

**MINUTES
CITY COUNCIL MEETING
December 2nd, 2019
7:00 P.M.**

**STATE OF TEXAS
COUNTY OF WISE
CITY OF NEW FAIRVIEW**

THE CITY COUNCIL CONVENED INTO A CITY COUNCIL MEETING. THE SAME BEING OPEN TO THE PUBLIC, THE 2nd DAY OF DECEMBER 2019 IN THE NEW FAIRVIEW CITY HALL AND NOTICE OF SAID MEETING GIVING THE TIME, PLACE AND SUBJECT THEREFORE HAVING BEEN POSTED AS PRESCRIBED BY ARTICLE 5 OF THE TEXAS GOVERNMENTAL CODE, WITH THE FOLLOWING MEMBERS PRESENT:

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.

**CITY COUNCIL
Mayor Joe Max Wilson
Mayor Pro Tem Scott Johnson
Councilman Rick White
Councilman Charlie Stumm
Councilwoman Rebecca McPherson
Councilman Bill Payne**

**PRESENT
City Secretary Monica Rodriguez
City Clerk Brooke Boller
City Attorney Bradley Anderle
Engineer Barry Hudson**

ITEM NUMBER 1. CALL TO ORDER:

Mayor Wilson called the meeting to order at 7:05 P.M. at 7:06 Mayor Wilson called an Executive Session, to which they returned and convened the meeting at 7:23PM

ITEM NUMBER 2. ROLL CALL:

Roll call with the above-mentioned names present

ITEM NUMBER 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.

ITEM NUMBER 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.

ITEM NUMBER 5. NEW BUSINESS

A. Discuss, Consider, and Act on City Trash Contract

Bradley Anderle - <http://toase.com/>

ITEM NUMBER 6. OLD BUSINESS

A. Update and Report - Discussion and Questions on Falcon Ridge and Fairview Meadows Additions.

Discuss, Consider, and Act on hiring additional code enforcer.

Accounting Procedures

Don Strange, project inspector -----

Jim Estep, House inspector -----

Chris McGinn, Sewage inspector ----

Chris Cha with Pacheco Koch -- <http://www.pkce.com/>-

Monica and Shauna

B. Update, Discuss, Consider, and act on permits and accounting procedures

Permits. -

Updated version of square foot permit fee.

Square Foot Permit Fee.

Impact Fee

Number of House permits

a. We are moving from what used to be a fee based on the total cost of the structure to the square footage fee.

b. Environment Impact Fee

c. Shauna prepared the new permits information, but she was not able to attend this meeting. Please see the attached Fee and Permit schedule.

c. If you do not have the proper inspections done, your insurance company will come after you for punishment.

d. Rick White made a motion to write an ordinance reflecting the new fees and permits. Charlie Stumm seconded the motion and it stands. All Council Agree.

e. List will be available to the public next date.

C. Update, Report, Discuss, Consider, and act on New Fairview Website.

a. Brooke is working on updating the website and working with Kevin in order to get the website online. The calendar was not working so they are working on getting that up. City Attorney was able to log onto the website from his work using Brooke's credentials and he was able to review the website. Council is able to log in on Brooke's credentials in order to review but it is not online and live yet. Hoping to get it going properly by January 1. Would like the council to review prior to the site going live.

D. Report and discussion on the Wise County Tax office working on the core city and ETJ properties.

- a. Wise County Tax office correcting and adjusting their New Fairview records.

When the city receives phone calls concerning taxes the city refers property owners to call the

Wise County Tax office.

- b. The county is still working on the taxes. Mickey Hand is working on them and some of the properties are showing up but not all of them at this time.

- c. The county is having issues with some properties not being in the city limits but in the ETJ. The county needs to go property by property and they need an updated map.

E. Report and discussion on job roles of office employees.

- a. The new office employees have been employed for approximately three months.

Monica, Shauna, and Brooke have been separating up the duties appropriately.

1. Monica has been keeping up with the accounting and financials
2. Shauna has been doing the fees and permits.
3. Brooke has been working very hard on the website.

F. Discuss, consider, and act on the Fort Worth and New Fairview ETJ Boundary. The South and East ETJ Boundary of New Fairview.

Presentation - Barry Hudson and Bradley Anderle

Barry Hudson - Dunaway - Fort Worth

<http://www.engineere.com/US/Fort-Worth/419155531485886/Dunaway-Associates>

Bradley Anderle - from Taylor - Olson - Adkins - Sralla - Elam, LLP

<http://toase.com/>

- a. ETJ stands for Extra Territorial Jurisdiction. It is not in the city limits, but a city may have some say in some that happens in that area such as platting and subdivisions. With Fairview Meadows has entered into a development agreement in the New Fairview ETJ. There was a problem with the Ft Worth GIS maps. There is an area where Ft. Worth had their ETJ incorrect. Please see Maps. Given Ft. Worth's resources many just assumed they were right. After some issues a few years ago, they talked to Fort Worth about updating their maps. Working with Monica they took all the city limits incorporation from 1973 and we went through the incorporations, the elections, the Wise County Commissioner Court meeting and the first municipal election and the census. As mentioned earlier about 500 acres were de-annexed in 1991. New maps were created in 1998 and Zion Estates was released to Rhome. They met with Fort Worth several times and went over issues in January and February 2019.

- b. Mayor Joe Max Wilson stated they moved the boundaries out of people's fields into the roadway.

