

**TOWN COUNCIL  
MEETING MINUTES  
MAY 3, 2022**

The Town Council met in regular session on Tuesday, May 3, 2022, at 7:30 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner; Mayor Pro Tem Ricardo Doi; Councilmembers Rich Connelly, Gregg Custer, Ken Logsdon and John Hubbard. Councilmember Larry Little was absent. Staff present included Town Manager, Julie Couch; Planning Manager, Israel Roberts; Police Chief, Granver Tolliver; Fire Chief, Jeff Bell; Town Engineer, James Chancellor; CFO, Steven Ventura; Assistant to the Town Manager, Adam Wilbourn; Town Secretary, Tenitrus Bethel; Human Resources Director, Judy Webster; and Town Attorney, Clark McCoy.

Mayor Lessner called the meeting to order at 6:00 p.m. and declared a quorum was present.

At 6:01p.m., the Council then adjourned into executive session under Section 55.071, regarding a consult with legal counsel, under Section 551.072 regarding acquisition or disposition of land, Section 551.074 regarding personnel, and 551.087 regarding economic development.

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.

**CITIZENS INPUT**

No one came forward to speak.

**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 April 5, 2022 Regular Council meeting; B) Approval of a timeline extension for the Fairview Townhomes Addition preliminary plat.

Councilmember Custer made a motion to approve the consent agenda. Councilmember Doi seconded and the motion passed unanimously.

**REPORTS FROM STAFF:**

Mr. Ventura reviewed the monthly and quarterly financial reports.

Chief Tolliver reviewed the monthly police report and annual racial profiling report.

Chief Bell reviewed the monthly fire report.

Mr. Chancellor provided a construction update.

**PUBLIC HEARING – CUP – 440 KENTUCKY LANE:** Mayor Lessner introduced agenda item 7(a), hold a public hearing to consider approval of an ordinance for a Conditional Use Permit (CUP) to accommodate the expansion of an existing accessory structure. The 3.06 -acre lot is located at 440 Kentucky Lane and is zoned for the (RE-3) Three-acre Ranch Estate District. Owner/applicant: Mike Pierson.

Mr. Roberts gave a staff report on this item. He stated code enforcement was contacted regarding the non-permitted expansion of an existing structure. He stated the existing structure was built prior to the adoption of accessory structure requirements. He reviewed the site layout and the additional accessory structures currently located on the site. He stated the applicant circulated a petition to residents of Ranger Estates soliciting support for the expansion. He stated 58 notices were mailed out with 28 letters of support received: 10 within the notification area. He stated PZ recommended approval.

Mike Pierson, applicant, was present.

Mayor Lessner opened the public hearing.

No one came forward to speak.

Mayor Lessner closed the public hearing.

Mayor Pro Tem Doi motioned to approve an ordinance for a conditional use permit for the expansion of an accessory structure located at 440 Kentucky Ln. Councilmember Hubbard seconded the motion and the motion passed unanimously.

**DISCUSSION – BENEFITS & COMP STUDY:** Ms. Couch introduced agenda item 8(a), hear and discuss presentation from McGrath Group regarding comp and benefits study and take any necessary action. She reviewed the process and changes since the initial study done in 2013.

Victoria McGrath gave a provided an overview of the company and the service offerings.

Malayna Maes with McGrath & Associates reviewed the study objectives, project work, selecting comparable organizations, recommended comparable criteria, recommended comparable organizations, compensation philosophy and next steps.

The Council, staff and consultants had an extended discussion related to this topic.

The Council agreed to the recommended comparable cities presented by the consultant.

**DISCUSSION – ZONING REGULATIONS:** Mayor Lessner introduced agenda item 8(b), Discuss draft language for possible changes to town zoning regulations applicable to residential sport courts and other related matters and take any necessary action.

The Council and staff had an extended discussion related to the following proposed recommended regulations regarding sport courts: pervious surface area; maximum area; court location; lighting; containment; screening; and use.

**DISCUSSION – UPCOMING WORK SESSIONS:** Ms. Couch introduced agenda item 7(c), discuss upcoming work sessions and take any necessary action. She reviewed proposed dates for fiscal year 2022-23 budget planning.

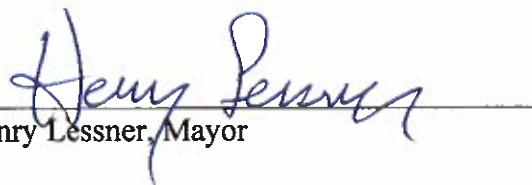
The Council and staff had an extended discussion related to this item. The meeting dates were decided as follows:

- Tuesday, May 24 at 4:30 p.m. budget priorities and capital planning work session
- Thursday, June 16 from 4:30 p.m. – 6:30 p.m. capital planning work session
- Thursday, July 28 beginning at 12:00 p.m. budget work session
- Tuesday, August 9 at 4:30 p.m. budget and tax rate work session
- Thursday, August 18 at 6:00 p.m. hold the budget public hearing
- Thursday, August 28 at 6:00 p.m. adoption of the budget, tax rate and ratification of the tax rate.

**DISCUSSION – COVID 19 UPDATE:** Ms. Couch introduced agenda item 7(d), discuss upcoming work sessions and take any necessary action. She stated there was no update and during the work session related to capital planning there would be discussion related to the expenditures of the American Rescue Funds.

Mayor Lessner adjourned the meeting at 9:41 p.m.

  
Tenitrus Bethel, Town Secretary

  
Henry Lessner, Mayor

