TOWN COUNCIL
MEETING MINUTES
APRIL 4, 2023

The Town Council met in regular session on Tuesday, April 4, 2023, at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner; Mayor Pro Tem Ricardo Doi; Councilmembers Rich Connelly, Gregg Custer, Larry Little, Ken Logsdon and John Hubbard. Staff present included Town Manager, Julie Couch; CFO, Steven Ventura; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; Town Attorney Clark McCoy; Town Secretary, Tenitrus Bethel; Assistant Town Manager, Adam Wilbourn; and HR Director, Whitney Casey.

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

At 6:02 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.

PROCLAMATION
Mayor Lessner presented a proclamation to The Turning Point and declared the month of April in the Town of Fairview as Sexual Assault Awareness and Prevention Month.

PRESENTATIONS
Julie Couch introduced Claire Wooten, with Weaver and Tidwell, and she presented the results of the annual independent audit for fiscal year ending September 30, 2022.

Councilmember Connelly made a motion to accept the annual audit as presented. Councilmember Custer seconded an the motion passed unanimously.

CITIZENS INPUT
Cynthia Brugge, 960 Patrician, expressed her thoughts related to the McKinney airport.

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 March 7, 2023 Regular Council meeting; B) Approve the minutes of the March 28, 2023 Special Council meeting; C) Approve an Amending Plat of Lots 9 and 10, Block A of the Woodland Farm Estates Addition into one (1) lot. The 4.75-acre site is located at 430 Lakewood Drive and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant/Owners: Henry and Shannon Van Beber; D) Approve the contract renewal of the 2023 Municipal Mosquito contract for mosquito management services.

Councilmember Logsdon motioned to approve the consent agenda. Councilmember Connelly seconded and the motion passed unanimously.

REPORTS FROM STAFF:
Mr. Chancellor provided a construction update.

PUBLIC HEARING – MW – LINCOLN OFFICE BUILDIING: Mayor Lessner introduced agenda item 9(a), Hold a public hearing to consider approval of an ordinance granting a request for a Major Warrants associated with a revised site plan to accommodate an accessory structure and a revision to the Master Sign Plan for the Lincoln Office Building. The 8.72-acre site is located at 195 Murray Farm Road, at the northwest corner of Murray Farm Road and Convention Drive and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Trey Braswell, Kimley-Horn and Associates representing Fairview Office, LLC.

Mr. Roberts reviewed the staff report and stated the request was for two major warrants associated with a revised site plan to include an accessory structure; and a revision of the master sign plan for a reduced square footage requirement. He stated the accessory structure is a 616 square foot one-story secured garage that would be combined with the existing dumpster enclosure located at the northwest corner. He reviewed the major warrant related to the master sign plan and stated the current requirement limits signage for tenants that occupy 17,500 square feet or more; and the applicant is proposing a decrease in square footage to 8,000.

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

Mike Peinado, applicant representative, addressed the council regarding the 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 major warrant associated with a revised site plan to accommodate an accessory structure and a revision to the Master Sign Plan for the Lincoln Office Building located at 195 Murray Farm Rd. Mayor Pro Tem Doi seconded, and the motion passed unanimously.

DISCUSSION – FIELD ADDITION FINAL PLAT: Mayor Lessner introduced agenda item 10(a), Discuss and consider approval of a request for a Final 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 from this item and exited the Council Chambers.

Mr. Roberts reviewed the staff report and stated the preliminary plat was approved at the December meeting. He stated the request is to develop four 2-acre lots with cul de sac access; and the existing home will remain and be accessible by a private driveway.

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

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

Councilmember Connelly made a motion to approve the final plat of the Field Addition. Councilmember Little seconded and the motion passed 6-0.
Mayor Pro Tem Doi returned to the Council Chambers.

DISCUSSION – SHORT-TERM RENTALS: Mayor Lessner introduced agenda item 10(b), Consider and discuss the approval of an ordinance related to short-term rentals and take any necessary action.

Ms. Couch reviewed the discussion from the Council retreat related to short term rentals. She reviewed the ordinance that would ban STR's in residential areas.

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

Mayor Pro Tem Doi made a motion to approve the ordinance related to short term rentals. Councilmember Hubbard seconded and the motion passed unanimously.

DISCUSSION – PROFESSIONAL SERVICES AGREEMENT: Mayor Lessner introduced agenda item 10(c), Consider and discuss authorizing the Town Manager to execute a professional services agreement for materials testing with Alliance Geotech for Fairview Crossing (formerly Frisco Rd) construction and take any necessary action.

Mr. Chancellor reviewed the staff report. He stated testing services are a professional service and do not require approval from Council unless they exceed $50,000. He reviewed the process involved with testing and reviewed the estimated cost and to be just over $72,000; and he recommends a not to exceed $75,000.

The Council and staff had a discussion related to the process.

Mayor Pro Tem Doi made a motion to authorize the Town Manager to execute a professional services agreement with Alliance Geotech for Fairview Crossing not to exceed $75,000. Councilmember Logsdon seconded and the motion passed unanimously.

DISCUSSION – BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 10(d), Discuss Boards, Commissions, and other Officer appointments and take any necessary action.

Mayor Lessner made a motion to appoint Gary Wittsche to the Park and Recreation Advisory Board. Mayor Pro Tem Doi seconded, and the motion passed unanimously.

Ms. Couch reminded the council and attendees of the upcoming community events on April 15 to include, Hazardous Waste Dropoff, Town Cleanup and Community Shredding Event.

Mayor Lessner adjourned the meeting at 8:47 p.m.

Henry Lessner, Mayor

Tenitrus Bethel, Town Secretary

TOWN OF FAIRVIEW