



January 2016

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TOWN NEWS



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# Mayor's Note

Happy New Year!! I hope that you had a great Christmas with family and friends, and like me, you are planning for a fun and exciting New Year.

Later in this newsletter, you will see an article regarding the Tax Increment Financing (TIF) District that was recently approved by the Town Council. While the article does a great job of defining how a TIF works, I wanted to share my perspective regarding why this financing tool is important for the Town. If you recall, the Council spent a considerable amount of time in 2014 updating our vision for the Commercial Planned Development District. By working with Town residents, CPDD property owners and a Consulting firm, we clarified that our vision for the District is to be one of the **premier** commercial corridors in Collin County! A district that will:

- Provide an environment that will attract and accommodate **high quality** commercial development.
- Ensure that the transition, between the

commercial district and the existing residential developments is **harmonious**.

- Provide a thoroughfare plan for **efficient** traffic flow without a negative impact on quality of life.
- Allow residents to receive a **return on investment** through continued growth and diversification of the tax base.

During our discussion, we also shared that the northern section of the District does not have infrastructure such as water, sewers or roads. The TIF will allow us to capture a portion of the future increase in property tax value within the TIF District and use those dollars specifically to pay for that necessary infrastructure. Your property taxes will not be affected by the TIF. We passed the TIF in 2015, because we know there are significant changes (i.e., two new hotels) coming to the TIF District over the next few months that will increase property values and we want to capture the value of that

increase. I know that these types of municipal financing can be confusing; if you have further questions after reading the article on page 15, please feel free to reach out to me.

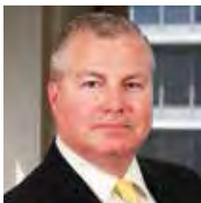
On a sad note, we lost a valued and trusted member of our Park Board and our Board of Adjustment recently and I would be remiss not to mention it. Glenn Messner was a long-time Fairview resident and was passionate about his service. I had gotten to know Glenn over the last several years and will miss his many contributions.

As is always the case, if you have questions, please don't hesitate to reach out to me directly. I can be reached at [dculbertson@fairviewtexas.org](mailto:dculbertson@fairviewtexas.org) or 214-264-1576.

I'll see you around Town,  
Darion

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**At the December 1, 2015 regular Town Council meeting, the Town Council addressed the following items:**

- Honored the Fairview students of McKinney High School that participated in the 2015 UIL 5A State Marching Contest in San Antonio on November 3, 2015.
- Received a State of the McKinney Independent School District report from McKinney ISD Superintendent, Dr. Rick McDaniel.
- Approved the minutes of the November 3, 2015 Regular Town Council meeting.
- Approved the minutes of the November 9, 2015 Special Town Council meeting.
- Held a public hearing and approved an ordinance related to adopting updated land use assumptions, service areas, capital improvements plans for water, wastewater and roadway facilities, and updated impact fees.
- Held a public hearing and approved an ordinance concerning the creation of Tax Increment Reinvestment Zone Number One, Fairview, Texas, establishing a Board of Directors for such Reinvestment Zone, making certain findings, and other matters related thereto, and allowing any interested person the opportunity to appear and speak for or against the benefits to the Town, its residents and property owners in the proposed Tax Increment Financing reinvestment Zone Number One.
- Heard a report regarding the Gus Macker event and approved renewing the contract for a September 2016 event.
- Discussed Boards and Commissions, and appointed David Logan and Terry Morrow as members and Ken Drew as an alternate member of the Zoning Board of Adjustments. The Council made a request for applications from residents for openings on the Public Art Committee, Parks and Recreation Advisory Board, Technology Advisory Committee and the Special Events Committee.
- Received an update on the Stacy Road construction project.

# HOLIDAY CLOSURE REMINDERS

Fairview Town Hall will be closed Thursday, December 24 and Friday, December 25 in observance of the Christmas holiday and Friday, January 1 for New Year's Day.

Please see page 14 for the 2015 Bulk Trash Recycle Calendar to view the holiday schedule for bulk trash collection.



