

## Questions & Answers from New Fairview Candidates (by David Randolph)

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Place 1	Incumbent (Scott Johnson)	Challengers (Julie Burger & Chris Larrick)
<p><b>Why are you qualified to be on the city council?</b></p>	<p>I have been attending city council meetings since shortly after I moved to New Fairview in 2006. I was asked to be on the P&amp;Z committee in 2008 and served there for 5 years. In that time, we developed the current city zoning code and prepared the future state maps so that the city could protect the citizens against any future developments. These “state required” documents were necessary to enforce the cities legal stance against all developments.</p> <p>In 2013 I was asked to be on the city council as at that time there were no citizens willing to staff the needs of the council. I have served faithfully on the council for 7 years trying to make sure that my neighbors and myself were not disadvantaged by the developers and their legal staffs. We (the council) have struggled these numerous years to maintain a working city and fulfill the needs of the citizens; it has been very difficult to say the least, especially in the last few years with declining sales taxes.</p> <p>I believe I have helped my neighbors and the citizens of New Fairview by controlling the tide of new houses and developments hitting our city (denying two “high density” developments). We have spent NO money in any developments and have maintained our citizens needs as best as the state of Texas would allow us.</p>	<p><b>Julie Burger</b> - I have never ran before. So, the only thing I can offer is common sense. I totally agree with the above. I have lived here 27 years and after finding out my 6 acres are in the city limits.... I started questioning what my tax dollars are doing. I was not impressed to say the least. The ones in, including the mayor have been in FAR to long and they all were NOT voted it! Thats wrong! Why are the citizens not in on what is going on? Why are busses and mail service not able to do their jobs due to bad roads? Why are they saying YES to the developers all these consultants? Why do we need 50 THOUSANDS dollars of web stuff? We are not Fort Worth but they are acting like we are. Why can't we get a decent water company?? Why is our one city employee making more then the president? Why do they have so many closed meetings? Why is the city manager (who doesn't live here) making choices for and signing for our Mayor? Why are they going to let a few current council members going to retire after they win and not let the new ones be voted in instead of them appointing them??</p> <p>Also.... I know we have to allow growth! Im not saying it all should be No's!! Im saying it can be controlled. Acre lots, no wells but a company. We can get a fulltime police dept. We can work with the developers to help our city instead of yet more consultants.</p> <p>Perhaps there are some more qualified....then please step up! I just want to help this little town I love and raised my kids in. I feel this "friends &amp; family club" we have now is not what this town needs moving forward. Im all for anyone who cares to step up and help.</p>
<p><b>How do you plan to build community?</b></p>	<p>My view of community has always been focused on the needs of the current citizens and the needs of future citizens. A community consist of many things including: residential areas and conditions, roads to access those areas, commercial business locations and appearance, manufacturing locations and appearance. All these things make up a community, having a vision of these things and how they can “arrive” into our city and where to allow them is the first goal of any city plan. The second goal is how to regulate them and then</p>	<p><b>Chris Larrick</b> – No response received</p>

