

**SPECIAL TOWN COUNCIL
MEETING MINUTES
MONDAY, JULY 24, 2017**

The Town Council met in special session on Monday, July 24, 2017 at 6:00 p.m. in Fairview Town Hall located at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson; Mayor Pro Tem John Adler; Councilmembers Bill Nicol, Henry Lessner, 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; Fire Chief, Jeff Bell; and Town Secretary, Elizabeth Cappon.

Mayor Culbertson called the meeting to order at 6:04 p.m. and declared a quorum was present.

TOWN FACILITIES PLANNING: Ms. Couch introduced a presentation regarding town facilities planning and introduced the Town's consultants, Hal Sargent, President and CEO of Brinkley Sargent Wiginton Architects, 5000 Quorum Drive, Suite 600 in Dallas as well as Martin Lehman, President of North Texas and Daniel Anderson, Senior Estimator and Director of Virtual Design and Construction of T.S. Bryne Construction, 2601 Scott Avenue Suite 300 in Fort Worth.

Mr. Sargent gave a presentation on future town facilities for fire, fire administration, public works as well as an Emergency Operations Center (EOC), training and public meeting room.

The Council, Staff and the consultants had an extended discussion regarding future town facilities planning including potential use of current space, the original cost estimates versus the post-inflation cost estimates, final site layouts, final schematics, water storage changes, roadway changes, site grading changes, additional cost increase reasons, the cost contingency rate, the cost differential of potentially removing the EOC/training/meeting space, necessary elevations, changes in code requirements, the bond election, likely tax increase estimates, the result of a failed bond election, the Town's current cash reserve levels, landscape screening costs and town landscaping regulations, roadway costs, the facilities planning study, the Town's capacity at buildout, the impact of the CPDD, the cost to construct part of the complex later, the fire truck bay changes, impact to EMS services, Public Works storage capacity, Fire Station #2 construction and costs, current facility tours, the rebuilt Allen Fire Station cost and size, cost refinement process after bond package approval, home valuation increases, how the maintenance and operation tax rate changes over time, the bond's possible terms, the Town's cash reserve level and requirements, neighboring municipal and school bond packages, neighboring tax rates, conservative tax base growth estimates, other items on the November ballot, the status of the County's potential future bond election, the timeline for the project and the timeline for the potential tax adjustment.

Mike VanNatta, 5141 Stream Crest Way, stated his support for the project and that he believed the dollar per day cost to be reasonable. Mr. VanNatta stated he has visited Fire Station #1 and he felt it was not in a livable condition.

Ms. Couch stated that information would be sent out as soon as possible to potential 2017 ad-hoc CIP committee members regarding their possible appointment and upcoming first meeting with the Council.

Mayor Culbertson adjourned the meeting at 7:59 p.m.


Elizabeth Cappon, Town Secretary


Darion Culbertson, Mayor

