZIGER LANE
STATE HIGHWAY 100 (FAIRVIEW BLVD)
R.O.W. 99
TRACT 1
A.C. PROJECTS, REAL ESTATE LLC
2958 FAIRVIEW BLVD.
DEED BOOK 9838 PAGE 29 R.O.W. C.
TRACT 1
15.01 ACRES 654,052 ft²
LOT 1
CURITIBA
PLATEAU LLE
CITY OF FAIRVIEW (ASPHALT)
LEGEND
CERTIFICATE OF ACCURACY
SITE MAP
N.T.S.
CHAPDELAINE
& ASSOCIATES
LAND SURVEYING
BOUNDARY SURVEY FOR A.C. PROJECTS REAL ESTATE LLC TRACT ONE 15.01 ACRES
V-1.0
REVISION #
DATE
DRAWN BY:
SCALE:
1" = 100'

STAFF REPORT
PC-41-26

Project Number: RZN-26-0012

Project Name: 2958 Fairview Boulevard: Rezoning

Application Type: Rezoning

Applicant: Joe Chapdelaine (Chapdelaine & Associates)

Owner: Joe Chapdelaine

Initial Submittal Date: 8/13/2026

Tax Map: 069 **Parcel:** 007.00

Project Summary

Mr. Joe Chapdelaine (Chapdelaine & Associates), owner and applicant, has submitted a request to rezone the entire 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard (Tax Map 069 Parcel 007.00) from CD-2 (Rural) to CD-4 (Neighborhood Center). The

The applicant provided the following explanation for the request, "*Project is envisioned as a cohesive, walkable, mixed-use development supporting complementary uses under CD-4 * Professional Office Space, Retail, Restaurant, Event & Assembly, Event-Oriented Overnight Accommodations."*

This same property was requested for annexation and that request was heard at the August 11th, 2026, Planning Commission meeting and had a 1st Reading before the Fairview Board of Commissioners at the regular meeting of the Board of Commissioners on September 3rd.

Surrounding Zoning and Land Uses
The parcels located to the north, south (across Fairview Boulevard (Highway 100) and west, are located within Williamson County and zoned MGA-1. The parcels to the east are located within Williamson County and the City of Fairview. The parcel to the east is located within the municipal boundaries of Fairview and is zoned CD-2 (Rural). All surrounding properties contain single family detached residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the property identified as Tax Map 069 Parcel 007.00 with two (2) future land use classifications. The two (2) future land uses classifications are Rural Settlement and Rural Corridor. The Rural Corridor classification is located closest to Fairview Boulevard and contains approximately 4.85

(+/-) acres, while the remaining 10.16 (+/-) acre of the property are classified as Rural Settlement. The 2040 Fairview Forward Comprehensive Plan lists very similar appropriate zoning districts for both future land use classifications. The Plan lists the AR-15A, AR-5A, and RS-40 zone districts as appropriate for both future land use classifications. The Rural Settlement classification also lists the RSM-40 and R-20 with a Conservation Development Overlay as appropriate. The zone district names are from the most recent Fairview Zoning Ordinance that was replaced with the new Fairview Development, which was adopted on April 2, 2026. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L.

Both future land use classifications have the same land uses listed as appropriate. Those land uses are Agriculture and Single-Family Detached Residential. The applicant has not noted stated the character district that will be requested for this property; however, the purpose of the annexation does note commercial uses such as office, retail, and restaurants as potential future land uses. These land uses would not be permitted land uses with the appropriate character districts CD-2, CD-2W, and CD-3L. Any requested commercial land use and requested character district that permits commercial land uses will not be in alignment with the Fairview Forward 2040 Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 15.01 (+/-) acre property located at 2958 Fairview Boulevard from the current zoning of CD-2 to CD-4, with the following condition of approval included in Resolution PC-41-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.

ORDINANCE 2026-19

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 59.34 (+/-) ACRE PORTION OF PROPERTY LOCATED ON THE SOUTHSIDE OF HIGHWAY 96 AND EAST OF THE INTERSECTION OF HIGHWAY 96 AND HORN TAVERN ROAD (WILLIAMSON COUNTY TAX MAP 021, PORTIONS OF PARCELS 050.04 & 050.05) FROM CD-2 (RURAL) TO CD-3 (NEIGHBORHOOD GENERAL)

WHEREAS, the City of Fairview Development Code and the Zoning Map adopted therein provide for the regulation of land use within the corporate limits of the City; and

WHEREAS, the following property has been submitted for rezoning:

- A 59.34 (+/-) acre portion of property located on the Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road consisting of Williamson County Tax Map 021, Portions of Parcels 050.04 & 050.05, proposed to be rezoned from CD-2 (Rural) to CD-3 (Neighborhood General), Property Owner: Jeffery James Warden; and

WHEREAS, the subject property is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission reviewed the request and forwarded it to the Board of Commissioners on September 8, 2026, with a **positive** recommendation for approval without conditions; and

WHEREAS, the Board of Commissioners has determined that consideration of this rezoning request is warranted; and

WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1.
The Development Code and Zoning Map of the City of Fairview, Tennessee, are hereby amended by rezoning the following parcel:

- A 59.34 (+/-) acre portion of property located on the Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road consisting of Williamson County Tax Map 021, Portions of Parcels 050.04 & 050.05, proposed to be rezoned from CD-2 (Rural) to CD-3 (Neighborhood General), Property Owner: Jeffery James Warden; and

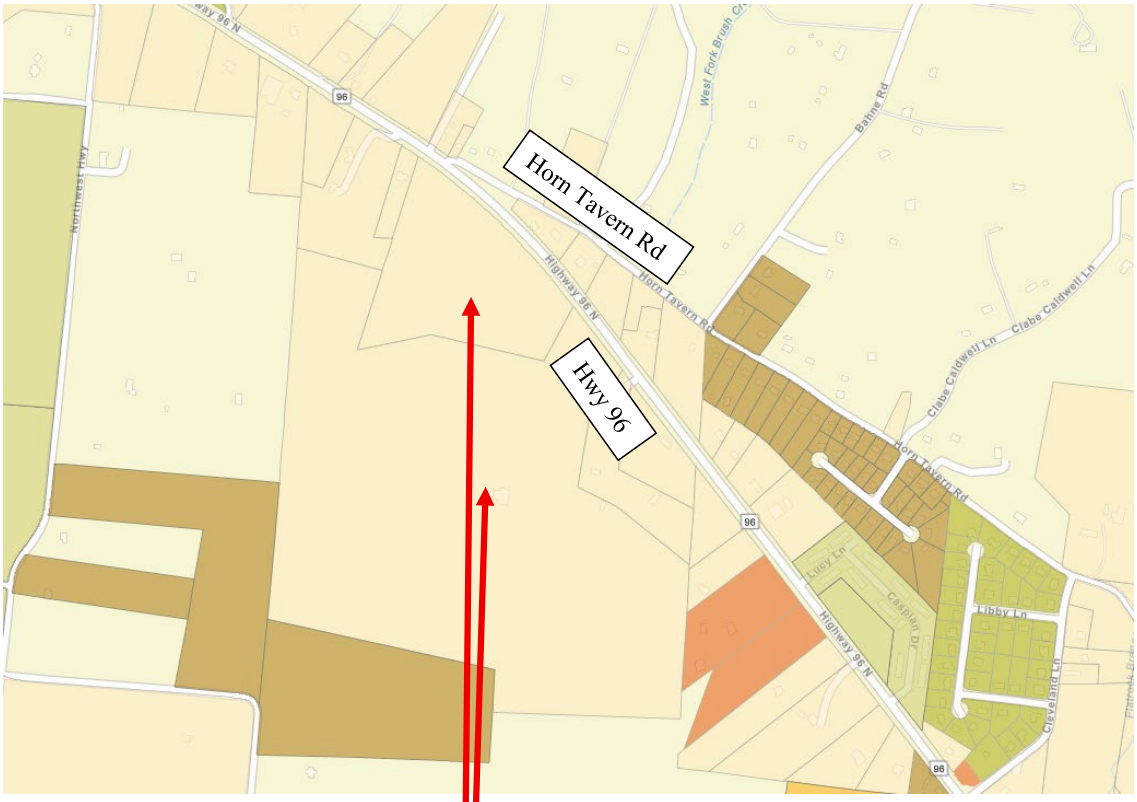
SECTION 2.

This rezoning request was submitted by applicant, Pegah Abhari (North American Realty Acquisition Corporation), and is deemed to serve the public welfare. The rezoning of this property shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 021, Portions of Parcels 050.04 & 050.05
- Total Area: 59.34 (+/-) acres
- Location: Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road
- Requested Zoning: CD-3 (Neighborhood General)
- Property Owner: Jeffery James Warden

SECTION 4.
This ordinance shall take effect upon final passage, the public welfare requiring it.



Parcels for Rezoning:
Tax Map 021, Portions of Parcels 050.04 & 050.05
59.34 (+/-) Total Acres
Southside of Highway 96 and East of the intersection of Highway 96 and Horn Tavern Road
Requested Zoning: CD-3 (Neighborhood General)
Owner: Jeffery James Warden
Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

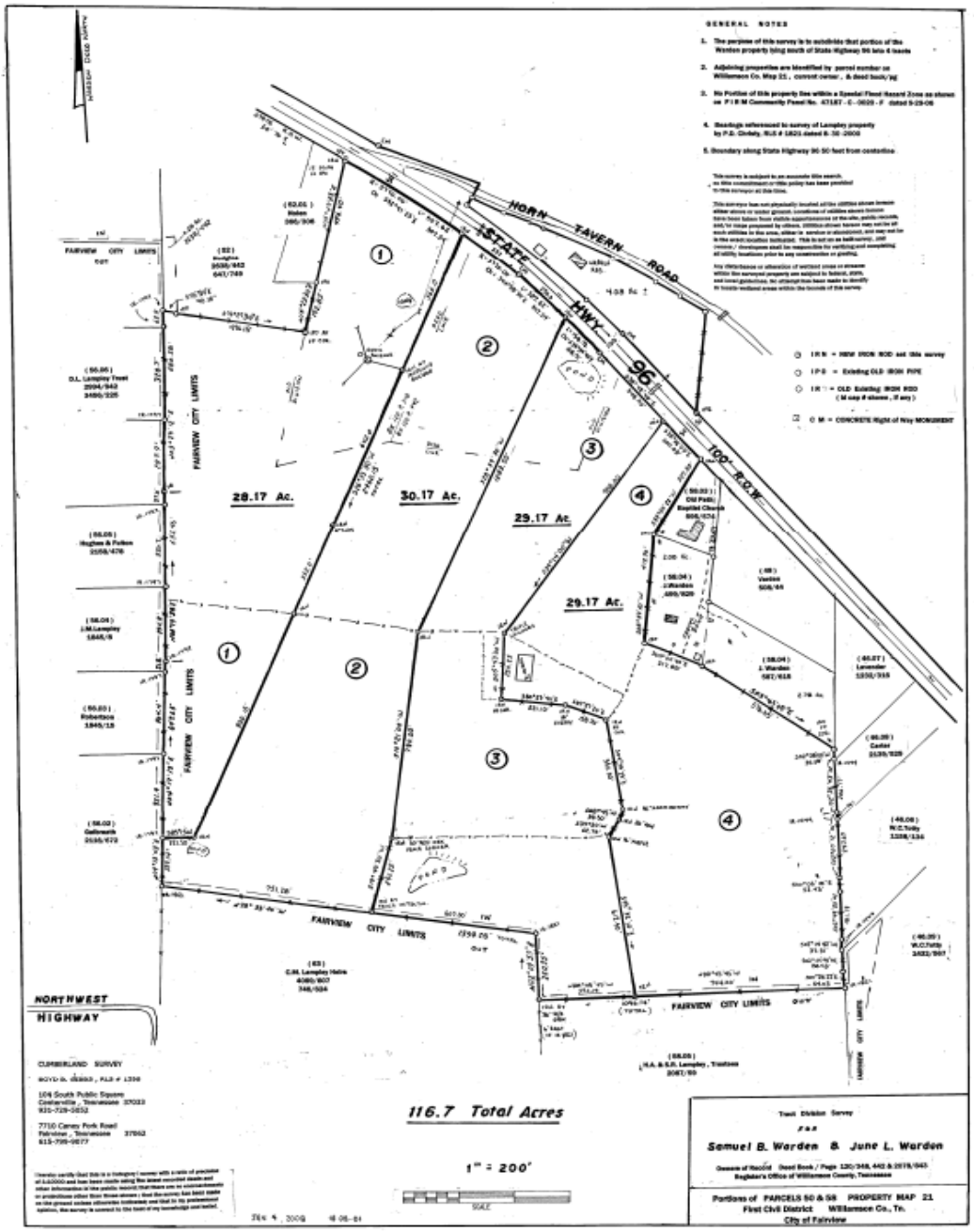
_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Williamson Herald


