SPECIAL TOWN COUNCIL
MEETING MINUTES
AUGUST 23, 2018

The Town Council met in special session on Thursday, August 23, 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, Cynthia Brugge, Anthony Mattei and Roland Feldman. Staff present included Town Manager, Julie Couch; Fire Chief, Jeff Bell; Town Engineer, James Chancellor; Public Works Manager, Aron Holmgren; CFO, Steven Ventura; Assistant to the Town Manager, Adam Wilbourn; and Executive Assistant, Tenitrus Bethel. Councilmember Nicol was absent.

Mayor Culbertson called the meeting to order at 6:05 p.m. and declared a quorum was present.

PUBLIC HEARING: FISCAL YEAR 2018-19 PROPOSED PROPERTY TAX RATE: Mr. Ventura gave a presentation on regarding agenda item 2, the first public hearing for the fiscal year 2018-19 proposed tax rate.

Mr. Ventura stated the proposed budget is based upon the current tax rate of $0.35999 per $100 and while the property tax rate remains the same, property tax revenue increased due to growth and increased property values. He stated the current and proposed tax rate of $0.359999, per $100 property valuation, exceeds the effective tax rate of $0.349709. He indicated that $0.237714 of the $0.359999 is for maintenance and operations (M&O) and $0.122285 is for interest and sinking (I&S). He stated the effective tax rate, $0.349709, would provide the same amount of revenue for daily operations as the prior year, raising the M&O rate by 6.7 percent which would be approximately a $6.31 valuation increase on a $100,000 home.

Mr. Ventura stated that due to the Town exceeding the effective rate state law requires Council to hold two public hearings for the proposed tax rate, of which this is the second hearing. He stated the appropriate legal notices were published in the Allen American and on the Town website.

Mr. Ventura stated the assessed valuation of the Town has increased to $1.938 billion from last year's $1.76 billion, which is an increase of approximately 10 percent. He stated the average home value in the Town increased by approximately 5.5 percent from $493,150 last year to $520,479, which results in a tax levy for the Town of approximately $1,873.72.

Mr. Ventura stated the public hearing for the proposed budget will be held on September 4 during the regular Council meeting and the week of September 10 or September 17 will be a special meeting to adopt the proposed fiscal year 2018-19 budget and tax rate.

Mayor Culbertson advise those in attendance this meeting is not to set the tax rate that will be done the week of September 10 or September 17.

Mayor Culbertson opened the public hearing. There was no one to speak.
Mayor Culbertson closed the public hearing.

Mayor Culbertson announced the date of the public hearing to set the tax rate has not been set but will take place the week of September 10 or September 17.

FISCAL YEAR 2018-19 BUDGET DISCUSSION: Mayor Culbertson introduced agenda item 3, discuss the proposed fiscal year 2018-19 budget.

Mayor Culbertson stated at the August 20 meeting Ms. Couch presented the Council with potential budget adjustments and Council agreed upon various adjustments.

Ms. Couch gave a presentation detailing the Town's current debt service. She reviewed the original issued amount, current principle balance and the debt service due for the current and upcoming fiscal year. She indicated at the previous meeting, Council discussed reducing the general fund transfer to the water/sewer fund of $200,000 to $170,000; and it would be an adjustment as it is not currently reflected.

The members of the Council and Staff had an extended discussion related to the debt service.

TOWN FACILITIES DISCUSSION: Mayor Culbertson introduced agenda item 3, discuss future Town facilities.

Mayor Culbertson stated at the previous meeting it was agreed upon, by Council, to invite former councilmembers and the fire chief to an upcoming meeting for a discussion regarding the history and decision to construct fire station #2.

Mayor Culbertson invited attendees to offer comments.

Rich Connelly, 1220 Camino Real, expressed his thoughts for a capital saving plan in addition to the capital improvement plan.

Mike VanNatta, 5141 Stream Crest Way, expressed his thoughts regarding Town staff and utilization of Town reserves.

Tom Lester, 449 Sloan Creek, expressed his thoughts on fire station 1 and Town staff.

Steve Frank, 471 Hackberry, expressed his thoughts on Town staff and the fire station.

Mayor Culbertson adjourned the meeting at 7:35 p.m.

Darion Culbertson, Mayor

Adam Wilbourn, Alternate Town Secretary

TOWN OF FAIRVIEW