

**TOWN COUNCIL
MEETING MINUTES
AUGUST 28, 2023**

The Town Council met in special session on Monday, August 28, 2023 at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner, Mayor Pro Tem John Hubbard, Councilmembers Rich Connelly, Gregg Custer, Ricardo Doi, Larry Little and Ken Logsdon. Staff present included Town Manager, Julie Couch; CFO, Steven Ventura; Assistant Town Manager, Adam Wilbourn; HR Director, Whitney Casey; Fire Chief, Jeff Bell; Interim Police Chief, Sid Fuller; and Communications and Marketing Manager, Karin Anderson.

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

CITIZENS INPUT: No one came forward.

DISCUSSION – PROPOSED FY 2023-24 AD VALOREM TAX RATE: Mr. Ventura introduced agenda item 3, consider, discuss and take any necessary action on an ordinance regarding the proposed 2023-24 ad valorem tax rate.

Mr. Ventura reviewed the staff report, including steps taken to meet requirements for setting the tax rate, and stated the proposed tax rate of \$0.311683, consisting of \$0.234200 for maintenance and operations (M&O) and \$0.077483 for interest and sinking (I&S). He stated, “This tax rate will raise more taxes for maintenance and operations than last year. The tax rate will effectively be raised by 8.49 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$-4.21.”

The Council and staff discussed how the proposed tax rate would lower the amount of property taxes owed on a \$100,000 home by \$4.21. The language the State requires cities to use when adopting their ad valorem tax rate can create confusion about whether or not a proposed tax rate will increase or decrease what a property owner may owe in taxes.

Mayor Lessner made a motion that the property tax rate be increased by the adoption of a tax rate \$0.311683, which is effectively a 7.45 percent increase in the tax rate. Councilmember Doi seconded and the motion passed unanimously.

DISCUSSION – PROPOSED FY 2023-24 BUDGET: Mr. Ventura introduced agenda item 4, consider, discuss and take any necessary action on an ordinance approving the proposed 2023-24 fiscal year budget.

Mr. Ventura reviewed the staff report and stated the proposed budget includes rate increases for water, wastewater and solid waste. He stated, “This budget will raise more revenue from property taxes than last year’s budget by an amount of \$883,741, which is a 10.55 percent increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$193,711.”

Mayor Lessner stated that the Town will receive more revenue because property tax values went up, but the average residential property tax will result in a decrease.

Mayor Lessner made a motion to approve an ordinance adopting the proposed fiscal year 2023-

24 budget, as recommended. Councilmember Logsdon seconded the motion. The roll call vote was as follows:

Mayor Lessner: aye
Mayor Pro Tem Hubbard: aye
Councilmember Connelly: aye
Councilmember Custer: aye

Councilmember Doi: aye
Councilmember Little: aye
Councilmember Logsdon: aye

DISCUSSION – RATIFYING FY 2023-24 PROPERTY TAX REVENUE INCREASE: Mr. Ventura introduced agenda item 5, consider, discuss and take any necessary action on an ordinance ratifying the 2023-24 property tax revenue increase.

Mr. Ventura reviewed the staff report and stated that, “This budget will raise more revenue from property taxes than last year’s budget by an amount of \$883,741, which is a 10.55 percent increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$193,711.”

Councilmember Doi made a motion to approve an ordinance ratifying the property tax revenue increase in the fiscal year 2023-2024 budget as the result of the Town receiving more revenues from the property taxes in the fiscal year 2023-2024 budget than in the previous fiscal year. Councilmember Custer seconded and the motion passed unanimously.

DISCUSSION – AMENDING THE FY 2022-23 BUDGET: Mr. Ventura introduced agenda item 6, consider, discuss and take any necessary action on an ordinance amending the 2022-23 fiscal year budget.

Mr. Ventura reviewed the staff report. The Council and staff briefly discussed the changes in the proposed amended budget.

Councilmember Connelly made a motion to approve an ordinance adopting the amended FY 2022-23 budget. Mayor Pro Tem Hubbard seconded and the motion passed unanimously.

DISCUSSION – SOLID WASTE SERVICE RATE INCREASE: Mr. Ventura introduced agenda item 7, consider, discuss and take any necessary action on an ordinance approving a rate increase related to solid waste service.

Mr. Ventura reviewed the staff report and stated there will be a rate increase of 3.5 percent, as agreed upon in the contract. He reviewed the rates for seniors and non-seniors and stated that staff recommends approval.

Councilmember Logsdon made a motion to approve an ordinance increasing solid waste service rates. Councilmember Connelly seconded and the motion passed unanimously.

DISCUSSION – WATER AND WASTEWATER RATE INCREASE: Mr. Ventura introduced agenda item 8, consider, discuss and take any necessary action on an ordinance approving a rate increase related to water and wastewater.

Mr. Ventura reviewed the staff report and stated that the North Texas Municipal Water District had proposed a rate increase of 8 percent for water rates, and staff is recommending a 5 percent

increase. The proposed sewer rate increase is 26.59 percent, a pass-through rate. He stated that the proposed increase would go into effect Oct. 1, 2023, and would be reflected in utility bills received in November 2023.

Councilmember Little made a motion to approve an ordinance increasing water and wastewater rates. Mayor Lessner seconded and the motion passed unanimously.

DISCUSSION – SUSPENDING EFFECTIVE DATE OF COSERVE RATE CHANGE:

Mr. Wilbourn introduced agenda item 9, consider, discuss and take any necessary action on a resolution suspending the effective date of CoServ Gas, Ltd's requested rate change.

Mr. Wilbourn reviewed the staff report and stated that the Town is permitted to take up to 90 days to review a proposed rate increase to ensure the proposed increase is fair.

Councilmember Doi made a motion to approve a resolution suspending the effective date of CoServ Gas, Ltd.'s, requested rate change. Councilmember Logsdon seconded and the motion passed unanimously.

DISCUSSION – MOU WITH LOVEJOY ISD FOR TRAFFIC CONTROL SERVICES:


Ms. Couch introduced agenda item 10, consider, discuss and take any necessary action on a memorandum of understanding with Lovejoy Independent School District (LISD) relating to traffic control services.

Ms. Couch stated that the Fairview Police Department provides traffic control at Sloan Creek Intermediate School and Willow Spring Middle School, and the Town is reimbursed \$50 per officer for each morning, and \$50 per officer for each afternoon at each campus. One officer controls traffic at each location.

The Council and staff held a brief discussion and staff was asked for a future review of costs to provide the service to LISD.

Councilmember Doi made a motion to authorized the town manager to enter into a memorandum of understanding with LISD for traffic control services. Councilmember Logsdon seconded and the motion passed unanimously.

Mayor Lessner adjourned the meeting at 6:27 p.m.


Henry Lessner, Mayor


Joshua Stevenson, Town Secretary