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	<p>how to manage them. I like to plan and organize (being an engineer, it comes with the territory, no pun intended). I believe as a councilman it is our job to have a future view of the city and, at the same time, to maintain a view of our current neighbors and how to bring everyone forward together. I was personally involved in bringing our first City Manager into existence and then promoting that position into a permanent one. I believe that the roll of the council is to view and plan future growth and then the role of the city manager is to manage that growth and to assist us the citizens. That is my plan for community and has been for the last 7 years.</p>	
<p><b>How will you seek citizen input and what will you do if citizen input is not forthcoming?</b></p>	<p>I have never viewed my position on the council as an island separate from my neighbors. Every decision I make is from a view of how this would affect my neighbors. Now getting that input from my neighbors has not been easy, I often discuss city issues with my neighbors and listen to their input; however, in a rural city like New Fairview that is not as often as I would like. I am sometimes left uneducated and must ponder their life situations and how they would feel about whatever the city is doing, understanding that not everyone will agree with my decisions.</p> <p>Most of the time, citizens will not offer their inputs if things are going good but when difficult or unpopular actions are taken and citizens speak up against my decision I will reach out to my neighbors and other citizens to discuss the issue, seeking both sides of the disagreement. If I cannot find opposing positions to the issue, then I will listen to the majority and reverse my action. However, I will not listen only to the disagreeing opinions but will seek other input as well and then act on my opinion of the correct course for the city. Not all citizens will like my decisions but when certain decisions become controversial, I will personally seek advice from my neighbors and friends I know in the community.</p>	
<p><b>How will you repair trust between the citizens and city hall?</b></p>	<p>I cannot fix personal issues with other people or groups unless they want those relationships fixed. I am and have always been available to anyone to discuss and address any issues. I will openly discuss my points of view and when required admit my short comings. In my discussions with numerous citizens throughout the city I have found that many are happy with the work of the council in moving us forward and are not distrusting of the council as individuals. Set up a meeting with me and I will gladly listen and elaborate, those are the key characteristics to repairing trust.</p>	

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<p><b>How will you increase transparency of the activities of the council?</b></p>	<p>The council has always been as transparent as we could with the limited resources we had. We may have taped things to the door not having any other resources to reach the community (a web page and web page maintainer). BUT we have never done anything against the law in posting meeting notices in the paper. Every meeting was properly posted and if not, the meeting was cancelled. Transparency to the community cost money, something we did not have. As a body we continually reached out to the community to find volunteers and people to assist us in our needs and opinions, but those willing to consistently help were far and few between.</p> <p>Now having said all that, since the current council has increased our income and provided the city with a City Manager (CM) and given direction to the CM to fix all the transparency issues, I would love to see much more community involvement. The CM at our direction has been given the green light to sit down with citizens (open door policy), fix the web page and make all city info available to the citizens through that portal. We have instituted city software to enable all the city employees to communicate with the CM about any citizen complaints and or code violations.</p>	
<p><b>How will you control development while at the same time generating enough revenue to maintain the roads?</b></p>	<p>Good question as I currently see both things mutually assisting and benefiting the city as a whole. While the city cannot prevent development (the legal use of a landowner's property) it can control the kind of developments that occur and the quality of those developments. Allowing "nicer" more expensive developments into the city will raise the tax base and generate more revenues for the city. Those revenues will in turn buy us more road repair and maintenance, remembering that the city NEVER builds roads for any developments. And – on top of that, the city can partner with the developers to bring more advanced services into the city like water, sewer and maybe even fiber optic cable. AND – on top of that, the city (now that it has a knowledgeable CM) can institute Impact Fees to make new citizens assists in improving the infrastructure of the current (longtime) citizens.</p>	

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Place 2	Incumbent (Charles Stumm)	Challengers (Patrick Gunter)
<p><b>Why are you qualified to be on the city council?</b></p>	<p>About two years ago I was asked to be on the P and Z board. After about two or three months, because of poor attendance by some of the existing council and P&amp;Z members I was asked to be on the city council. The council members that did show up could not have a Quorum because there were not enough to vote on motions.</p> <p>I had no prior experience with city government. I have attended every meeting since being appointed to the council. This has also come with a lot of long hours studying, meetings and weighing the option of problems set before us.</p> <p>It was difficult to make any headway the first year, the city was very limited on funds and a mountain of issues to try to update and correct.</p> <p>Roads and streetlights need to be fixed so our school kids can get on their buses without issue, this is a problem a city should not have.</p> <p>I believe as I look around and see what is happening in our area, growth is coming. I believe we can at least try to control what comes into our community.</p> <p>The existing citizens should not pay for the new developments that are being planned.</p> <p>I have worked for the same civil construction contractor for the last 35+ years, my position has required me to study the problems and look for the best alternative to fix problems. Most of all, leave the people the best product you can give them. I am raising a family in New Fairview and I want to be proud of our City. To me this means being involved in the city.</p>	<p>I'm a citizen of New Fairview. Why should you vote for me? I have a degree in finance and have worked in the financial industry my entire adult life. I also do have my own opinions, but I'll speak for what the people want first and foremost!</p>
<p><b>How do you plan to build community?</b></p>	<p>I believe we need to focus on the current citizens trying to meet their wants and needs. Our community is going to grow, we need to work with the developers to regulate the new housing coming into the city.</p> <p>One of the most important decisions we have made in the last year is interviewing and hiring a temporary city administrator then interviewing multiple good candidates and hiring the new City Administrator. Having an experienced City Administrator has helped the City Council work through problems in a timely fashion.</p> <p>We as a community need to re-build most of the roads in the city. Also, we need to look to future issues, such as water, sewer, widening thoroughfares</p>	<p>I would like to see, a minimum, of quarterly community events/gatherings. This would also provide the city council a great opportunity to hear people's questions and/or concerns (partially answers question 3).</p>

