

**TOWN COUNCIL  
MEETING MINUTES  
MARCH 1, 2016**

The Town Council met in regular session on Tuesday, March 1, 2016 at 6 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson; Mayor Pro Tem Henry Lessner; Councilmembers Ron Samuels, John Adler, Frank O'Reilly, Paul Hendricks and Renee Powell; Town Manager, Julie Couch; Assistant to the Town Manager, Adam Wilbourn; Town Engineer, James Chancellor; Chief Financial Officer, Jason Weeks; Police Chief, Granver Toliver; Town Secretary, Elizabeth Cappon; and Town Attorney, Clark McCoy.

Mayor Culbertson called the meeting to order at 6:00 p.m. and declared a quorum was present. At 6:01 p.m., the council then adjourned into executive session regarding a consult with legal counsel, personnel and economic development negotiations.

At 7:34 p.m., Mayor Culbertson reconvened back into regular session and invited everyone to stand for the Pledge of Allegiance.

**BOARDS/COMMISSIONS:** Discuss boards and commissions and take any necessary action.

Councilmember Powell made a motion to appoint Estelle Jenkins to the Special Events Committee. Councilmember O'Reilly seconded the motion and the motion was unanimously approved.

**APPOINTMENTS AND REPORTS:** Lovejoy High School senior and independent studies student, Julia Vastano, presented her research project presentation on the topic of "History of Collin County via Pecan Grove Cemetery" to the Council.

Mr. Weeks introduced a presentation from Weaver and Tidwell regarding the annual independent audit for the fiscal year ended September 30, 2015. Mr. Weeks stated at the fiscal year end that the Town had a General Fund balance of over four million or 68 percent of expenses, which he deemed very healthy. Mr. Weeks stated he felt that due to this he felt the Town's credit rating may be upgraded from double A plus to triple A, which would be helpful should the Town issue bonds in the future. Mr. Weeks stated the Town was currently undergoing a water rate study but that staff did not plan to implement any water rate increases during the current fiscal year. John DeBurro, Senior Manager at Weaver and Tidwell, LLP, gave a presentation on the audit process. The Council, Ms. Couch and Mr. DeBurro had a discussion regarding the Town's pension liability and future new requirements regarding reporting this liability. He pointed out that the Town was in good financial condition and that they had issued an unqualified opinion of the Town's financial position.

Mayor Pro Tem Lessner made a motion to accept the annual independent audit for the fiscal year ended September 30, 2015. Councilmember O'Reilly seconded the motion and the motion was unanimously approved.

**CONSENT AGENDA:** All items listed under the Consent Agenda are considered routine and are 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 be considered separately. A) Approve minutes of the February 2, 2016 regular Town Council meeting. B) Approve minutes of the February 8, 2016 special Town Council meeting. C) Amend Ord. 2013-3 calling the May 7, 2016, General Election to reflect changes in polling locations due to the cancellation of the Lovejoy ISD election. D) Ratify the purchase of Fire Apparatus and approve an ordinance authorizing a budget amendment pertaining to the fiscal year 2015-16 budget and providing an effective date.

Councilmember Samuels requested item D be pulled from the consent agenda. Councilmember Hendricks made a motion to approve items A, B and C on the Consent Agenda. Councilmember Powell seconded the motion and the motion was unanimously approved.

Councilmember Samuels asked for clarification on item D for the audience regarding the bid process. Ms. Couch clarified that the Town received multiple quotes from cooperative purchasing groups who had already bid out fire apparatus. Councilmember Samuels made a motion to approve item D on the Consent Agenda. Councilmember Adler seconded the motion and the motion was unanimously approved.

**M CHRISTOPHER CUSTOM HOMES REZONING 44.069 ACRES FROM FH TO RE-2:**

Continue a public hearing, consider, and take any necessary action on an Ordinance granting a request by M. Christopher, Custom Homes, to rezone a portion of a 44.069 acre tract of land situated in the Robert Fitzhugh Survey, Abstract No. 317 and the Samuel Sloan Survey, Abstract No. 791 in the Town of Fairview, Collin County, Texas and being generally located adjacent to and east of Country Club Road (FM 1378) and north of Farmstead Street from Open Space and Flood Hazard (FH) Zone to Two-Acre Ranch Estate (RE-2) Zone. (ZA2015-14).