Although the town utilizes its own communication tools, such as the Town website, Nixle alerts, email eBlasts and the monthly Town Hall News magazine, HOAs often play a significant role in disseminating town-related information and the Town provides updates to all registered HOAs often. Don't forget to update your Homeowners Association (HOA) contact information with the Town Secretary, Liz Cappon. Simply email a list of board members and their contact information (Address, Phone Number and Email Address) to [ECappon@FairviewTexas.org](mailto:ECappon@FairviewTexas.org).

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## eBlasts

Are you interested in receiving town news alerts and meeting agendas? Be sure to sign up for our automatic emails via the Town website. You can choose to sign up for the following eBlasts:

- Environmental Newsletter
- Environmental Committee Meeting Agendas
- North Texas Municipal Water District Water Line Information
- Parks and Recreation Advisory Board Meeting Agendas
- Planning and Zoning Commission Meeting Agendas
- Public Art Committee Meeting Agendas
- Technology Advisory Committee Meeting Agendas
- Technology Newsletter
- Town Council Meeting Agendas
- Town News and Alerts
- Town Hall Newsletter
- Special Events Committee Meeting Agendas
- Board of Adjustments Meeting Agendas
- Economic and Community Development Meeting Agendas
- Stacy Road Updates



Simply visit FairviewTexas.org and click the “Sign up for Agendas and eNews Updates” link from the right yellow column. Select as many categories as you’d like, and you will begin receiving updates as they are produced and sent out. Agendas are posted on the Town bulletin board at least 72 hours in advance of a scheduled meeting, and then sent to the appropriate subscribers via email.

## Nixle Alerts

Nixle is a digital platform that the Town added in 2013 that allows residents to receive text messages and/or email alerts related to Fairview news, events and other urgent updates. Emergency alerts and advisory notifications can be sent instantly, allowing for immediate and accurate information straight from Town staff during an emergency.

The Nixle notification system allows residents to receive the following types of alerts and notifications:

- Emergency Alerts (i.e. tornado warnings, missing persons)
- Advisory Notifications (i.e. road closures, police activity, severe weather)
- Community Notifications (i.e. Town updates, event information)

Residents may sign up by texting the word FAIRVIEW to 888777, or by using the Nixle widget in the “Sign Up For Alerts” column on the right of the Town homepage. On Nixle’s website you are then able to choose what types of messages you want to receive and how you want to receive them. There is no charge from the town for this service, but message and data rates may apply if you choose to receive alerts through your cell phone or other smart devices. Registering an account through Nixle’s website will also allow those signing up via text message to add an email address for receiving alerts and notifications. You can even choose to receive messages from municipalities/agencies other than Fairview.

For more information on either of these services, please contact the Town Secretary at [ECappon@fairviewtexas.org](mailto:ECappon@fairviewtexas.org).

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## FAIRVIEW HALF MARATHON AND 5K

The 4th annual Fairview Half Marathon and 5K will be held Saturday April 9, 2016, beginning at Fairview Town Hall and winding through Fairview and back to Town Hall. The Fairview Half is one of two half marathons held annually in Fairview. One special feature of the Fairview races is the free child care offered by The Goddard School of Allen. This rare amenity sets Fairview apart as a place that caters to both healthy and family friendly lifestyles.

Currently the half marathon course is under development due to the ongoing road construction on Stacy Road. The Town should have a course map by the March edition of the Fairview Town News magazine. Additionally, the course map will be posted to the Town website, FairviewTexas.org. Meanwhile, register now for the half marathon or 5K by visiting FairviewHalf.com.

## Board and Committee Openings

Interested in getting involved in serving your community? The Town utilizes numerous citizen run boards and committees to ensure public input and participation in the Town's decision-making process.

To be eligible, individuals must be a registered voter of the town, may not be in arrears on property taxes and must complete an "Application to Serve." Find the application at fairviewtexas.org by selecting "Boards and Commissions" from the "Government" dropdown. The Town Council reviews all applications and votes on all board appointments and reappointments. Board members are typically appointed for two-year terms.

