

**MINUTES
CITY COUNCIL MEETING
JANUARY 20, 2020
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 20TH DAY OF JANUARY 2020 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 GOVERNMENT 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
Don Dykstra - Constellation Lake**

**ITEM NUMBER 1. CALL TO ORDER:
Mayor Wilson called the meeting to order at 8:02 P.M.**

**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.

Originally Connie Stewart wished to speak regarding the upcoming elections, however she was not present at the time Open Forum convened. No comments were brought forth.

ITEM NUMBER 5. OLD BUSINESS

A. Discuss, consider and act on applications and training program for planning & Zoning to get a Planning & Zoning Commission in place

It is the intention to have a committee fully operating by the end of July 2020.

Those to be considered must attend at least six city council meetings to be considered active.

Training by Barry Hudson, P&Z will get training with the engineers about the highways and sewage.

Also meet with Bradley Anderle over legal issues and what they should do.

Have them attend some state workshops.

Scott Johnson and Bill Payne plan to attend NCTCOG training on city issues revolving around P&Z commissions and have extended the invitation to others considering joining the P&Z committee. It is uncertain if, at this time, the city could pay for anyone not currently on the city council. The cost is \$230.

Monica and Brooke will work together to build the guidelines, training programs and the applications for anyone wishing to join and bring them to the February 3, 2020 meeting for review.

Barry Hudson will put on workshops.

City Clerk will post information and applications on the city website.

B. Discuss, consider and act on hiring a city manager and or finance advisor

Council agrees, with all the growth within the city the city will need a City Manager to be in the office to handle day to day operations. ASAP Now that the tax money has started being deposited.

Council would like to have someone in place within a week or two.

Council agrees the individual needs to have a financial background to assist with the money coming in and out of the city.

Mayor Wilson stated they will be contacting some retired city managers to see if they would like to work.

C. Discuss, consider and act on bookkeeping systems and procedures

Will be considered once a City Manager is in place.

Possible \$20,000 for a bookkeeping program.

D. Discuss, consider and act on goal, office responsibilities

Will be considered once a City Manager is in place.

Monica will meet with Shirley Rogers

E. Discuss, consider and act on hiring the third office employee replacement

No discussion

F. Discuss, consider and act on employee insurance

Monica is gathering information employee insurance.

Will be considered once a City Manager is in place

G. Discuss and report on website

Went live and all was good, however, the calendar crashed as well as Kevin's computer crashed so he was unable to look at it at that time.

Brooke also is unable to change any information in the News page of the website.

Kevin was able to get the calendar up and running again. They are just checking all of the plug ins and making sure they are all working properly.

Applications and permits seem to be working properly because individuals are printing them off and bringing them in.

Council states they are pleased with the website to date and believe everything needed is on the website as it should be.

ITEM NUMBER 6. NEW BUSINESS

A. Discuss, consider and act on presentation from Don Dykstra- Constellation Lakes

Don Dykstra discussed his project Constellation Lakes which will be located on the southeast side of FM 407 and County Line Road. Don has built homes in eight different counties and 30 municipalities, one of which was Frisco which was at the time 2000 people and you know how big Frisco is now. Don comes with a lot of experience and the amenities to make a city better.

Don currently has a project on the North side of Justin on 156 called Timberbrook which includes hiking trails. Just south of Oliver Creek. The houses range from \$270-\$400s. Some include Bloomfield Homes has brought a lot of property at FM 407 and County Line Road which was at the time in Fort Worth ETJ and is now in the New Fairview ETJ.

Don has closed about 1457 homes last year, are currently building in about 40 neighborhoods and they have about 12 lots of lands to be developed in the future. About 60% of the new homes being built in DFW are between \$250,000 and \$400,000 and in that price range they have the second largest market share.

Their niche as seen on the map tends to be smaller towns and perimeters like Anna, Lavon, Godley and Alvarado. They are seeing a lot of people who would like their kids to grow up like they grew up in the country or smaller towns.

