TOWN COUNCIL
MEETING MINUTES
FEBRUARY 4, 2020

The Town Council met in regular session on Tuesday, February 4, 2020 at 5:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner; Mayor Pro Tem Ricardo Doi; Councilmembers Charlie Henkle, Cynthia Brugge, Tony Mattei, Ken Logsdon and Roland Feldman. Staff present included Town Manager, Julie Couch; Police Chief, Granver Tolliver; Fire Chief, Jeff Bell; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; CFO, Steven Ventura; Town Secretary, Tenitrus Bethel; Assistant to the Town Manager, Adam Wilbourn, and Town Attorney, Clark McCoy.

Mayor Lessner called the meeting to order at 5:00 p.m. and declared a quorum was present.

At 5:00 p.m., the Council then adjourned into closed session regarding the Town Managers evaluation.

Mayor Lessner called the meeting to order at 6:32 p.m. and declared a quorum was present.

At 6:33 p.m., the Council then adjourned into executive session regarding a consult with legal counsel, property acquisition, personnel and economic development negotiations.

At 7:31 p.m., Mayor Lessner reconvened back into regular session and invited everyone to stand for the Pledge of Allegiance and the Texas State pledge.

PROCLAMATIONS, RECOGNITION AND AWARDS: Mayor Lessner stated this item will be moved to the March regular meeting.

CITIZENS INPUT:
Ben Brown, 717 Mustang, expressed his thoughts related to the construction of fire station 1.
Leland Payne, 398 Park Village, expressed his thoughts related to a local option election.
Holly Parsons, 480 Homeplace, expressed her thoughts related to drainage.
Diane Hastings, 880 Beechwood, expressed her thoughts related to zoning.
Philip Damico, 501 Stonebrook Dr, expressed his thoughts related to drainage.
Cody Hooper, 491 Bluebird, expressed his thoughts related to drainage.
John McFadden, 501 Bluebird, expressed his thoughts related to drainage.
Roy Serpa, 142 Saddleback, expressed his thoughts related to administrative evaluations.
Barbara Isaacs, 811 Beechwood, expressed her thoughts related to agendas and zoning.
Justin Jinright, 571 Kentucky, expressed his thoughts related to drainage.

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 January 7, 2020 Regular Council meeting; B) Approve the minutes of the January 21, 2020 Special Council meeting.

Councilmember Brugge had suggested revisions for the January 7, 2020 meeting minutes. Mayor Lessner stated the minutes would be held over to the March regular meeting to allow for revisions.

Councilmember Doi made a motion to approve consent agenda item B. Councilmember Feldman seconded the motion and the motion was approved unanimously.

REPORTS FROM STAFF:
Mr. Ventura reviewed the monthly and quarterly financial reports. He reviewed the process for allocating staff salaries during the budget and year-end adjustments.

Mr. Chancellor reviewed current Town construction projects.

Chief Bell reviewed the monthly fire report.

Chief Tolliver reviewed the monthly police report.

DISCUSSION – TOWN DRAINAGE: Mr. Chancellor introduced agenda item 9(a), consider, and discuss Town drainage, including consideration of an engineering contract with Huit-Zollars for engineering consulting and related items, and take any necessary action.

Mr. Chancellor discussed the proposed drainage study.

Mayor Pro Tem Doi reviewed the Huitt-Zollars proposal for drainage in detail; the proposed elements included a hydrologic analysis, groundwater discussion, 2-D modeling, mitigation alternatives, resident meetings and field surveys. He stated the lump sum cost of the proposal is $170,950.00; however, each service has an associated fee and can be selected individually.

Mayor Pro Tem Doi stated he met with residents over the weekend and provided his thoughts related to the flood plain mitigation area of Harper Landing.

Mayor Lessner asked Mayor Pro Tem Doi what potential effect would this have on Countryside. Mayor Pro Tem Doi discussed the drainage and ground water in and around Countryside.

The Council, staff and residents has an extended discussion related to ground water and regional detention.

Hamilton Dallagaspeina, Huitt-Zollars representative, discussed the scope of work.

The Council, staff, residents and Mr. Dallagaspeina had an extended discussion related to scope of services, water flow and drainage.

The Council discussed the scope of services to be completed by Huitt-Zollars. It was discussed that the elements of the study that would impact the Harper Landing/Countryside area would be completed by the April meeting and that the balance of the study would take approximately 5 months to complete.

Councilmember Feldman made a motion to accept the scope of work to include the following services: hydrological analysis, mitigation alternatives, resident meetings and field surveys; for a total of $118,280.00 plus reimbursable expenses of $1,500.00. Councilmember Mattei seconded the motion.

The Council had a discussion related to mitigation issues.

The motion was unanimously approved.

PUBLIC HEARING – COLLINWOOD ACRES: Mayor Lessner introduced agenda item 8(a), continue a public hearing and consider approval of an ordinance on a request to amend the zoning to reflect a revised development plan for a portion of the Collinwood Acres Addition. The 11.79-acre site is located on the west side of County Club Drive, north of Old Stacy Road and is zoned for the (PC) Planned Center District. Owners/Applicant: Jay Jones and Vicki Johnston.