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	(FM 407 and 2264), new developments and attracting business to the right places in the community.	
<b>How will you seek citizen input and what will you do if citizen input is not forthcoming?</b>	I am hoping that with the changes made in the last two years that residents will be more involved in THEIR city. Things are going to change. I personally don't like some of the changes that had to be made, but I realize that the decisions had to be made. Our website is a source of information. In the past it was not kept up to date, but the office personnel are trying very hard to keep it current. I ask that if you have a complaint to take it to Ben Nibarger, City Administrator. Your wants, needs, and complaints cannot be solved if the problem solvers do not know what they are.	I don't want to vote on anything for which we have not received ample citizen input. I would make sure we have utilized social media, the city website, and mailers if needed.
<b>How will you repair trust between the citizens and city hall?</b>	I will not be able to repair any personal issues that other people have without knowing what they are. As a city council member, I welcome input from the citizens. When you look at issues through someone else's eyes it can make a big impression and sway your thinking. More input at the council meetings would be welcome. I speak for myself on this, I do not have all of the answers to all the questions. Give me some time to study it, and I will give you my best answer, taking into consideration the whole community. I stay away from most social media simply because what has been presented to me from different people is not very accurate and is often misinterpreted.	I had a tough time with this one since I was very unhappy that so many people finally showed up to the meeting when they voted on taxes - too little too late. Here is my wife's input: We have been residents of this city for more than 5 years. Yes, it took us a while to get into the politics. My husband decided to run, and I encouraged him to run, because he is one of the most level-headed men I have ever known. Watching his character facing presidential elections and having to sit on a jury for a murder trial, I know his heart is always in the right place and is always willing to listen to both sides.
<b>How will you increase transparency of the activities of the council?</b>	Only being on the council for a short time, I believe that we have always been transparent. The means of presenting the transparency were lacking greatly. Comments have often been made about being transparent in our actions that we have taken. With the increase in revenues this last year, several principal concerns were to fix the broken website. This Website is still a work in progress, it needs to change as request for information continues to come in. The city now has a new software system in place that was designed for a city and can be expanded as we grow. Anyone who has a question about what this or that cost is should be able to find out answers in a matter of minutes. The third thing was to get the audit done on books for all of the past years that it had not been done. All of the audits are up to date, all acceptable, and the auditor will be starting on the 2020 audit soon. The last 7 or 8 months has been a challenge with the social distancing and figuring out the online meetings. Most of us have now learned that way of life and is becoming a normal routine.	Again, we need to ensure the website is always up to date, that we ensure social media is being utilized to keep citizens informed, possibly quarterly mailings of what has happened and what is upcoming, as well as keeping the Wise County Messenger as informed as possible.