Royal crest homes is a venture between the families of Don Dykstra and Peter Paulsen and one other. They started in 2010 when they stumbled on distressed assets and bought lots in Guy James Ranch and a few lots in Avery Ranch and they developed them. They bought 110 lots in the second phase of Avery Ranch. You can tell their area because it has concrete streets and the power lines are all underground. Since then Peter Paulsen has bought and is developing Falcon Ridge which Don Dykstra is not a part of. Then Bloomfield bought 1200 acres in Justin and began Timberbrook, which is the first phase.

They really believe in this area. There are not many builders in Tarrant County, most are out of Dallas and probably don't even know how to get here so they feel like kind of discovered it. You see for instance with Charles Schwab's facility being built on 170/114 which will have over 6000 employees and should be complete in a few months with the first 1000 moving in. Timberbrook already has four families who work at Schwab.

In the pictures are homes they have already built and they also did a concept commercial plan which they will discuss later.

Site plan for Constellation Lakes Pat Goodwin and Warren with Goodwin & Marshall here has been doing the engineering for them, as most know the property with FM 407 on the North and Sam Reynolds on the East, Dove Hollow on the South and South County Line Road on the West its about 720 acres. It has an existing pond which is shallow, but they plan to dig it out and build a 24-acre park and a school site planned. They have put a commercial site plan on the corner of FM407 and County Line Road. It is hard to believe now but working with Matthews here, he's done a lot of work with them. He lives in Flower Mound and 25 years ago right off of FM 407 and since then he has seen FM 407 go from 2 lanes to 6 from 35 to 35 and they see the same thing happening here over the next 25 years. But if you don't plan for stuff that could ultimately happen it won't happen because it ends up cut up in small pieces that are unplanned.

The land plan is to try to be respectful of the people around them by putting the 1 acre and bigger lots on the perimeter of County Line Road which is similar to what is on Sam Reynolds and see the back side of Avery Ranch instead of seeing a lot of fences you see custom homes. Peter has priced Falcon Ridge at about \$500,000 so there will be well kept homes on the perimeter. That is their vision.

They do a variety of elevations which lends to customization and one thing they pride themselves on is their customer wants open plans and windows. Their plans have almost double the windows of the competition. They have three decorated homes in Justin which are available for tours during working hours. They are making the neighborhood walkable which 90% homebuyers want. Trails and walkability. Golf is a low amenity. Swimming pool is about 40%.

Wider sidewalk on one side of street. Four-mile-long hiking trail around the perimeter just like their Stardust Trails.

Phase 1 has gazebo, fishing dock and hill for snow sled or rolling down. This part would be residence/HOA only but 24 acre park could be New Fairview City Park.

The pool would be for residents only unless it is agreed upon to put it in the 24 acre park and make it a city amenity.

Retail concept would be 16000 feet of strip center with a grocery store anchor maybe a restaurant and shopping. They will try to build that early so the homes have food sources close to home. The goal is to get something in quickly because this will be a very big intersection someday. County Line Road is the only straight shot from 114 and the county is spending the money to fix that road right now. They think this plan will be flexible to whatever comes this way.

There is a pipeline that runs through the property which could be used for a car wash. The corner site is 2 acres set up for possibly a CVS or a Walgreens. Mayor Wilson inquired about the square feet and Don Dykstra informed him approximately 30,000 sq ft of commercial.

Trying to do things that are timeless because some things may take decades to complete so it must stand the test of time.

Homes could bring in a million dollars in tax money into New Fairview and commercial its hard to determine sales tax. They are able to get the sales tax from the purchase of materials routed to the city where the projects are being built could pay the million in sales tax to New Fairview.

They would provide water and sewage with an approved sewage plant which has not been built yet. There is a water facility in Avery Ranch and Falcon Ridge. They would put a 16 inch water line around the perimeter which will also bring water to some neighbors.

Mayor Wilson asked for more information on the sewage and Don Dykstra replied: without a sewer everything would only be half acre lots. You need the acre for septic system. This is the only piece of property in New Fairview that could gravity flow.