GENERAL NOTES
HORN TAVERN ROAD
STATE HWY 96
100' R.O.W.
FAIRVIEW CITY LIMITS
28.17 Ac.
30.17 Ac.
29.17 Ac.
29.17 Ac.
NORTHWEST HIGHWAY
116.7 Total Acres
1" = 200'
Samuel B. Warden & June L. Warden
Portions of PARCELS 50 & 58 PROPERTY MAP 21
First Civil District Williamson Co., Tn.
City of Fairview

STAFF REPORT
PC-40-26

Project Number: RZN-26-0008

Project Name: Highway 96N

Application Type: Rezoning

Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Owner: Jeffery James Warden

Initial Submittal Date: 7/09/2026

Resubmittal Date: 8/04/2026

Tax Map: 021 Part of **Parcels:** 050.04 and 050.05

Project Summary

Ms. Pegah Abhari (North American Realty Acquisition Corporation), applicant, has submitted a request to rezone a portion of Tax Map 021 Parcel 050.04 and Tax Map 21 Parcel 050.0, which are located on the southside of Highway 96, east of the intersection of Highway 96 and Horn Tavern Road. These properties were spilt zoned with the adoption of the new development code on April 2, 2026. The portion of the properties that have frontage along Highway 96 was zoned CD-2 (Rural), while the remaining portions of these two (2) properties were zoned CD-3 (Neighborhood General).

This split zoning of these properties appears to have happened due to a combination of four (4) properties that was occurring during the adoption of the new development code and zoning map. The four (4) properties were all over five (5) acres and were being combined through a deed, as permitted by state law. Given this lot combination did not require a plat, staff was unaware of consolidation of these properties. The CD-2 zoned portion of the properties follows the property boundaries prior to the properties being combined. Under the previous zoning ordinance all four (4) of the parcels were zoned RS-40 (Single Family Residential), but with the adoption of the new development code and zoning map the parcels were given different character areas.

The applicant is requesting to rezone the CD-2 portions of the property to CD-3 to match the remaining portions of the property and eliminate the split zoned situation. The CD-2 portion of the property is approximately 16.8 (+/-) acres in size.

The applicant provided the following explanation for the request, "*Site is vacant and currently has split zoning, with majority zoned as CD-3 and a portion of the site fronting*

onto HWY 96 as CD-2. We would like to extend the CD-3 zoning to apply sitewide to facilitate development."

Surrounding Zoning and Land Uses
All surrounding properties are located within the municipal boundaries of Fairview and all adjacent properties contain single family detached residential land uses or are vacant. The properties to the north and west are zoned CD-2 (Rural), the property to the east is zoned CD-2 and CD-3, and the property to the south is zoned CD-3.

Fairview Forward 2040 Plan

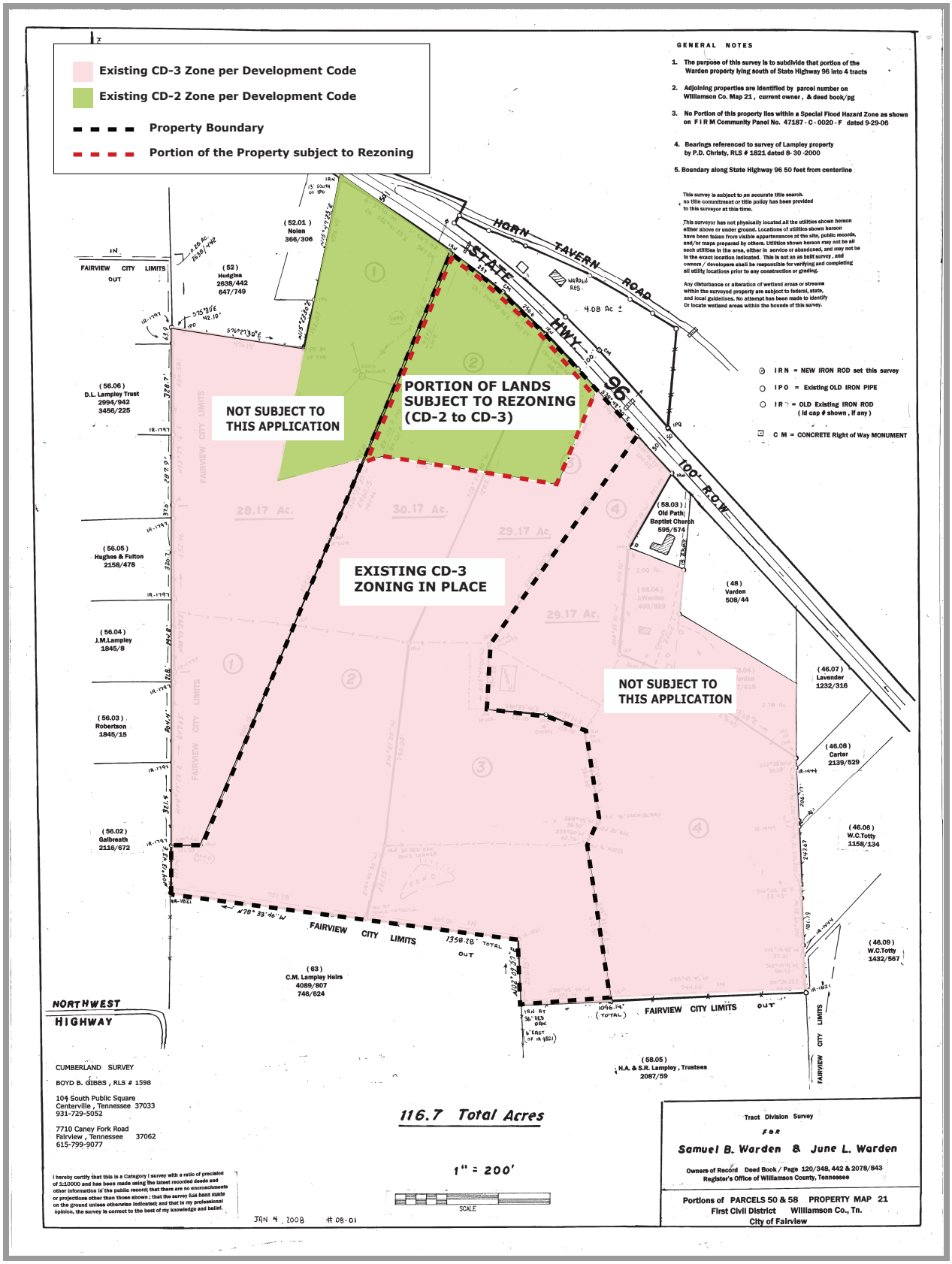
The 2040 Fairview Forward Plan identifies these two (2) properties as future land use classifications New Residential (Medium Neighborhood) and Rural Corridor. The Rural Corridor Classification is located along the area of each property that fronts Highway 96, while the New Residential (Medium Neighborhood) classification is located on the remainder of both properties. The Rural Corridor classification notes appropriate land uses as Agriculture and Single-Family Detached Residential and appropriate zone districts as AR-15A, AR-5A and RS-40, which transitioned to CD-2, CD-2W, and CD-3L character districts within the newly adopted Fairview Development Code. The New Residential (Medium Neighborhood) classification notes appropriate land uses as Single-Family Detached Residential, Single-Family Attached Residential, Mixed-Use/Commercial/Office, Multi-Family Residential, and Civic/Institutional and appropriate zone districts as RS-40 and R-20PUD, which transitioned to CD-2W and CD-3L character districts within the newly adopted Fairview Development Code.

The requested character district of CD-3 (Neighborhood General) does not align with the appropriate character districts as listed in the Rural Corridor and New Residential (Medium Neighborhood) land use classifications; however, it does match the existing zoning of the remaining portion of Parcel 50.04 and parcel 50.05. The proposed future land use of single-family detached residential is in alignment with both future land use classifications.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 16.8 (+/-) acre portion of properties identified as Tax Map 21 Parcel 050.04 and Tax Map 021 Parcel 050.05 and located on the southside of Highway 96 and east of the intersection of Highway 96 and Horn Tavern Road from the current zoning of CD-2 to CD-3, with the following condition of approval included in Resolution PC-40-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.