At press time, there were openings on the Public Art Committee, Technology Advisory Committee, Parks and Recreation Advisory Board, Special Events Committee and openings for alternates on the Board of Adjustments. If residents apply for a board without any current openings, their application will be kept on file with the Town Secretary's office for future openings. Completed applications can be emailed to [ecappon@fairviewtexas.org](mailto:ecappon@fairviewtexas.org).



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## Business of the Month

### Palio's Pizza Café

Palio's Pizza Cafe is located at 431 Stacy Road in Fairview Plaza. Palio's Pizza Café offers gourmet specialty pizzas, salads, pastas, sandwiches, calzones and desserts, all featuring farm fresh produce and made from scratch dough. Palio's Pizza even offers whole wheat and gluten-free pizza crust options.

In addition to featuring a family friendly dining room, Palio's Pizza Café also offers delivery and carry out. They offer fantastic Lunch Specials Monday through Friday. And, they allow customers to bring their own beer or wine to their dining room.

For more information call 214-383-0700, or place your order online at [PaliosPizzaCafe.com](http://PaliosPizzaCafe.com).



## Fairview Students Honored for Band Competition

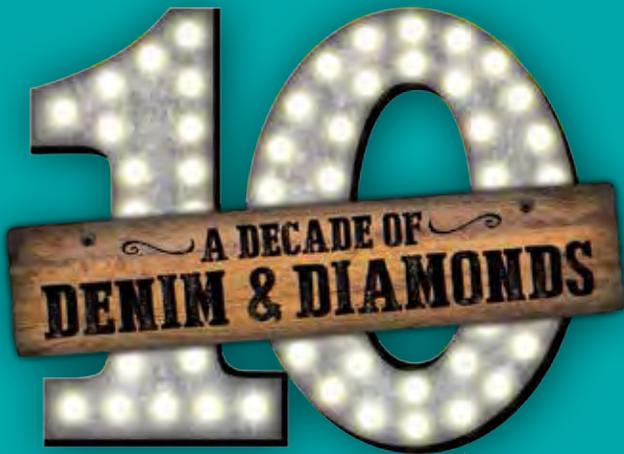
At the Tuesday, December 1, 2015 Town Council meeting, the Town Council honored four Fairview students at McKinney High School that participated in the 2015 UIL 5A State Marching Contest in San Antonio on November 3, 2015.

From left to right: euphonium player Paul Mosqueda, baritone saxophone player Camille Alam, Mayor Darion Culbertson, trombone player Trey Spear and drum major Brittany Garza.



★ APRIL 9, 2016 ★

*Save the Date*



2006  
2016



## Denim and Diamonds Gala for the Foundation for Lovejoy Schools

The Foundation for Lovejoy Schools will host their 10th Anniversary Denim and Diamonds Gala and Auction on Saturday, April 9, 2016 at Southfork Ranch. Chair, Alicia Pool and Co-Chair, Andrea Paranteau welcome you to a night featuring dinner, entertainment and live auctions.

The Foundation will host a raffle for a 2015 Ford Mustang with tickets just \$100, available at [FoundationForLovejoySchools.org](http://FoundationForLovejoySchools.org) or at the LISD administration building.

Tickets for the Gala go on sale Friday, February 19, 2016 for \$90 each. The ticket price will increase to \$100 beginning Monday, March 21, 2016.

# HEARD HAPPENINGS



### Dinosaurs Live!

Now through February 21, encounter the 46-foot T-Rex and nine new life-size animatronic dinosaurs along the Heard Natural Science Museum & Wildlife Sanctuary's nature trails during the 9th annual Dinosaurs Live! life-size animatronic dinosaurs exhibit. Tickets are included in the general admission cost.

### Zip Line Day

Soar through the treetops of the Heard on a ropes course zip line Saturday, January 9, 2016 from 1 to 4 p.m.! Those ages 10 and up can purchase a ticket for \$12 for each time they

would like to go down the zip line.