They did a public improvement district in Justin where they are getting a water tower and Fire Department. They could do a public improvement which would be funded just from this project to build the streets, parks and open space. They would work with Aqua Texas to fund the sewer and the water.

They came here tonight to kind of get affirmation that this is something they would like to see in this city. The alternative is to stay in the ETJ. They would like to annex into the city even though the water and sewer would come from Aqua Texas and there really isn't a need to be the city limits. However, they would like to be in the city limits and they do not want to be in Fort Worth. They try to give back to the neighborhoods they are part of and they appreciate the time to listen.

Falcon Ridge is going very well. Mayor Pro-Tem Scott Johnson stated he went through their tour and loved it all.

Someone needs to be in charge and take control of the structure of this growth. We can either stick our hands in the sand and let Fort Worth move in and put a \$1.42 on the \$100 or we can organize the growth ourselves.

Northwest ISD is bracing for 36,000 students and 9 high schools.

Scott Johnson asked if there were any allocations for Police and Fire Hubs and it was stated it could be discussed. They have been talking to Aqua Texas about getting enough pressure for Fire hydrants which is needed when you have homes on smaller lots. The PID can only be used for Public or City protection. They can look at PID funding and they have some flexibility.

This community will be built regardless so Scott Johnson requests to know more about the tax money for the houses. Bloomfield can a lot the taxes for all items purchased to build will be sent to the city of New Fairview. With Justin they gave them \$50,000.

Council is concerned with providing police and fire to the new development. This project is in Denton County. The home buyers know they are getting 30 cents on 100 which is a benefit to the buyers. Scott Johnson states Police and Fire is on them. Mayor Wilson stated the County refused to give them money 9 months ago stating it would fall on Rhome and East Wise.

They are looking at 600 Million in assets with this project.

This has no effect on current citizens and is funded by the PID.

Interior has 2000 lots and the Perimeter has 100.

Aqua Texas wants the council to attend their meetings about what will be happening.

It will take years to get all of these homes built in phases.

There are 12 gas sites on this property and it is cheaper to keep them running.

Councilwoman Rebecca McPherson states, whether the council wants the growth or not it is coming and it would be irresponsible for the city to not take advantage of the opportunity put forth today. Rest of the council agrees.

B. Discuss, consider and act on Graham Rd zoning with Dennis Johnson

No discussion

C. Discuss, consider and act on an ordinance establishing places for the City Council and establishing terms for the city council

D. Discuss, consider and act on a resolution ordering a general election for City Council, Place 1, Place 3 and Place 5 and ordering a special election for City Council, Place 2 and Place 4

The City Attorney said that this ordinance will establish seats and identify who is running for what place. At this time all seats run at large. So if there are 3 seats open the people running for city council are on a list and the top 3 with the most votes get to be on city council.

Five council seats are up this election. Three for regular election and 2 for a special election. The 2 seats up in the special election are for the 2 appointed. They are appointed till the end of term till the next general election. seats 2 and 4 will serve for 1 year and seats 1, 3 and 5 for 2 years. Both elections are held at the same time. **Councilwoman McPhearson made a motion to approve ordinance 2020-01-196 establishing places for city council and mayor. Motion seconded by Councilman White. Motion passed unanimously. Councilman White made a motion to approve resolution 2020-001-091 calling the general election to order and special election for MAY 2, 2020. Motion seconded by councilman Stumm. Motion passed unanimously.**

ITEM NUMBER 7. ADJOURN

Mayor Pro Tem Johnson adjourned the meeting at 10:30PM. Seconded by councilwoman McPhearson. Motion passed unanimously.

APPROVED:

Mayor Joe Max Wilson

Mayor Pro Tem Scott Johnson

Councilman Rick White

Councilman Charlie Stumm

Councilwoman Rebecca McPherson

Councilman Bill Payne

ATTEST

City Secretary Monica Rodriguez