

# March 2023

## COUNTRY BUZZ



### Mayor's Message

This edition of the community newsletter contains lots of information about some of the work that City Council and staff have been engaged in. Specifically, we have been reviewing our Code of Ordinances and making some much needed wording changes to some of them like the Animal Ordinance. We have also been busy working on road and drainage projects, including recently entering into a Project Agreement with Wise County for road reconstruction in the Chisholm Hills neighborhood. From December 2022 and into mid-January, the City conducted a Citizen Satisfaction Survey to obtain input on various city topics. The results of this survey were discussed at the February 3 City Council retreat to help identify community priorities for a New Fairview Strategic Plan. Strategic planning is a process in which an organization's leaders define their vision for the future and identify their organization's goals and objectives. The process includes establishing the sequence in which those goals should be realized so that the organization can reach its stated vision. The City Council held a work session discussion on February 20, to refine the priorities discussed during the retreat. I expect this Plan to serve as a guide and provide the Council, City staff, and citizens with an in-depth list of things that we need to be focusing on in order to realize the future that we want for New Fairview. We will be posting the Strategic Plan on the City website.

## Special Events

HOSTED BY  
CITY OF NEW FAIRVIEW & EAST WISE FIRE RESCUE



You are invited to an  
**EASTER**  
Breakfast & Egg Hunt

<b>BREAKFAST</b> 9:30 AM - 11:00 AM	<b>EGG HUNT</b> 11:00 AM - 12:00 PM
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**APRIL 1ST, 2023**  
NEW FAIRVIEW CITY HALL  
999 ILLINOIS LANE  
NEW FAIRVIEW, TX 76078

**AGE GROUPS**  
0-12 MONTHS  
1-4 YEARS  
5-10 YEARS  
11 & ABOVE

**DONT FORGET YOUR EASTER BASKET**

## FREE Community Clean Up



**When**  
Saturday March 25th  
8:00 am – 12:00 pm  
or until containers are full

**Where**  
New Fairview City Hall  
999 Illinois Lane  
New Fairview, TX 76078

**MUST** bring proof of residency

Only **ONE** container will be dedicated to **MATRESSES**. Once this container is full **NO** other mattresses will be accepted.

**Items not accepted:**

- Tires
- Any Appliances with Freon
- No liquids (oils or paints)



# Parks and Recreation Board Created



On July 18, 2022, the City Council approved a contract for the construction of the City's first park. The park is being partially funded through a Texas Parks & Wildlife Department Local Park Grant. On February 6, 2023, the City Council created a Parks and Recreation Board and Keep New Fairview Beautiful Committee. The Board is an advisory to the City Council and staff regarding the recreational needs of the community including developing plans to meet the needs for future recreation programs, facilities, and areas; recommending policies to carry out recreational programs and initiatives; reviewing maintenance of recreation facilities; informing the public of recreation opportunities or needs. The board will also serve as the Keep New Fairview Beautiful Committee and will make recommendations on issues related to community appearance, beautification, the environment, and entrances into the City.

Are you interested in helping to develop city parks, recreation facilities, beautification programs, and improving the overall appearance of the city? If so, please consider applying to be a member of the newly created Parks and Recreation Board. This is an advisory board to the City Council and staff. Boards and commissions are an important feature of New Fairview's municipal government that offer citizens an opportunity to participate in the City's governmental process. Their influence and value are significant because they lend a more diverse viewpoint for the City Council and staff to consider. You can apply here: <https://newfairview.org/board-application/>, or contact 817-638-5366 Ext. 1003 with any questions.





# City Roads Update



In December 2020, the City issued \$2,930,000 in Certificates of Obligations for the use to reconstruct roads in the Chisholm Hills subdivision. The City worked with our engineering firm, Pacheco Koch, and bid out the road project and the City awarded the contract to Jagoe-Public. The project was scaled back due to funding issues and the total cost for the project was \$2,867,415, not including engineering and design (\$294,903) and land acquisition costs. As of December 2022, this project has been completed, but several roads in the Chisholm Hills subdivision are still in need of drainage improvements and road reconstruction. City staff is discussing these with the City Council to determine options and next steps.

On April 19, 2021, the City Council approved a Chapter 380 Economic Development Agreement with Sunrise, LLC. Municipalities use these economic development incentives to assist with the construction of public infrastructure for the benefit of the community. As part of the Agreement, Sunrise was to pay for the concrete construction of the first 815 linear feet of Graham Road, including improvements to drainage. When the project is completed, the City agrees to share sales tax revenue with Sunrise, LLC at a 50/50 split for three (3) years to help Sunrise recover the cost for this public improvement. The project was completed in January 2023, but improvements are still needed to the remaining portion of Graham Road. The City recently entered into an agreement with Wise County to make repairs to the section of this road that is still gravel based.

