TOWN COUNCIL
MEETING MINUTES
AUGUST 4, 2020

The Town Council met in regular session on Tuesday, August 4, 2020 at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner; Mayor Pro Tem Ricardo Doi; Councilmembers Cynthia Brugge, Ken Logsdon, Tony Mattei and Roland Feldman. Councilmember Charlie Henkle joined via teleconference. Staff present included Town Manager, Julie Couch; Police Chief, Granver Tolliver; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; and Town Secretary, Tenitrus Bethel. Staff present via teleconference included: CFO, Steven Ventura; Interim EDC Manager, Dave Quinn; Fire Chief, Jeff Bell; Assistant to the Town Manager, Adam Wilbourn, and Town Attorney, Clark McCoy.

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

At 6:03 p.m., the Council then adjourned into executive session regarding a consult with legal counsel.

At 7:33 p.m., Mayor Lessner reconvened back into regular session and invited everyone to stand for the Pledge of Allegiance and the Texas State pledge.

Councilmember Henkle joined the meeting.

CITIZENS INPUT:
Cody Hooper, expressed his thoughts related to drainage on Bluebird Ln.
Arthur Hood, 521 Bluebird, expressed his thoughts related to drainage.
Elizabeth McFadden, expressed his thoughts related to drainage.
John McFadden, expressed his thoughts related to drainage.

PRESENATIONS & REPORTS:
Patrick Prather with Municipal Mosquito gave a presentation related to their abatement program.

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 June 23, 2020 Special Council meeting; B) Approve the minutes of the June 30, 2020 Special Council meeting; C) Approve the minutes of the July 7, 2020 Regular Council meeting; D) Approve the minutes of the July 21, 2020 Special Council meeting; E) Approve an ordinance calling for a Local Option Election to be held on November 3, 2020; F) Approve an ordinance calling the November 3, 2020 General Election and authorizing the Town Manager to execute a joint agreement with Collin County for the provision of election services.

Mayor Pro Tem Doi made a motion to the approve the consent agenda. Councilmember Henkle seconded the motion and the motion was approved unanimously.

REPORTS FROM STAFF:
Mr. Ventura reviewed the monthly & quarterly financial reports.

Chief Tolliver reviewed the monthly police report.

Chief Bell reviewed the monthly fire report.

Mr. Chancellor reviewed current Town construction projects.

PUBLIC HEARING – CAMPBELL KNIGHT PLACE ADDITION: Mayor Lessner introduced agenda item 8(a), conduct a public hearing and consider approval on a request for amending plat of Lot 50, Block A of the Village of Fairview Addition and Lot 2R of the Campbell Knight Place Addition, to relocate a common lot line, and a zoning change of a 5,240 square foot area created by the above mentioned relocated lot line, from the (RE-1) One-acre Ranch Estate District to the (CPDD) Commercial Planned Development District with the Neighborhood General sub-district. The sites are located at 5552 Emerson Ct. and 340 Murray Road. Owners: Biviana Gonzales (Lot 50) and Jack & Susan Warren (Lot 2R).

Mr. Roberts gave a staff report related to this item. He gave a presentation reviewing the request in detail. He stated over 100 notices were mailed out within the notification area; 3 letters of support were received, and no letters of opposition were received.

The applicant was present online.

Mayor Pro Tem Doi recused himself from the discussion as he is a resident in neighborhood.

The Council and Mr. Roberts has an extended discussion related to this request.

Mayor Lessner opened the public hearing.

No one came forward to speak.

Mayor Lessner closed the public hearing.

Councilmember Logsdon made a motion to approve the request to amend the plat and to approve the zoning change from RE-1 to CPDD. Councilmember Mattei seconded the motion and the motion was approved 6-0.

DISCUSSION – FIRE STATION DESIGN ALTERNATES: Mayor Lessner introduced agenda item 9(a), consider, discuss and take any necessary action on the approval of design alternates to the construction contract with Byrne Construction and related matters.

Chief Bell reviewed this request in detail and stated after meeting with the architects and Byrne construction brick veneer was recommended as screening for the generator and dumpster enclosure; at a cost of $69,850.00. He discussed the generator site location and additional equipment installations.

Ms. Couch discussed the location of the generator and stated it would not be visible from the street; the necessity of the screening is to provide additional protection to the generator and additional electrical components within the fenced area. She stated a building redesign to include the generator and the additional components would be at an added cost; with direction from Council staff could request pricing to include these elements within the building. She reviewed previously discussed site locations for the dumpster and generator.

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

Mayor Pro Tem made a motion to approve the enclosure screening of the generator and dumpster at an amount not to exceed $69,850.00.

The Council and staff had an extended discussion related to cost estimates and redesign.

Mayor Pro Tem Doi withdrew his motion.