### Winter Night Hike

On January 30 at 6 p.m., explore the thrilling sights, smells and sounds of night with Heard Trail Guides. Night hikers will be encouraged to sharpen their senses to be able to spot signs of animal life and learn more about the inhabitants of the Heard. Hikers that have hit a trail after sunset know that experiencing even familiar trails at night can be a completely different experience than during the day. Preregistration is required for all night hikes. Closed toed shoes, long pants and bug spray

are recommended. Participants should bring a flashlight with a red lens on it to protect night vision while looking for nocturnal animals. Program fees are \$14 for the public and \$12 for Heard Museum members (ages 3 through adult). Hikes are at least an hour long with varied terrain and may not be suitable for children under 5 years. Children ages 18 and under must be accompanied by an adult. Admission for toddlers and infants 2 years and under is free, but they must be in a carrier or backpack as strollers are prohibited.

### Second Saturday Bird Walks

Learn more about birding the second Saturday of every month through May at 8 a.m.! These bird walks are intended to help beginning and intermediate birders with bird spotting and identification techniques. Bird walks are included in general admission and no reservations are necessary, but interested guests should be sure to arrive on time.

Proceeds from these events benefit the Heard Natural Science Museum & Wildlife Sanctuary, a private 501(c)3 organization. The Heard was founded in 1967 by Bessie Heard. Miss Heard was 80 years old when she saw the need to preserve a place where future generations could experience nature. Today, the Heard's mission of bringing nature and people together is carried out through education, particularly of young people, which emphasizes an appreciation of nature and its conservation. For more information or to purchase advance tickets, visit heardmuseum.org.

  
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# Friends of Fairview Firefighters Association Holiday Flag Program



Give back to your community all year long. Support the Fairview Fire Rescue Department by participating in the Friends of Fairview Firefighters Association 2016 Holiday Flag Program. For an annual subscription fee of \$40, the Friends of Fairview will place an American flag (Three feet by five feet) at your designated address on seven national Holidays. They then pick it up and store it for you after each holiday.

The Friends of Fairview Firefighters is a nonprofit organization chartered to support the firefighters of the Fairview Fire Department. The organization's primary fundraising focuses are the Holiday Flag program as well as the Town's spring and fall pancake breakfasts.

2016 US Flag Holidays	Subscription Deadline	Subscription Fee*
<b>President's Day</b>	02/01/16	\$40.00 year
<b>Memorial Day</b>	05/15/16	\$36.00
<b>Flag Day</b>	06/01/16	\$30.00
<b>Independence Day</b>	06/15/16	\$24.00
<b>Labor Day</b>	08/15/16	\$18.00
<b>Patriot's Day (9/11 Anniversary)</b>		
<b>Veteran's Day</b>	11/01/16	\$ 6.00

The Friends of Fairview Firefighters Association is a registered 501(c)3 nonprofit organization. Our mission is to find financial and non-financial solutions to increase the health, safety and well-being of our career and volunteer firefighters who are active members of the Fairview Fire Rescue Department. Proceeds from the 2016 US Holiday Flag Program will be utilized to help fund our initiatives. Your help and generosity would be greatly appreciated!

\*The fee includes all remaining holidays for that calendar year.

### THANK YOU FOR YOUR KIND SUPPORT!

For more information, please visit [FriendsOfFairview.org](http://FriendsOfFairview.org) or contact **Scott Owens** at [ScottDOWens@gmail.com](mailto:ScottDOWens@gmail.com) or (469) 865-6683, or **Bill Pritchard** at [MomPop46@gmail.com](mailto:MomPop46@gmail.com) or (214) 755-2433.

Yes, I wish to participate in the 2016 US Holiday Flag Program of the Friends of Fairview Firefighters Association. For an annual subscription fee, the Friends of Fairview Firefighters Association agrees to place an American Flag at the address listed below on seven (7) selected flag holidays between sunrise and sunset. I agree to advise the Friends of Fairview Firefighters Association of any sprinkler, plumbing, or electrical service that might interfere with the flag placement.

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

*Make checks payable to: **Friends of Fairview***

Mail or drop off the form to pay by check.

Visit [friendsoffairview.org/holidayflagprogram.html](http://friendsoffairview.org/holidayflagprogram.html) to pay by credit card.

