

**REGULAR CITY COUNCIL MEETING**

**JULY 29, 2019**

**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.*

**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.*

**NEW BUSINESS**

- 5.** Discuss, consider and act on commercial zoning

**ADDITIONAL BUSINESS**

- 6.** Discuss, consider and act on gravel road statements. Martindale. Graham. The city does not plan on paving these roads within the next x number of years.
- 7.** Discuss consider and act on Rules with Dan stating on Graham road the gravel road has to be paved by Cates water tank property and dollar general property. On down the road within five years of the business beginning.....a new system.
- 8.** Discuss consider and act on Devon moving away from road agreements with houses. Pioneer. 4717. Graham. Martindale.
- 9.** Discuss consider and act on the status of the Pioneer Estates development.

10. Discuss consider and act on the Carter property development. Five acre lots do not have to be platted even in a city and can have gravel roads now...Old state law. New state law. They plan on using this law in ponder and new Fairview. On the CARTER property.

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

12. Discuss consider and act on development presentation from Jon Westrom regarding the Oliver Creek Ranch development.

13. Discuss the status of the Falcon Ridge development.

14. Discuss the boundary adjustment agreement with Fort Worth.

### **BUDGET WORKSHOP**

15. Discuss and consider proposed budget for Fiscal Year 2019.

### **EXECUTIVE SESSION**

16. 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.

### **OPEN SESSION**

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

18.

Discuss, consider and act on.

Pioneer Estates --- phases, city paving pioneer road? etc.

house locations - entering - exiting the development onto Pioneer.

Dust on Pioneer Road.

See your packet

19.

Discuss, consider and act on.

arter Property ---

See your packet

Going to Gravel roads and no plats within the city - for five acre lots.

Temporary use

20.

Discuss, consider and act on.

Fairview Meadows

## Status

### Pioneer Road

Houses were approved to enter and exit directly onto Pioneer -- and this is happening with the Pioneer Development on Pioneer Road.

21.

Discuss, consider and act on.

Oliver Creek Ranch

See Packet

22.

Discuss, consider and act on.

### Falcon Ridge

Permits, house permits, status.

23.

Discuss, consider and act on.

Progress on Fort Worth Agreement for Falcon Ridge so they can complete their concrete roads. Fort worth Agreement on Road between County Line Road to Rhome. Barry's question.

24.

Discuss, consider and act on.

Road issues with Denton County and Wise County.... Fort Worth Agreement with roads. Are the roads to be half in the county, half in Fort Worth, all in New Fairview --- This is needed for numerous decisions. Dunaway needs this for the Fort Worth Boundary agreement we have been working on since Falcon Ridge and Cathy Green made their request --- January 2018? This is to hopefully be complete by Dunaway - Barry Hudson - on July 19, 2018. TOASE - Bradley Anderle - is working on the legal issues for this... This should be complete very soon. We have had recent meetings discussing the completion of the Fort Worth Boundary Agreement.

25.

Discuss, consider and act on.

Devon Agreements with maintaining Pioneer Road, Martindale, Graham Road, etc. They have numerous issues for us to begin discussions for decisions due to Property Taxes, going from gravel to pavement such as on Pioneer, More people on the gravel roads - such as Martindale.

26.

Discuss, consider and act on.

When will the city pave Pioneer, 4717, Graham Road, Martindale. We need a major study and clarification ASAP. Immediately. For developers and the County. Purchasing property, electric lines, phone lines, county pays, developers pay, city pays??? This immediately effects Fairview Meadows and Pioneer Development.

This applies to several of our roads.

We may have to hire a firm - consultants - in preparing documents, costs, for these projects.

P. Koch used to break down many of these costs...

A lot of expense --- developers, city, county,

Meetings need to begin on this.

Figuring this into the budget.

27.

Discuss, consider and act on.

Professional Service Agreements with Developers ----

Upfront money ---

Legal ---

Require when ---

To change our accounting procedures for all consultants - such as legal expenses, Dunaway Expenses, Engineering Expenses....

all Inspections....

28.

Discuss, consider and act on.

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

We do have a system now but new information ---- or just information from legal state workshops and builder associations --- continue...

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

This helps us to better see expenses and needs with permits and needs in a tax amount... Knowledge of the time consuming process.

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 the need for these procedures...

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

29.

Discuss, consider and act on.

Martindale 2.6 acre property 474 Martindale

Dunaway's letter.

30.

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

31.

Discuss, consider and act on.

The future of Planning and Zoning.

32.

Discuss, consider and act on.

Impact Fees.

### **33. 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 26<sup>th</sup> day of July 2019, 7:00PM at least 72 hours preceding the meeting time.*

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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](mailto:citysecretary@newfairview.org) for further information.