

**SPECIAL TOWN COUNCIL
MEETING MINUTES
AUGUST 8, 2018**

The Town Council met in special session on Wednesday, August 8, 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, 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; Accounting Manager, Brenda Bowman; Human Resources Manager, Judy Webster; Town Engineer, James Chancellor; CFO, Steven Ventura; Assistant to the Town Manager, Adam Wilbourn; and Executive Assistant, Tenitrus Bethel. Councilmembers Bill Nicol and Cynthia Brugge were absent.

Mayor Culbertson called the meeting to order at 6:07 p.m. and declared a quorum was present.

FISCAL YEAR 2018-2019 BUDGET:

Ms. Couch reviewed the budget discussion from the last council meeting and informed Council that staff is currently gathering the requested information. She provided an update on the fire station 1 demolition, discussed the upcoming meeting dates set for August 13, August 20 and August 23 and introduced the truth in taxation.

Mr. Ventura gave a presentation regarding the proposed tax rate and the truth in taxation which details the process by which tax rates are calculated.

Mr. Ventura stated if the proposed tax rate exceeds the lower of the effective or rollback rate state law requires Council to hold two public hearings, publish notice in a local newspaper and post notice on the Town website. He stated at the August 7 meeting Council set the public hearing dates for August 20 and August 23, and the notice will be published in the Allen American as well as on the Town website on August 9.

Mr. Ventura stated the proposed effective tax rate of \$0.349709 per \$100 would provide the same revenue as the prior year and the rollback rate of \$0.362905 per \$100 is equal to the effective rate plus an additional 8 percent.

The members of the Council, Town staff and public attendees had an extended discussion on the proposed tax rate and the revenue.

Ms. Couch indicated the demolition process at fire station 1 has begun and invited Chief Bell to discuss the status. Chief Bell presented images of the current demolition project and discussed next steps. He stated the timeline is on schedule for completion in mid-September.

FUTURE TOWN FACILITIES: Ms. Couch introduced agenda item 3, discuss future Town facilities planning.

Ms. Couch reviewed the 2017 bond as well as the formation of the CRG. She stated after the initial phase of the process which consisted of a series of meetings, both individually and joint

with the Council, the CRG developed recommendations for pricing to present to the Council and Council approved the development of those options. She indicated staff engaged the development team of Brinkley Sargent to create various scenarios for review and Byrne Construction to provide a pre-construction cost estimate.

Ms. Couch invited Hal Sargent of Brinkley Sargent to come forward and present.

Hal Sargent with Brinkley Sargent Architects gave a presentation on the design options and related pricing for fire station 1. He reviewed the previous bond package in comparison to the current proposed option which consists of solely a fire station. He discussed various options such as relocating the entrance at the current site, expansion for an additional bay for future needs and moving the station south of the previously proposed site plan.

Mr. Sargent reviewed overall pricing for the station and the variable options such as location, building type, elevation and additional features within the building itself.

The members of the Council, Staff and attendees had an extended discussion related to the options presented.

Mayor Culbertson inquired if a metal building could contain a storm shelter. Mr. Sargent stated currently the interpretation of the code is such that the shelter cannot be a part of the building due to safety concerns that if the building were to collapse the exit to the shelter would be obstructed by debris.

Mayor Culbertson discussed recommendations of options to eliminate. He stated his recommendation to eliminate the additional bay for now, and recommended constructing the station for the bay addition in the future. He asked Chief Bell if the bay was a current need. Chief Bell stated the additional bay would not be needed for possibly 10 – 20 years and eliminating it now would not cause an issue. Mayor Culbertson stated he would also recommend not relocating the station to the south.

Councilmember Mattei inquired if there was a plan to demolish the decommissioned ground water tanks. Ms. Couch stated the option was discussed in the original plans however the current plans do not include the public works facility and the public works funding will be funded through other means. She indicated the inclusion of the tank demolition into the current cost would increase the bond amount.

The members of the Council, Staff and attendees had an extended discussion related to outlined options to reduce the costs. There was discussion related to the use of a pre-engineered metal building.

There was discussion related to the comparative costs between Station 2 and the numbers for Station 1. Mr. Sargent stated fire station 2 is not a pre-engineered facility and he indicated building codes have changed dramatically since the construction of fire station 2. He discussed the LEED design standards and the effects it has had on the increased cost of construction.

Mr. Sargent invited Martin Lehman of Byrne Construction to discuss the site prep and pre-construction phase.

Mr. Lehman discussed the firms' current and recently completed public safety projects as it relates to the price per square foot. He discussed the site project costs, supplemental costs, contingency and indirect costs in detail.

The members of the Council, Staff and attendees had an extended discussion related to the design and elevation as it relates to Town standards.

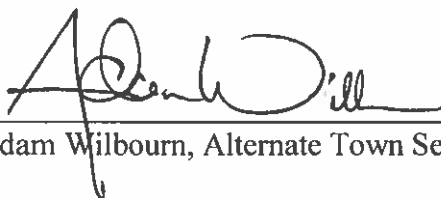
The members of the Council, Staff and attendees had an extended discussion related to the site prep work.

There was discussion regarding the possible impact to residents' taxes for the construction of the station. Mayor Culbertson stated his desire would be to construct the new facility by utilizing alternate funds and not increasing taxes.

The members of the Council, Staff and attendees had an extended discussion related to Town debt and fire station 2.

Ms. Couch indicated the next meeting to discuss and review these items will be Monday, August 13 at 3 p.m. and staff will provide a detailed breakdown of the cost.

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


Adam Wilbourn, Alternate Town Secretary


Darion Culbertson, Mayor