**For Office Use Only**

**Date Received:** \_\_\_\_\_

**Check #:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Friends of Fairview Firefighters Association**  
**500 S. State Highway 5**  
**Fairview, TX 75069**

# STACY ROAD UPDATE

The Stacy Road widening project saw several delays throughout fall due to utility relocations that took longer than expected. TxDOT has asked the contractor, Ed Bell Construction, to start on the North side of the road from State Highway 5 to Meandering Way/Angel Parkway. The clearing and roadbed preparation for the two new lanes on the North side is commencing. Underground storm drains are being extended in preparation for the first two of the future four, concrete lanes. Furthermore, the median will be wide enough that it could accommodate two additional lanes in the future, should traffic congestion ever warrant them. The \$20 million Stacy Road project is being funded jointly by TxDOT, Collin County, State Highway 121 Regional Toll Revenue and the Town of Fairview. If you wish to receive regular updates on the construction, please visit [FairviewTexas.org](http://FairviewTexas.org) to sign up for email and/or text message alerts.



## Town Election Application Deadlines



The Town of Fairview operates under a council-manager form of government. The Town Council consists of a Mayor and six Council Members that are volunteers elected at-large.

According to the Town of Fairview Charter, no person shall serve as Mayor for more than three successive terms, and no person shall serve as Council Member for more than three successive terms. Their term of office shall be for a period of two years or any portion thereof.

The terms of office that will expire in May 2016 are Town Council Seats 2, 4 and 6. Town Council Mayor as well as Town Council Seats 1, 3 and 5 will expire in May 2017.

The Town's next General Election will occur on Saturday, May 7, 2016. Candidates may begin filing applications to be placed on the ballot for Town Council Seats 2, 4 and 6 with the Town Secretary's Office on Wednesday, January 20, 2016. The deadline for filing applications is at 5 p.m. on Friday, February 19, 2016.

A Fairview Town Council candidate must:

- Be a qualified voter of the town
- Be twenty-one (21) years of age
- Have resided in the town no less than twelve months immediately preceding Election Day
- Meet the requirements of the Texas Election Code
- Continually reside within the town during the term of office

For more information, please contact Town Secretary and PR Coordinator, Elizabeth Cappon at [ECappon@fairviewtexas.org](mailto:ECappon@fairviewtexas.org) or 972-886-4234.



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# TOWN RESIDENTIAL PERMITS



Looking to do some remodeling or modifications on your property?

The Town of Fairview may require a permit pertaining to the following:

- Water heater replacement
- Plumbing
- Electrical
- HVAC
- Fencing
- Irrigation
- Swimming pools
- Septic modification
- Room remodel

- Accessory building
- Patio enclosure
- Patio cover
- Outdoor kitchen
- Pergola/arbor
- Storm shelter/safe house
- Driveway approach
- Roof replacement
- Carport
- Driveway extension
- Golf carts

Our Permit Technician can help to determine if a permit is needed for your project and provide guidance on obtaining your permit. Permit application forms are available at FairviewTexas.org or in person at Town Hall. For more information, please contact Vicki Russell at VRussell@FairviewTexas.org or 972-562-0522 ext. 5003.



## Special Watch Form

**Headed out of town?** The Fairview Police Department has a Special Watch Form that homeowners can use when their home will be vacant for an extended period, such as a vacation. Residents can fill out a form at the Utility Billing front desk in the Town Hall lobby or submit the form via the Town website. Complete the form online by visiting FairviewTexas.org and selecting the "Special Watch Form" from the "Other Pages" drop down. The Fairview Police Department will then contact the requester within two business days to verify the request.



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## Fairview Alarm Permit Renewals

The Town of Fairview requires all alarm systems in any home or business in Fairview, whether monitored or not, to have a valid Alarm Permit. Alarm Permits must be renewed annually during the month of January.

The residential renewal fee is \$25 and the commercial renewal fee is \$50. The fee for a new residential permit is \$50 and a new commercial permit is \$100. Please be aware that there is a 3 percent fee on payments made by credit card. If you have an alarm system and do not currently have an Alarm Permit, please contact Officer Gandy at SGandy@FairviewTexas.org or 972-886-4211, ext. 5022.