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	<p>Last but not least is the hiring of the City Administrator, Ben Nibarger, Ben is sending out news letters and running the day to day operations of the city government. He is making himself available to anyone who has questions. I am for an open-door policy, let's discuss the issues to reach a solution.</p>	
<p><b>How will you control development while at the same time generating enough revenue to maintain the roads?</b></p>	<p>Work directly with the developers in charting a path that is good for both parties.</p> <p>These are basically two separate issues the way I see it. First the council along with the consultants have spent many hours going thru applications of these developments that are already in New Fairview and this must continue. There are a lot of legal and platting issues to be decided. The one issue that the current council is firm on is, the developer will be responsible for building their own streets. Most of these new streets will be turned over to the city after the development is complete and should have a lifespan of 20 to 25 years.</p> <p>The second issue is with the revenues brought in from all the new "rooftops". This should provide the city with revenues to fix the numerous city streets that are in terrible repair and start keeping up the rest of the streets in as needed basis.</p> <p>I opened communication and the city has now begun to communicate with the TxDOT Wise County Engineer and a consultant about FM 407, FM 2264. The new developments will bare most of the burden of the cost of the consultants. I also believe that the new residents should pay a onetime impact fee, this will help pay for the cost of the roads and streets that get them home throughout the city. TxDOT moves at their own pace.</p> <p>Also, now that we have a tax base, we can start looking for grants for city streets, parks, and city services equipment.</p>	<p>Our roads are horrible, and they need to be fixed, but too much money is going elsewhere! Growth is bound to happen which will increase our tax revenue. At the same time, the new development needs to be on board with our future needs (water/sewer). We just received a door flyer that used the statement "taxes weren't raised" as one of the reasons to re-elect current council. The tax they implemented was way too high! I wouldn't brag that it wasn't raised. We want to lower taxes and make sure we are spending the money wisely. We do see the potential benefits of having a tax (government assistance/grants), but for our current state of this city the current tax is too high.</p>

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Place 3	No Incumbent Running Challenger (Steve Misner)	Challenger (Steven King)
<b>Why are you qualified to be on the city council?</b>	30 + years management experience in building maintenance, vehicle maintenance, construction, engineering, personnel, purchasing.	I am a resident of New Fairview. I believe everyone is qualified to be on the City Council, with each person contributing individual strengths and unique perspectives. I hope to contribute accountability, honesty, and sound fiscal stewardship.
<b>How do you plan to build community?</b>	invite CONTROLLED growth.	I do not plan to build the community. As landowners sell to developers I will work with them as a vested partner in progress.
<b>How will you seek citizen input and what will you do if citizen input is not forthcoming?</b>	Use city's website, and community websites to SEEK input/comment, use local newspaper to post meetings which is NOT currently being done.	I will help insure the city staff is posting information on the city web site in an accurate and timely manner. I have a personal web site, About407.com, with an associated Face Book page, @About407, that I will utilize for sharing information, receiving feedback, and taking polls. Also citizens will have the use of these platforms to share their own grievances and opinions. Additionally my contact information will be public. I will be transparent and easily accessible.
<b>How will you repair trust between the citizens and city hall?</b>	stop the closed door meetings (executive council) except as REQUIRED by law.	Trust will only be repaired when residents see positive changes that directly help them. No words or information can alone build respect and trust. Positive Action has to happen. Roads and water are at the top of my list of problems requiring positive action.
<b>How will you increase transparency of the activities of the council?</b>	Hmm, transparency actually seems adequate.	I will strive to keep the public informed and answer all questions as honestly and detailed as possible. I will encourage other council members to do the same.
<b>How will you control development while at the same time generating enough revenue to maintain the roads?</b>	One (1) acre minimum lots, and NO MORE developments unless they have a contractual plan to acquire lake water as opposed to GROUND water, and install a sewer treatment facility as opposed to on-site septic systems. I will propose that the city tax is reduced by AT LEAST 50%, as long as there is ANY city tax we can still apply for grants/loans/bonds, and I will also propose that 80% of monies be applied to road repairs until all road pad repairs are complete.	I do not control development. Land owners selling land to developers controls growth and development. Land prices are very high and appreciating. This works to the favor of the city. Only quality investors and developers can afford to build here. The profit potential is enormous, but it requires long term planning and investment. Again only proven, battle tested, quality developers can afford to partner with us. This ensures we get only the best in new growth planning and development. Remember growth increases tax base, which generates additional tax revenue, that is then used to maintain roads and city services. In my opinion if you are not moving forward you are going backwards. Exponentially infrastructure

