

**FAIRVIEW TOWN COUNCIL
MEETING MINUTES
AUGUST 5, 2025**

The Town Council met on August 5, 2025 at 6:00 PM at 372 Town Place, Fairview, Texas.

Council present: Mayor John Hubbard and Mayor Pro Tem Gregg Custer, and Councilmembers Rich Connelly, Jill Hawkins, Larry Little, and Lakia Works.

Council absent: Councilmember Pat Sheehan.

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; Accountant, Cheyenne Fee; HR Director Whitney Casey; Communications and Marketing Manager, Karin Anderson; Public Works Manager, Aron Holmgren; and Town Secretary, Joshua Stevenson.

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

At 6:01 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.

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.

E. Section 551.076 and 551.089 – Security Matters. Deliberation Regarding Security Devices or Security Audits - (1) the deployment, or specific occasions for implementation, of security personnel or devices; or (2) a security audit; (3) security assessments or deployments relating to information resources technology; (4) network security information as described by Section 2059.055(b) of the Texas Government Code; or (5) the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices.

Mayor Hubbard reconvened the meeting from executive session and reopened the public portion of the meeting.

Mayor Hubbard adjourned the 6:00 PM meeting.

The Town Council met on August 5, 2025, at 7:30 PM at 372 Town Place, Fairview, Texas.

1. Call to Order

Mayor Hubbard called the meeting to order at 7:30 PM upon determining a quorum of the Council was present.

There were approximately seventeen (17) members of the public present when the meeting was called to order.

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

Mayor 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 Hubbard called for Citizen's Comments.

There were none when called for.

Mayor Hubbard closed Citizen's Comments.

4. Consent Agenda

Mayor Hubbard called for the Consent Agenda.

Councilmember Connelly requested Consent Item 4(a) and Consent Item 4(c)

The following items were approved:

4b. Approve the minutes of the July 31, 2025, special work session of the Town Council

Council passed the motion by Mayor Pro Tem Custer, seconded by Councilmember Connelly, to approve the minutes of the July 31, 2025, special work session of the Town Council in a vote of Yes 6, No 0, Abstained 0.

4a. Approve the minutes of the July 1, 2025, regular meeting of the Town Council
Mayor Hubbard called for this item.

Council passed the motion by Councilmember Connelly, seconded by Councilmember Hawkins, to approve the minutes of the July 1, 2025, regular meeting of the Town Council in a vote of Yes 5, No 0, Abstained 1. Mayor Hubbard abstaining.

4c. Adoption of Res. 2025-08, authorizing the Town's participation with other Texas political subdivisions in a group settlement of litigation against Purdue Pharma, the Sackler Family, and all other defendants associated with opioid crisis litigation, including Teva Pharmaceuticals, Ltd., Endo Pharma, and other related parties and authorizing the Mayor and Town Manager to execute related documents in accordance with the recommendations of the Texas Attorney General

Mayor Hubbard called for this item.

Ms. Couch spoke regarding this item.

Council passed the motion by Councilmember Connelly, seconded by Councilmember Hawkins, to approve the Adoption of Res. 2025-08, authorizing the Town's participation with other Texas political subdivisions in a group settlement of litigation against Purdue Pharma, the Sackler Family, and all other defendants associated with opioid crisis litigation, including Teva Pharmaceuticals, Ltd., Endo Pharma, and other related parties and authorizing the Mayor and Town Manager to execute related documents in accordance with the recommendations of the Texas Attorney General in a vote of Yes 6, No 0, Abstained 0.

The resolution caption reads as follows:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, APPROVING PARTICIPATION IN GROUP SETTLEMENT OF LITIGATION WITH OPIOID MANUFACTURERS, DISTRIBUTORS, AND

RELATED ENTITIES, INCLUDING PURDUE PHARMA L.P. AND THE SACKLER FAMILY; AUTHORIZING THE MAYOR AND TOWN MANAGER TO EXECUTE DOCUMENTS NECESSARY FOR PARTICIPATION; AND ESTABLISHING AN EFFECTIVE DATE

5. Reports from Staff

- a. Monthly Finance, Police, Fire, Code, Construction Project Reports, and Quarterly Financial Report for period ending June 30, 2025

Mayor Hubbard called for staff reports from the period ending June 30, 2025.

