

**SPECIAL TOWN COUNCIL
MEETING MINUTES
THURSDAY, DECEMBER 15, 2016**

The Town Council met in special session on Thursday, December 15, 2016 at 6:00 p.m. at Fairview Town Hall Council Chambers, 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson, Council Members Ron Samuels, John Adler, Frank O'Reilly, Pam Little, Paul Hendricks and Renee Powell; Town Manager, Julie Couch; Chief Financial Officer, Jason Weeks; Town Engineer, James Chancellor; Economic Development Manager, Ray Dunlap; Public Works Manager, Aron Holmgren; Police Chief, Granver Tolliver; and Town Secretary, Elizabeth Cappon.

Mayor Culbertson called the meeting to order at 6:01 p.m. and declared a quorum was present.

Ms. Couch and Mr. Chancellor described the need for a town road maintenance program in order to protect the investment in recently replaced roads as well as to slow the decay of older roads.

Mr. Chancellor provided the Council with an overview of the town road maintenance program including an evaluation of smoothness versus durability, crack sealing, the Town's low traffic roads and overviews of the chip sealing with large versus small aggregate utilizing granite, cape-sealing combining a slurry with chip sealing and sand sealing processes.

Ms. Couch stated that Staff would like to come back to the Council with specific recommendations on specific streets that are already in need of maintenance.

Mr. Holmgren stated that the Town has 20 miles of asphalt streets that need to be resurfaced every 5 to 7 years, so the Town needs to be resurfacing at least 3 miles per year to keep up and the Town is already three years behind in this process. Mr. Holmgren stated that Meandro Ria Lane, Collinwood Drive and Young Trail all need to be done as soon as possible.

Ms. Couch stated that Staff would likely be ready to bring back specific recommendations with pricing at the regular February meeting. Mayor Culbertson stated that the Town Council would evaluate the potential cost at that time. Ms. Couch stated that Staff would hold neighborhood meetings with any effected streets after a plan is made. Mayor Pro Tem Adler stressed the need for communication.

Mayor Culbertson stated that while the meeting was not a public hearing he would allow public comments.

Bob Traulich, 1421 Meandro Ria Lane, stated that he does not feel the current street is that bad. Mr. Traulich stated that his entire street signed a petition opposing the use of chip seal on Meandro Ria. Mr. Traulich described problems with chip sealing damaging shoes, feet and floors.

Keith Lovelace, 441 Horseshoe Trail, Ranchette Estates, stated he also had a petition from his street. Mr. Lovelace stated his appreciation to the Council for admitting fault with this matter.

Mr. Lovelace stated that he felt that chip seal was dangerous to children if they fall. Mr. Lovelace described a pressing substructure issue with water lines sinking below the road surface.

Paul Westbrook, 440 Lakewood Drive, stated that he felt the extra rock from the chip seal was increasing. Mr. Westbrook stated that there is a pothole problem not being addressed by the sealing process.

Mr. Holmgren stated that he swept Lakewood Drive for loose rock approximately two weeks earlier. Mr. Chancellor stated it was looser due to the winter temperatures. Mr. Chancellor stated that he felt the slurry from a cape seal would address any potholes.

Gary Carter, 1000 Timber Lane, stated his issues with the chip sealing including noise, loose gravel, damage to floors as well as issues for bike riding and skating. Mr. Carter stated he did not feel the contractor did proper preparation before beginning the sealing process, he felt the contractor did not sweep the streets before coating, so leaves and sticks are stuck in it. Mr. Carter added that he felt the machine was too large for the size of the street so some smaller areas were missed.

Michael Collins, 1413 Meandro Ria Lane, stated that due to the chip seal you are unable to ride a bicycle across Old Stacy Road. Mr. Collins recommended using a cape seal on Old Stacy so that the town can compare its performance on a busier street. Mr. Collins stated he would like to see the Town do a more thorough evaluation of possible contractors before moving forward.

Matt Richardson, 581 Blue Bonnet Street, Ranchette Estates, stated that he has seen pavement failures along the water line valves that will not be resolved by sealing the road.

Bill Downs, 441 Lakewood Drive, stated that he felt the street had not been rolled except by cars resulting in a bump in the middle of the road. He stated his concern for future dips in the road. Mr. Holmgren stated that the road has been rolled several times.

Mark Hansen, 500 Lakewood Drive, stated that he did not feel the prior Lakewood surface needed resurfacing beyond pothole repair and crack sealing. Mr. Hansen stated that the Town should consider that certain Town roads might not need sealing every five to seven years.

Mr. Holmgren stated that he agreed Lakewood Drive did not require reconstruction and that required maintenance windows can vary based on the amount of UV rays and various weather conditions. Mr. Holmgren stated that roads are decomposing surfaces that require maintenance in order to slow replacement time. Mr. Holmgren stated that without considering the walkability factor, chip sealing made the most sense economically to maintain Lakewood Drive. Mr. Holmgren stated that Blue Bonnet Street is getting base repairs and that chip seal is just a surface that is not designed to fix potholes.

Tommy Lowry, 481 Murray Road, Ranchette Estates, stated that he felt it is a quality of life issue, as the Town does not have many sidewalks. Mr. Lowry stated his preference to asphalt road surfaces without chips.

Jason Vaughn, 930 Willow Court, Sycamore Place, stated that he felt there was more rock than could ever settle on both Old Stacy Road and Lakewood Drive. Mr. Vaughn stated he would like the Town to consider costs versus the lifespan of asphalt and concrete for collector roads that have more bus traffic. Mr. Vaughn stated he felt it might be more cost efficient with less maintenance for the town to phase out asphalt use over time.

Kelly Downs, 441 Lakewood Drive, asked about the repaving of Old Stacy Road on the way to Country Club Road. Mr. Chancellor stated that was part of the Town's 13 miles of new asphalt rather than a seal to preserve existing roads. Mr. Chancellor stated that road also has a smoother base because of the amount of use and its age.

Ms. Couch stated that over time all asphalt would need resurfacing, even the current new roads.

John Harkins, 411 Oakridge Drive, River Oaks II subdivision, asked what the lifespan of concrete is. Mr. Chancellor stated that concrete can last twenty to thirty years but it varies and can go beyond that.

Kris Ludwinski, 521 Lakewood Drive, stated her appreciation of the Council taking up this issue before the holidays. Ms. Ludwinski stated she saw the chip sealing process applied and wanted the Town to take a closer look at any future processes and contractors the Town will use. Ms. Ludwinski stated she agreed the edges are degrading and has the loosest rock. Mr. Chancellor stated they would sweep the loose rock and make sure the edges are done before applying the new seal.

Brian Johnson, 481 Windmill Lane, stated he had received a flyer from local residents indicating his street was next. Mr. Johnson asked if there were any plans to do Windmill Lane. Mr. Johnson stated he rides a scooter and he would not want this in his neighborhood. Mr. Johnson stated his appreciation for Beth Hansen's efforts.

Mayor Culbertson asked for special communication to any effected streets as test surfaces.

At 7:14 p.m., the Council then adjourned into executive session regarding property acquisition, personnel and economic development negotiations. At 7:45 p.m., Mayor Culbertson reconvened back into regular session.

Councilmember O'Reilly made a motion to authorize the Town Manager to execute a purchase contract on approximately two acres of land located on Highway 5, subject to legal form. Councilmember Hendricks seconded the motion and the motion was unanimously approved.

Mayor Culbertson adjourned the meeting at 7:48 p.m.


Elizabeth Cappon, Town Secretary




Darion Culbertson, Mayor