The City has been in communication with Wise County Commissioner Precinct 1, Biff Hayes, on the reconstruction of certain roads in the Chisholm Hills subdivision and the construction of the parking lot at the City Park. Commissioner Hayes is supportive of the City's request and on January 16, 2023, the City Council approved a Project Agreement that includes the grinding of the old asphalt, applying base material, and laying asphalt to Wilson Court, Creasser Lane, a portion of Stewart Street, and the parking lot of the new park. Staff is also looking into the cost to reconstruct the drainage along Stewart Street that leads into the parking lot for the new city park.

At the end of 2022, Mayor Taylor and staff met with the Fairview Meadows developer to discuss the construction plans for Pioneer Road. As part of the Development Agreement for Fairview Meadows, the developer is responsible for the reconstruction cost of Pioneer Road along the eastern boundary of their property for phases one (1) through five (5). The drainage and road reconstruction is estimated to cost \$4.32 million, with the City's portion at around \$2.08 million. The developer informed the City that they plan to move forward with the reconstruction of their section of Pioneer Road when they begin the road and drainage work for phase five (5) of their development. Staff recently received preliminary plans for phase five and are in the process of reviewing them. It is possible that the developer could begin the reconstruction of Pioneer Road by the end of 2023. The City currently has not identified any funds for our portion of the reconstruction cost of Pioneer Road.

On September 13, 2021, the City Council approved a Transportation Impact Fee and accompanying Capital Improvement Plan (CIP) for the use of this fee. In an effort to have growth pay for growth, specifically its impact on city roads, this fee is to be used for improvements and expansion of roads on the CIP. Both Graham Road and Pioneer Road are on the CIP and therefore these fees can be used on them. To date there is approximately \$150,000 in the Transportation Impact Fee Fund.

Staff has made updates to the Pavement Management Plan that assess the condition of the roughly 32 lane miles of roads in the city. The information on this plan is used by staff to make recommendations to council on the roads that need to be reconstructed or repaired to prevent further deterioration. The current fiscal year budget contains \$135,000 for street maintenance, including the \$85,000 committed to leverage the \$350,000 in TxCDBG funds for the improvements to Wilson Court and Creasser Lane. There is also \$192,000 budgeted for the purchase of a new public works truck, a crack sealing trailer, and a hotbox trailer. The trailers have already been purchased and are being used for the performance of more street maintenance including the patching of potholes with asphalt (hot mix).

Sometime this spring, staff is planning a presentation to the City Council on city roads that are so deteriorated that they need to be reconstructed. There will also be a discussion on how to fund those projects. Please contact the City Administrator if you have any questions.



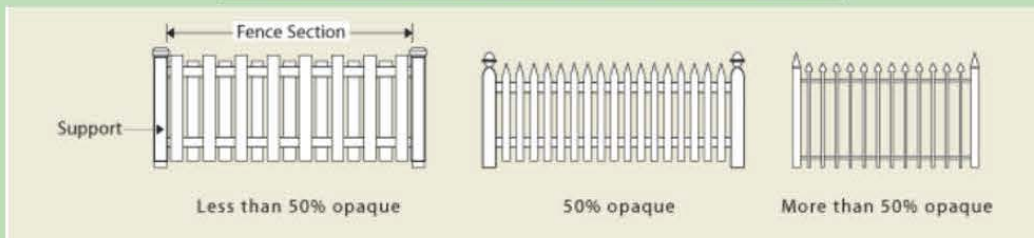
# Tx CDBG Projects

On September 6, 2022, the City Council awarded a contract to JR West Texas Construction for drainage improvements to Wilson Court and Creasser Lane in the Chisolm Hills subdivision. The City received a Texas Department of Agriculture (TDA), 2021-22 Texas Community Development Block Grant (TxCDBG) in the amount of \$350,000, with a local match of \$83,784 for the reconstruction of these two roads. This drainage work must be done before the roads can be reconstructed by Wise County. JR West Texas Construction began the project on January 30, 2023, and will be done before the 120 days allotted in the agreement.

On December 5, 2022, the Council authorized the submission of a 2023-24 Texas Community Development Block Grant (TxCDBG) application to the Texas Department of Agriculture and authorized the City Administrator to negotiate a contract with GrantWorks to act as the City's grant administrator for this grant. This round of grant funding is for up to \$500,000 and requires a local match from the City of \$10,000 up to \$25,000. Based on conversations between staff and GrantWorks, the drainage work and road reconstruction project submission will be for Latham Lane in the Chisholm Hills subdivision. This project is currently estimated at \$738,500, but engineering survey and design is needed to get a more accurate estimate of costs.