- c. The initial purpose in meeting with Fort Worth was to get them to correct their GIS map and to revise that ½ mile ETJ. That was the first priority. They weren't only infringing on New Fairview's ETJ they were encroaching on the city limit. Falcon Ridge has been annexed. As we've done this our ETJ has gone out even further. Per this agreement and what has happened with this last legislature they have made it more property right's oriented and made it more only voluntary annex. Fort Worth always thought it made more sense for everyone to be in

Fort Worth because they had more resources however, they now realize some residences may be better off in the smaller cities.

d. They have extended New Fairview ETJ out to Sam Reynolds Road. Fort Worth released 3300 acres. After time Fort Worth could take it back.

G. Discuss, Consider, and Act on a timeline for work on Pioneer Road.

a. Cost Estimate – Barry created a map for the improvement of Pioneer Road and the builders were sticker shocked because they are looking at about 2 Million dollars. Fairview Meadows is, by agreement to fix the frontage road within 3-4 years. They have two phases on North Pioneer. Falcon Ridge has the only concrete streets. For Fairview Meadows and Pioneer Ranch to proceed he believes the city should come to an agreement on the type of road they would like and have the builders put the money in escrow.

b. Road repairs on present city roads will begin long before Pioneer Road work is done.

c. Approximately 50 percent of property tax money will be used for present New Fairview roads. Depending on the amount of money collected from property taxes.

d. Steps in the process- put it on paper for the attorney and with Barry Hudson. List what needs to be done and how to do it legally. Put together a plan and estimate the impact on the city.

e. Transportation Impact Fee typically the builder will get credit if they are to build the road.

- Dunaway - Fort Worth

Bradley Anderle - from Taylor - Olson - Adkins - Sralla - Elam, LLP

Chris Shaw - of Pacheco Koch -- <http://www.pkce.com/>

H. Discuss, Consider, and act on Pioneer Ranch Preliminary Plat Application.

a. Barry and Monica received an email from the developers asking for another 30-day continuance until something is decided on Pioneer Road. Barry suggests the council make a decision and handle this at the January 6th meeting.

b. Councilwoman Rebecca McPherson made a motion to accept continuance for another 30 days on Pioneer Ranch Preliminary Plat. Motion seconded by Mayor Pro Tem Scott Johnson. Motion passed unanimously. All council agreed.

I. Discuss, Consider, and act on Pioneer Ranch Final Plat Application.

a. Councilman Charlie Stumm made a motion for a continuance on Pioneer Ranch Final Plat. Motion seconded by Mayor Pro Tem Scott Johnson. Motion passed unanimously All council agreed.

J. Discuss, Consider, and act on GIS, Geographic Information System.

a. Barry Hudson sent all council members an email with a link to his GIS map of the surveys he has done. The council has access which is separate from the New Fairview website and you can make the map accessible to citizens if the council chooses to do so. Gas wells, private roads, gravel roads and everything shows up on the GIS map. You can zoom in and out. Most of New Fairview is in the Northwest ISD but if you zoom in the northern part of the city it will show they are in the Decatur ISD. This is the base information that can be looked into as the city moves forward.

Barry Hudson - [https://www.engineere.com/US/Fort-Worth/419155531485886/Dunaway- Associates](https://www.engineere.com/US/Fort-Worth/419155531485886/Dunaway-Associates)

K. Discuss, Consider and act on One Year, Five Year, Ten Year STUDY AND PLAN.

- a. Need to have a workshop to work on all of these questions.
- b. Municipal comprehensive plans are regulated by Chapter 213 and Chapter 211 which deals with zoning authority. It is important to look at what is important in a plan is identifying what the situation is now. It is helpful to know how many residents, average size lots and how many roads, etc. New Fairview is in a crossroads. Most of the citizens who moved here wanted to live in the country. The leadership of New Fairview needs to decide how they want their city to progress.
- c. Unnamed female in the audience stated she did not wish to have smaller lots in order to obtain more retail stores. She would rather travel.
- d. Barry suggests scheduling a workshop to include council and citizens to put together a plan and vision for New Fairview and where it is heading. Barry states the council needs to come up with a plan on what size lots they intend to keep in their city. What type of growth do they want? Barry believes he can do a plan for 30,000-40,000.
- e. The GIS Map is a starting point.
- f. Council stated the traffic will be getting worse due to the growth and the roads will have to expand. Female in the audience stated “then why do you want to bring them in.”
- g. Council and others explained the growth will come with or without their approval. The city is just taking advantage of the fact instead of allowing another city to take it.
- h. Female in audience stated, when someone gives you feedback they just want to know they were heard and they want the council to say they are sorry.
- i. A city manager needs to be hired in order to work with all of this and Barry needs to schedule a workshop.

Barry Hudson –

[https://www.engineere.com/US/Fort-Worth/419155531485886/Dunaway Associates](https://www.engineere.com/US/Fort-Worth/419155531485886/DunawayAssociates)

ITEM NUMBER 7. ADJOURN

Mayor Wilson adjourned the meeting at 10:07PM

APPROVED:

Mayor Joe Max Wilson

Mayor Pro Tem Scott Johnson

Councilman Rick White

Councilman Charlie Stumm

ATTEST

Councilwoman Rebecca McPherson

City Secretary Monica Rodriguez

Councilman Bill Payne