



**City of New Fairview  
City Council  
Regular Meeting  
999 Illinois Lane  
Monday, February 19, 2024, at 7:00 pm  
CITY COUNCIL**

**Mayor John Taylor  
Mayor Pro Tem Steven King  
Place 1 Councilman Harvey Lynn Burger  
Place 2 Councilman Peter Kozlowski  
Place 3 Councilwoman Sarah Adams  
Place 5 Councilman Richard Greene**

**City Staff  
John Cabrales Jr, City Administrator  
Susan Greenwood, Assistant City Secretary  
Roberta (Robin) Cross, City Attorney – Virtual  
Stephen Cook, City Planner  
Ryley Paroulek, City Engineer**

**WORK SESSION**

1. Call to Order and Determination of Quorum (Regular Session called to order by Mayor John Taylor at 7:00 pm; Roll Call with the above-mentioned names.)
1. Receive a report and hold a discussion regarding the proposed terms for the Amendment to the Fairview Meadows Development Agreement for Fairview Meadows North.  
**The council received a presentation from Lackland Holdings.**
2. Receive a report and hold a discussion regarding an update from New Fairview Fire Rescue on equipment, vehicles, and operational changes.  
**The council received a presentation from Fire Chief Arne Wisseman.**
3. Adjournment  
**Motion: Councilwoman Sarah Adams  
Second: Councilman Peter Kozlowski  
Vote: All in Favor  
Result: Work Session was adjourned at 8:32 pm.**

**REGULAR SESSION**

1. Call to Order and Determination of Quorum (Session called to order by Mayor John Taylor at 8:37 pm; Roll Call with the above-mentioned names.)

2. **Pledge to the Flags.**
  - A. **United States of America**
  - B. **Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.**
3. **Announcements & Special Recognitions:** The agenda shall provide a time when proclamations, recognitions, general reports, and updates may be presented by the City Council.
4. **City Administrator's Report:** The City Administrator's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including but not limited to departmental operations and capital improvement project status. No action will be taken with respect to this report.  
**--City Administrator John Cabrales Jr discussed the upcoming Easter event coming on March 23, 2024, and encourages council to share and participate in the Park Survey.**
5. **Public Comment:** The City Council invites persons with comments or observations related to city issues, projects, or policies to briefly address the City Council. Anyone wishing to speak should sign in with the City Secretary before the beginning of the City Council Meeting. In order to expedite the flow of business and to provide all citizens with the opportunity to speak, there is a three-minute limit on any person addressing the City Council. State law prohibits the City Council from discussing or taking action on any item not listed on the posted agenda.
6. **Consent Agenda:** All matters as Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. An item can be removed from the consent agenda by the City Administrator, Mayor, or any member of the City Council and will be considered after approval of the consent agenda.
  - A. Approve the City Council Meeting minutes for February 5, 2024.  
**Motion: Councilman Steven King**  
**Second: Councilman Harvey Lynn Burger**  
**Vote: All in Favor**  
**Result: Council approved the City Council Meeting minutes for February 5, 2024.**
7. **New Business:** All matters listed in New Business will be discussed and considered separately.
  - A. Receive, consider, and act on an Ordinance approving the rezoning for 1.966 acres, Lot 1, Alpha Business Park located at 116 Graham Road, to change from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly.  
**Opened the Public Hearing at 8:45 pm and Closed the Public Hearing at 9:01 pm.**  
**Motion: Councilman Steven King**  
**Second: Councilwoman Sarah Adams**  
**Vote: All in Favor**  
**Result: Council approved an Ordinance approving the rezoning for 1.966 acres, Lot 1, Alpha Business Park located at 116 Graham Road, to change from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly.**

- B. Receive, consider, and act on a Resolution awarding the roadway reconstruction project for Lange Way, Hilltop Trail, Aydelotte Court, Chisholm Hills Drive and Chisholm Hills Court, to Black Jack Energy Services, LLC for a total of \$1,458,942.55, and establish a not-to-exceed project contingency of \$1,600,00.00.

**Motion: Councilman Richard Greene**

**Second: Councilwoman Sarah Adams**

**Vote: All in Favor**

**Result: Council approved a Resolution awarding the roadway reconstruction project for Lange Way, Hilltop Trail, Aydelotte Court, Chisholm Hills Drive and Chisholm Hills Court, to Black Jack Energy Services, LLC for a total of \$1,458,942.55, and establish a not-to-exceed project contingency of \$1,600,00.00.**

- C. Receive, consider, and act on a Resolution amending the Professional Services Agreement with Westwood Professional Services Inc., for engineering services as the City's contract engineer.

**Motion: Councilman Richard Greene**

**Second: Councilman Steven King**

**Vote: All in Favor**

**Result: Council approved a Resolution amending the Professional Services Agreement with Westwood Professional Services Inc., for engineering services as the City's contract engineer.**

- D. Receive, consider, and act on a Resolution approving a Professional Services Agreement with Westwood Professional Services Inc., for concept landscape design, and completion and submission of application for the 2025 TXDOT Green Ribbon Grant Program.

**Motion: Councilman Richard Greene**

**Second: Councilwoman Sarah Adams**

**Vote: All in Favor**

**Result: Council approved a Resolution approving a Professional Services Agreement with Westwood Professional Services Inc., for concept landscape design, and completion and submission of application for the 2025 TXDOT Green Ribbon Grant Program.**

8. **Executive Session:** Recess to Executive Session to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; discuss personnel matters pursuant to §551.074, Texas Government Code; discuss IT network or critical infrastructure security pursuant to §551.089, Texas Government Code; and to consult with the City Attorney pursuant to §551.071, Texas Government Code. The Council may go into closed session at any time when permitted by Chapter 551, Texas Government Code or Chapter 418, Texas Tax Code. Before going into closed session, a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code authorizing the closed session.

- A. § 551.071(2): Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding:
  - 1. Possible property acquisition that is east of South County Line, West of FM 407 and North of Dove Hollow Lane --- **Tabled**
- B. Section 551.072: to deliberate the purchase, exchange, lease, or value of real property.
  - 1. Possible property acquisition that is east of South County Line, West of FM 407 and North of Dove Hollow Lane. --**Tabled**

9. **Return to Open Session:** Discuss and take appropriate action, if any, resulting from the discussions conducted in Executive Session.

10. **Mayor & Council Member Announcements:** The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

**Mayor John Taylor shared details on the ribbon cutting at the new Truck Company located in New Fairview off of FM 407.**

11. Adjournment

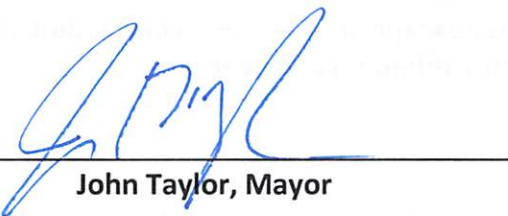
**Motion: Councilman Peter Kozlowski**

**Second: Councilman Steven King**

**Vote: All in Favor**

**Result: Council adjourned regular session at 9:37 pm.**

**MINUTES APPROVED ON THIS, THE 4<sup>TH</sup> DAY OF MARCH 2024**

  
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John Taylor, Mayor

  
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Susan Greenwood, Assistant City Secretary