Existing CD-3 Zone per Development Code
Existing CD-2 Zone per Development Code
Property Boundary
Portion of the Property subject to Rezoning
GENERAL NOTES
1. The purpose of this survey is to subdivide that portion of the Warden property lying south of State Highway 96 into 4 tracts
2. Adjoining properties are identified by parcel number on Williamson Co. Map 21 , current owner , & deed book/pg
3. No Portion of this property lies within a Special Flood Hazard Zone as shown on F I R M Community Panel No. 47187 - C - 0020 - F dated 9-29-06
4. Bearings referenced to survey of Lampley property by P.D. Christy, RLS # 1821 dated 8- 30 -2000
5. Boundary along State Highway 96 50 feet from centerline
This survey is subject to an accurate title search. no title commitment or title policy has been provided to this surveyor at this time.
This surveyor has not physically located all the utilities shown hereon either above or under ground. Locations of utilities shown hereon have been taken from visible appurtenances at the site, public records, and/or maps prepared by others. Utilities shown hereon may not be all such utilities in the area, either in service or abandoned, and may not be is the exact location indicated. This is not an as built survey , and owners / developers shall be responsible for verifying and completing all utility locations prior to any construction or grading.
Any disturbance or alteration of wetland areas or streams within the surveyed property are subject to federal, state, and local guidelines. No attempt has been made to identify Or locate wetland areas within the bounds of this survey.
I R N = NEW IRON ROD set this survey
I P O = Existing OLD IRON PIPE
I R = OLD Existing IRON ROD (Id cap # shown , If any)
C M = CONCRETE Right of Way MONUMENT
PORTION OF LANDS SUBJECT TO REZONING (CD-2 to CD-3)
NOT SUBJECT TO THIS APPLICATION
EXISTING CD-3 ZONING IN PLACE
NOT SUBJECT TO THIS APPLICATION
HORN TAVERN ROAD
STATE HWY 96
100' R.O.W.
NORTHWEST HIGHWAY
FAIRVIEW CITY LIMITS
(52.01) Nolen 366/306
(52) Hudgins 2638/442 647/749
(56.06) D.L. Lampley Trust 2994/942 3456/225
(56.05) Hughes & Fulton 2158/478
(56.04) J.M.Lampley 1845/8
(56.03) Robertson 1845/15
(56.02) Galbreath 2116/672
(58.03) Old Path Baptist Church 595/574
(48) Varden 508/44
(46.07) Lavender 1232/316
(46.08) Carter 2139/529
(46.06) W.C.Totty 1158/134
(46.09) W.C.Totty 1432/567
(63) C.M. Lampley Heirs 4089/807 746/624
(58.05) H.A. & S.R. Lampley , Trustees 2087/89
4.08 Ac ±
28.17 Ac.
30.17 Ac.
29.17 Ac.
116.7 Total Acres
1" = 200'
SCALE
CUMBERLAND SURVEY
BOYD B. GIBBS , RLS # 1598
104 South Public Square Centerville , Tennessee 37033 931-729-5052
7710 Caney Fork Road Fairview , Tennessee 37062 615-799-9077
I hereby certify that this is a Category I survey with a ratio of precision of 1:10000 and has been made using the latest recorded deeds and other information in the public record; that there are no encroachments or projections other than those shown ; that the survey has been made on the ground unless otherwise indicated; and that in my professional opinion, the survey is correct to the best of my knowledge and belief.
JAN 4 , 2008 # 08-01
Tract Division Survey for
Samuel B. Warden & June L. Warden
Owners of Record Deed Book / Page 120/348, 442 & 2078/843 Register's Office of Williamson County, Tennessee
Portions of PARCELS 50 & 58 PROPERTY MAP 21
First Civil District Williamson Co., Tn.
City of Fairview

ORDINANCE 2026-20

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 1.72 (+/-) ACRE PORTION OF PROPERTY LOCATED BETWEEN HIGHWAY 96 AND HORN TAVERN ROAD, EAST OF THE INTERSECTION OF HIGHWAY 96 AND HORN TAVERN ROAD (WILLIAMSON COUNTY TAX MAP 021, PARCEL 058.00) FROM CD-2 (RURAL) TO CD-4 (NEIGHBORHOOD CENTER)

WHEREAS, the City of Fairview Development Code and the Zoning Map adopted therein provide for the regulation of land use within the corporate limits of the City; and

WHEREAS, the following property has been submitted for rezoning:

- A 1.72 (+/-) acre portion of property located between Highway 96 and Horn Tavern Road, East of the intersection of Highway 96 and Horn Tavern Road, consisting of Williamson County Tax Map 021, Parcel 058.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Warden Hwy 96 LP; and

WHEREAS, the subject property is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission reviewed the request and forwarded it to the Board of Commissioners on September 8, 2026, with a **positive** recommendation for approval without conditions; and

WHEREAS, the Board of Commissioners has determined that consideration of this rezoning request is warranted; and

WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1.
The Development Code and Zoning Map of the City of Fairview, Tennessee, are hereby amended by rezoning the following parcel:

- A 1.72 (+/-) acre portion of property located between Highway 96 and Horn Tavern Road, East of the intersection of Highway 96 and Horn Tavern Road, consisting of Williamson County Tax Map 021, Parcel 058.00, proposed to be rezoned from CD-2 (Rural) to CD-4 (Neighborhood Center), Property Owner: Warden Hwy 96 LP; and

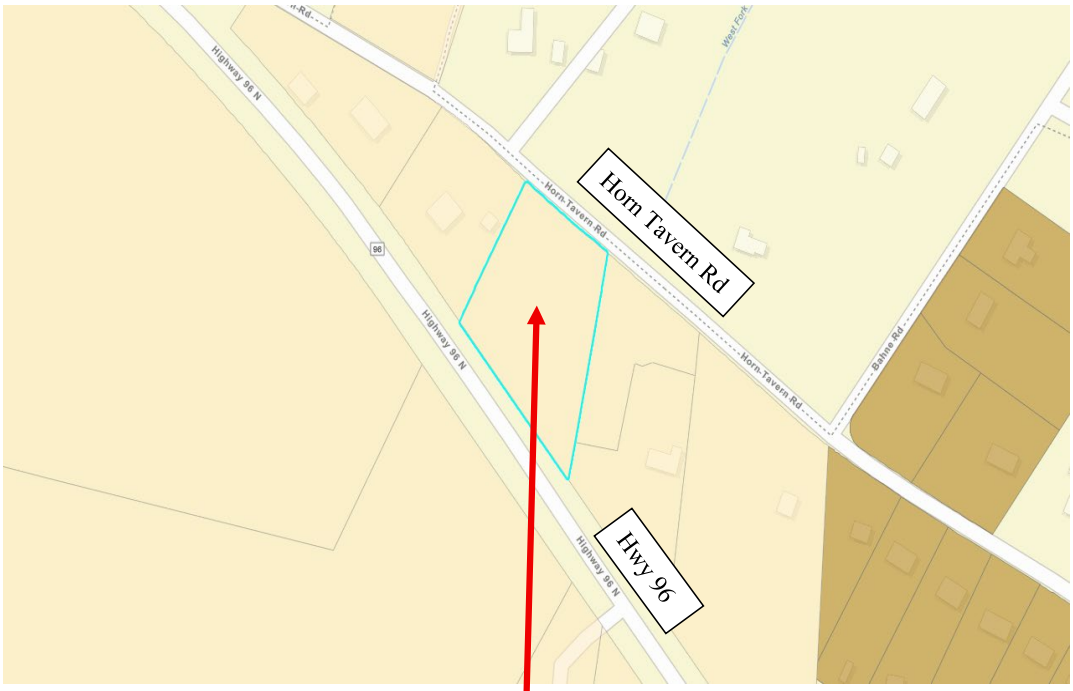
SECTION 2.
This rezoning request was submitted by applicant, Pegah Abhari (North American Realty Acquisition Corporation), and is deemed to serve the public welfare. The rezoning of this

property shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 021, Parcel 058.00
- Total Area: 1.72 (+/-) acres
- Location: Hwy 96 and Horn Tavern Rd, East of the intersection of Hwy 96 and Horn Tavern Rd
- Requested Zoning: CD-4 (Neighborhood Center)
- Property Owner: Warden Hwy 96 LP

SECTION 4.
This ordinance shall take effect upon final passage, the public welfare requiring it.



Parcel for Rezoning:
Tax Map 021, Parcel 058.00
1.72 (+/-) Total Acres
Hwy 96 and Horn Tavern Rd, East of the intersection of Hwy 96 and Horn Tavern Rd
Requested Zoning: CD-4 (Neighborhood Center)
Owner: Warden Hwy 96 LP
Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

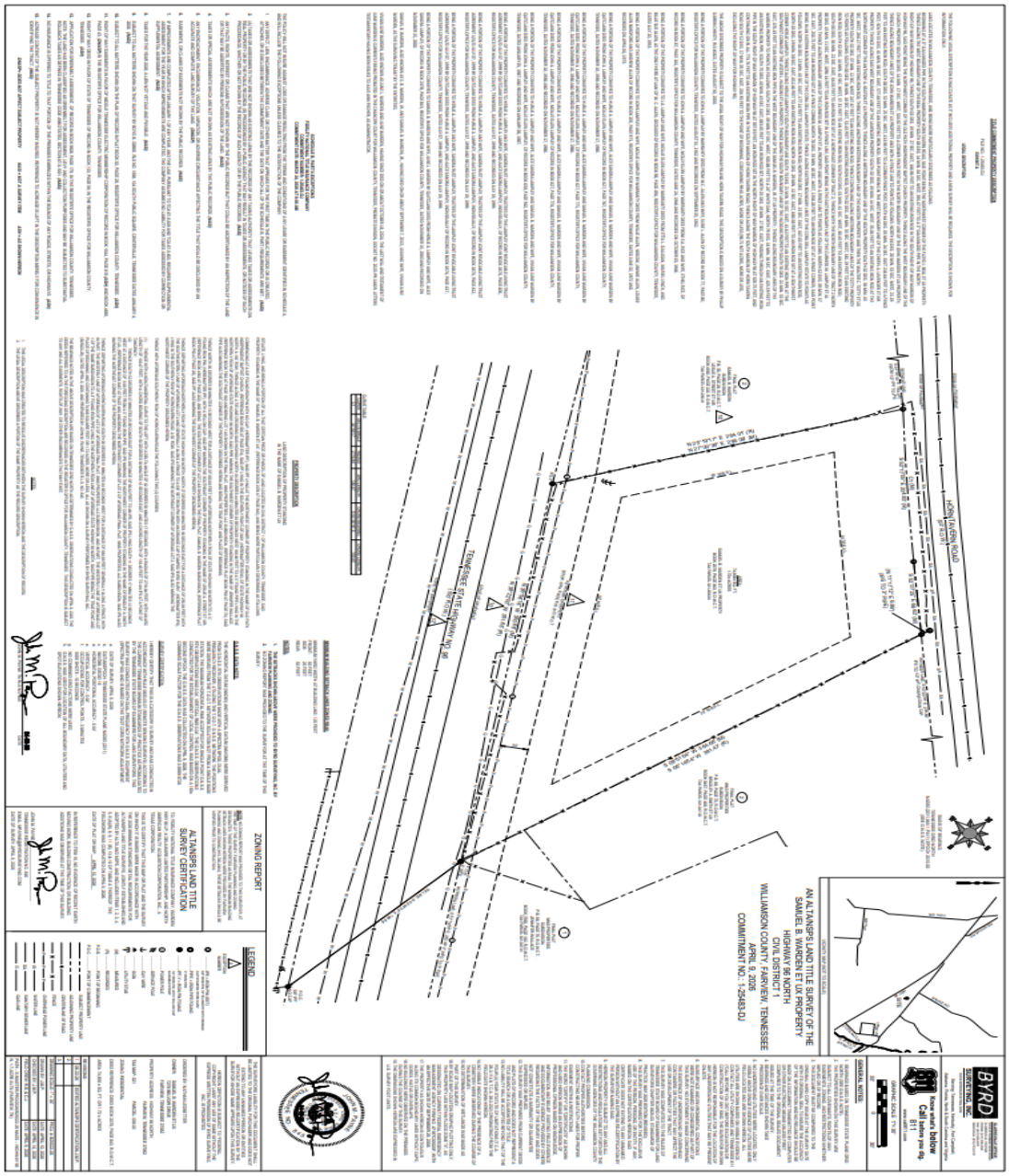
_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Williamson Herald


AN ALTA/NSPS LAND TITLE SURVEY OF THE
SAMUEL B. WARREN ET UX PROPERTY
HIGHWAY 96 NORTH
CIVIL DISTRICT 11
WILLIAMSON COUNTY, FAIRVIEW, TENNESSEE
APRIL 9, 2026
COMMITMENT NO.: 1-25483-DJ
HORN TAVERN ROAD
TENNESSEE STATE HIGHWAY NO. 96
ZONING REPORT
ALTA/NSPS LAND TITLE
SURVEY CERTIFICATION
LEGEND
BYRD
SURVEYING, INC.
Know what's below
Call before you dig.
811

STAFF REPORT
PC-39-26

Project Number: RZN-26-0009

Project Name: Highway 96N

Application Type: Rezoning

Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Owner: Jeffery James Warden

Initial Submittal Date: 7/09/2026

Resubmittal Date: 8/04/2026

Tax Map: 021 P **Parcel:** 050.08

Project Summary

Ms. Pegah Abhari (North American Realty Acquisition Corporation), applicant, has submitted a request to rezone the entire parcel located at 255 Highway 96 (Tax Map 21 Parcel 058.00), totaling 1.72 (+/-) acres located between Highway 96 and Horn Tavern Road, east of the intersection of Highway 96 and Horn Tavern Road. The applicant is requesting to rezone the parcel from CD-2 (Rural) to CD-4 (Neighborhood Center).

