

**FAIRVIEW TOWN COUNCIL
MEETING MINUTES
JANUARY 7, 2025**

The Town Council met on January 7, 2025 at 6:00 PM at 372 Town Place, Fairview, Texas, for Executive Session.

Council present: Mayor Pro Tem John Hubbard, and Council Members Rich Connelly, Gregg Custer, Ricardo Doi, and Ken Logsdon.

Council absent: Mayor Henry Lessner and Council Member Larry Little

Staff present: Town Manager, Julie Couch; Assistant Town Manager Adam Wilbourn; Town Attorney, Clark McCoy; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; Fire Chief, Jeff Bell; Police Chief, Chris Chandler; CFO Steven Ventura; HR Director Whitney Casey; Communications and Marketing Manager, Karin Anderson; and Town Secretary, Joshua Stevenson.

Mayor Pro Tem Hubbard called the meeting to order at 6:00 PM and declared a quorum was present.

At 6:00 p.m., the Council adjourned into executive session in accordance with the Texas Government Code:

A. 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 CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

B. Section 551.072 - discuss or deliberate the purchase, exchange, sale, lease, or value of real property, acquisition of right-of-way, easements, or land.

C. Section 551.074 Personnel - appointment of members of all non-advisory boards and commissions, and municipal judge/prosecutor.

D. 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 Town Council met on January 7, 2025 at 7:30 PM at 372 Town Place, Fairview, Texas.

1. Call to Order

Mayor Pro Tem Hubbard called the meeting to order at 7:33 PM upon determining a quorum of the Council was present.

There were approximately (8) members of the public present when the meeting was called to order.

2. Pledge of Allegiance: U.S. and Texas Flags

Mayor Pro Tem Hubbard invited everyone to stand for the Pledge of Allegiance to the U.S. and Texas Flags.

3. Citizen's Comment (for Non-Public Hearing Items)

Mayor Pro Tem Hubbard called for Citizen's Comments.

There were none when called for.

Mayor Pro Tem Hubbard closed Citizen's Comments.

4. Consent Agenda

Mayor Pro Tem Hubbard called for the Consent Agenda.

Council Passed the motion by Council member Connelly, seconded by Council member Custer, to approve the Consent Agenda in a vote of Yes 5, No 0, Abstained 0.

The following consent items were approved:

- a. Approve the minutes of the November 25, 2024, special meeting of the Town Council
- b. Approve the minutes of the December 3, 2024, regular meeting of the Town Council

5. Reports from Staff

Mr. Ventura reviewed the Monthly Financial Report - Period ending November 30, 2024

Police Chief Chandler reviewed the Monthly Police Report - Period ending December 31, 2024.

Fire Chief Bell reviewed the Monthly Fire Report - Period ending December 31, 2024.

The Monthly Code Report - Period ending December 31, 2024, was submitted to Council for review.

Mr. Chancellor provided an update on Town construction projects.

6. Public Hearings

- a. Conduct a public hearing to consider, discuss, and take any necessary action on a request for approval of an ordinance granting a Conditional Use Permit (CUP) for an accessory structure. The 1.1-acre lot is located at 1160 Rowley Mile and is zoned for the (RE-1) One-acre Ranch Estate District.

Mayor Pro Tem Hubbard called for the item.

Mr. Roberts spoke regarding this item. Staff recommended approval. The Planning & Zoning Commission considered this item and the motion to approve resulted in a vote of 2 Yes and 2 No.

Mayor Pro Tem Hubbard opened the public hearing.

The applicant spoke regarding this item.

No one requested to speak.

Mayor Pro Tem Hubbard closed the public hearing.

The Council and staff had discussion regarding this item.

Council member Doi made the motion approve a Conditional Use Permit with the conditions to rotate the building 90 degrees, allow the drive way to exceed the 35% impervious lot coverage, and a variance to rear setback by 10 feet.

The motion failed to gain a second and the motion died.

Council passed the motion by Council member Custer, seconded by Council member Logsdon, to approve an ordinance as written granting a Conditional Use Permit (CUP) for an accessory structure in a vote of Yes 4, No 1, Abstained 0. Council member Connelly voting no.

- b. Conduct a public hearing to consider, discuss, and take any necessary action on an ordinance granting a Major Warrant to allow for the subject site to develop in accordance with the (RE-1.5) One-and-one-half Acre Ranch Estate District. The 5.9-acre tract of land is located on the east side of HWY 5, south of Sloan Creek and is zoned for the Commercial Planned Development District (CPDD) with the Urban Transition sub-district.

