



**City of New Fairview
City Council Minutes
Monday, August 29, 2022**

THE CITY COUNCIL CONVENED INTO A CITY COUNCIL MEETING THE SAME BEING OPEN TO THE PUBLIC, THE 29th DAY OF AUGUST 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:

CITY COUNCIL

Mayor John Taylor

Mayor Pro Tem Steven King

Place 1 Councilwoman Harvey Lynn Burger

Place 2 Councilman John Fissette

Place 3 Councilman Walter Clements

Place 5 Councilman Jimmy Royston

City Staff

John Cabrales Jr, City Administrator

Brooke Boller, City Secretary (Virtual)

Patty Akers, City Attorney

WORK SESSION

- 1. Call to Order and Determination of Quorum (Work Session called to order by Mayor John Taylor at 8:56 pm; Roll Call with the above-mentioned names.)**
- 2. Receive a report and hold a discussion regarding the FY 2021-22 and FY 2022-23 Annual Budgets.
Council received a presentation from City Administrator John Cabrales Jr.
Council Comments:
Councilman John Fissette stated he would like to see a 10% increase across the board in Public Safety. Mayor Pro Tem Steven King asked if the additional increase of 5% for**

Joshua Barnwell had been made. City Administrator John Cabrales informed Councilman King that there was not a consensus for the increase.

3. **Adjournment**
Motion: Councilman Walter Clements
Second: Councilman Jimmy Royston
Vote: All in Favor
Results: Meeting was adjourned at 10:17 pm.

REGULAR SESSION

1. **Call to Order and Determination of Quorum (Work Session called to order by Mayor John Taylor at 7:00 pm; Roll Call with the above-mentioned names.)**
2. **Pledge to the 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.**
3. **Public Comment:** 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.
Iris Cook- Spoke on the concerns she has with Paloma Ranch and the problems she is already having with Ph 1 & 2 of Paloma. She spoke about her concern for traffic and requested that council consider placing a 4-way stop light at Dove Hollow Lane and S. County Line Rd. She also brought up the concern of the flood zone and requested that council consider 1-5 acre lots opposed to ½ acre lots.

Frank Beck- Also spoke on his concerns with Paloma Ranch. He is getting trash and debris in his yard when it rains. The contractors have not been managing the trenches so he has had to mow them down in order to see oncoming traffic. The construction workers have also been parking in the middle of the road on S. County Line Rd. Mr. Beck spoke on the concern he has with the water pressure and has requested that council hold the developer accountable for upgrading the water system as he has already lost water 5 times this year.
4. **Consent Agenda:** All matters as Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. An item can be removed from the consent agenda by the City Administrator, Mayor, or any member of the City Council and will be considered after approval of the consent agenda.

5. **New Business:** All matters listed in New Business will be discussed and considered separately.

A. Discuss and consider a Resolution approving a Development Agreement with Dove Hollow Development LLC for Paloma Ranch Estates Phases 3 & 4 containing 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane.

Motion: Mayor Pro Tem Steven King

Second: Councilman Walter Clements

Vote: FOR: Councilman John Fissette, Councilman Walter Clements, Mayor Pro Tem Steven King

AGAINST: Councilman Jimmy Royston, Councilman Harvey Lynn Burger

Results: Resolution approving a Development Agreement with Dove Hollow Development LLC for Paloma Ranch Estates Phases 3 & 4 containing 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane was approved.

B. Discuss and consider an amendment to the Development Agreement with Dove Hollow Development LLC Paloma Ranch Phases 1 and 2, dated May 28, 2020, as to 15.563 acres to authorize one-half acre lots.

Motion: Mayor Pro Tem Steven King

Second: Councilman John Fissette

Vote: FOR: Councilman John Fissette, Councilman Walter Clements, Mayor Pro Tem Steven King

AGAINST: Councilman Jimmy Royston, Councilman Harvey Lynn Burger

Results: An amendment to the Development Agreement with Dove Hollow Development LLC Paloma Ranch Phases 1 and 2, dated May 28, 2020, as to 15.563 acres to authorize one-half acre lots passed.

C. Discuss and consider action approving an annexation services agreement between the City of New Fairview and Dove Hollow Development LLC for 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane.

