SPECIAL TOWN COUNCIL
MEETING MINUTES
SEPTEMBER 17, 2018

The Town Council met in special session on Monday, September 17, 2018 at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson; Mayor Pro Tem Paul Hendricks; Councilmembers Bill Nicol, Cynthia Brugge, Henry Lessner, Anthony Mattei and Roland Feldman. Staff present included Town Manager, Julie Couch; Planning Manager, Israel Roberts; Economic Development Manager, Ray Dunlap; Fire Chief, Jeff Bell; Police Chief, Granver Tolliver; Public Works Manager, Aron Holmgren; Town Engineer, James Chancellor; Assistant to the Town Manager, Adam Wilbourn; Executive Assistant, Tenitrus Bethel and Town Intern, Cynthia Alegria.

Mayor Culbertson called the meeting to order at 6:01 p.m. and declared a quorum was present.

FUTURE TOWN FACILITIES: Mayor Culbertson reviewed that the Council had discussed the goal to have former Town officials present information related to the decision to construct a second fire station in the mid 2000's which resulted in the passage of the 2007 bond election for Fire Station 2. He indicated that former Town of Fairview Volunteer Fire Chief and Councilmember Dick Price, as well as former Mayor Sim Israeloff had agreed to attend the meeting and present information. He then introduced former Chief Price.

Dick Price gave a presentation providing a historical overview of the fire department, the process used to evaluate the need for Fire Station 2 and the planned expansion of fire facilities and services.

The Council and Mr. Price had an extended discussion related to the two fire stations, response times and other related matters.

Sim Israeloff, former Town of Fairview Mayor, discussed the process and decision of the Council to hold a bond election for the construction of a second fire station. He also reviewed his personal experience with the fire department and the value they provided to him and to the Town residents.

The Council and Mr. Israeloff had an extended discussion related to fiscal responsibility, response times and other related matters.

Mayor Culbertson invited residents to ask questions and provide comments.

The attending residents, Mr. Price and Mr. Israeloff had an extended discussion related to the fire department.

Chief Bell updated the Council and residents on the progress of fire station 1. He stated one unit has been delivered and the second building would soon be delivered and they would be set as soon as possible with recent rains causing some delay. He stated the timeline for completion is estimated at 3 – 4 weeks.

The Council and citizens had an extended discussion related to the construction of a new fire facility.

Mayor Culbertson indicated it was time to move the matter forward and proceed with developing the station design and pricing for Fire Station 1. He indicated that the town consultants needed to be brought back to a work session so that work could continue. He also indicated that the CRG would be invited to that process as well.

FIRE ENGINE DISCUSSION: Mayor Culbertson introduced agenda item 3, authorizing Town staff to order a new fire engine.

Ms. Couch stated the department operates three primary units: an engine, ladder truck and a medic unit. She stated the data related to maintenance expenses and downtime of the engine has previously been presented and reviewed by Council. She indicated that the recommendation was to move forward and authorize the purchase of a new engine. She also indicated the timeline of construction to delivery is approximately one year.

The Council, Chief Bell and Mr. Price had an extended discussion related this item.

Councilmember Nicol made a motion to authorize the purchase of a new fire engine, with an amount not to exceed $725,000. Mayor Pro Tem Hendricks seconded the motion and the motion was unanimously approved.

AWARD BID FOR SEWER LING AND BORE CONSTRCUTION: Mayor Culbertson introduced agenda item 4, award a bid for sewer line and bore construction.

Mr. Chancellor stated the purpose of this project is to get the fire station and public works facilities onto a gravity sewer system. He stated the current pump sewer system has required consistent maintenance and pump replacement and the new system will allow for service to the existing facilities as well as future facilities. He indicated one bid in the amount of $80,610 was received from Four Star Excavation who is performing work on the E. Stacy Road storm sewer.

The Council and Mr. Chancellor had extended discussion regarding this item.

Councilmember Lessner made a motion to award a bid to Four Star Excavation in an amount not to exceed $80,610.00 for the State Hwy 5 sewer and bore project. Councilmember Nicol seconded the motion and the motion was unanimously approved.

FISCAL YEAR 2017-2018 BUDGET AMENDMENT: Consider, discuss and take any necessary action on an ordinance amending the 2017-18 fiscal year budget.