Mayor Pro Tem Hubbard called for the item.

Mr. Roberts spoke regarding this item. Staff and the Planning & Zoning Commission recommended approval.

Mayor Pro Tem Hubbard opened the public hearing.

No one requested to speak.

Mayor Pro Tem Hubbard closed the public hearing.

The applicant spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Council member Doi, seconded by Council member Connelly, to approve an ordinance granting a Major Warrant to allow for the subject site to develop in accordance with the (RE-1.5) One-and-one-half Acre Ranch Estate District in a vote of Yes 5, No 0, Abstained 0.

7. Action/Discussion Items

- a. Consider, discuss, and take any necessary action on an approval of a Final Plat of the Sloan Corners East Addition, Phase 1. The 23.6-acre site is generally located west of Highway 5, south of Fairview Crossing, at the future intersection of Fairview Parkway and Madison Avenue and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village-Residential sub-district.

Mayor Pro Tem Hubbard called for the item

Mr. Roberts spoke regarding this item. Staff and the Planning & Zoning Commission recommends approval.

The applicant spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Council member Logsdon, seconded by Council member Custer, to approve a Final Plat of the Sloan Corners East Addition, Phase 1 in a vote of Yes 5, No 0, Abstained 0.

- b. Discuss and consider action on an economic development and reimbursement agreement for Sloan Corners, a development located in the CPDD, and authorize the Town Manager to execute said agreement.

Mayor Pro Tem Hubbard called for the item.

Ms. Couch spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Council member Doi, seconded by Council member Connelly, to approve an economic development and reimbursement agreement for Sloan Corners authorize the Town Manager to execute said agreement in a vote of Yes 5, No 0, Abstained 0.

- c. Consider, discuss, and take any necessary action on a Facilities Agreement with the owner at 1035 Hart Road

Mayor Pro Tem Hubbard called for the item.

Mr. Chancellor spoke regarding this item. The purpose of this agreement is to provide access to a fire hydrant and water main to new built homes. The agreement is a 60/40 split with the lot owner paying the majority of the costs. The Town's cost sharing amount is not to exceed \$63,846.

The Council and staff had discussion regarding this item.

Council passed the motion by Council member Doi, seconded by Council member Logsdon, to approve a Facilities Agreement with the owner at 1035 Hart Road with the conditions that a provision is added that requires require a performance bond for 100% of the construction costs paid for by the owner in a vote of Yes 4, No 1, Abstained 0. Council member Connelly voting no.

- d. Consider, discuss, and take any necessary action on Board & Commission Appointments

This item was not called and no action was taken.

8. **Council and Staff Comments**

Mayor Pro Tem Hubbard called for Council and Staff Comments.

Ms. Couch spoke regarding the projected inclement weather and the Town's response.

9. **Closed Session**

Mayor Pro Tem Hubbard reassessed into executive session at 9:34 PM in accordance with the Texas Government Code:

- a. **A. 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 CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

B. Section 551.072 - discuss or deliberate the purchase, exchange, sale, lease, or value of real property, acquisition of right-of-way, easements, or land.

C. Section 551.074 Personnel - appointment of members of all non-advisory boards and commissions, and municipal judge/prosecutor.

D. 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.

Mayor Pro Tem Hubbard reconvened from executive session at 9:51 PM.

10. Any Necessary Action(s) on Closed-session item(s)

Mr. Wilbourn spoke regarding a lease agreement with TAG Soccer LLC. that was discussed during Executive Session.

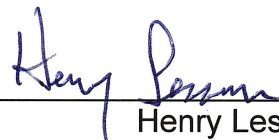
Council passed the motion by Council member Logsdon, seconded by Council member Doi, to approve the lease agreement with TAG Soccer LLC. with the added stipulation that the cancellation notice clause be changed from 365 days to 180 days in a vote of Yes 5, No 0, Abstained 0.

11. Adjourn

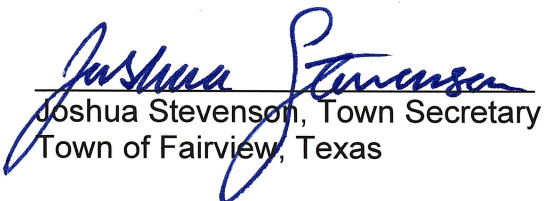
Mayor Pro Tem Hubbard adjourned the meeting at 9:54 PM.

These minutes were approved by the Town Council on February 4, 2025.

APPROVED:


Henry Lessner, Mayor

ATTEST:


Joshua Stevenson, Town Secretary
Town of Fairview, Texas