Mr. Ventura reviewed the monthly and quarterly Finance report.

Police Chief Chandler reviewed the monthly Police report.

Fire Chief Bell reviewed the monthly Fire report.

Mr. Holmgren reviewed the monthly Code report.

Mr. Chancellor provided an update on construction projects.

6. Public Hearings

- a. Conduct a public hearing to consider, discuss, and take any necessary action on an ordinance granting a request for approval of a Conditional Use Permit (CUP) to allow daycare services at Chase Oaks Church. The 10.6-acre site is located at 611 Stacy Road and is zoned for the (RE-1) One-acre Ranch Estate District with a CUP for a religious facility. Applicant: Glen Brechner of Chase Oaks Church.

Mayor Hubbard called for the item.

Mr. Roberts spoke regarding this item and stated that the Planning & Zoning Commission recommended denial on this request at the July meeting. Mr. Roberts continued that due to this, the Town Council can only approve this application with a 75% vote of the Council in the affirmative to overrule the recommendation from the Planning & Zoning Commission.

Should the Council decide to approve the request, the following conditions are provided for consideration:

1. The site shall be developed in accordance with the attached plan.
2. Maximum enrollment shall be limited to 125.
3. Operation days and time shall be: Monday - Friday, 6:30am-6:30pm
4. The construction of the left-turn and deceleration lane on Stacy Road shall be completed before the daycare can begin operations.

Jeremy LeBlanc, Pastor for Chase Oaks Church, spoke regarding this item.

Mayor Hubbard opened the public hearing.

No one requested to speak.

Mayor Hubbard closed the public hearing.

The Council, staff, and members of the applicant team had discussion regarding this item.

Council passed the motion by Mayor Pro Tem Custer, seconded by Councilmember Connelly, to deny without prejudice an ordinance granting a request for approval of a Conditional Use Permit (CUP) to allow daycare services at Chase Oaks Church in a vote of Yes 4, No 2, Abstained 0. Mayor Hubbard and Councilmember Little voting no.

7. Action/Discussion Items

- a. Consider, discuss, and take any necessary action on a resolution adopting the Town's written investment policy

Mayor Hubbard called for the item.

Mr. Ventura spoke regarding this item.

The Council and staff had discussion regarding this item.

No action was taken regarding this item. This item will be on a future agenda for the Town Council.

- b. Consider, discuss, and take any necessary action on the proposed FY 25-26 tax rate and setting the date for the public hearings on the tax rate and budget

Mayor Hubbard called for the item.

Mr. Ventura spoke regarding this item.

The Council and staff had discussion regarding this item.

Councilmember Connelly made the following motion:

"I move to set the maximum tax rate for \$0.316558 per \$100 valuation as identified in the Town Budget Officer's proposed budget for the Fiscal Year 2025-26 and set the public hearings for August 18th on the FY 25-26 proposed tax rate and budget."

Mayor Pro Tem Custer seconded the motion.

Council passed the motion by Councilmember Connelly, seconded by Mayor Pro

Tem Custer, to approve the proposed FY 25-26 tax rate and setting the date for the public hearings on the tax rate and budget in a vote of Yes 6, No 0, Abstained 0.

Mayor Hubbard made a note that Councilmember Sheehan was absent from the meeting and did not vote.

- c. Consider, discuss, and take any necessary action on an Advanced Metering Infrastructure (AMI) contract

Mayor Hubbard called for the item.

Ms. Couch spoke regarding this item.

Mr. Holmgren spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Mayor Pro Tem Custer, seconded by Councilmember Little, to approve an Advanced Metering Infrastructure (AMI) contract in a vote of Yes 5, No 1, Abstained 0. Councilmember Connelly voting no.