For those who currently have an alarm permit, online renewal begins January 1. Alarm permits must be renewed by January 31. To renew your permit, simply visit FairviewTexasAlarm.com. On the site, you will need to enter your login name and password. If you are having trouble remembering your login name and/or password, please contact Officer Gandy; do not create a new account if you are having issues accessing your old account. Thank you for your assistance.

# OPEN BURNING RULES

In the Town of Fairview, the location for open burning shall not be less than 300 feet from any structure and provisions shall be made to prevent the fire from spreading to within 300 feet of any structure.

Permits may be issued by the Fire Marshal for burning of natural vegetation if the fire is located on a property of 10 acres or greater, and if all of the following conditions are met:

- a. The burn site must only contain natural vegetation,
- b. A water supply must be on site and capable of preventing fire from spreading away from burn site,
- c. The burn site must not be within 300 feet of any structure or within 25 feet of a property line,

- d. The day must be a burn day as designated by the Fairview Fire Chief or his designee and the Fire Marshal has inspected the items to be burned prior to lighting the fire.

For those interested in constructing a fire pit, fire pits must not contain a fire greater than three feet in diameter and two feet in height. Fire pits shall be surrounded on the outside, aboveground, by a non-combustible material such as steel, brick or masonry. The fire pit bottom must be at least six inches below the outer ring of the fire pit. Fire pits can be used as long there is not a posted Burn Ban within Fairview. Burn Bans are typically posed on the Top News section of the Town's home page.



## Collin County Animal Services

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animalshelter@collincountytx.gov  
Phone: 972-547-7292 • Fax: 972-547-7290

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# Town Council Approves Tax Increment Financing (TIF) District



The Town Council approved the development of a Tax Increment Financing (TIF) district and reinvestment zone at a public hearing during the regular December Town Council meeting. The information below was developed to help explain tax increment financing, its purpose and how it works.

## Where will Fairview's TIF District be?

Fairview proposed to implement the TIF within the boundaries of the Commercial Planned Development District (CPDD), generally bounded by US 75, Frisco Road, land along State Highway 5 and Stacy Road.

## What is a TIF district?

A tax increment financing district allows cities to invest tax revenue from new development within the District into infrastructure and other public improvements needed in order to encourage future development. TIFs are established in a defined area of town for a set period of time and money. They are dissolved once all the improvements made to the district have been paid for by the tax increments collected within the district. Infrastructure improvements that can be made using tax increment financing include improvements to roads, utilities, drainage, parks, public buildings and other public improvements.

## What is a tax increment?

A tax increment is the increase in property tax revenue due to the increase in a property's value as a result of development or appreciation. The Town will select a percentage of that new revenue to use in the TIF and the rest of the tax revenue will continue to be sent to the Town's general fund. This is revenue the Town is not currently collecting as it is based on future development and appreciation.

## Will it raise taxes?

A TIF is **not** an increase in taxes. There is no change to the tax rate when establishing a TIF. It is simply a different way of allocating property tax revenues by assigning a portion of tax revenues generated from new development or appreciation within the TIF District to the TIF fund, rather than to the Town's general fund, to be used for the construction of public improvements.

## Why a TIF for Fairview?

The Town of Fairview designed the CPDD as the commercial center for Fairview. Significant areas in the CPDD remain undeveloped largely due to the lack of infrastructure needed in order to support the businesses that could be interested in that land, such as roads, sewers or waterlines. By forecasting the growth that will come to the area once improvements are made, the Town is able to capture those future tax revenues in the TIF and spend a portion of that money to make needed improvements. These are improvements that the Town would otherwise make using other financing tools. In essence, new growth within the District will pay for public improvements needed within the District.

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## Reaching our highest potential.



1710 North McDonald Street • McKinney, TX 75071  
972.542.5302 • 972.569.9988  
[www.thesamaritaninn.org](http://www.thesamaritaninn.org)



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