TOWN COUNCIL
MEETING MINUTES
JANUARY 7, 2020

The Town Council met in regular session on Tuesday, January 7, 2020 at 6:00 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; Engineer in Training, Danielle Oglesbee; Planning Manager, Israel Roberts; CFO, Steven Ventura; Town Secretary, Tenitrus Bethel; Interim EDC Manager, Dave Quinn; 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, 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.

<u>CITIZENS INPUT</u>:

Ben White, 531 Michelle Way, expressed his thoughts related to drainage.
Holly Parsons, 480 Homeplace, expressed her thoughts related to drainage.
John McFadden, 501 Bluebird, expressed his thoughts related to drainage.

<u>CONSENT AGENDA</u>: 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 December 3, 2019 Regular Council meeting; B) Approve the minutes of the December 9, 2019 Special Council meeting.

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

<u>REPORTS FROM STAFF:</u>

Mr. Ventura reviewed the monthly financial report.

Danielle Oglesbee reviewed the current Town construction projects.

Chief Bell reviewed the monthly fire report.

Chief Tolliver reviewed the monthly police report.

<u>PUBLIC HEARING – MAJOR WARRANTS FOR OFFICE BUILDING:</u> Mr. Roberts introduced agenda item 7(a), Conduct a public hearing and consider approval of an ordinance on a request for a Regulating Plan with Major Warrants for the development of an office building.

The 8.72-acre site is generally located 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 Village FV LTD.

Mr. Roberts gave a staff report on this item. He stated the request is for a 98,500 sq. ft. flexible space, multi-tenant office building. He discussed the building materials and façade. He indicated as of September 1, 2019 under new state law the Town can no longer regulate building materials; and the portion of the code related to masonry and accent percentages no longer applies. He indicated the applicant is requesting for a decreased amount of building frontage along Convention Dr and Murray Farm Rd; and he reviewed the current building frontage requirements and elevations.

Mr. Roberts reviewed the major warrant request for building signage. He stated the commercial district has sign design and regulation standards and within those standards is a section related to building identification signs. He stated currently building identification signs are limited to five percent of the façade area and one per side. He indicated the request would allow a tenant with 17,500 sq. ft. or larger would be allowed building identification signage; with a total building signage not to exceed 6 signs total or 2 signs on any one side. He indicated this would be the only signage on the building; however, this does not affect monument signs.

Mr. Roberts reviewed the open space and site plans. He stated the PZ revised the dumpster location and requested a conceptual design for the covered parking canopies. He indicated at the regulation plan phase this is not required; however, the applicant has reduced the number of covered parking spaces to 138. He stated the PZ recommended approval.

Councilmember Feldman inquired why there was so much parking. Mr. Roberts stated it is market driven.

The Council and staff had a general discussion related to parking.

Matt Balsman, Lincoln Property, discussed the request and addressed parking questions.

The Council, staff and the applicant had an extended discussion related to parking and building materials.

Mayor Lessner opened the public hearing.

Ted Puchacz, 798 Barton Springs, expressed his thoughts related to signage.

The Council and staff had an extended discussion related to signage and parking canopies.

John Harkins, 411 Oak Ridge Dr, inquired about drainage.

The Council and staff had an extended discussion related to building materials and drainage.

Mayor Lessner closed the public hearing.

The Council had a general discussion related to this item.

Ms. Couch recommended including a provision in the motion that would require the applicant to submit both a signage and canopy plan to staff, for review, prior to obtaining a building permit.

Mayor Pro Tem Doi made a motion to approve a revised ordinance for major warrants for the development of an office building located at the northwest corner of Murray Farm Road and Convention Drive; with the added provision that the applicant must submit a covered parking and signage plan to staff for approval prior to obtaining a building permit. Councilmember Logsdon seconded the motion and the motion was unanimously approved.

DISCUSSION – FIELD MANOR FINAL PLAT: Mayor Lessner introduced agenda item 8(a), consider, discuss and take necessary action on the approval of a Final Plat of the Field Manor Estates Addition. The four (4) lot, 6.0-acre site is located at the southeast corner of Stoddard Road and Country Club Road and is zoned for the (RE-1.5) One-and-one-half Acre Ranch Estate District.

Mr. Roberts gave a staff report related to this item. He stated the plat meets all of the required design standards and conforms with the subdivision and zoning ordinance. He indicated there is currently a Town constructed trail along Stoddard and staff recommends as part of the approval the park fee of $11,969 before the plat is filed.

David Field, applicant, was present.

The Council and applicant had a general conversation related to this item.

Mayor Pro Tem Doi made a motion to approve the final plat of the Field Manor Estates. Councilmember Mattei seconded the motion and the motion was unanimously approved.

DISCUSSION – NTMWD POTABLE WATER SUPPLY: Ms. Couch introduced agenda item 8(b), consider, discuss and take any necessary action to approve a new potable water supply contract between the Town and North Texas Municipal Water District.

Ms. Couch stated the existing contract was executed in 1999 and in recent years the NTMWD has amended the base contract format. She indicated with the installation of a larger meter with the construction of the new pump station and ground water storage facility it prompted the need for a new contract. She stated over the past few months staff have been working with NTMWD to finalize the new terms of the contract. She noted changes to the new contract include a decrease in the maximum day amount, a provision establishing a maximum volume permitted and the recognition of conservation requirements. She stated with provisions set forth in the new contract staff anticipates the new contract will provide for growth over the next ten years.

Mr. R.J. Muraski with NTMWD gave a presentation reviewing the history, role and long-term planning of the NTMWD; and discussed the new water contract.

The Council, Mr. Muraski and staff had an extended discussion related to this matter.

Councilmember Doi made a motion to approve a new potable water supply contract between the Town and the North Texas Municipal Water District. Councilmember Logsdon seconded the motion and the motion was unanimously approved.

DISCUSSION – CUSTOMER CITY COALITION: Ms. Couch introduced agenda item 8(c), consider, discuss and take any necessary action to approve a resolution authorizing Town participation in a coalition of customer cities served by NTMWD.

Ms. Couch stated the NTMWD is made up of member and customer cities; member cities have board representation and participate in policy making decisions, whereas customer cities do not have board representation. She stated the City of Rowlett invited customer cities to participate in a coalition comprised of NTMWD customer cities in order to have a more formal way to jointly meet to articulate issues and discuss concerns. She indicated this formation is in the preliminary stages and no formal agendas or discussion topics have been determined.

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

Councilmember Henkle made a motion to approve a resolution authorizing the Town participation in a coalition of customer cities served by NTMWD. Councilmember Brugge seconded the motion and the motion was unanimously approved.

BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 8(d), discuss boards & commissions and take any necessary.

Mayor Pro Tem Doi requested to defer this item to the next regular council meeting.

Mayor Lessner adjourned the meeting at 9:45 p.m.

Henry Lessner

Henry Lessner, Mayor

Tenitrus Bethel

Tenitrus Bethel, Town Secretary

TOWN OF FAIRVIEW