Town Manager Couch stated that the Council was continuing a public hearing on agenda item 8(a) regarding approval of an ordinance rezoning a 44.069 acre tract of land generally located east of Country Club Road and north of Farmstead Street from Open Space and Flood Hazard (FH) Zone to Two-Acre Ranch Estate (RE-2) Zone from the January 5, 2016 regular Town Council meeting. Ms. Couch stated that the Council had continued the public hearing so that the Council could review the Town's comprehensive drainage study that was recently completed before making a final decision on this project. Ms. Couch clarified that this application is a request for straight RE-2 zoning, rather than a request for PC zoning, which the Town Council had previously been denied to this applicant. Ms. Couch stated that the current project is consistent with the Town's future land-use plan and the surrounding area's zoning.

Mr. Chancellor stated that the Council reviewed the results of the flood study by Huitt-Zollars at the special Town Council meeting held on Thursday, February 25, 2016. Mr. Chancellor gave an additional abbreviated presentation reviewing what was discussed and addressing questions from that special Town Council meeting.

The Council and Mr. Chancellor had an extended discussion about the results of the flood study as it applied to this case including swales, future CPDD development, Wilson Creek backflow,

HOA swale maintenance costs, responsibilities and documentation, trees in the waterways, necessary water velocities to prevent debris/silt settling,

Mayor Culbertson reopened the public hearing and offered the applicant the opportunity to speak first.

The applicant, Bryon Reid, President of M Christopher Custom Homes, 5500 S Highway 5, stated his support for the rezoning. Mr. Reid stated that the flood study shows that the development and swale would have a positive impact on the area. Mr. Reid stated that he understood some HOA controls need to be in place and that M Christopher normally reserves \$5,000 per year for maintenance out of their standard HOA dues of \$80 per month. Mr. Reid continued that beyond the swale, there is a minimal amount of necessary HOA maintenance but because these homes are more expensive than his typical home, he might raise the fee to \$100 per month for this development, which would make the reserve \$10,000 per year.

Mayor Culbertson asked how many lots would have floodplain reclamation. Mr. Reid stated he believed nine lots have reclamation but two of those lots have minimal reclamation.

Councilmember Samuels stated he felt some sort of reserve needed to be in place already for the first few years before the reserve is built up by the HOA. Mr. Reid stated that they could look into that as well as the possibility of purchasing a maintenance bond instead.

Councilmember Powell asked how much land on each lot is out of the floodplain. Mr. Reid stated that every lot has at least one acre out of the floodplain and that all but two lots have much more than one acre out of the floodplain. He added that all of the lots are over two acres in total.

Richard Hickman, 1220 Camino Real, stated he would prefer the Town handle swale maintenance rather than trusting an HOA. Mr. Hickman stated his hesitancy to believe that the Wilson Creek backflow ends before his property because this statement contradicts what he has previously been told. Mr. Hickman asked the developer to remove the debris and dead trees in the creek. Mr. Reid stated he would commit to removing the large trees in Sloan Creek. Mr. Hickman added that he would not like to see large lights or grand signs on the entry to the development.

Ken Hardison, 1280 Camino Real, stated his opposition to the rezoning. Mr. Hardison stated he felt adding a parallel swale was just passing the problem to further up Sloan Creek. Mr. Hardison stated that over the 28 years he has lived in his home, he has observed the flooding getting worse over time and getting closer to his home.

Mr. Hardison asked what would happen to the existing ponds on the property. Mr. Reid stated that the seasonal pond would be left and that stock pond will be reclaimed.

Councilmember Hendricks asked Mr. Chancellor how the development would affect Mr. Hardison's property. Mr. Chancellor stated that while the swale would improve drainage in some areas, there would be no change up or down in that particular area and he would continue to experience flooding problems regardless of development. Mr. Hardison expressed his concern

that the problem is getting worse. Mr. Chancellor stated that is why the drainage study includes drainage options to mitigate for future development. Mr. Samuels asked Mr. Chancellor to confirm that while the swale does not help Mr. Hardison, it does not negatively affect him. Mr. Chancellor stated that was correct. Mr. Samuels stated he felt the Wilson Creek development was what was in fact negatively affecting this particular area. Mr. Chancellor agreed the backflow is controlled by the height of Wilson Creek.

