

**SPECIAL TOWN COUNCIL
MEETING MINUTES
WEDNESDAY, SEPTEMBER 27, 2017**

The Town Council met in joint special session with the Economic and Community Development Corporations' Board of Directors on Wednesday, September 27, 2017 at 5:30 p.m. in Fairview Town Hall located at 372 Town Place, Fairview, Texas. Those present from the Council were Mayor Darion Culbertson, Mayor Pro Tem John Adler as well as Councilmembers Bill Nicol, Henry Lessner, Pam Little, Paul Hendricks and Renee Powell. Those present from the EDC/CDC board were President Warren Westberg, Vice President Sim Israeloff as well as Directors Jeff Rutherford, Nancy Lewis, Carlo Strippoli and Bob Herrema. Secretary Don Braun was absent. Staff present included Town Manager, Julie Couch and Economic Development Manager, Ray Dunlap.

Mayor Culbertson and President Westberg called the meeting to order at 5:36 p.m. and declared quorums present.

At 5:37 p.m., the Council and the Economic and Community Development Board of Directors then adjourned into executive session regarding section 551.072, property acquisition and section 551.087, economic development negotiations.

At 6:29 p.m., Mayor Culbertson and President Westberg reconvened back into regular session.

At 6:30 p.m., President Westberg adjourned the EDC and CDC Board of Directors

At 6:31 p.m., Mayor Culbertson adjourned the Council until 7 p.m.

The Town Council held a Town Hall meeting in special session on Wednesday, September 27, 2017 at 7:00 p.m. at Heritage Ranch Golf and Country Club, located at 465 Scenic Ranch Circle in Fairview, Texas. Those present were Mayor Darion Culbertson and Councilmembers Bill Nicol, Henry Lessner, Pam Little Paul Hendricks and Renee Powell. Mayor Pro Tem John Adler was absent. Staff present included Town Manager, Julie Couch; Assistant to the Town Manager, Adam Wilbourn; Chief Financial Officer, Jason Weeks; Fire Chief, Jeff Bell; Police Chief, Granver Tolliver and Town Secretary, Elizabeth Cappon.

Mayor Culbertson reconvened the meeting to order at 7:00 p.m. and declared a quorum was present.

2017 BOND TOWN HALL: Mayor Culbertson gave a presentation regarding the 2017 Bond Package for a new municipal complex and then opened the forum for citizen input.

The Council, Staff and the audience had an extended discussion regarding the 2017 Bond Package including:

- The quote of “beyond useful life” states “without major renovations” after.
- Has the Town considered expanding FS #2 instead?

- Why is the furniture included in the bond? Would short-term financing for it make more sense?
- What happens if the complex costs less?
- Is the project insured?
- Why does the bidding process start after the bond approval?
- Will the Town need to add more personnel?
- The charts don't reflect projected property value increases
- Does turnkey include vehicles and employee salaries?
- Does Allen and McKinney have an EOC and community room
- What percent will be right away versus future tax rate increase?
- Why not just do the Fire Station alone?
- Who is reviewing the specs to ensure it isn't lavish?
- Collin County is currently constructing an EOC so this is duplication
- Did the Town consider combining with the Police Department
- How are CMAR and architect paid , do they get compensated in order to save money
- Why doesn't the west side of Town pay their fair share of taxes
- Location / land purchase
- Will this increase the ISO rating

Mayor Culbertson adjourned the meeting at 8:53 p.m.



Darion Culbertson, Mayor



Elizabeth Cappon, Town Secretary