Mr. Roberts gave a staff report on this item. He stated the plan has been updated to reflect the realignment of the cul de sac with the driveway across the street.

Jay Jones, applicant, addressed the Council and discussed the property drainage.

Mayor Lessner opened the public hearing.

Mayor Lessner closed the public hearing.

The Council had a general discussion related to this item.

Councilmember Feldman made a motion to continue the public hearing to a date certain of April 7, 2020 at 7:30 p.m. at Fairview Town Hall. Councilmember Mattei seconded the motion and the motion was approved 6-1. Mayor Pro Tem Doi opposed.

PUBLIC HEARING – MOLODOW REZONE: Mayor Lessner introduced agenda item 8(b), Continue a public hearing and consider approval of an ordinance on a request to rezone a 28+/- acre tract of land from the (AG) Agriculture District to a (PC) Planned Center District with the (RE-2) Two-acre Ranch Estate District design standards. The site is located on the north side of Stacy Road, west of Kentucky Lane. Applicant: Stephen DiNapoli, DiNapoli Development representing owners Marvin and Arleen Molodow. (ZA2019-04).

Stephen DiNapoli, applicant, addressed the Council.

Mayor Lessner opened the public hearing.

Ben White, expressed his opposition of the request.

The Council had a general discussion related to this item.

Councilmember Feldman made a motion to continue the public hearing to a date certain of April 7, 2020 at 7:30 p.m. at Fairview Town Hall. Councilmember Mattei seconded the motion and the motion was approved 6-1. Mayor Pro Tem Doi opposed.

DISCUSSION – LOCAL OPTION ELECTION: Ms. Bethel introduced agenda item 9(b), consider, discuss and take any necessary action on the approval of an ordinance calling for a Local Option Election to be held on May 2, 2020.

Ms. Bethel gave a staff report related to this item.

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

Councilmember Henkle made a motion to approve an ordinance calling for a local option election to be held on May 2, 2020. Councilmember Mattei seconded the motion and the motion was unanimously approved.

DISCUSSION – CALLING GENERAL ELECTION: Mayor Lessner introduced agenda item 9(c), consider, discuss and take any necessary action on the approval of an ordinance calling the May 2, 2020 General Election and authorizing the Town Manager to execute a joint agreement with Collin County for the provision of election services.

Councilmember Henkle made a motion to authorize the Town Manager to execute a joint agreement for election services and approve an ordinance calling for the general election to be held on May 2, 2020. Councilmember Mattei seconded the motion and the motion was unanimously approved.

DISCUSSION – WELL WATER: Mayor Lessner introduced agenda item 9(d), consider, discuss and take any necessary action on the approval of an ordinance amending the water well guidelines.

Mr. Chancellor gave a staff report related to this item. He stated the current ordinance requires a minimum of 7-acres for construction of a private well and it cannot connect to the public water supply. He stated the proposed ordinance would allow for private wells on 1-acre lots. He discussed the regulations and process for installation for private wells.

The Council and Mr. Chancellor had an extended discussion related to this matter.

Councilmember Feldman made a motion to approve an ordinance amending the well water guidelines.

Mr. Roberts discussed setbacks as they relate to the construction of pump houses. The Council and Mr. Roberts had an extended discussion related to this item.

Ms. Couch recommended that staff review and amend the ordinance and present the revision at the next regular Council meeting.

Councilmember Feldman revised his motion to table the ordinance amending the well water guidelines to the next meeting. Councilmember Mattei seconded the motion and the motion was unanimously approved.

DISCUSSION – SOLID WASTE: Mr. Ventura introduced agenda item 9(e), consider, discuss and take necessary action on the amending of Section 13.02.034 of the Fairview Code of Ordinances related to solid waste containers and bulk pick up regulations.

Mr. Ventura gave a staff report related to this item. He stated that the most recent annual renewal of the solid waste ordinance, sections 11 and 12, were inadvertently removed; these sections provide guidelines and enforcement for time and placement of solid waste containers. The Council and staff had an extended discussion related to this item.

Mayor Pro Tem Doi made a motion to approve an ordinance amending the bulk pickup regulations. Councilmember Mattei seconded the motion and the motion was unanimously approved.

BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 9(f), discuss boards & commissions and take any necessary.

Mayor Pro Tem Doi made a motion to appoint Paul Hendricks to the Planning & Zoning Commission effective February 15, 2020; and reappointment of EDC-CDC Boardmember Jill Hawkins. Councilmember Brugge seconded the motion and the motion was unanimously approved.

Ms. Couch stated there would be no February 18 work session.
Mayor Lessner informed attendees about the Rotary Club road cleanup.

Mayor Lessner adjourned the meeting at 12:30 a.m.

Henry Lessner

Henry Lessner, Mayor

Tenitrus Bethel

Tenitrus Bethel, Town Secretary

TOWN OF FAIRVIEW

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