Mayor Culbertson stated that the Council knows that they are not hydrologists and performed this drainage study in order to confirm the results of Mr. Reid's study. Mayor Culbertson added that while the Council cannot make Mr. Hardison's situation better, they do not want to make it worse.

Tina Hardison, 1280 Camino Real, stated her opposition to the rezoning. Ms. Hardison stated that the Montecito Estates community was not sure when the other portion of the development on Farmstead was approved and would not want to see the other development approved. Ms. Hardison stated that because he was previously denied with prejudice that Montecito Estates residents did not realize that he could reapply for approval. Ms. Hardison stated the reason she originally liked her home's location was that she believed the floodplain behind her would never be developed. Ms. Hardison stated that her community felt they were not informed of the proceedings. The Council clarified that due to the extended process of the agenda item being continued over multiple Council meetings, the mailed notice would have been sent in October for the November Planning and Zoning Commission meeting.

Mayor Culbertson reiterated that the only item up for decision by the Council was a zoning change to RE-2, which is consistent with the Town's future land-use plan, unlike prior applications from Mr. Reid that requested smaller lot sizes. Ms. Hardison stated that she misunderstood and did not know that some of the property did not require rezoning for development. Ms. Couch added that the developer's plan has changed significantly from its original submission.

Kim Seaber, 1201 Farmstead and 1200 Camino Real, shared her personal issues with flooding on both her properties. Ms. Seaber described her current flooding coming from all four sides of her property including from Lovejoy ISD's headwall. Ms. Seaber stated that her family had to live in a hotel for 31 days in 2015 due to septic issues. Ms. Seaber stated she is upset over the tree removal that has happened and that promised tree replacements have not occurred. She added that she would like it in writing that they will remove and replace trees properly. Ms. Seaber stated that she is concerned this project will make a bad flooding situation worse.

Ms. Seaber said she is unsure of her overall position on the second phase of the project because she opposes the current situation with Farmstead as the only access to the first phase of the development. Ms. Seaber stated that if Farmstead was the only through street to the development, she would likely move. Ms. Seaber stated she did not get a notification letter on either of her properties for the November 12, 2015 Planning and Zoning Commission meeting and was told by Mr. LaCroix that Collin Central Appraisal District had her former McKinney address listed.

Ms. Seaber stated an additional 25-foot swale is being built by M Christopher near the discharge of the Lovejoy ISD headwall but that a short trench off M Christopher's property would be required in order to direct the flow of water to it. Ms. Seaber stated that she was told that M Christopher was not interested in assisting with items off their property. Mayor Culbertson and Councilmember Adler suggested staff coordinate a meeting with Lovejoy ISD, M Christopher and the Town in order to assist Ms. Seaber.

Justin Jinright, 571 Kentucky Lane, stated that he is not normally against development but he was struggling to support this project. Mr. Jinright stated that the last two flood events drove water up to the proposed trail. Mr. Jinright stated that he was concerned about the impact of the swale. Mr. Jinright stated the water from the seasonal pond reaches his fence line and he currently has dirt and debris from M Christopher on his property that he is unable to remove himself, as he cannot get equipment on his property to clean it due to soil saturation. Mr. Jinright stated he agreed that anything non-flood hazard in the area would be RE-2 but he opposed any future development on flood hazard zoned property.

Mr. Jinright stated that the North Texas Municipal Water District removed trees that previously slowed water flow and added a blowout valve that is diverting water both into the seasonal pond and onto his property.

Mr. Jinright stated he only knew about the meeting because he regularly checks the Town website for agendas. Mr. Jinright stated he did not feel that M Christopher was being a good steward to their neighbors by placing a coming soon sign before the project has been approved.

Councilmember Hendricks asked if the flooding was occurring only in the floodplain area of his property. Mr. Jinright stated that the flooding has recently started breaching outside of the floodplain, but mostly has occurred within it.

The Council and Mr. Jinright had an extended discussion about the possible source of current and future debris and soil on his property. Mr. Chancellor stated it sounded like M Christopher had stockpiled dirt without proper erosion control and he was not aware. Councilmember Hendricks stated he was disturbed that residents were being impacted by an unnatural phenomenon. Mr. Jinright stated he did not feel the situation would improve if development proceeded.

Councilmember Samuels stated his concern that the water is breaching the 100-year floodplain line for smaller flood events. Mr. Chancellor stated that you can have running water during a 5-year flood event and that is separate from the height of Sloan Creek's water.