Motion: Councilman Walter Clements

Second: Councilman John Fissette

Vote: FOR: Councilman John Fissette, Councilman Walter Clements, Mayor Pro Tem Steven King

AGAINST: Councilman Jimmy Royston, Councilman Harvey Lynn Burger

Results: An annexation services agreement between the City of New Fairview and Dove Hollow Development LLC for 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane passed.

- D. Hold a public hearing and consider an Ordinance for the Annexation of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane.

Public Meeting Opened at 8:16 pm

Iris Cook- Spoke on her concerns regarding Paloma Ranch

Frank Beck- Spoke on his concerns regarding Paloma Ranch

Public Meeting Closed at 8:21 pm

Motion: Mayor Pro Tem Steven King

Second: Councilman John Fissette

Vote: FOR: Councilman John Fissette, Councilman Walter Clements, Mayor Pro Tem Steven King

AGAINST: Councilman Jimmy Royston, Councilman Harvey Lynn Burger

Results: Ordinance for the Annexation of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane passed.

- E. Hold a public hearing and consider an Ordinance for the zoning of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas and rezoning of 15.563 acres currently zoned (PD) Planned Development generally located east of S. County Line Road and south of Dove Hollow Lane to (PD) Planned Development for single family residential on one half (1/2) acre lots.

Public Meeting Opened at 8:16 pm

Public Meeting Closed at 8:21 pm

Motion: Councilman Walter Clements

Second: Mayor Pro Tem Steven King

Vote: FOR: Councilman John Fissette, Councilman Walter Clements, Mayor Pro Tem Steven King

AGAINST: Councilman Jimmy Royston, Councilman Harvey Lynn Burger

Results: Ordinance for the zoning of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas and rezoning of 15.563 acres currently zoned (PD) Planned Development generally located east of S. County Line Road and south of Dove Hollow Lane to (PD) Planned Development for single family residential on one half (1/2) acre lots passed.

- F. Consider the approval of a preliminary plat of Paloma Ranch Estates Phases 3 & 4 containing 195.342 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane

Motion: Councilman John Fissette

Second: Mayor Pro Tem Steven King

Vote: FOR: Councilman John Fissette, Councilman Walter Clements, Mayor Pro Tem Steven King

AGAINST: Councilman Jimmy Royston, Councilman Harvey Lynn Burger
Results: Preliminary plat of Paloma Ranch Estates Phases 3 & 4 containing 195.342 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane was approved.

G. Discuss, consider, and act on a Resolution disapproving of the Denton Central Appraisal District 2023 Budget.

Motion: Councilman Walter Clements

Second: Councilman John Fissette

Vote: All in Favor

Results: Resolution disapproving of the Denton Central Appraisal District 2023 Budget passed.

6. **Executive Session:** Recess to Executive Session to discuss matters relating to real property pursuant to §551.072, Texas Government Code; deliberation of economic development negotiations pursuant to §551.087, Texas Government Code; discuss personnel matters pursuant to §551.074, Texas Government Code; discuss IT network or critical infrastructure security pursuant to §551.089, Texas Government Code; and to consult with the City Attorney pursuant to §551.071, Texas Government Code. The Council may go into closed session for any matter on the agenda at any time, when permitted by Chapter 551, Texas Government Code or Chapter 418, Texas Tax Code. Before going into closed session, a quorum of the Council must be present, the meeting must be convened as an open meeting pursuant to proper notice, the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551 or 418, Texas Government Code authorizing the closed session.

7. **Return to Open Session:** Discuss and take appropriate action, if any, resulting from the discussions conducted in Executive Session.

8. **Adjournment**

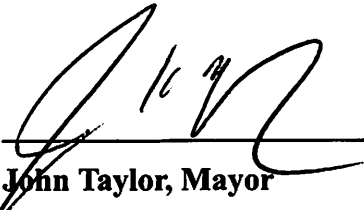
Motion: Councilman Walter Clements

Second: Councilman Jimmy Royston

Vote: All in Favor

Results: Meeting was adjourned at 8:50 pm.

MINUTES APPROVED ON THIS, THE 6th DAY OF SEPTEMBER 2022:



John Taylor, Mayor



Brooke Boller, City Secretary