Ms. Couch reviewed the proposed amended 2017-18 fiscal year budget and gave an overview of adjustments made throughout the year. She indicated there will be additional expenses from the general reserves that will go towards Council approved funding for the modular building at fire station 1, resurfacing of Summit Court and Fairview Parkway lights.

There was general discussion on this item between Council and Ms. Couch.

Councilmember Lessner made a motion to approve the 2017-18 fiscal year amended budget ordinance. Councilmember Nicol approved the motion and Mayor Culbertson, Councilmembers Nicol, Lessner, Mattei, Hendricks and Feldman voted in favor. Councilmember Brugge opposed.

FISCAL YEAR 2018-2019 BUDGET: Consider, discuss and take any necessary action on an ordinance approving the proposed 2018-19 fiscal year budget.

Ms. Couch stated the Council and staff have held six meetings to review and discuss the fiscal year 2018-19 budget. She reviewed the possible adjustments to the budget as previously outlined totaling $143,000. She stated the discussion included whether or not the tax rate should be reduced to include the program elimination savings or to adopt a budget at the proposed rate of $0.359999 and set those dollars aside for future capital needs.

The Council and Ms. Couch had an extended discussion related to this item. The Council members and residents expressed their thoughts on this item.

Mayor Culbertson proposed that the Council first vote on the proposed ad valorem tax rate and then proposed budget.

FISCAL YEAR 2018-2019 PROPOSED AD VALOREM TAX RATE: Consider, discuss and take any necessary action on an ordinance setting the proposed 2018-19 ad valorem tax rate.

There was Council discussion on this item related to the whether the current tax rate should be adopted, how the funds could be used for future needs, and the impact to residents if the effective rate were adopted.

There was discussion as to what the M&O and I&S tax rates would be under the effective rate. Ms. Couch indicated that the M&O rate would be $0.227424 and the I&S rate would be $0.122285 and the total tax rate would be $0.349709. There was also discussion as to what the state required language would be in the ordinance should the effective rate be approved. It would state that **"THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S RATE.**

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 2.08 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,00 HOME BY APPROXIMATELY $-3.99."

Councilmember Feldman made a motion to approve an ordinance approving the effective ad valorem tax rate of $0.349709 with M&O rate set at $0.227424 and the I&S rate set at $0.122285 the for the 2018-19 fiscal year. Councilmember Mattei seconded the motion. The roll call vote was as follows:

Councilmember Nicol: For
Councilmember Lessner: For
Councilmember Hendricks: For
Mayor Culbertson: Against
Councilmember Brugge: For
Councilmember Mattei: For
Councilmember Feldman: For

FISCAL YEAR 2018-2019 BUDGET:
Ms. Couch indicated with the approval of the effective tax there is an additional $44,500 of funds which will need cut to balance the budget. She proposed options to the Council as additional budget adjustments to fund the capital purchases of a new truck for the Parks Department, $30,000, and Police new equipment, $17,000, through the General Reserves. She proposed the Council approve the budget as proposed with the exception of removing the $187,500 in accordance with approved adjustments.

Councilmembers expressed their thoughts on this item.

Councilmember Feldman made a motion to approve an ordinance approving the fiscal year 2018-19 budget as presented with the exceptions to the General Fund, both the revenues and expenditures to be reduced by $187,500. Councilmember Mattei seconded the motion. The roll call vote was as follows:

Councilmember Nicol: For
Councilmember Lessner: For
Councilmember Hendricks: For
Mayor Culbertson: For
Councilmember Brugge: Against
Councilmember Mattei: For
Councilmember Feldman: For

RATIFYING FISCAL YEAR 2018-2019 PROPOSED TAX RATE: Consider, discuss and take any necessary action on an ordinance ratifying the 2018-19 property tax revenue increase.

Councilmember Lessner made a motion to approve an ordinance ratifying the tax rate, as approved, for the 2018-19 fiscal year. Councilmember Hendricks seconded the motion. Councilmembers Nicol, Brugge, Lessner, Mattei, Hendricks and Feldman in favor. Mayor Culbertson opposed.

Mayor Culbertson adjourned the meeting at 9:19 p.m.

Darion Culbertson, Mayor

Adam Wilbourn, Alternate Town Secretary

TOWN OF FAIRVIEW