- d. Consider, discuss, and take any necessary action on an amending ordinance and resolution relating to Town Social Media Policies

Mayor Hubbard called for the item.

Mr. Wilbourn spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Mayor Hubbard, seconded by Councilmember Little, to approve an amending ordinance and resolution relating to Town Social Media Policies in a vote of Yes 5, No 1, Abstained 0. Councilmember Connelly voting no.

The ordinance and resolution captions read as follows:

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW TEXAS, AMENDING ORDINANCE NO. 2012-6-5A WHICH ADOPTED AN INTERNET WEBSITE AND SOCIAL MEDIA POLICY THAT ESTABLISHED REGULATIONS FOR THE DEVELOPMENT, OPERATION, AND ADMINISTRATION OF THE TOWN'S WEBSITES AND SOCIAL MEDIA PLATFORMS AND ENSURED THAT THE TOWN'S WEBSITES AND SOCIAL MEDIA PLATFORMS REMAINED NON-PUBLIC FORUMS SUBJECT TO THE TOWN'S EXCLUSIVE USE AND CONTROL

RESOLUTION NO. 2025-10

A RESOLUTION APPROVING THE TOWN OF FAIRVIEW PERSONNEL POLICY RELATING TO TOWN SOCIAL MEDIA ACCOUNTS AND RELATED COMMUNICATION ACTIVITIES

- e. Consider, discuss, and take any necessary action on a resolution setting the Council policy regarding adding items to a Town Council agenda

Mayor Hubbard called for the item.

Councilmember Connelly spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Councilmember Connelly, seconded by Councilmember Little, to approve a resolution setting the Council policy regarding adding items to a Town Council agenda with an amendment that states "the Mayor or anyone on the council can request the Mayor to consider an item to be placed on the agenda" in a vote of Yes 6, No 0, Abstained 0.

The resolution caption reads as follows:

RESOLUTION NO. 2025-11

A RESOLUTION OF THE TOWN OF FAIRVIEW, TEXAS ADOPTING POLICIES FOR ADDING ITEMS TO A COUNCIL AGENDA; AND PROVIDING FOR AN EFFECTIVE DATE

- f. Consider, discuss, and take any necessary action on a request to Collin County to reallocate roadway funds designated to Fairview for the purpose of additional roadway construction.

Mayor Hubbard called for the item.

Mr. Chancellor spoke regarding this item.

The Council and staff had discussion regarding this item.

Council passed the motion by Councilmember Hawkins, seconded by Councilmember Works, to authorize the Town Manager to request the reallocation of Collin County roadway funds designated to Fairview for the purpose of additional roadway construction in a vote of Yes 6, No 0, Abstained 0.

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

Mayor Hubbard called for this item.

Planning & Zoning Commission:

Councilmember Connelly made a motion to appoint Renee Powell to the vacant position, and to reappoint Willis White and Dennis Swingle to the Planning & Zoning Commission.

Councilmember Hawkins seconded the motion and the motion passed in a vote of Yes 6, No 0, Abstained 0.

The roster is as follows:

<u>Name</u>	<u>Began Serving</u>	<u>Term Expires</u>
<u>John Adler (Chairman)</u>	January 2021	August 2026
<u>Ben Kuehne</u>	July 2024	August 2026
<u>Willis White</u>	October 2023	August 2027
<u>Darrell Sims</u>	March 2025	August 2027
<u>Dennis Swingle</u>	June 2021	August 2027
<u>Renee Powell</u>	August 2025	August 2026
<u>Clay Medley</u>	July 2024	August 2026

Economic/Community Development Corporation:

Councilmember Hawkins made a motion to reappoint Joe Boggs, Carlo Strippoli, and Eugene Borsattino to the Economic/Community Development Corporation.

Mayor Pro Tem Custer seconded the motion and the motion passed in a vote of Yes 6, No 0, Abstained 0.