The applicant provided the following explanation for the request, "*Land is currently vacant, with strong visibility and frontage to HWY 96. We are proposing to rezone the subject parcel to CD-4 (Neighborhood Center) to allow higher flexibility to support future development. Flexibility in the final use mix is requested to allow the site to respond appropriately to community needs as it comes forward for development.*"

Surrounding Zoning and Land Uses
All properties to the south, east and west are located within the municipal boundaries of Fairview, while the property to the north is located within Williamson County. All adjacent properties contain single family detached residential land uses or are vacant. The properties to the north are located within Williamson County and zoned MGA-1. The properties to the east and west are zoned CD-2 (Rural) and the property to the south is zoned CD-3. The properties to the southwest are Item C on this agenda (PC-40-26), which is also a rezoning request from CD-2 to CD-3.

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies this property as future land use classification Rural Corridor. The Rural Corridor classification notes appropriate land uses as

Agriculture and Single-Family Detached Residential and appropriate zone districts as AR-15A, AR-5A and RS-40, which transitioned to CD-2, CD-2W, and CD-3L character districts within the newly adopted Fairview Development Code.

The requested character district of CD-4 (Neighborhood Cemter) does not align with the appropriate character districts as listed in the Rural Corridor land use classification within the 2040 Plan.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 1.72 (+/-) acres located on Tax Map 21 Parcel 050.08 located between Highway 96 and Horn Tavern Road and east of the intersection of Highway 96 and Horn Tavern Road from the current zoning of CD-2 to CD-4, with the following condition of approval included in Resolution PC-39-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.

ORDINANCE 2026-21

AN ORDINANCE TO AMEND THE DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF FAIRVIEW, TENNESSEE, BY REZONING A 6.2 (+/-) ACRE PORTION OF PROPERTY LOCATED AT 7319 WILEY CIRCLE (WILLIAMSON COUNTY TAX MAP 042I, GROUP A, PARCEL 005.00) FROM CD-3 (NEIGHBORHOOD GENERAL) TO CD-4 (NEIGHBORHOOD CENTER)

WHEREAS, the City of Fairview Development Code and the Zoning Map adopted therein provide for the regulation of land use within the corporate limits of the City; and

WHEREAS, the following property has been submitted for rezoning:

- A 6.2 (+/-) acre portion of property located at 7319 Wiley Circle, consisting of Williamson County Tax Map 042I, Group A, Parcel 005.00, proposed to be rezoned from CD-3 (Neighborhood General) to CD-4 (Neighborhood Center), Property Owner: Fairview Investments GP; and

WHEREAS, the subject property is located within the corporate limits of the City of Fairview; and

WHEREAS, the City of Fairview Municipal Planning Commission reviewed the request and forwarded it to the Board of Commissioners on September 8, 2026, with a **negative** recommendation for approval without conditions; and

WHEREAS, the Board of Commissioners has determined that consideration of this rezoning request is warranted; and

WHEREAS, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1.
The Development Code and Zoning Map of the City of Fairview, Tennessee, are hereby amended by rezoning the following parcel:

- A 6.2 (+/-) acre portion of property located at 7319 Wiley Circle, consisting of Williamson County Tax Map 042I, Group A, Parcel 005.00, proposed to be rezoned from CD-3 (Neighborhood General) to CD-4 (Neighborhood Center), Property Owner: Fairview Investments GP; and

SECTION 2.
This rezoning request was submitted by applicant, Jesse McInernery, and is deemed to serve the public welfare. The rezoning of this property shall be subject to all applicable ordinances, regulations, and requirements of the City of Fairview.

SECTION 3.
Summary of Rezoning:

- Tax Map 042I, Group A, Parcel 005.00
- Total Area: 6.2 (+/-) acres
- Location: 7319 Wiley Circle
- Requested Zoning: CD-4 (Neighborhood Center)
- Property Owner: Fairview Investments GP

SECTION 4.
This ordinance shall take effect upon final passage, the public welfare requiring it.



Parcel for Rezoning:
Tax Map 042I, Group A, Parcel 005.00
6.2 (+/-) Total Acres
7319 Wiley Circle
Requested Zoning: CD-4 (Neighborhood Center)
Owner: Fairview Investments GP / Applicant: Jesse McInerney

Approved by the Board of Commissioners:

_____
Lisa Anderson, Mayor

ATTEST:

_____
Rachel Jones, City Recorder

LEGAL FORM APPROVED:

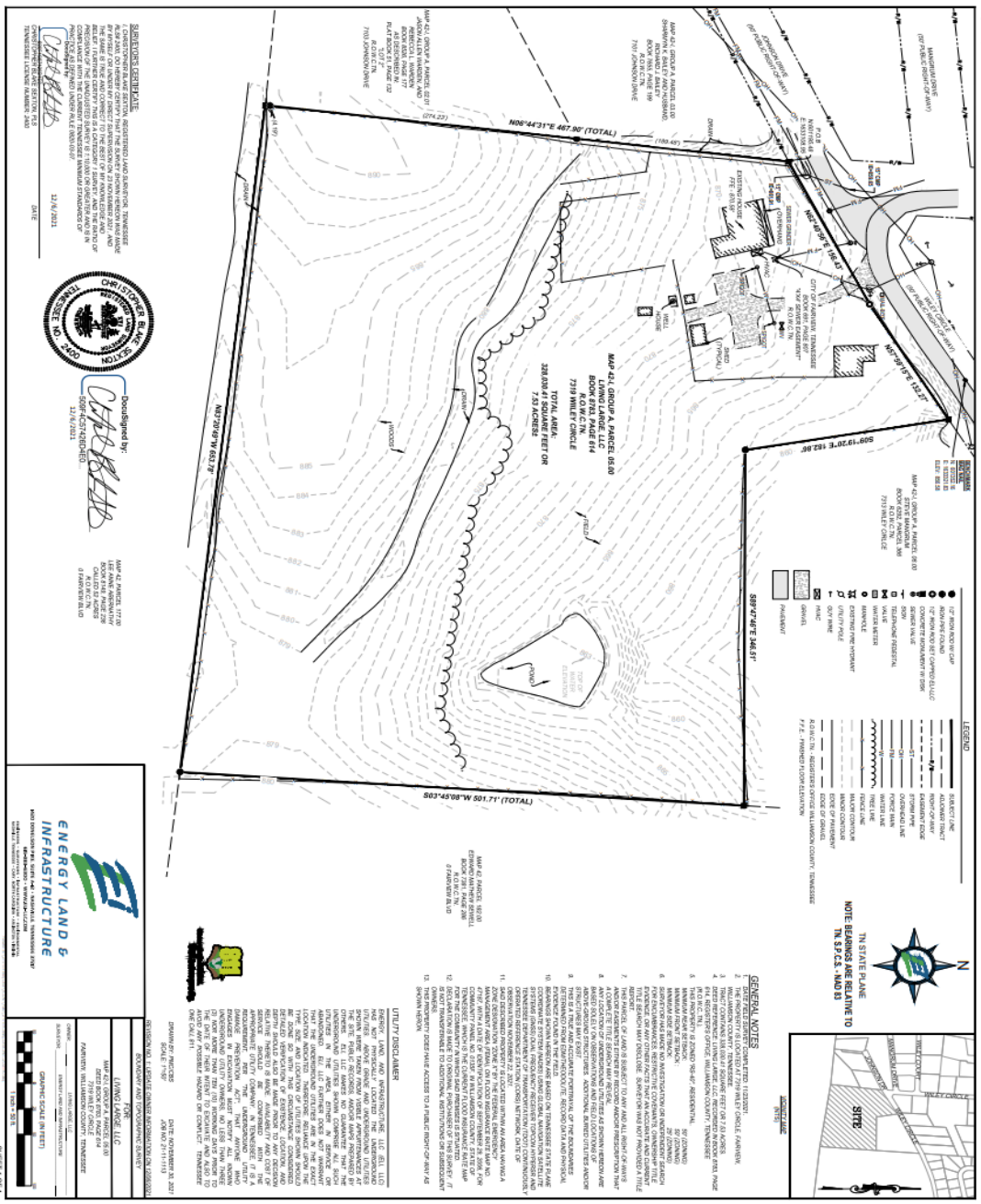
_____
Patrick M. Carter, City Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

Published for public notice on: _____ In: The Williamson Herald



STAFF REPORT
PC-38-26

Project Number: RZN-26-0010

Project Name: 7319 Wiley Circle

Application Type: Rezoning

Applicant: Jesse McInerney

Owner: Fairview Investments GP

Initial Submittal Date: 7/10/2026

Tax Map: 042I **Group**: A **Parcel:** 005.00

Project Summary

Mr. Jesse McInerney, applicant, has submitted, on behalf of the owner, Fairview Investments GP, a request to rezone a 1.18 (+/-) acre portion of property located at 7319 Wiley Circle (Tax Map 042I Group A Parcel 005.00), from CD-3 (Neighborhood General) to CD-4 (Neighborhood Center). The property is located on the south side of Wiley Circle at the intersection with Mangrum Drive. The property contains a total of 7.53 (+/-) acres and is currently zoned CD-3.

The purpose of this rezoning request is to have a split zone lot that is both CD-3 and CD-4. This is being requested so that the property aligns with the two (2) future land use classifications placed on the property by the Fairview Forward 2040 Plan. Based on the Fairview Forward 2040 Plan map, the Residential Transition Neighborhood future land use classification is located along the property frontage of Wiley Circle and is estimated at a size of 1.18 (+/-) acres. The larger portion of the property is classified as Legacy Neighborhood (Residential–Medium) and it contains approximately 6.20 (+/-) acres.