Ken Hardison, 1280 Camino Real, reiterated his opposition to any additional development in the flood plain. Mr. Hardison stated he is not asking the Council to fix Sloan Creek but does not want the problem to get worse due to increased development.

The applicant, Bryon Reid, stated he appreciated the emotion of the residents but that the area had 15 inches more rain than ever before in 2015, which is 25 percent more than usual. Mr. Reid stated that previously the seasonal pond had been empty until the heavy rains. Mr. Reid added

that he was not previously aware of the debris and erosion issues and would take care of it. He stated that the Council should believe the flood study over anecdotal evidence. Mayor Culbertson closed the public hearing.

Councilmember Samuels stated the Council had spent more time on this project than anything else since he had been on the Council. He added that one major advantage of the project, as Ms. Seaber had mentioned, was moving the public access point from Farmstead. Councilmember Samuels stated that he did not believe Farmstead access was a good option for phase one of the development. Councilmember Samuels stated that he additionally had concerns about both the water and maintenance costs.

Councilmember Adler stated that there is nothing fundamentally wrong with floodplain reclamation, if it is done properly with the assumption that you do not make anything worse. Councilmember Adler stated that he did not like that all the risk is being taken by the existing property owners and not by the applicant.

Councilmember Adler stated that while strides have been made regarding the HOA maintenance responsibility but it still needs final tweaking. He added there needed to be flexibility in the calculations in case of an error with the maintenance cost analysis.

Councilmember O'Reilly stated he felt some resident issues would be there regardless of the development. Councilmember O'Reilly stated that what he has heard from the engineering is that this development may improve the situation. Councilmember O'Reilly stated he thought taking a trip to view the areas with high water in person before making a decision.

Ms. Couch stated that as one concern is long-term maintenance, one option would be creating a Public Improvement District (PID) responsible for the maintenance of the swale, which would allow the Town the authority to charge the landowners for the swale maintenance.

Mayor Pro Tem Lessner stated that he is not convinced this development will not hurt the existing residents even with the swale. Mr. Lessner agreed that there was an excessive amount of rain but stated he was not convinced that would not happen again. He added that he would still like to see the secondary entrance built to remove the Farmstead traffic. Mayor Pro Tem Lessner stated that he was not prepared to act on this item and would like the Council to visit the affected residents with Staff.

Councilmember Hendricks stated that he agreed with the prior Councilmember statements and that he wished to separate the systemic problem in the areas from what is being proposed. Councilmember Hendricks added that the problems on Kentucky have been occurring for an extended period but that he did not want to add to the problem.

Councilmember Powell stated that she agreed with the prior Councilmember statements and that she found it hard to believe the evidence of the study over what the residents have witnessed.

Mayor Culbertson stated that it did not feel right to him to take a chance that their decision could worsen the situation, even if the studies say otherwise. Mayor Culbertson added that the

Council's options are limited as there are currently no Town ordinances prohibiting floodplain reclamation and they could not create one to do prevent this project. Mayor Culbertson stated his support of tabling the item until the Council is able to take a field trip to the properties.

Mayor Culbertson reopened the public hearing. Councilmember Samuels made a motion to continue the public hearing on an ordinance granting a request by M. Christopher, Custom Homes, to rezone a portion of a 44.069 acre tract of land situated in the Robert Fitzhugh Survey, Abstract No. 317 and the Samuel Sloan Survey, Abstract No. 791 in the Town of Fairview, Collin County, Texas and being generally located adjacent to and east of Country Club Road (FM 1378) and north of Farmstead Street from Open Space and Flood Hazard (FH) Zone to Two-Acre Ranch Estate (RE-2) Zone until the April 5, 2016 regular Town Council meeting at 7:30 p.m. in Council Chambers. Mayor Pro Tem seconded the motion and the motion was unanimously approved.

**CUP FOR ACCESSORY BUILDING ON AN RE-1 PROPERTY AT 201 DUMONT**

**COURT:** Conduct a public hearing, consider, and take any necessary action on a request by Carlo Strippoli, for approval of an Ordinance granting a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned One-Acre Ranch Estate (RE-1) and is specifically located at 201 Dumont Ct., being Lot 9, Block A of the Thompson Springs Phase 2, to the Town of Fairview. (ZA2016-02).