The roster is as follows:

<u>Name</u>	<u>Began Serving</u>	<u>Term Expires</u>
<u>Sim Israeloff (President)</u>	CDC 2003; EDC 7/2014	August 2026
<u>Darion Culbertson</u>	March 2022	August 2026
<u>Joe Boggs</u>	January 2024	August 2027
<u>John Brown</u>	March 2020	August 2026
<u>Carlo Strippoli</u>	September 2017	August 2027
<u>Nancy Lewis</u>	May 2017	August 2026
<u>Eugene Borsattino</u>	June 2025	August 2027

Zoning Board of Adjustment:

Councilmember Works made a motion to appoint William Basom to Renee Powell's position, and to reappoint Chris Lee and Mary Price.

Councilmember Little seconded the motion and the motion passed in a vote of Yes 6, No 0, Abstained 0.

The roster is as follows:

<u>Name</u>	<u>Began Serving</u>	<u>Term Expires</u>
Debbie Malafsky	December 2019	August 2026
William Basom	Alternate 11/2022; Permanent 8/2025	August 2026
Chris Lee (Chairman)	Alternate 6/2016; Permanent 10/2017	August 2027
Mary Price	January 2020	August 2027
Donna Pekarek	Alternate 08/2017; Permanent 01/2020	August 2026
Vacancy (Alternate)		August 2027
Vacancy (Alternate)		August 2026
Vacancy (Alternate)		August 2026
Vacancy (Alternate)		August 2027

Parks & Recreation Advisory Board:

Mayor Pro Tem Custer made a motion to appoint Robert Collum to the vacant position, and reappoint Bruce Bickhaus, Steven Rhoades, and Tom Lester.

Councilmember Works seconded the motion and the motion passed in a vote of Yes 6, No 0, Abstained 0.

The roster is as follows:

<u>Name</u>	<u>Began Serving</u>	<u>Term Expires</u>
Katherine Ponder	October 2017	August 2026
Bruce Bickhaus	January 2021	August 2027
Steven Rhoades	August 2019	August 2027
Renee Powell	January 2021	August 2026

(Chair)		
Tom Lester	January 2021	August 2027
Robert Cullum	August 2025	August 2026
Gary Wittsche	April 2023	August 2026

No action was taken regarding the Technology Advisory Committee and the Public Art Committee.

All Board & Committee members serve at the will of the Council.

- h. Consider and discuss the amended FY 24-25 budget and the proposed FY 25-26 budget including budget priorities, revenues, expenditures, rates, staffing, capital planning, long-range planning, and any related items

Mayor Hubbard called for this item.

Ms. Couch spoke regarding this item.

No action was taken.

8. **Council and Staff Comments**

Mayor Hubbard called for Council and Staff Comments.

Mayor Hubbard spoke regarding Breakfast with the Mayor at Heritage Ranch.

9. **Closed Session**

The Town Council did not recess into closed session.

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

approve funds for police overtime

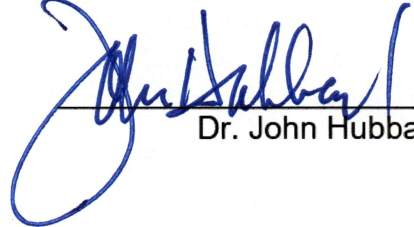
Council passed the motion by Councilmember Connelly, seconded by Mayor Pro Tem Custer, to approve the funds necessary to provide police officers to attend the various boards and commission meetings for security in a vote of Yes 6, No 0, Abstained 0.

11. **Adjourn**

Mayor Hubbard adjourned the meeting at 10:01 PM.

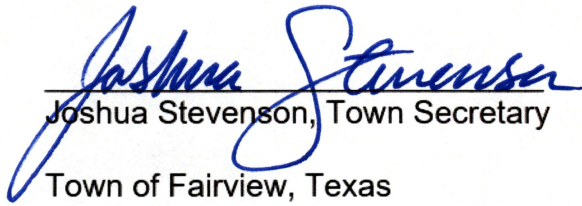
These minutes were approved by the Town Council on September 2, 2025.

APPROVED:



Dr. John Hubbard, Mayor

ATTEST:



Joshua Stevenson, Town Secretary
Town of Fairview, Texas