The larger portion of the property, approximately 6.20(+/-) acres is classified as Legacy Neighborhood (Residential–Medium). This future land use classification lists RS-40 and R-20 as appropriate zoning districts in the 2040 Plan. The RS-40 and R-20 zoning districts transitioned to CD-2W and CD-3L within the new development code. The property was rezoned to character district CD-3 and the owner is not requesting to rezone this portion of the property.
.
The smaller portion of the property, approximately 1.18 (+/-) acres is classified as future land use classification Residential Transition Neighborhood. This classification lists Rs-15, RS-8, RS-5 and RM-8 with a PUD as appropriate zoning districts in the 2040 Plan. These zoning districts transitioned to the CD-3 and CD-4 character districts within the

new development code. This portion of the property was rezoned to character district CD-3 and the owner is requesting to rezone this portion of the property to CD-4.

Surrounding Zoning and Land Uses

All surrounding properties are located within the municipal boundaries of Fairview and contain either single family residential land uses, are approved for single-family detached residential land uses or are currently vacant. The adjacent properties to the north and northwest contain single family detached residential land uses. The property to the east is currently vacant. The property to the south contains phases of the City Center Planned Overlay District (POD), which are approved for single family residential land uses. The property to the west contains a single-family detached residence, while the other property located to the west is currently vacant.

The properties to the north and west are all zoned CD-2 (Rural). The property to the south is zoned Main Street Mixed Use Planned Overlay District (POD) and is the existing Fairview City Center Development. The property to the east is zoned CD-4 (Neighborhood Center).

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies this property as being within both the Legacy Neighborhood (Residential–Medium) future land use classification and the Residential Transition Neighborhood future land use classification. The Residential Transition classification is on a portion of the property that is approximately 1.18 acres (+/-) in size, while the Legacy Neighborhood (Residential-Medium) classification covers the remaining 6.20 (+/-) acres of the property.

The Residential Transition Neighborhood classification notes appropriate land uses as Multi-Family, Single-Family Attached, Single-Family Detached, and Civic & Institutional. This classification lists two (2) appropriate character districts as appropriate, which are CD-3 (Neighborhood) and CD-4 (Neighborhood Center).

The Legacy Neighborhood (Residential–Medium) classification notes one (1) land use as appropriate, which is Single-Family Detached. This classification lists two (2) character districts as appropriate and that is CD-2W (Woodlot) and CD-3L (Neighborhood Large Lot).

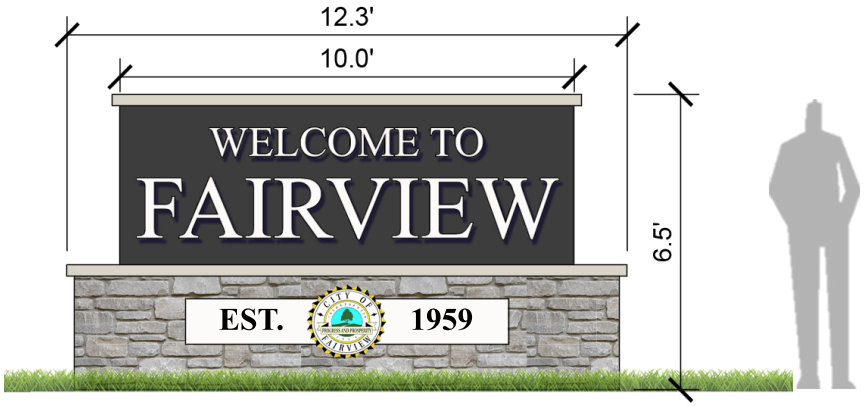
The requested character district of CD-4 (Neighborhood Center) does align with the appropriate character districts as listed in the Residential Transition Neighborhood and the proposed future land use of single-family detached residential is in alignment with both future land use classifications.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone a 1.18 (+/-) acre portion of property located at 7319 Wiley Circle, identified as Tax Map 042I Group A

Parcel 005.00 from the current zoning of CD-3 to CD-4, with the following condition of approval included in Resolution PC-38-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.



CONCEPT A

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, SHOP FABRICATED POWDER-C
ALUMINUM SIGN PANEL (PAINTED BLACK) WITH DECORATIVE ALUMINUM CAP, AND PIN MOUNTED ST
LETTERS.



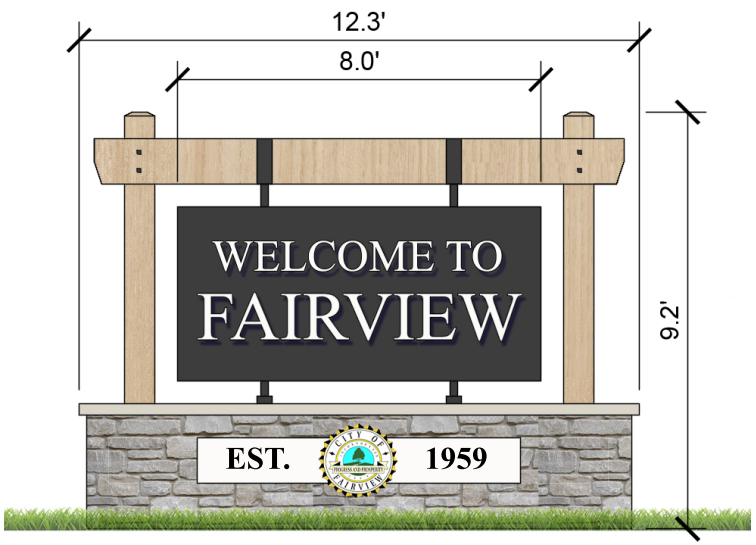
CONCEPT A LIGHTING

TYPE OF LIGHTING: LED BACK-LIT LETTERS

FAIRVIEW ENTRY SIGNAGE | CONCEPT A

8/13/2025

Kimley»Horn



CONCEPT B

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, CEDAR WOOD 12" CROSS BEA
SHOP FABRICATED POWDER-COATED ALUMINUM SIGN PANEL (PAINTED BLACK), AND PIN MOUNTEI
STEEL LETTERS.



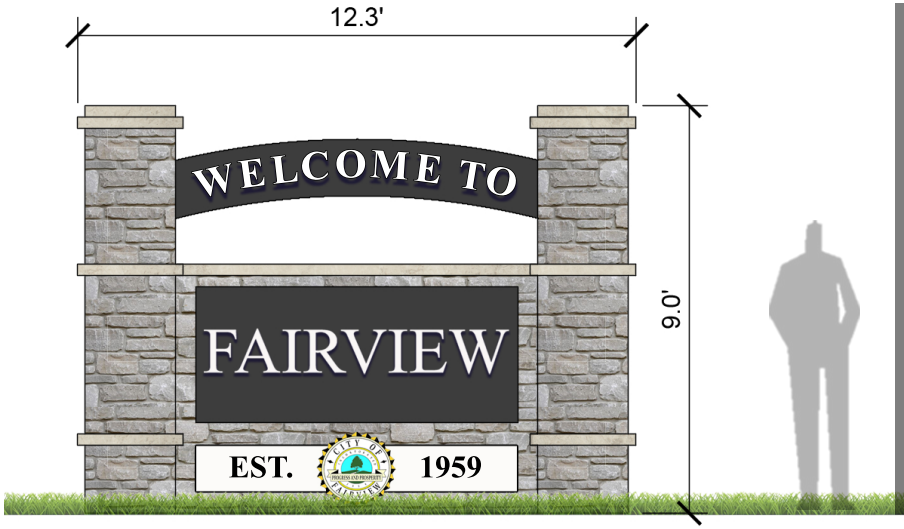
CONCEPT B LIGHTING

TYPE OF LIGHTING: LED UP-LIGHTING

FAIRVIEW ENTRY SIGNAGE | CONCEPT B

8/13/2025

Kimley»Horn



CONCEPT C

MATERIALS: TENNESSEE LIMESTONE BASE AND COLUMNS WITH SANDSTONE CAP AND DETAILING, SI
POWDER-COATED ALUMINUM SIGN PANELS (PAINTED BLACK), AND WHITE ACRYLIC LETTERS.



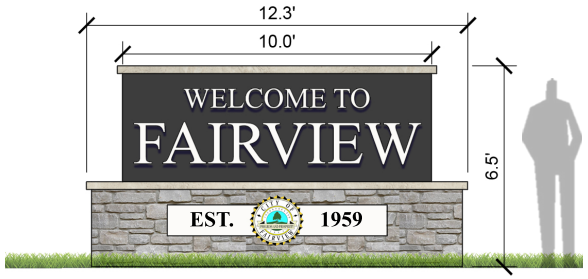
CONCEPT C LIGHTING

TYPE OF LIGHTING: INTERIOR CHANNELS OF THE ACRYLIC LETTERS HOUSE LED LIGHTS. LED UP-
COLUMNS.

FAIRVIEW ENTRY SIGNAGE | CONCEPT C

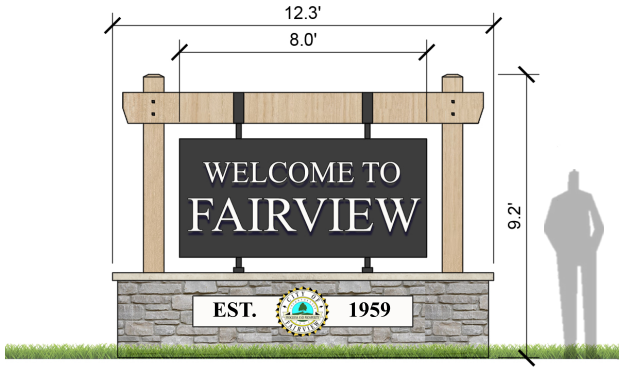
8/13/2025

Kimley»Horn



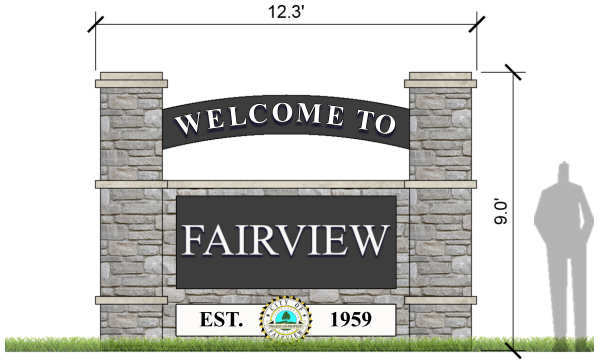
CONCEPT A

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, SHOP FABRICATED POWDER-C
ALUMINUM SIGN PANEL (PAINTED BLACK) WITH DECORATIVE ALUMINUM CAP, AND PIN MOUNTED ST
LETTERS.



CONCEPT B

MATERIALS: TENNESSEE LIMESTONE BASE WITH SANDSTONE CAP, CEDAR WOOD 12" CROSS BEA
SHOP FABRICATED POWDER-COATED ALUMINUM SIGN PANEL (PAINTED BLACK), AND PIN MOUNTE
STEEL LETTERS.



CONCEPT C

MATERIALS: TENNESSEE LIMESTONE BASE AND COLUMNS WITH SANDSTONE CAP AND DETAILING, SI
POWDER-COATED ALUMINUM SIGN PANELS (PAINTED BLACK), AND WHITE ACRYLIC LETTERS.

