

**TOWN COUNCIL
MEETING MINUTES
OCTOBER 4, 2022**

The Town Council met in regular session on Tuesday, October 4, 2022, at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner; Councilmembers Rich Connelly, Ken Logsdon and John Hubbard. Mayor Pro Tem Ricardo Doi and Larry Little. Councilmember Gregg Custer was absent. Staff present included Town Manager, Julie Couch; Police Chief, Granver Tolliver; Fire Chief, Jeff Bell; CFO, Steven Ventura; Planning Manager, Israel Roberts; Town Engineer, James Chancellor; Town Attorney Clark McCoy; Town Secretary, Tenitrus Bethel; and Human Resources Director, Judy Webster.

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

At 6:05 p.m., the Council then adjourned into executive session regarding a consult with legal counsel.

Mayor Lessner called the regular session to order at 7:30 p.m. and invited everyone to stand for the Pledge of Allegiance and the Texas State pledge.

APPOINTMENTS

Martin Corboy addressed the council in regard to smoking regulations and a cigar lounge.

CITIZENS INPUT

Tom Lester, 449 Sloan Creek, expressed his thoughts related to cigar lounges.

CONSENT AGENDA: All items listed under the Consent Agenda are considered routine and are acted on by one motion, with no separate discussion of these items. If discussion is desired, an item may be removed from the consent agenda and be considered separately. A) Approve the minutes of the September 6, 2022 Regular Council meeting; B) Approve resolution denying Oncor Electric Delivery Company's proposed rate change application.

Councilmember Connelly made a motion to approve the consent agenda. Councilmember Hubbard seconded and the motion passed unanimously.

REPORTS FROM STAFF:

Mr. Ventura reviewed the monthly financial report.

Chief Tolliver reviewed the monthly police report.

Chief Bell reviewed the monthly fire report.

Mr. Chancellor provided a construction update.

PUBLIC HEARING – CUP – 301 OAKWOOD TR: Mayor Lessner introduced agenda item 8(a), hold a public hearing to consider approval on a request for a Conditional Use Permit (CUP) for an accessory structure (greenhouse). The 1.4-acre lot is located at 301 Oakwood Trail and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Cortney Baker.

Mr. Roberts stated the request is for a 117 sq. ft. greenhouse. He stated the greenhouse has already been constructed and the applicant was made aware a permit was required for the

structure when speaking to the building official regarding the allowance of water to the structure. He stated the request meets setback and lot coverage requirements and PZ recommended approval. He stated notifications were sent out and one letter of opposition was received.

Courtney Baker, applicant, addressed the council regarding the request.

The Council and applicant had a discussion related to lighting.

Mayor Lessner opened the public hearing.

No one came forward to speak.

Mayor Lessner closed the public hearing.

The Council and staff had a discussion related to the greenhouse ordinance.

Councilmember Logsdon made a motion to approve the request for a conditional use permit for a greenhouse to be located at 301 Oakwood Tr. Councilmember Hubbard seconded and the motion passed unanimously.

DISCUSSION – FIELD ADDITION: Mayor Lessner introduced agenda item 9(a), consider, discuss and take any necessary action on a request for approval of a Preliminary Plat of the Field Addition. The 15.0+/- acre tract of land is located at 661 Meandering Way and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Tom Field, Thompson Realty, representing owners, Lonnie and Antionette Tillinghast.

Mayor Pro Tem Doi recused himself and exited the Council Chambers.

Mr. Roberts gave a staff report related to this item. He stated the request is a preliminary plat of a 4-lot subdivision comprised of 2 – 3 acre lots and 1 – 7+ acre lot which would maintain the current residence on the property. He stated the request meets all of the design guidelines of the RE-2 zoning district. He indicated one change made to the plat since the PZ meeting is the new street located at the west property line will be offset approximately 10 feet to maintain a common area.

Tom Field, applicant, addressed the Council regarding the request.

Councilmember Logsdon made a motion to approve the preliminary plat of the Field Addition. Councilmember Connelly seconded the motion and the motion passed 5-0.

Mayor Pro Tem Doi returned to the Council Chambers.

DISCUSSION – PERSONNEL STUDY: Mayor Lessner introduced agenda item 9(b), hear presentation from McGrath Human Resources Group regarding the personnel compensation and benefits study, discuss, and take any necessary action.

Malayna Halvorson Maes with McGrath HR Group gave a presentation related to the recently completed benefits and compensation study and reviewed the following: employee concerns,

Town challenges, study methodology, comparator cities, market study findings, pay scales, range midpoints, progression through existing system, demographics, summary of findings, recommendations, position placement, maintenance of system, total rewards and benefits.

Ms. Couch provided additional comments related to the public safety pay plans, certification pay and pay adjustments, and policy discussion on market position. She stated the pay adjustments for this study are within budget and if approved by Council would be effective October 3; and staff will be drafting policies as it related to public safety certification pay and those policies would go into effect in November. She further discussed healthcare coverage, COLA benefits and paid time off. She indicated that there would be future discussion on policies related to market position.

The Council, Ms. Maes and staff had an extended discussion related to this item.

Mayor Pro Tem Doi made a motion to approve the compensation and benefits plan as outlined by McGrath HR Group. Councilmember Connelly seconded and the motion.

The Council, Ms. Maes and staff had a discussion related to the plan.

The motion passed unanimously.

DISCUSSION – SPEED LIMITS: Mayor Lessner introduced agenda item 9(c), discuss and consider action on an ordinance reducing speed limits on the Stacy Road in Fairview.

Mr. Chancellor gave a staff report on this item.

No action was taken.

DISCUSSION – COLLIN COUNTY BOND PROGRAM: Mayor Lessner introduced agenda item 9(d), discuss and consider authorizing a project submission for the current Collin County Road Bond Program call for projects, and take any necessary action.

Ms. Couch stated the Collin County current call for projects has available funds of \$24MM for bond projects. She reviewed the bond program, the newly adopted criteria and the focus for funding. She stated staff is recommending submission of Fairview Parkway for bond funding through the county. She stated Kimley Horn developed a plan which consists of 2 lanes extending from Medical Center Dr to the Fairview Pkwy lanes that end at Ridgeview and the construction of a 4-lane bridge over Sloan Creek; with an estimated cost of \$11 MM. She indicated the Town would be responsible for 30% of the total funding with the Billingsley Corporation providing half of the local costs. She stated ARPA funds would be utilized to fund the Town portion of the project. She reviewed the revised capital plan and proposed capital projects.

The Council and staff had a discussion related to this item.

Mayor Pro Tem Doi made a motion to approve a resolution for the submittal of Fairview Parkway to the Collin County Road Bond Program projects and the use of ARPA funds for

partial funding of the project. Councilmember Logsdon seconded and the motion passed unanimously.

DISCUSSION – COVID UPDATE: Mayor Lessner introduced agenda item 9(e), discuss COVID-19 activities and actions and take any necessary action.

Ms. Couch recommended the Council conclude the emergency declaration at the next meeting.

DISCUSSION – BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 9(f), discuss Boards & Commissions and take any necessary action.

No action taken.

Mayor Lessner adjourned the meeting at 10:04 p.m.

Tenitrus Bethel

Tenitrus Bethel, Town Secretary

Henry Lessner
Henry Lessner, Mayor