The Council and staff had an additional discussion related to site design.

Mayor Pro Tem Doi made a motion to approve the screening for the dumpster enclosure.

The Council and staff had an additional discussion related to screening.

Mayor Pro Tem Doi withdrew his motion.

The Council has an extended discussion related to the fire station.

The Council tabled this item to await additional information.

DISCUSSION – COUNTRYSIDE BID AWARD: Mayor Lessner introduced agenda item 9(b), consider, discuss and take any necessary action to award a bid for the Countryside water line replacement.

Mr. Chancellor gave a staff report related to this item. He stated six bids were received and the lowest bid was received from Four Star Excavating for $283,076. He indicated the contractor has prior work history with the Town on multiple projects. He discussed the details of the project and explained how this project may help remedy some ground water issues in this area. He stated this project also includes the replacement of 9 hydrants in the River Oaks I subdivision.

He stated staff recommends awarding the bid to Four Star Excavating.

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

Councilmember Mattei made a motion to approve awarding the bid for the Countryside water line replacement and the additional fire hydrants to Four Star Excavating in the amount of $283,076. Mayor Pro Tem Doi seconded the motion and the motion was unanimously approved.

DISCUSSION – TXDOT RIDGEVIEW RD AGREEMENT: Mayor Lessner introduced agenda item 9(c), consider, discuss and take any necessary action on the Ridgeview Rd TxDOT agreement.

Mr. Chancellor gave a staff report related to this item. He stated the Town previously set aside $1MM in the CIP fund as the anticipated 10% match TxDOT would require for this reconstruction project. He stated TxDOT recently began reviewing capacity improvements along US 75 and determined that the Ridgeview Rd overpass does not meeting future capacity needs; and has planned to reconstruct the overpass to increase capacity. He stated the Town fee to TxDOT would be 10% of the right-of-way acquisition costs; which is just over $170,000. He stated the project would be a 4-lane bridge with a signalized intersection and a bypass lane.

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

Mayor Pro Tem Doi made a motion to approve an agreement and resolution to contribute funds for the TxDOT Ridgeview Rd project in an amount not to exceed $171.980.30. Councilmember Brugge seconded the motion and the motion was unanimously approved.

DISCUSSION – BUSH ROAD: Mayor Lessner introduced agenda item 9(d), consider, discuss and take any necessary action on a resolution affirming the status of Bush Road.

Mr. Chancellor gave a staff report related to this item. He stated while acquiring sanitary sewer easements for the lift station construction the City of Allen discovered that a small segment of land necessary required Town approval. He stated the resolution would grant the City of Allen public use of this road for ease of accessibility to the regional lift station during and after the construction process.

The Council and staff had an extended discussion related to this item.
Councilmember Logsdon made a motion to approve the resolution. Mayor Pro Tem Doi seconded the motion and the motion was unanimously approved

DISCUSSION – FY20-21 BUDGET: Ms. Couch introduced agenda item 9(e), discuss budget process, meeting dates, and other related matters.

Ms. Couch stated this item was to address any additional topics or concerns the Council may have related to the proposed budget; and she reminded the Council of the upcoming budget work session planned for August 19.

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

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

Mayor Lessner provided an update on confirmed cases within the Town.

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

DISCUSSION – HARPER LANDING: Mayor Lessner introduced agenda item 9(g), discuss Harper Landing developer's agreement.

Councilmember Brugge discussed this item.

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

DISCUSSION – GOLF CARTS: Mayor Lessner introduced agenda item 9(h), discuss the town regulations regarding the operation of golf carts in Town.

Councilmember Feldman asked for information regarding how the Town ordinance compares to state law regarding operation of golf carts.

There was brief discussion related to this item and the item was tabled for further discussion at a future meeting.

DISCUSSION – FAIRVIEW TOWN CENTER: Mayor Lessner introduced agenda item 9(i), discuss status of maintenance in Fairview Town Center.

Mayor Pro Tem Doi discussed this item.

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

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

Mayor Pro Tem made a motion to appoint John Adler as the Chairman of the Technology Advisory Committee. Councilmember Mattei seconded the motion and the motion was unanimously approved.

EXECUTIVE SESSION ACTION ITEMS: Mayor Lessner introduced agenda item 11, take any necessary action as a result of executive session.

Mayor Lessner reviewed the settlement agreement.

Councilmember Brugge recused herself.

Mayor Pro Tem Doi made a motion to approve a settlement agreement between the Town and Robert Bruce Kelly and Shannon Shirey Kelly. Councilmember Mattei seconded the motion and the motion was approved 6-0.

Mayor Lessner adjourned the meeting at 11:55 p.m.

Henry Lessner, Mayor

Tenitrus Bethel, Town Secretary

TOWN OF FAIRVIEW