

**REGULAR CITY COUNCIL MEETING
JULY 29, 2019 AND AUGUST 5, 2019 MEETINGS**

7:00 P.M.

New Fairview City Hall
999 Illinois Ln.
New Fairview TX 76078

AGENDA

Pursuant to Section 551.071 of the Texas Government Code, the Council may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

All matters listed as Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

A. Approve a 3 year term for the contract with Linebarger, Coggan, Blair & Sampson LLP.

4. OPEN FORUM

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 the opportunity to speak, there is a three-minute limitation 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.

5. NEW BUSINESS

A. Discuss, consider and act on vote to approve budget for this coming year.

B. Discuss, consider and act to approve tax rate for the first year of taxes

C. Discuss, consider and act to approve what property tax is for.

D. Discuss, consider and act on presentation from Alisia Schechs and Nate Tyler on budget for a future New Fairview Police Department

E. Discuss, consider and act on development fees

F. Discuss, consider and act on presentation from Jim and Jennifer Zimmerer on development on Brock Lane.

G. Discuss, consider and act on presentation from Jon Westrom with Oliver Creek Ranch Phase 2 development.

H. Discuss, consider and act on presentation with Scott Avondale with Avondale Development Group-Pioneer Ranch

6. **ADDITIONAL NEW – OLD BUSINESS**

- A. Discuss, consider and act on commercial zoning
- B. Discuss, consider and act on gravel roads statements /ordinances. Martindale. Graham. Other gravel roads. The city does not plan on paving these roads within the next x number of years.
- C. Discuss consider and act on Rules and Ordinances established when Dan Boutwell was the city planner. Ordinances stating that roads such as Graham road -- “Graham road, the gravel road has to be paved by Cates water tank property and dollar general property owners within five years of the business beginning”.. When new investors purchase land by any gravel roads they are responsible to pay for pavement on the gravel road by their property.
- D. Discuss consider and act on when Devon no longer will be responsible for maintenance on major city and county roads from past road agreements. Devon is no longer responsible for county and city roads they now maintain. Such as Pioneer, 4717, Graham, Martindale, and other gravel roads
- E. Due to the increased number of houses and businesses on these roads, roads being asphalted, paved, and less use of these roads by Devon. New agreements with housing developments Due to Property Taxes that Devon will be paying. Steps of this phasing Devon out of this process.
- F. Discuss, consider and act on when will Pioneer, 4717, Graham Road, Martindale be paved?

When does the city want to have detailed study and clarification of paving gravel roads or to leave them gravel roads for x more years.

What is the process and timeline on each individual road to do what?

The city, the developers and the County’s role with each individual road.

Purchasing property,

electric lines, phone lines,

county pays, developers pay, city pays???

This immediately affects Fairview Meadows and Pioneer Development.

We may have to hire a firm - consultants – to prepare a detailed plan.

What are the estimated costs, for these projects.

- G. Discuss consider and act on the Carter property development.

Five acre lots do not have to be platted and can have gravel roads following certain guidelines and variables. Old state law? New state law?

The new interpretation of this law.

How Barry Hudson and Bradley Anderle interpret this law.

- H. Discuss consider and act on the Pioneer Estate project on Pioneer Road.

Approximately ten new house locations – that will directly enter and exit the development onto Pioneer Road. Houses are to enter and exit directly onto Pioneer and this has already been approved for houses in the Fairview Meadows on Pioneer Road.

Pioneer Estates --- phases, city paving pioneer road? Other options.

I. Discuss consider and act on the status of the Fairview Meadows development. Progress. Phases and roads

J. Discuss consider and act on the status of the Falcon Ridge development.

K. Discuss the boundary adjustment agreement with Fort Worth.

Progress on Fort Worth Boundary Agreement so Falcon Ridge can complete their concrete roads.

Progress of the Fort Worth Agreement for the property on the road between County Line Road and Rhome.

General Progress and the final steps of the Fort Worth and New Fairview boundary agreement.

7. BUDGET WORKSHOP

A. Discuss and consider proposed budget for Fiscal Year 2019. Property Tax Discussions and Decisions.

8. EXECUTVE SESSION

Pursuant to authorization by title 5, Chapter 551, of the Texas Government Code, Section 551.071 closed session consultation between city council and city attorney to seek legal advice from the city attorney regarding legal issues related to any item on the agenda.

9. OPEN SESSION

A. Discuss, consider and act on necessary items discussed in Executive Session.

B. Discuss, consider, and act on permits, house permits.

The many variables and different interpretations from different cities.

We do have a permit fee system now

but - new interpretations of the new state law will continue. New lawsuits will probably occur due to numerous interpretations of the new law.

Professional groups are receiving new information from legal state workshops, builder association workshops, and city workshops.

Which state group is putting a stamp of approval on each cities new permit guidelines?

Permit review.... Again --- State law cases against new rules by individual cities.... legal reviews....

C. Discuss, consider and act on Professional Service Agreements with Developers ----
Up front money, retainer type fees, pre meetings to discuss developer plans, costs, and steps for approval. Legal ---To change our accounting procedures for all consultants - such as legal expenses, Dunaway Expenses, Engineering Expenses....
all Inspections....

D. P. Koch used to break down many of these costs for the city...
Figures / costs for future budgets.

E. Monica - presents details of her accounting process with developers, individual
plats, Dunaway and TOASE, etc. ...

This helps us to better see expenses – hidden and forgotten cost in processing – that need to be included with permits and or in a property tax breakdown... Knowledge – COST - of the time consuming process of operating basic city fuctions.

This will bring forward new issues and procedures.

This helps us to see the need for an extremely good accounting system....

The Council needs to clearly see and must know these facts for these procedures...

To make sure we pay bills promptly. What funds are needed in our new budget.

F. Discuss, consider and act on Martindale 2.6 acre property 474 Martindale Dunaway's
letter.

G. Discuss, consider and act on Legal fees for the city on Preparing work on Property Taxes
Preparing work with Developers When the Developer pays and the city pays. Bradley Anderle
will discuss this. Include in future property tax budget

H. Discuss, consider and act on The future of Planning and Zoning.

I. Discuss, consider and act on Impact Fees.

10. ADJOURN

I, the undersigned authority, do hereby certify the above notice of the meeting of the City Council of New Fairview, is a true and correct copy of the said notice that I posted on the official posting place at New Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 2nd day of August 2019, 7:00PM at least 72 hours proceeding the meeting time.

Monica Rodriguez, City Secretary

SEAL:

This facility is wheelchair accessible, parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at city hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.