



**NOTICE OF A
MEETING OF THE
FAIRVIEW TOWN COUNCIL
TOWN HALL COUNCIL CHAMBERS
372 TOWN PLACE, FAIRVIEW, TEXAS
TUESDAY, NOVEMBER 3, 2015
6:00 P.M.
AGENDA**

1. Call to order.
2. Town Council recesses into executive session.
3. The Town Council will meet in closed session regarding the following items and/or any item posted on the agenda notice for this meeting as necessary under the following exceptions to the Open Meetings Act under Texas Government Code:

Section 551.071 – to consult with legal counsel regarding pending or contemplated litigation and/or on matters 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 Chapter 551 of the Government Code including subdivision platting issue; roadway and town facilities; *Cheryl Connelly and Richard Connelly v. Town of Fairview, Hooker and Jeffry, P.C. and Tegrity Contractors, Inc.*, Cause No. 366-03874-2015 in the 366th Collin County District Court; and anticipated litigation regarding development regulations.

Section 551.074 Personnel - position or appointment of members of all non-advisory boards and commissions, municipal court judges, annual evaluation of Town Manager.

Section 551.087 – to discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Town of Fairview has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the territory of the Town of Fairview and with which the Town 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). Proposed commercial/retail developments.

The council further reserves the right to enter into executive session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

4. Town Council reconvenes into regular session and may consider and take action as appropriate on any executive session item. (*approximately 7:30*)
5. Pledge of allegiance.
6. Appointments and Reports
 - a. Receive a presentation by Ray Edwards regarding utility billing issues related to high water volumes and take any necessary action.
7. Consent Agenda
 - a. Approve minutes of the October 6, 2015 regular Town Council meeting.
 - b. Approve an ordinance approving the 2015-16 fiscal year tax roll and providing an effective date.
 - c. Rejection of merchant credit card services RFPs.

All items listed under the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items. If discussion is desired, an item may be removed from the consent agenda and considered separately.

8. Proclamations, Recognition and Awards
 - a. Mayor Darion Culbertson presents Arbor Day Proclamation, including Arbor Day presentation by staff to observe Fairview's commitment to preserving its trees and natural beauty.
9. Public Hearings
 - a. Conduct a public hearing, consider, and take any necessary action on a request made by Greystar GP II, LLC for the approval of an amendment to the Framework Plan of the Commercial Planned Development District (CPDD) within the Urban Village Sub-District in Overlay B to add the Mixed Residential building types contained in Overlay A and consider approval of Major Warrants in association with a development plan for an age restricted independent residential living facility on property being 5.748± acres of land more specifically described as Lot 2R-1, Block A, North Addition situated in the J. Dixon Survey, Abstract No. 276 and generally

located at the northeast corner of Convention Drive and Murray Farm Road.
(MW2015-02)

10. Action/Discussion Items.

- a. Consider, discuss and take any necessary action on a request by Corwin Engineering, Inc. for approval of a Final Plat for the Wooded Creek Villas Addition, a proposed residential neighborhood comprised of 10 single-family residential lots, 58 town house lots and 6 lots of common open space on a 14.160± acre tract of land situated in the John A. Taylor Survey – Abstract No. 909, Tract 24 & 45, and that is generally located at the southeast corner of Bluebird Lane and State Highway 5. The subject property is zoned Commercial Planned Development District (CPDD) and is within the Urban Transition Sub-District. (FP2015-06).
- b. Consider, and take any necessary action on a request by Kittyhawk LLC for approval of the Landscaping Plan associated with the approved Concept Plan Amendment for a proposed single family attached (townhome) residential development on a 6.5± acre tract of land that is situated in the John A. Taylor Survey, Abstract No. 909, zoned Commercial Planned Development District (CPDD), Neighborhood General Sub-District, and is generally located west of the intersection of SH 5 and Meandering Way. (CPA2015-01)
- c. Consider approving a professional service agreement with Claymoore Engineering for the design of a pedestrian bridge connecting Chamberlain Place with the Sloan Creek Subdivision.
- d. Discuss and consider approval of an ordinance amending the building regulations of the town and take any necessary action.
- e. Discuss Boards and Commissions, and take any necessary action.

11. Citizen's Input

At this time, any person with business before the council not scheduled on the agenda may speak. Each person will have up to five minutes. No formal discussion or action may be taken on these items at this meeting.

12. Receive reports from Staff, including any updates on project tracking reports, and department activities.

- a. Monthly Financial Report – Period ending September 30, 2015.
- b. Quarterly Investment Report – Period ending September 30, 2015.
- c. County radio system.

- d. Stacy Road update.
 - e. TIF District update.
13. Receive reports from staff or the Town Council about items of community interest.
Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.
14. Adjourn.

I, Elizabeth Cappon, Town Secretary, hereby certify that notice of the above named meeting was posted on the bulletin board of the Town Hall of the Town of Fairview, Texas, a place readily accessible to the public at all times, on the 30th day of October, 2015 at or before 5:00 p.m. and will remain continuously posted for at least 72 hours immediately preceding said meeting.

Elizabeth Cappon, Town Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The Town of Fairview Council Chambers is wheel chair accessible. Access to the building and special parking is available at the primary southwest and northwest entrance into the Town Hall parking lot. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, or readers, are requested to contact the Town Secretary's office at 972-562-0522, Ext 4234 or by fax at 972-886-4203.