



CITY COUNCIL

April 5, 2021

7:00 P.M.

- I. CALL MEETING TO ORDER:**
- II. ROLL CALL:**
- III. PLEDGE TO FLAGS**
 - A. United States of America
 - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible
- IV. 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.
- V. CONSENT ITEMS:** 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.
 - A. Acceptance of the February and March 2021 Financial Reports.
 - B. Acceptance of the February 1, February 22, March 1, and March 15, 2021 City Council Meeting minutes.
 - C. Acceptance of the Social Media Policy.
- VI. NEW BUSINESS:** All matters listed as New Business will be discussed and considered separately.
 - A. Discuss, consider, and act on a joint ordinance and boundary agreement between the City of Fort Worth and the City of New Fairview releasing approximately 179.779 acres of property

from the ETJ of the City of Fort Worth and accepting said 179.779 acres into the ETJ of the City of New Fairview.

- B.** Conduct public hearing to accept public comments and discuss the creation of the Shoop Ranch Public Improvement District No. 1.
- C.** Conduct public hearing to accept public comments and discuss the creation of the Shoop Ranch Authorized Services Public Improvement District No. 1.
- D.** Conduct public hearing to accept public comments and discuss the proposed rezoning by the City of New Fairview, Texas of approximately 1807.64 acres of land generally located north of FM 407, South of A.A. Bombarger Road, and east and west of N. County Line Road in the city limits of New Fairview, from Agriculture (AG) to Planned Development (PD).
- E.** Discuss, consider and act on a Resolution approving the Development Agreement between Rockhill Capital & Investments, LLC, a Texas limited liability company, and the City of New Fairview regarding the development of a parcel of land being a 1807.64 acre tract of land situated in the Smith County School Land Survey, Abstract No. 744, I. Davis Survey, Abstract No. 247, J. Beebe Survey, Abstract No. 56, T. Samuel Survey, Abstract No. 757 and the J. C. Bateman Survey, Abstract No. 1154, Wise County, Texas and the T. Samuel Survey, Abstract No. 1148, JC Brumley Survey, Abstract No. 1520, and the A. Pulen Survey, Abstract No. 1057, Denton County, Texas and being all of those tracts of land described to Shoop Trust and Glenn P. Shoop, Trustee by deeds recorded in Volume 502, Page 904; Volume 530, Page 523; Volume 1520, Page 530; Volume 2295, Page 213, Official Public Records, Wise County, Texas and Document No. 2018-997; Document No. 2018-998, Official Public Records, Denton County, Texas.
- F.** Discuss, consider and act on an Ordinance amending the zoning map of the City of New Fairview by changing the zoning designation of a parcel of land being a 1807.64 acre tract of land situated in the Smith County School Land Survey, Abstract No. 744, I. Davis Survey, Abstract No. 247, J. Beebe Survey, Abstract No. 56, T. Samuel Survey, Abstract No. 757 and the J. C. Bateman Survey, Abstract No. 1154, Wise County, Texas and the T. Samuel Survey, Abstract No. 1148, JC Brumley Survey, Abstract No. 1520, and the A. Pulen Survey, Abstract No. 1057, Denton County, Texas, and being all of those tracts of land described to Shoop Trust and Glenn P. Shoop, Trustee by deeds recorded in Volume 502, Page 904; Volume 530, Page 523; Volume 1520, Page 530; Volume 2295, Page 213, Official Public Records, Wise County, Texas and Document No. 2018-997; Document No. 2018-998, Official Public Records, Denton County, Texas from Agriculture (AG) to Planned Development (PD) for Single-Family Residential, Multi-Family Residential, Townhomes, Condominiums, Schools, Parks, Open Space, Civic Uses and Commercial Uses.
- G.** Discuss, consider and act on a resolution authorizing and creating the Shoop Ranch Public Improvement District No. 1 in accordance with Chapter 372 of the Texas Local Government Code.

- H. Discuss, consider and act on a resolution authorizing and creating the Shoop Ranch Authorized Services Public Improvement District No. 1 in accordance with Chapter 372 of the Texas Local Government Code.
 - I. Discuss, consider, and act on a resolution of the City council of the City of New Fairview, Texas, authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the Mayor and City Administrator to act as the city's executive officers and authorized representatives in all matters pertaining to the city's participation in the Texas Community Development Block Grant Program.
 - J. Discuss, consider, and act on a resolution of the City Council of the City of New Fairview, Texas, appointing a Judge Hubbs as the City of New Fairview municipal court judge and approving the contracted services agreement.
 - K. Discuss, consider and act on Employment Agreement with Ben Nibarger.
 - L. Discuss, consider and act on an Ordinance amending the job duties and qualifications of the city administrator.
- VII. WORK SESSION:** No action will be taken during the work session; the work session provides the Council an opportunity to discuss consent items, receive and provide information regarding regular agenda items, and presentations from staff.
- VIII. EXECUTIVE SESSION:** The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
- A. The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following: Section 551.087 - Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following: Paloma Ranch
 - B. The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following: Section 551.087 - Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and

with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following: Shoop Ranch

- C. The Council will conduct a closed session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following: Section 551.087 - Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for the following: Sunrise LLC
- D. Section 551.071 Consultation with Attorney, authorizing a governmental body to consult with its attorney in an executive session to seek his or her advice on legal matters; it provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
- E. Section 551.074 - Personnel Matters; (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee; (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing: City Administrator

IX. CONSIDER/TAKE ACTION ON MATTERS DISCUSSED IN THE EXECUTIVE SESSION.

- X. **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 12th day of March 2021 at 7:00 PM at least 72 hours preceding the meeting time.

Monica Rodriguez, City Secretary

SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests 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 for further information.