## Fence Ordinance



The City Council requested staff to investigate revising the fence regulations due to complaints that have come up regarding fencing within the city. Council discussed this at the June 20, 2022, meeting and directed staff to bring this to the Planning & Zoning Commission for discussion and return with any recommendations on fence regulations for the possible drafting of a fence ordinance. Staff worked with the Planning and Zoning Commission to draft a Fence Ordinance that makes sense for our community. On January 3, 2023, the City Council held a public hearing and adopted a Fence Ordinance. The ordinance regulates the construction, erection, enlargement, alteration and maintenance of all fences and screening walls within the boundaries of the city in order to provide a practical safeguarding of life, health and property from hazards that may arise from improper construction of such installations. The new regulations can be found in the City Code of Ordinances, Chapter 9B, "Zoning Ordinance", Section 28, "Fencing and Screening", or click on this link: <https://ecode360.com/38527237>.



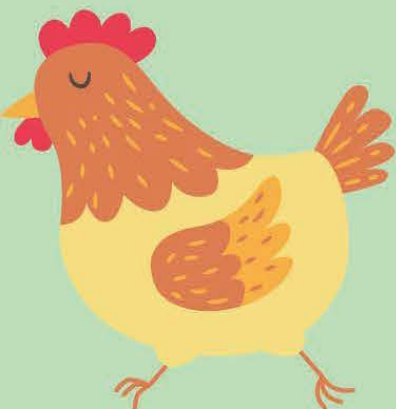
# Animal Ordinance



Chapter 3 of the City’s Code of Ordinances contains provisions regarding Animal Control, including the keeping of bees (Section 3.01.016) and the keeping of livestock (Section 3.01.014). At the January 10, 2022, City Council meeting there was a discussion regarding the keeping of bees. The Council decided that a 25-foot setback from any structure for the keeping of bees was the distance needed to keep everyone safe. The current ordinance language does not have any distance requirements.

Also, at the March 7, 2022, City Council meeting there was a discussion regarding the keeping of livestock. The Council decided to update the current ordinance to allow one (1) cow, one (1) horse, one (1) donkey or one (1) mule per acre. The current ordinance only allows one head of livestock per acre. They also want to include smaller livestock, such as goats or sheep, and were wanting to allow two (2) smaller livestock per acre. However, if animals are nursing then allow five (5) per acre to allow for the nursing offspring. They also wanted an exemption to the prohibition of swine for 4H or FFA show animal purposes, such that secondary school students in a 4-H or FFA program may keep swine for an approved program, limited in time to the program and are subject to minimum space and shelter requirements.

On February 6, 2023, the City Council amended the City Code of Ordinances, Chapter 3, Animal Control, by regulating the keeping of livestock within the city, specifically restricting a maximum of two horses, or two mules, or one cow, or one jenny per acre. Also, restricting a maximum of three sheep, and or goats, are allowed per acre, if no other livestock are kept on that acre. Pre-weaned animals will not be counted in calculating the maximum number of animals, and school students in a 4-H or FFA program may keep show swine for an approved program, limited in time to the program and which are subject to minimum space and shelter requirements, such that the lot, pen, building, stable or other enclosure is at least twenty-five feet (25) feet from the property line and the property is at least one acre. The regulations for keeping of bees were also amended including adding setback requirement for bee colony, providing of water source, setting the number of bee colonies based on the amount of tract acreage. These regulations can be found in the “New Laws” section of the Code of Ordinances or click on this link: <https://ecode360.com/laws/NE6418>.



# STAFF DIRECTORY

Hours of operation 9:00 A.M. to 5:00 P.M.

Name	Position	Phone	Email
John Cabrales Jr.	City Administrator	817-638-5366 ext. 1002	john@newfairview.org
Broke Boller	City Secretary	817-638-5366 ext. 1003	brooke@newfairview.org
Susan Greenwood	Court Administrator	817-638-5366 ext. 1008	susan@newfairview.org
Joshua W. Barnwell	City Operations Administrator	817-638-5366 ext. 1005	joshua.barnwell@newfairview.org

## UPCOMING COMMUNITY EVENTS

# March 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Notes
			1	2	3	4	
5	6 Council Meeting 7:00 P.M.	7	8	9	10	11	
12 Daylight Savings Time	13 Planning & Zoning Meeting 6:00 P.M.	14	15	16	17 St Patrick's Day	18	
19	20 Council Meeting 7:00 P.M.	21	22	23	24	25 Community Clean Up 8 A.M. - 12 P.M.	
26	27 Planning & Zoning Meeting 6:00 P.M.	28	29	30	31		

City of New Fairview  
 999 Illinois Lane  
 New Fairview, Texas 76078  
<https://newfairview.org/>

