

**SPECIAL TOWN COUNCIL
MEETING MINUTES
AUGUST 20, 2018**

The Town Council met in special session on Monday, August 20, 2018 at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson; Mayor Pro Tem Paul Hendricks; Councilmembers Henry Lessner, Cynthia Brugge, Anthony Mattei and Roland Feldman. Staff present included Town Manager, Julie Couch; Fire Chief, Jeff Bell; Town Engineer, James Chancellor; CFO, Steven Ventura; Assistant to the Town Manager, Adam Wilbourn; Executive Assistant, Tenitrus Bethel; and Assistant Town Attorney, David Overcash. Councilmember Nicol was absent.

Mayor Culbertson called the meeting to order at 6:02 p.m. and declared a quorum was present.

PUBLIC HEARING – PROPOSED FISCAL YEAR 2018-19 PROPERTY TAX RATE:

Mr. Ventura gave a presentation on agenda item 1, conduct first public hearing regarding the fiscal year 2018-19 proposed tax rate.

Mr. Ventura stated the proposed budget is based upon the current tax rate of \$0.35999 per \$100 and while the property tax rate is the same property tax revenue is increasing due to growth. He indicated due to the growth the current and proposed tax rate of \$0.359999, per \$100 property valuation, exceeds the effective tax rate of \$0.349709.

Mr. Ventura stated that in accordance with state law, if the proposed tax rate exceeds the lower of the effective rate or rollback rate the Council is required to hold two public hearings on the tax rate as well as publish notice in a local newspaper and post the notice on the Town website. He stated that at the August 7 special Council meeting Council set the public hearing dates for August 20 and August 23 both meetings to begin 6 p.m. and the notice was published in the Allen American and on the Town's website on August 9.

Mr. Ventura stated the effective tax rate, \$0.349709, would provide the same amount of revenue for daily operations as the prior year, raising the M&O by 6.7 percent which would be approximately a \$6.31 valuation increase on a \$100,000 home valuation.

Mr. Ventura stated the assessed valuation of the Town has increased to \$1.938 billion from last year's \$1.76 billion, which is an increase of approximately 10 percent.

Mr. Ventura stated the average home value in the Town increased by approximately 5.5 percent from \$493,150 last year to \$520,479, which results in a tax levy for the Town of approximately \$1,873.72.

Mr. Ventura reviewed the operating funds as well as the CIP expenses.

Mayor Culbertson asked that Mr. Ventura explain the CIP expenses and revenues in the budget.

Mr. Ventura explained the with capital projects, the funding is often received in previous years, which results in the expenditures exceeding revenues in that budget because fund balance will be used to pay for the project.

Mr. Ventura stated the second public hearing for the proposed tax rate would be on August 23 at 6:00 p.m. and the proposed budget public hearing would be held on September 4 during the regular Council meeting at 7:30 p.m. and the budget notice will be published in the Allen American on August 9.

Mayor Culbertson opened the public hearing. There was no one to speak.
Mayor Culbertson closed the public hearing.

Mayor stated the second public hearing for the proposed tax rate would be Thursday, August 23, 2018 at 6:00 p.m. at 372 Town Place.

FISCAL YEAR 2018-19 BUDGET DISCUSSION: Ms. Couch gave a presentation on agenda item 3, discuss the proposed fiscal year 2018-2019 budget.

Ms. Couch reviewed the proposed budget and potential adjustments to the general fund, including: court security & technology fund, mosquito monitoring, news magazine, Christmas expenses, volunteer banquet, participation in Fairview Town Center events, building official, water/sewer debt, non-departmental funds, finance training and intern positions. She stated the total in potential savings is \$200,900.

The members of the Council, Staff and attendees had an extended discussion related to the proposed fiscal year 2018-19 budget.

FUTURE TOWN FACILITIES DISCUSSION: Ms. Couch discussed agenda item 4, planning for future Town facilities.

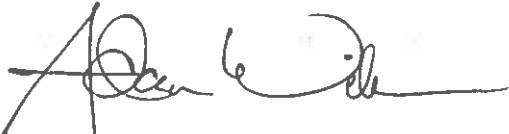
Mayor Culbertson recommended extending an invitation to former councilmembers and fire chief for a discussion regarding the history and decision to construct fire station #2.

Council discussed and the general consensus agreed to extend the invitation.

The members of Council, Staff and attendees had an extended discussion related to this item.

Ms. Couch stated the second public hearing on the tax rate would be August 23 and the public hearing for the proposed budget would be held on September 4 during the regular Council meeting. She stated an email was sent to the Council requesting dates of availability for the weeks of September 10 and September 17 in order to set a date for the adoption of the budget and tax rate.

Mayor Culbertson adjourned the meeting at 8:26 p.m.


Adam Wilbourn, Alternate Town Secretary


Darion Culbertson, Mayor

