

**MINUTES
COUNCIL MEETING
July 29, 2019
7:00 PM**

State of Texas
County of Wise
City of New Fairview

The City Council convened into a Special Meeting. The same being open to the public, the 26th day of August 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:

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

**PRESENT
City Secretary Monica Rodriguez**

ITEM NUMBER 1. CALL TO ORDER:

Mayor Wilson called the meeting to order at 7:06 PM.

ITEM NUMBER 2. ROLL CALL:

Roll call with the above-mentioned names present.

ITEM NUMBER 3. CONSENT:

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 commercial zoning.

Council will set up a workshop meeting to look into updating our zoning for commercial. The city needs to look into this soon to make sure we have commercial property along FM 407 and HWY 287 and to make sure we have our zoning areas where we want them to be before all the development comes in.

ITEM NUMBER 6. ADDITIONAL BUSINESS:

A. 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.

The county is paving CR road– 2 million per mile on County Road Line- concrete.

With 2500 homes coming in along FM 407 – need to make it 4 lanes. **Mayor Pro Tem Scott Johnson** to get TX DOT to come in and talk about the roads. When improving any road; get a right of way. The city has an agreement in place right now with Devon that Devon will maintain and grade Martindale, Graham and Pioneer Rd. These are all gravel roads in the city.

B. 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.

There was an agreement that was approved at a council meeting that Alpha Tanks and Dollar General would pave half and half on Graham Rd within 5 years. This agreement was done back when Dan Boutwell was our city planner. We need to look into it and enforce the agreement.

C. Discuss, consider and act on Devon moving away from road agreements with houses (Pioneer, 4717, Graham and Martindale).

Devon will probably be moving away from the road agreement with the city once the tax is in place. Right now, they are maintaining Pioneer Rd, Graham Rd and Martindale Ln. As per our agreement once the city puts a tax in place they will no longer maintain those roads.

D. Discuss, consider and act on the status of the Pioneer Estates Development.

No discussion

E. 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 – Plan on using this law in Ponder and New Fairview.

The developers brought up a new law that if they developed lots with 5 acres they were not required to plat, and they could have a gravel road in the development. The developer met with an attorney that told them about this new law. They met with Mayor Wilson and Monica to go over this new law. The city attorney will look in to the law as well.

F. Discuss, consider and act on the status of the Fairview Meadows Development. Phases and roads.

They have not started and ground work yet.

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

No discussion

H. Discuss the status of the Falcon Ridge Development.

No discussion

I. Discuss the boundary adjustment agreement with Fort Worth.

City Attorney and City Planner are working with Ft Worth to get all the paperwork needed to get this approved with Ft Worth. Ft Worth has agreed on the agreement and just waiting to get it approved at their council meeting to get the agreement finalized.

ITEM NUMBER 7. BUDGET WORKSHOP:

Discuss and consider proposed budget for Fiscal Year 2019.

Council to discuss and adopt budget and approve tax rate. August – Public Hearing set up. Look into increasing Septic Permits if needed. Look at ways to increase revenue. Council went thru Budget. They discussed a \$.25 tax rate up to \$.35. City Council is looking into hiring a city manager and looking into budgeting for one in this budget as well as for more allocation for road repairs in the city. The building permit fees will need to cover the costs of the inspectors and admin. Council discussed ways to reduce expenditures and increase revenue.

ITEM NUMBER 8. EXECUTIVE SESSION:

Pursuant to authorization by title 5, Chapter 551, of the Texas Government Code:

A. Section 551.071: closed session consultation with city attorney to seek legal advice from the city attorney regarding legal issues related to any item on the agenda.

B. Section 551.074: deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public office or employee.

ITEM NUMBER 9. OPEN SESSION:

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

ITEM NUMBER 10. ADJOURN:

Mayor Pro Tem Scott Johnson made a motion to adjourn the meeting at 9:45 PM. Motion seconded by Councilwoman McPherson. Motion passed unanimously.

APPROVED:

Mayor Joe Max Wilson

Mayor Pro Tem Scott Johnson

Councilman Bill Payne

Councilwoman Rebecca McPherson

Councilman Charlie Stumm

Councilman Rick White

ATTEST:

City Secretary Monica Rodriguez _____
Date