Mr. Wilbourn gave a presentation on agenda item 8(b), a request by Carlo Strippoli, for approval of a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned One-Acre Ranch Estate (RE-1) and is specifically located at 201 Dumont Ct.

Mr. Wilbourn stated that the applicant was replacing a previously existing accessory building that was within the allowed 900 square feet for RE-1 zoning, although he has over two acres of property. He added that the replacement building is 988 square feet but otherwise conforms to the Town's zoning.

Mr. Wilbourn stated that of the 21 notices mailed to those living within the 500-foot boundary, the Town received no statements of opposition and three statements of support from adjacent property owners. Mr. Wilbourn stated that staff recommends approval of the CUP.

Mr. Wilbourn stated that at the February 11, 2016, Planning and Zoning Commission, the request was approved by a vote of 6 to 1 with one Commissioner opposing because the applicant was not present at the hearing to answer questions. Mayor Culbertson stated that the applicant was not present for the Town Council meeting as he was currently recovering from surgery.

Mayor Culbertson opened the public hearing. There were no speakers. Mayor Culbertson closed the public hearing.

Councilmember Powell made a motion to approve a request by Carlo Strippoli, for approval of an Ordinance granting a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned One-Acre Ranch Estate (RE-1) and is specifically located at 201 Dumont Ct., being Lot 9, Block A of the Thompson Springs Phase 2, to the Town of

Fairview. Councilmember Hendricks seconded the motion and the motion was unanimously approved.

**ADDITIONAL EXPENDITURES FOR PARKSIDE TRAIL IMPROVEMENTS:** Discuss and take any necessary action on approving additional expenditures for the Parkside Trail improvements.

Mr. Chancellor gave a presentation on agenda item 9(a) regarding additional expenditures for the Parkside Trail improvements.

Mr. Chancellor explained that the Parkside subdivision dedicated a large portion of land to the Town along with \$125,000 toward the construction of a trail, but that this amount of money will not fully fund connecting the trail from Stacy Road to Beaver Run Park. Mr. Chancellor added that \$185,000 was budgeted by staff for the trail but of the five bids received, the lowest bid ended up \$105,000 over the amount budgeted. Mr. Chancellor stated that the main reason for the cost change was adjustments made to the trail layout in order to lessen the impact to nearby residents. Mr. Chancellor stated the Town did have the additional funds already as a part of our park dedication funds.

Mayor Culbertson asked if this included funds for the additional trees that the Council had agreed to put in for the neighboring residents. Mr. Chancellor stated that part of the process would happen later. Ms. Couch stated that the Town has dedicated tree funds for that. Ms. Couch added the promised split rail would also be added later for a nominal cost.

Councilmember Samuels asked about parking for the trail. Mr. Chancellor stated the current plan did not include parking. Ms. Couch added that the Council previously elected not to move forward with parking for the trail due to resident concerns but they could revisit that later, if needed.

Councilmember Hendricks asked what the Park and Recreation Advisory Committee thought about the budget increase. Ms. Couch stated that Mr. Dunlap briefed them and her understanding is they were comfortable with the project's budget increase.

Councilmember O'Reilly asked how long the trail would be. Mr. Chancellor stated over half a mile, approximately 3800 feet. Mayor Culbertson added that it ties the trail on Stacy to Remington Trail at Beaver Run Park, which is a significant part of the Town's trail system.

Mayor Pro Tem Lessner made a motion to approve additional expenditures for the Parkside Trail extension to Beaver Run Park with funds from park dedication funds. Councilmember O'Reilly seconded the motion and the motion was unanimously approved.

**DART AS TAPS REPLACEMENT:** Discuss status of DART as a replacement for TAPS transit service and take any necessary action.

Ms. Couch gave an update regarding agenda item 9(b), status of DART as a replacement for TAPS transit service. Ms. Couch stated that similarly to what had been done until TAPS started

running, the North Central Texas Council of Governments (COG) has volunteered to provide temporary transit services through DART at the TAPS cost to the Town with the remainder paid by COG for a period of 90 days.