FAIRVIEW ENTRY SIGNAGE | CONCEPTS

8/13/2025

Kimley»Horn

JARVIS SIGNS
DESIGN • BUILD • INSTALL • SERVICE

Project: City of Fairview Monument Signage

Jarvis Signs is pleased to provide the included quote for the City of Fairview Monument sign project. Should you have any questions or need additional information please feel free to contact me, Jared Dorris in any of the following ways:

E-Mail: jared@jarvissigns.com
Phone: 615-865-6062 x 225
Cell: 615-397-4931

Thanks for the opportunity. I look forward to working on this project with your team.

Thanks,

Jared Dorris
Project Manager
Jarvis Signs

310 Madison St
Madison, TN 37115

615.865.6062

www.jarvissigns.com

BID FORM

CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE
City of Fairview, TN

Proposal (herein after called "Bidder") organized and existing under the laws of the State of Tennessee doing business as (a corporation), (a partnership) or (an individual).

To City of Fairview (hereinafter called "Owner".)

To Whom It May Concern:

The Bidder, in compliance with your advertisement for CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE, Fairview, TN and having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" issued by the Owner and to fully complete the project within **365** consecutive calendar days thereafter as stipulated in the General Conditions. Bidder further agrees to pay as liquidated damages the sum of **$250.00** per day for each consecutive calendar day thereafter as provided in Article 3 of the General Conditions.

Bidder acknowledges receipt of the following addendum:

Addendum Number	Received on	Acknowledged By
Addendum #1	_____	_____
Addendum #2	_____	_____
Addendum #3	_____	_____
Addendum #4	_____	_____
Addendum #5	_____	_____
Addendum #6	_____	_____

Bidder agrees to construct all improvements to CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE in Fairview, TN as described in the specifications and shown on the plans. It is the intention of City of Fairview to award the contract on the Base Bid total amount. The Owner reserves the right to reject any bid that does not reasonably reflect the scope of the individual work items.

BID FORM 004100
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

BASE PROPOSAL

Bidder agrees to construct all site improvements for CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE in Fairview, TN as described in the specifications and shown on the plans, to include but not limited to:

> The fabrication, mobilization, construction, and installation of three (3) new welcome signs. These signs will be installed in the same locations as the three (3) existing welcome signs. The Owner will be responsible for the demolition of the three (3) existing welcome signs and the removal of existing light fixtures. Power is available at each sign location.

Contractor will list unit prices for all items in the base proposal and list the total sum below.

Total Sum of One hundred sixty three thousand, six hundred ninety two dollars 00/100 ($ 163,692.00)

Show dollar amount in both words and figures. In case of discrepancy, the amount in words shall govern.

The Bidder understands that the Owner reserves the right to reject any or all Bids and to waive any informalities in the Bidding, including but not limited to unbalanced bids.

The Bidder agrees that this Bid shall be valid and may not be withdrawn for a period of 60 calendar days after the schedule closing time for receiving Bids, except upon risk of forfeiture of Bid Bond.

Upon receipt of written notice of the acceptance of this Bid, the Bidder will execute the formal contract attached within **ten (10)** days and deliver a Surety Bond or Bonds as required by the Contract Documents.

The Bid security in the sum of 5%:

Eight thousand one hundred eighty four & 60/100 ($ 8,184.60/100)

is to become the property of the Owner in the event the Contract and Bond are not executed within the time set forth, as liquidated damages for the delay and additional expense to the Owner caused thereby.

I certify the above prices include all labor, materials, profit and overhead required to complete the work as stated by the Contract Documents for this project.

BID FORM 004100
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

RESPECTFULLY SUBMITTED:

(Signature)

BY: Rebecca Jarvis
(Typewritten or Printed)

TITLE: President

ADDRESS: 310 Madison St.
Madison, TN 37115

TN License No: 53010

SEAL (if Bid is by Corporation)

END OF SECTION 004100

CERTIFICATE OF DRUG FREE WORK PLACE 004500
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

As Bidder, Contractor, or Subcontractor on the City of Fairview Construction Contract,

CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

The undersigned states that it acknowledges and adheres to the City of Fairview Drug Free Workplace policy and if awarded a contract for this project, agrees in performance of work:

1. To require drug and alcohol screening (urine testing, breath analysis, or other testing procedures) in the following situations: Pre-Employment; Department of Transportation Commercial Drivers, Reasonable Suspicion; Post Accident and Follow Up Drug Testing as part of Substance Abuse Rehabilitation.

2. To operate a drug free workplace program or alcohol testing program with requirements at least as stringent as City of Fairview.

Jarvis Awards Sign & Flag Co.
Contractor's Name

2/4/2026
Date

Signature

Rebecca Jarvis, President
Printed or Typed Name and Title

END OF SECTION 004500

CERTIFICATE OF NON-DISCRIMINATION 004500
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

As Bidder, Contractor, or Subcontractor on the City of Fairview Contract,

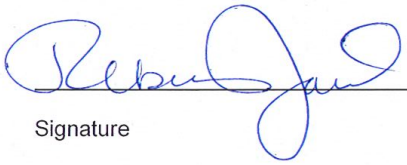
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

The undersigned states that it does not discriminate against any subcontractor, employee, or applicant for employment on the grounds of race, color, national origin or sex and, if awarded a contract for this project, agrees in performance of work:

1. Not to discriminate against any subcontractor, employee, or applicant for employment on the grounds of race, color, national original or sex;
2. To maintain payrolls of laborers and mechanics employed on this contract until five (5) years after final release and final payment by the Owner;
3. To require a similar certificate to be executed by each Sub-contractor at the time a subcontract is executed under the contract with the requirement that such Sub-contractor agrees to require a similar certificate of requirement on any lower tiers of subcontracts.
4. To conform with federal law, state statutes, executive orders, and local ordinances.

Jarvis Award Sign & Flag Co.
Contractor's Name

2/4/26
Date


Signature

Rebecca Jarvis, President
Printed or Typed Name and Title

END OF SECTION 004500

TENNESSEE IRAN DIVESTMENT ACT 004501
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

The Iran Divestment Act Affects Purchasing In Tennessee Cities and Towns:

With the passage of Public Chapter No. 817 and effective July 1, 2016, the General Assembly of the State of Tennessee added an additional chapter to the Tennessee Code Annotated cited as the "Iran Divestment Act." Codified in T.C.A. §12-12-101 et. seq., the General Assembly implemented the authority granted under federal law, specifically Section 202 of the Comprehensive Iran Sanctions, Accountability, and Divestment Act of 2010 (Public Law 111-195).

This title requires the state chief procurement officer to publish a list of persons and entities determined to be engaged in investment activities with Iran on the state's website. Those who are included on this list are prohibited from contracting with any political subdivision of this state and any contract entered into shall be void. The Tennessee Department of General Services, Central Procurement Office has adopted the list created by South Carolina, which will be posted on the state website. The link below will provide access to the list of entities that are covered by the Act:

https://www.tn.gov/assets/entities/generalservices/cpo/attachments/List_of_persons_pursuant_to_Tenn._Code_Ann._12-12-106,_Iran_Divestment_Act-July.pdf

In addition, when competitive bidding is required, every bid or proposal made to a political subdivision of the state shall contain the following statement affirmed by the bidder as true under the penalties of perjury:

"By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to §12-12-106."

The affirmation by each bidder may be submitted electronically. No bid shall be considered for award where this condition is not met, except under very narrow limitations stated in the act. For more information, please contact your MTAS Finance and Accounting Consultant.

2/4/26
Date

Signature

Rebecca Jarvis, President
Printed or Typed Name and Title

END OF SECTION 004501

BID BOND

Any singular reference to Bidder, Surety, Owner, or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Jarvis Award Sign & Flag Co
310 Madison Street
Madison, TN 37115

SURETY (Name and Address of Principal Place of Business):

Merchants National Bonding, Inc.
PO Box 14498
Des Moines, IA 50306

OWNER: City of Fairview
7100 City Center Way
Fairview, TN 37062

BID DUE DATE: on **February 9th, 2026 at 10:00 AM**

PROJECT:

The City of Fairview Entry Monument Signage includes the fabrication, mobilization, construction, and installation of three (3) new welcome signs. These signs will be installed in the same locations as the three (3) existing welcome signs. The Owner will be responsible for the demolition of the three (3) existing welcome signs and the removal of existing light fixtures. Power is available at each sign location.

BOND:

Bond Number: N/A

Date (Not later than Bid due date): February 9, 2026

Penal sum

5% of amount bid	5%
(Words)	(Figures)

BID BOND 006100
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

BIDDER	SURETY
Jarvis Award Sign & Flag Co (Seal)	Merchants National Bonding, Inc. (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: [signature] President	By: [signature]
Signature and Title	Signature and Title Melissa Propst, Attorney-in-fact
	(Attach Power of Attorney)
Attest: [signature]	Attest: [signature]
Signature and Title	Signature and Title Emma Harvey, Attorney-in-fact

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

Note: Above addresses are to be used for giving required notice.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Surety's liability.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
   a. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   b. All Bids are rejected by Owner, or
   c. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award, including extensions, shall not in the aggregate exceed 365 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

END OF SECTION 006100

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Adam Harris; Alex M Rechtin; Brian L Sewell; Dale E Wolcott; Emma Harvey; Kenny Albert; Lakala Carter; Melissa Propst; Steven M Baas

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 16th day of January , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 16th day of January 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 9th day of February , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS NATIONAL INDEMNITY COMPANY CALIFORNIA

Secretary

POA 0018 (5/25)

Jarvis Award, Sign and Flag Co.

310 Madison Street
Madison, TN 37115
615-865-6062

Estimate

Date	Estimate #
2/3/2026	27722

Name / Address	Install Address
City of Fairview TN 7100 City Center Way Fairview, TN 37062	

Rep	P.O. No.
JD	

Description	Qty	Cost	Total
City of Fairview Entry Monument Signage			
12'-3" wide x 10'-0" tall stone monument sign with aluminum pans and halo illuminated channel letters. Includes everything necessary for sign including foundation, masonry, flood lights and aluminum sign components.	3	47,064.00	141,192.00T
Installation	3	7,400.00	22,200.00T
Permit Acquisition	1	300.00	300.00
Permits at Cost (Assessed after purchase)	1	0.00	0.00
Non Profit Organizations/ Cert on File		0.00%	0.00
		Total	$163,692.00

Customer Signature _____

RESOLUTION 07-26

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, ACCEPTING THE BID FOR NEW MONUMENT ENTRY SIGNAGE

WHEREAS, the City of Fairview desires to enhance the appearance, identity, and visibility of the City through the installation of new monument entry signage; and

WHEREAS, the City of Fairview requested bids for the construction and installation of new monument entry signage at designated entry points within the City; and

WHEREAS, the City publicly advertised for bids and conducted a bid opening in accordance with applicable purchasing requirements on February 9, 2026; and

WHEREAS, JARVIS SIGNS is the lowest responsive and responsible bidder with a base bid of **$163,692.00**; and

WHEREAS, the Board of Commissioners finds that acceptance of this bid is in the best interest of the City of Fairview and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

1. That the bid for the project described as **New Monument Entry Signage** is hereby accepted in the total amount of **$163,692.00**.
2. That the Mayor and/or City Manager is hereby authorized and directed to execute all necessary contracts, agreements, purchase orders, and related documents required for the completion of this project, subject to review and approval by the City Attorney if applicable.
3. That this Resolution shall become effective immediately upon its adoption, the public welfare requiring it.