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		decays. Your only hope is continued increases to the tax base or continually raise taxes. I vote on increasing the tax base, keeping taxes as low as possible, and managing the size and budget of City Hall where it is as small and low as feasibly possible.
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Place 4	Incumbent (Rebecca McPherson)	Challenger (Walter Clements)
<b>Why are you qualified to be on the city council?</b>	Anyone who lives in the city limits who has a willingness to serve, listen and act on behalf of the citizens is qualified. I believe I meet the above criteria.	Okay people new Fairview here is what I stand for I am for the people I will notify these people a new Fairview what is going on I will not blow smoke I will not hide anything what I tell you will be the truth I cannot promise you anything all I can promise you is I will tell you what is going on me and the folks are running will be transparent to you the people that is what I stand for thank you for voting for me I appreciate your votes but unless you get out and vote for us who are running to replace the Pleasant City Council we cannot do anything for you at all.
<b>How do you plan to build community?</b>	I want our citizens to feel there is an “open door” to city hall for them engage with councilman or staff. The most important is ongoing dialogue and a relationship between all. Let’s get to know each other.	
<b>How will you seek citizen input and what will you do if citizen input is not forthcoming?</b>	My phone number and email are on the city’s website. I would love to hear from citizens. To this date no one has ever reached out to me. There is an opportunity for citizens to speak at every city council meeting. The city is currently seeking volunteers for the planning and zoning committee. Come get involved and help shape the future your city!	
<b>How will you repair trust between the citizens and city hall?</b>	Give me the opportunity. Since passing the property tax we have a new website, proper financial software, city administrator (who has renegotiated contracts with our consultants saving citizens \$\$\$), audits up to date. The audits are needed so the city can receive a bond rating. Once New Fairview has a bond rating we can move forward to passing a bond to repair roads! According to the plan set by our city administrator. The three million dollar bond will not change the tax rate. The one thing I have learned is how slow government moves! Nothing happens quickly.	
<b>How will you increase transparency of the activities of the council?</b>	The website has a lot of information. Once again my phone number and email are available on the website. If they have a question I am more than happy to help. Citizens can attend meetings call city hall and visit with the city administrator Ben.	
<b>How will you control development while at the same time generating enough revenue to maintain the roads?</b>	There are many variables to each development weather it falls within the city limits or ETJ depends on the amount of “control” we have. I would like to see New Fairview maintain the rural feel as much as possible. We need a nice balance of housing and commercial. Cities that accomplish this can keep a lower tax rate. The city needs a master development plan. Hopefully we can find money in the 2021/2022 budget for the MDP.	

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Place 5	Incumbent (William Payne)	Challenger (Connie Stewart)
<b>Why are you qualified to be on the city council?</b>	No response received	I Have no qualifications for City Hall...never considered it before this fiasco we got now. What we are getting is not what I want from city hall. Something has to change.
<b>How do you plan to build community?</b>		I think we should get companies to come in and I think our lower taxes will bring them. They will bring sales tax with no extra roads to build.
<b>How will you seek citizen input and what will you do if citizen input is not forthcoming?</b>		If citizen input is not coming after doing a mail out of notice of regular meetings....we will do what we can to keep taxes down, our city clean & cared for so it can be the kind is city we can be proud of.
<b>How will you repair trust between the citizens and city hall?</b>		Repairing trust will be difficult. First we do not need a city mgr. who makes \$ 255,000.00 a year.. or a city sec. making \$80,000.00 a year..wild spending that is going on needs to stop.
<b>How will you increase transparency of the activities of the council?</b>		keep meetings as open as possible..call newspaper..listen to input.
<b>How will you control development while at the same time generating enough revenue to maintain the roads?</b>		Increase and control development..again more businesses for tax and conveniences, keep taxes low. Our city is not a golden egg for a few people to exploit for personal gain