Mr. Wilbourn provided an update on the DART on demand temporary service. He stated that DART began service February 29 and was scheduled to end on May 27, 2016. Mr. Wilbourn stated that the short-term service was for disabled and senior citizens in Fairview. He also indicated that Wylie and Allen were also using the temporary service. He stated that DART contacted the Town's existing TAPS riders to inform them of the service and found the Town has 11 regular users. Mr. Wilbourn stated the Town would need to identify future options for after May.

Ms. Couch stated that Mayor Culbertson and she had a meeting with the Executive Director of DART. Mayor Culbertson stated that DART is becoming more flexible in its contracting options and DART would come to make a presentation before the Council eventually.

The Council and staff had a discussion regarding future DART options including buses, light rail, possible changes to DART participant rules including the 1-cent sales tax rule, contracting, a Taxi Cab user side subsidy program in Plano, Allen's participation, Frisco's participation in DCTA and McKinney's separate transportation area.

Councilmember Adler stated he did not feel the Town would have any new relevant information in three months since DART has not promoted this temporary program. No action was taken.

**ADDITIONAL MEETING PLANNING:** Discuss setting additional meeting dates related to capital improvements planning as well as a special joint session with the EDC/CDC and take any necessary action.

The Council discussed agenda item 9(d) with Ms. Couch regarding setting additional meeting dates related to capital improvements planning as well as a special joint session with the EDC/CDC.

The Council selected March 31, 2016 as a date for the special Council meeting regarding capital improvement planning, a special joint session with the EDC/CDC regarding strategic plan implementation as well as a drainage tour with Huitt-Zollars of the residents who attended the March 1 regular meeting.

**CITIZEN INPUT:**

Michael VanNatta, 5141 Stream Crest Way, wanted it on the record that his neighborhood would like to see it in the next budget to add the Sloan Creek Trails and a connection to the Thompson project to the Town's trail system.

Mayor Culbertson stated that he was not familiar with the trail but he would go walk it. Mayor Pro Tem Lessner clarified that it is currently owned by the HOA. Councilmember Powell asked if the Town would have to purchase it. Ms. Couch stated she would think it would be donated if the HOA wishes the Town to take over the maintenance.

**REPORTS FROM STAFF:** Mr. Weeks provided a report on agenda items 11 (a) regarding the monthly financial report.

Mr. Weeks stated that the Town received \$487,537 in sales tax for February 2016, which is a 9 percent increase in year over year revenue. He added that this represents the quarter-end December holiday sales tax and was the largest sales tax amount ever received in the history of Fairview for one month. Mr. Weeks stated that the Town was currently contracting with Lewis McClain for future sales tax analysis.

Ms. Couch stated that the Town is moving forward starting over with the new consultant for the Water Rate Study and will likely have the Council begin considering the new rates and structure in May. She added that while the Town originally planned to have a rate increase this year, they do not want to increase rates before summer, so the Town would not likely increase rates this year.

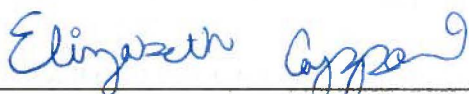
Mr. Chancellor provided a report on agenda item 11(b) regarding an update on Stacy Road construction. The Council and Mr. Chancellor discussed the Stacy Road construction. Mr. Chancellor stated that a preconstruction meeting was recently held and construction was expected to start on March 28 after the gas company is done moving lines in a couple weeks. Mr. Chancellor added that Highway 5 and Meandering Way would be the first section to have construction for underground culverts and retaining walls. Mr. Chancellor stated that he had already met with the Bridlegate HOA and would bring TxDOT to meet with the Oakwood HOA on Monday. He stated that TxDOT has also been holding additional meetings with HOAs.

Councilmember Hendricks asked about the traffic lights at Meandering Way. Mr. Chancellor stated that while no new signals are being added, the traffic lights at Meandering Way / Angel Parkway would be adjusted to line up and pedestrian crossings would be added to that intersection.

Councilmember Powell asked if TxDot would replace the trees Oncor removed along Stacy Road. Mr. Chancellor stated that as those trees are in the new right of way there are no plans to replace them.

Councilmember Hendricks asked about communication with the strip mall. Mr. Chancellor stated he has been in communication with them and their new driveway will be built before their old one is removed. He stated it was to their advantage that TxDot is building their side of the road first.

Mayor Culbertson adjourned the meeting at 11:19 p.m.

  
Elizabeth Cappon, Town Secretary

  
Darion Culbertson, Mayor