Passed and adopted this 19th day of February, 2026.

Mayor Lisa Anderson

Lisa Anderson, Mayor

ATTEST:

Rachel Jones

Rachel Jones, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

CONTRACT FOR: CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

This Agreement made and entered into as of this 19th day of Feb, 2026 by and between Jarvis Award, Sign and Flag Co. (hereafter "Contractor"), and City of Fairview, a CITY GOVERNMENT organized under the laws of the State of Tennessee (hereafter "Owner").

Whereas City of Fairview published a legal Notice to Bidders pursuant to CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE and issued drawings and specifications for the construction and performance of specified incidental work; and

Whereas Contractor submitted a proposal dated on February 9, 2026, in accordance with such Notice to Bidders, drawings and specifications; and such proposal was accepted by City of Fairview as the best bid;

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and promises herein contained, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Contractor hereby agrees to construct the project in accordance with the drawings and specifications bid upon and provided hereto, and in accordance with all other documents incorporated herein as set forth in this Section, at the stipulated Lump Sum Amount of:

One hundred sixty-three thousand six hundred ninety two dollars $ ($163,692.00)

Contractor shall promptly begin construction on the date specified hereafter in the written Notice to Proceed provided by City of Fairview's Consultant and shall fully complete all work within three hundred sixty-five (365) calendar days.

Should Contractor fail to complete all work within three hundred sixty-five (365) calendar days, Contractor shall pay City of Fairview $250 per day as liquidated damages for each calendar day required for the completion of the contract beyond the time stipulated. Additionally, Contractor shall pay City of Fairview $250 per day as liquidated damages for each calendar day that all punch-list work and submission of all close-out documents remain incomplete beyond thirty (30) days from the date of substantial completion.

A. Contractor agrees to execute a Performance Bond in an amount equal to 100% of the contract sum with Surety to be approved by the Mayor and City Attorney, or their designated representatives, as security for full and faithful performance of the contract and for the payment of labor and material furnished.

B. City of Fairview reserves the right to require that Contractor provide an additional bond or bonds in such form and amount, and with such surety or sureties as approved by City of Fairview, should City of Fairview determine that the surety or sureties provided by Contractor to be insufficient to cover the performance of Contractor's work. In such event, no further

payment shall be due Contractor until such new or additional bonds shall be provided in the manner and form satisfactory to City of Fairview. This Contract shall not take effect until such Bond has been executed and approved.

C. Contractor agrees to maintain the different types of insurance deemed appropriate by City of Fairview as expressly set forth in the Contract Specifications with insurance companies acceptable to City of Fairview at Contractor's sole cost and expense and shall provide evidence of such insurance to City of Fairview contemporaneous with the commencement of this Agreement.

Upon completion of all work to be performed under this Agreement, Contractor shall provide a written statement of all work performed. Any outstanding balance owed by City of Fairview shall be paid to Contractor or Contractor's successors or assigns out of the funds designated by City of Fairview for this project, excepting therefrom any sum to be lawfully retained under the terms of this Agreement, and all such funds as may be due to City of Fairview.

The Project Manager of City of Fairview or his/her designated representative shall have the right to suspend the work provided for herein due to any default by Contractor, and such suspension shall not affect the right of City of Fairview to any damages for such breach.

The City Manager of City of Fairview or his/her designated representative reserves the right to discharge the Contractor for breach of any provision of this Contract, and such discharge shall not affect the right of City of Fairview against Sureties on the bond provided.

It is agreed an enumeration of drawings, specifications and addenda which form a part of this Contract, as set forth in Article 2 of the General Conditions, "Contract Documents", is as follows:

Bidding and Contract Requirements

Section 000115 ..... Index of Drawings
Section 001116 ..... Notice to Bidders
Section 002113 ..... Instructions to Bidders
Section 002513 ..... Prebid Meeting
Section 004100 ..... Bid Form
Section 004373 ..... Proposed Schedule of Values Form
Section 004500 ..... Certificate of Drug Free Workplace
Section 004500 ..... Certificate of Non-discrimination
Section 004501 ..... Tennessee Iran Divestment Act
Section 005000 ..... Construction Contract
Section 006100 ..... Bid Bond
Section 006113 ..... Performance Bond
Section 006500 ..... Partial Release of Liens for Subcontractors
Section 006500 ..... Final Release of Liens for Subcontractors
Section 006500 ..... Final Release of Liens for General Contractors

CONSTRUCTION CONTRACT 005000
CITY OF FAIRVIEW ENTRY MONUMENT SIGNAGE

Section 007200..... General Conditions of the Contract

Witness the signatures of the parties hereto, by their duly authorized officers, on the day and year first written.

CONTRACTOR:

Jarvis Award, Sign and Flag Co.
Contractor's Company Name

Corporate Secretary - Signature

Signature

Rebecca Jarvis
Printed or Typed Name

President
Title

CITY OF FAIRVIEW:

Lisa Anderson
Signature

Lisa Anderson
Printed or Typed Name

Mayor
Title

ATTESTED:

Rachel Jones
Signature

Rachel Jones
Printed or Typed Name

City Recorder
Title

END OF SECTION 005000

Price to powder coat the letters.
Remove the letters bring them back to the shop get them powder coated. Reinstall them on the signs.
3 locations
$4500.00

Plus tax.

Rodney

Rodney Jarvis
310 Madison St | Madison, TN 37115
615.865.6062
rodney@jarvissigns.com
www.jarvissigns.com
@jarvissigns JarvisSignCompany

Sample color options:







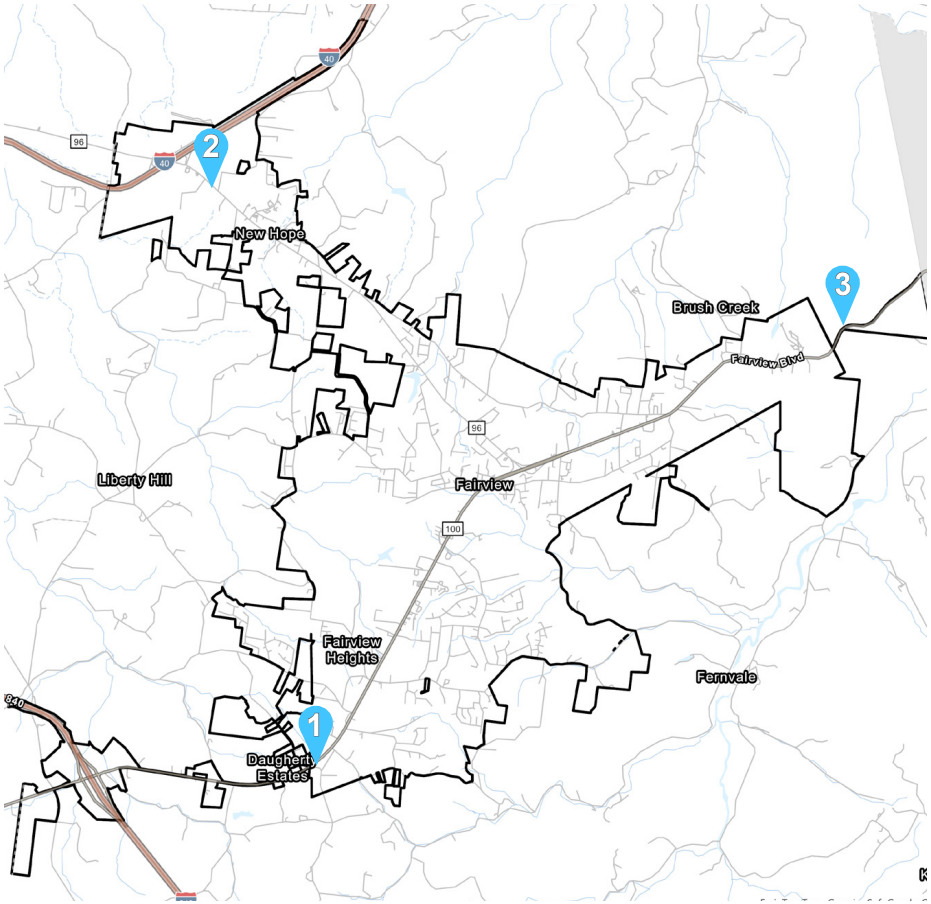


CITY OF FAIRVIEW
ENTRY MONUMENT SIGNAGE
DESIGN INTENT PACKAGE

SHEET INDEX

ENTRY MONUMENT SIGNAGE LOCATIONS.....1
ENTRY MONUMENT SIGNAGE DESIGN INTENT.....2
STATION 32 ENTRY MONUMENT SIGNAGE DESIGN INTENT.....3
ENTRY MONUMENT SIGNAGE LIGHTING DESIGN INTENT.....4

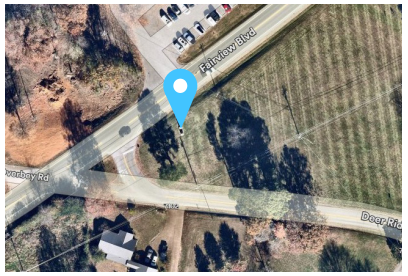
Kimley»Horn



SITE CONTEXT MAP

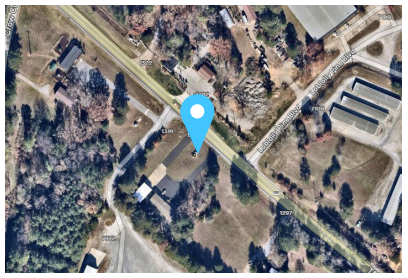
NOTES:

- PROPOSED ENTRY MONUMENT SIGNS TO BE INSTALLED AT THE EXISTING SIGN LOCATIONS INDICATED ON THIS PAGE.
- PROPOSED ENTRY MONUMENT SIGNS TO BE INSTALLED IN THE SAME FOOTPRINT & ORIENTATION AS THE EXISTING SIGNS.
- THE CITY OF FAIRVIEW WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL THREE (3) THE EXISTING SIGNS.





1. HWY 100 & DEER RIDGE RD





2. 1325 HWY 96



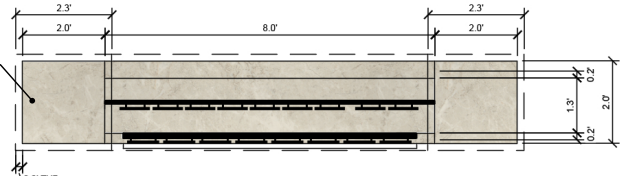


3. 1180 FAIRVIEW BLVD

ENTRY MONUMENT SIGNAGE LOCATIONS

Kimley»Horn

DECORATIVE COLUMN CAP
MATERIAL: 2" THICK GAUGED SANDSTONE CAP , WITH SNAPPED EDGE, 2" TYPICAL OVERHANG; MORTARED IN PLACE



PLAN VIEW



SEE PAGE 4 FOR LIGHTING DESIGN INTENT

ALUMINUM ARCH WITH PIN MOUNTED REVERSE LIT CHANNEL LETTERS
MATERIAL: 2" THICK SHOP FABRICATED ALUMINUM SIGN PANEL
LETTERS: BRUSHED STAINLESS STEEL REVERSED LIT CHANNEL LETTERS TO BE PIN MOUNTED TO ALUMINUM SIGN PANEL
ARCH FINISH & COLOR: SMOOTH FINISH; SHERWIN WILLIAMS POWDER COAT: GUNMETAL GRAY
NOTE: CONTRACTOR TO SUBMIT ATTACHMENT METHOD FOR REVIEW BY LANDSCAPE ARCHITECT

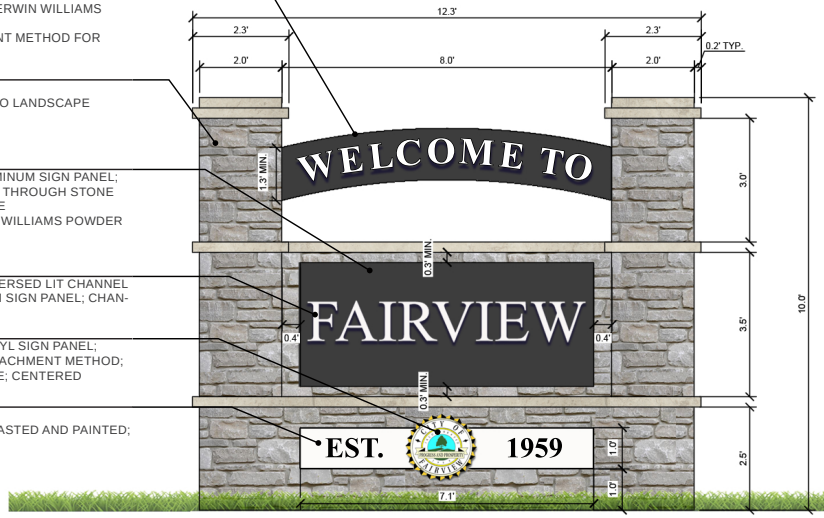
STONE VENEER COLUMNS
MATERIAL: TENNESSEE LIMESTONE VENEER
NOTE: CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW

ALUMINUM SIGN PANEL
MATERIAL: 2" THICK SHOP FABRICATED ALUMINUM SIGN PANEL; PANEL TO BE SECURED TO CMU SUBSTRATE THROUGH STONE VENEER USING NON-CORROSIVE HARDWARE
FINISH & COLOR: SMOOTH FINISH; SHERWIN WILLIAMS POWDER COAT: GUNMETAL GRAY

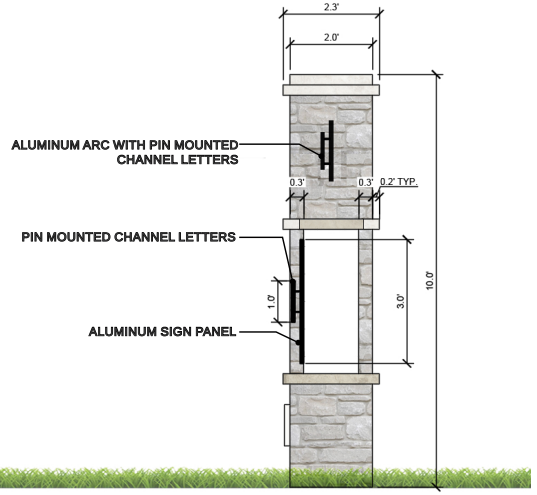
PIN MOUNTED FABRICATED LETTERS
MATERIAL: BRUSHED STAINLESS STEEL REVERSED LIT CHANNEL LETTERS TO BE PIN MOUNTED TO ALUMINUM SIGN PANEL; CHANNEL LETTERS TO BE BACKLIT; SEE PAGE 4

CITY LOGO
MATERIALS: CITY OF FAIRVIEW GRAPHIC VINYL SIGN PANEL; CONTRACTOR TO PROVIDE CONCEALED ATTACHMENT METHOD; PANEL TO SIT FLUSH WITH FACE OF SIGNAGE; CENTERED

SECONDARY SIGN BADGE
MATERIAL: 2" THICK SANDSTONE PLAQUE
FINISH & COLOR: LETTERING TO BE SANDBLASTED AND PAINTED; SHERWIN WILLIAMS TRICORN BLACK



ELEVATION VIEW

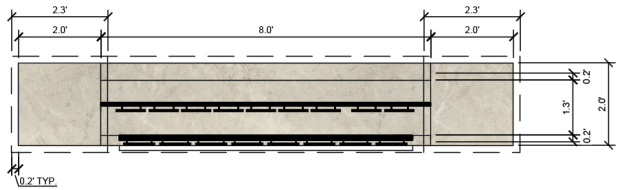


SECTION VIEW

NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SIGN COMPONENTS TO LANDSCAPE ARCHITECT FOR REVIEW.
- ANY CHANGES OR ALTERATIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT & OWNER FOR REVIEW.
- SIGNAGE FOOTER CALCULATIONS NOT PROVIDED.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, FABRICATION DETAILING, AND STRUCTURAL STABILITY.
- ALL MATERIALS TO BE NON-CORROSIVE.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- NEW SIGNS ARE TO BE PLACED IN THE EXACT LOCATION OF THE EXISTING SIGNS AT THE LOCATIONS LISTED ON PAGE 1.
- CONTRACTOR TO SEED ALL DISTURBED AREAS WITH TALL FESCUE TURF SEED.

ENTRY MONUMENT SIGNAGE DESIGN INTENT

Kimley»Horn



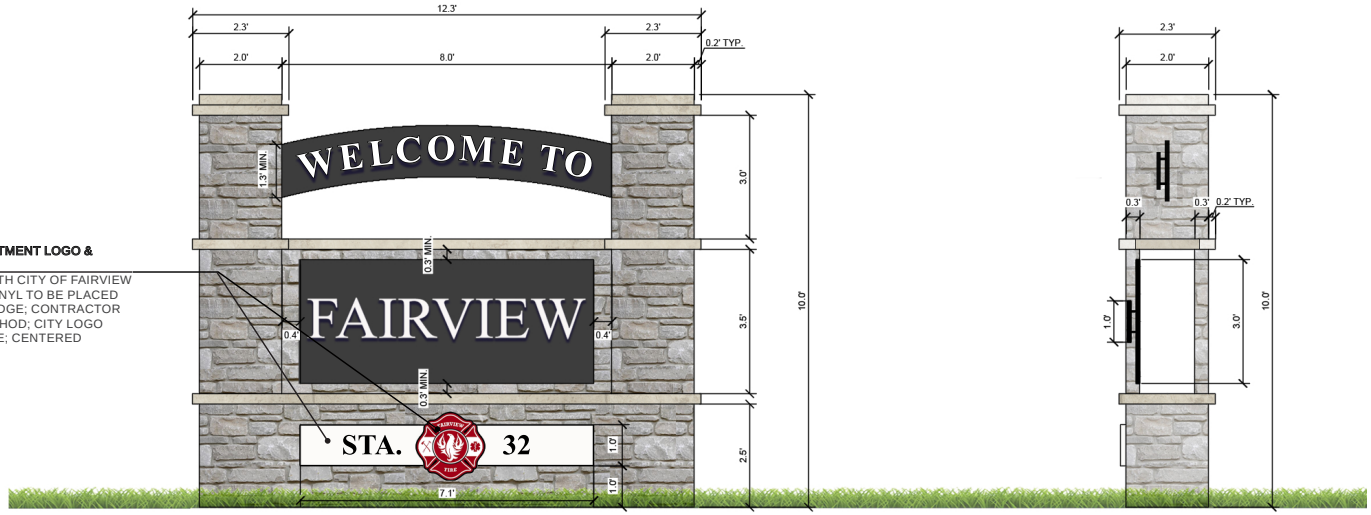
PLAN VIEW



SEE PAGE 4 FOR LIGHTING DESIGN INTENT

TEMPORARY CITY OF FAIRVIEW FIRE DEPARTMENT LOGO & STA. 32 LETTERING

MATERIALS: TEMPORARY ALUMINUM PAN WITH CITY OF FAIRVIEW FIRE DEPARTMENT AND 'STA. 32' GRAPHIC VINYL TO BE PLACED OVER CITY LOGO AND SECONDARY SIGN BADGE; CONTRACTOR TO PROVIDE CONCEALED ATTACHMENT METHOD; CITY LOGO PANEL TO SIT FLUSH WITH FACE OF SIGNAGE; CENTERED



ELEVATION VIEW

SECTION VIEW

NOTES:

- THIS TEMPORARY CITY OF FAIRVIEW FIRE DEPARTMENT LOGO & 'STA. 32' LETTERING IS TO BE INSTALLED AT THE 1325 HWY 96 LOCATION ONLY (SHOWN ON PAGE 1). 1325 HWY 96 WILL BE THE TEMPORARY LOCATION OF STATION 32 AND WHEN THE STATION MOVES TO ITS PERMANENT LOCATION THE CITY WILL WANT TO REMOVE THE TEMPORARY FIRE DEPARTMENT LOGO & LETTERING TO REVEAL THE CITY LOGO & 'EST. 1959' LETTERING BENEATH IT.
- ALL OTHER SIGNAGE SPECIFICATIONS TO MATCH WHAT IS CALLED OUT ON PAGE 2.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SIGN COMPONENTS TO LANDSCAPE ARCHITECT FOR REVIEW.
- ANY CHANGES OR ALTERATIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT & OWNER FOR REVIEW.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, FABRICATION DETAILING, AND STRUCTURAL STABILITY.
- ALL MATERIALS TO BE NON-CORROSIVE.
- CONTRACTOR TO SEED ALL DISTURBED AREAS WITH TALL FESCUE TURF SEED.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.

STATION 32 ENTRY MONUMENT SIGNAGE DESIGN INTENT

Kimley»Horn



LED REVERSE LIT CHANNEL LETTERS
LIGHTING TYPE: LED LIGHTING TO BE INTEGRATED INTO THE BACK OF THE BRUSHED STAINLESS STEEL LETTERING
LIGHTING COLOR: COOL WHITE LED



COLUMN ACCENT LIGHTS
LIGHTING TYPE: IN GROUND MOUNTED & WIRED UPLIGHTS; ANGLED TO ACCENT THE COLUMNS ON EACH SIDE OF THE SIGN
MATERIALS: ALUMINUM; BLACK
LIGHTING COLOR: COOL WHITE LED

NOTES:
- EXISTING POWER IS AVAILABLE AT ALL THREE (3) EXISTING SIGN LOCATIONS.
- ELECTRICAL CONNECTIONS, CONDUITS, AND POWER SUPPLY TO FOLLOW LOCAL CODES; CONTRACTOR TO COORDINATE EXACT LOADS AND REQUIREMENTS WITH OWNER.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL LIGHTING COMPONENTS TO LANDSCAPE ARCHITECT FOR REVIEW.
- ANY CHANGES OR ALTERATIONS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT & OWNER FOR REVIEW.
- CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, & FABRICATION DETAILING.
- ALL MATERIALS TO BE NON-CORROSIVE.
- CONTRACTOR TO SEED ALL DISTURBED AREAS WITH TALL FESCUE TURF SEED.

ENTRY MONUMENT SIGNAGE LIGHTING DESIGN INTENT

Kimley»Horn PAGE 4