



VOTERS GUIDE

Nonpartisan

MAY 4, 2019, LOCAL ELECTION

FAIRVIEW TOWN COUNCIL

Early voting: April 22-30

Election Day Polls: May 4 – 7 am to 7 pm

ABOUT THIS VOTERS GUIDE

This Voters Guide is published by the League of Women Voters of Collin County to help citizens prepare to cast an informed vote. The League of Women Voters encourages informed and active participation in government. The League does not support or oppose any political party or candidate.

This guide is available online at www.LWVCollin.org, along with guides for other offices that include all or part of Collin County. Candidate responses for all races are also available at www.VOTE411.org, where you can enter an address and view a personalized ballot with races specific to that address.

Questionnaires were sent to all candidates for each office, whether or not the race is contested. Candidate replies were subject to a character limit and are printed without editing or verification. If a candidate did not respond by the deadline, "No response received" is printed. Candidates were asked to avoid references to their opponents. Photos are included for candidates who provided them.

This Voters Guide is organized by office sought, with candidates listed in alphabetical order.

Table of Contents

Fairview Mayor	2
Fairview Town Council, Place 1	5
Fairview Town Council, Place 3	6
Fairview Town Council, Place 5	6
Town of Fairview Bond Election	8

League of Women Voters is a Nonpartisan Organization

The LWV never supports or opposes candidates for office or political parties, and any use of the League of Women Voters name in campaign advertising or literature has not been authorized by the League.

Fairview Town Council

2-year term, elected citywide. Must be at least 18 years old, a qualified voter, and a resident of the city. The Town Council establishes city policy through ordinances and resolutions.

Question (Uncontested Races)

Priorities: Even though your race is not contested, please share your priorities for the next term and how you will address them.

Questions (Contested Races)

Growth: How should the City Council best balance the growth of the city with the concerns of residents regarding congestion?

Property taxes: What adjustments should be made, if any, to property taxes? How would these adjustments affect city services?

Demographics: How are the city's demographics changing, and what adjustments are needed to city planning, if any, including housing?

Vision: What is your vision for the city in 10 years, and what steps are needed to get there?

Other issues: What are the most important issues you think will come before the City Council in the next few years? What are your views on these issues?

Jon Cocks
Fairview Mayor



Email: jonathan.cocks@suddenlink.net

Website: <http://www.CocksForFairview.com>

Facebook: <http://www.facebook.com/CocksForFairview>

Campaign Phone: (214) 491-1602

Education: B.A. degree from Baldwin-Wallace College (now University)

Experience: Currently a member of Fairview's Community Resource Group (the CRG) and previously served on the Town's Special Events Committee. I serve on five community boards and am active member of the Rotary. I also serve on three TAB policy committees.

Growth: While its impact is exceptionally local, I believe congestion is a regional issue requiring regional cooperation and solutions. Fairview and our neighbors must work cooperatively with each other, transportation agencies, and our local legislators to seek continual improvements to our transportation infrastructure. Less obvious, we should approach the County's major employers to evaluate the feasibility staggered starting and quitting times. Ride sharing services also have a role to play. Finally, local intersection and traffic signal improvements need to remain priorities.

Property taxes: First, county appraisal districts lack transparency and accountability to our citizens. The legislature should require a majority of each appraisal district's board members be elected and the chairman selected from the elected board members. I believe prudence needs to dominate our fiscal decision making. Prudence also dictates it's time to reevaluate how tax dollars and fees collected by community development corporations, TIFs or other special financing mechanisms are used. It may be time to consider redirecting certain dollars back to the general fund.

Demographics: Almost 50% of Fairview's population is over fifty years old. While I anticipate the Town's average age will decline somewhat as our westside commercial district builds out, I believe Fairview's average age will remain older than the typical Collin County city. Presently, a variety of housing options exist for all age groups. Fairview's demographics already have, and will continue to have, an impact on Town services, particularly its public safety services. Rebuilding Fire Station 1 is a priority along with keeping fire and EMS response times to an average of six to seven minutes.

Vision: I believe the decisive defeat of the \$25 million bond election in 2017 represented a turning point in Fairview political life. Confidence in our elected and appointed leadership fell immediately and dramatically. Residents questioned why their elected leaders were so out of touch. I believe we must restore our residents' faith in our Town's government by really listening; by acting decisively with the utmost integrity, transparency and whenever possible, in public daylight; and by following up and doing not only what we say we will do, but in time frame we committed to.

Other issues: Maintaining our public safety response times is vital, which is one reason why I support the upcoming bond to rebuild Fire Station No. 1. If the voters agree, then rebuilding is an absolute priority. Next, I believe Fairview needs to reevaluate its compensation and benefits offering, so it attracts, retains and motivates a talented and dedicated work force. Finally, I believe Fairview faces fiscal issues, which if the legislature's property tax reform efforts succeed, will require immediate attention. Prudently balancing current demands with longer-term needs remains a constant challenge.

Henry Lessner
Fairview Mayor



Email: henry@wealthmanagementgroupllc.com

Website: <https://lessner4mayor.org/>

Campaign Phone: (214) 893-5360

Education: BS Electrical Engineering, Certified Financial Planner

Experience: 31 years in the telecom business, 14 years in the Wealth Management business, 8 years on Fairview Town Council, 4 as Mayor Pro-Tem. former Board Chair of multiple Collin County non-profits.

Growth: I have lived in Fairview for almost 29 years. When we moved here, it was considered to be "in the country". Our neighboring cities, like the rest of the County, have grown rapidly and encourage growth. Fairview has intentionally designed our Town's land use plan to generally have large lot homesites on the east side of Town and more dense housing and businesses on the west side of Town. We look for ways to divert traffic around our Town as opposed to going through it. We need to continue to follow this plan.

Property taxes: Fairview has one of the lowest Town property tax rates for a full service Town in the state. We need to keep our tax rate low. That being said, I pay almost double the amount per month to have my lawn mowed than I do in Fairview Town property taxes. The real local taxation issue is school funding, how much will the state pay versus how much comes from local property taxes. Also, while we talk about local property taxes, that is an easy target. I pay almost 6 times more in federal taxes as my ENTIRE Collin County property tax bill. When will we focus on federal deficit spending?

Demographics: Fairview is aging. Our residents on average are much older than those in surrounding Cities. We have now a good mix of large lot high end housing and smaller high quality homes, town homes, and apartments to choose from. This enables Fairview residents as they become empty nesters to stay in Fairview as they move and downsize from the east side of Town to the west side of Town.

Vision: Fairview will continue to provide high quality services to its residents at a reasonable cost. In ten years, I hope our CPDD district and Fairview Parkway are fully developed with business property tax and sales taxes helping to offset some residential property taxes. We will remain a community of high quality homes and businesses. We remain conscious of our environment with many trees and that at night we still might be able to see some stars. We will

have a fully developed trail system extending west/east across Fairview connecting with surrounding City trail systems.

Other issues: Complete the expansion of our water system and the replacement of fire station #1. Find a solution to the flooding along Sloan and Wilson Creeks. Identify and replace old PVC water distribution pipes. Update our Future Land Use Plan and our Ten Year Capital Plan. Develop the remaining open space in our CPDD according to plan. Find a better way to communicate Town issues to our residents. Review our EDC/CDC structure and how those sales tax dollars are used. Better communicate and promote our dark skies ordinances.

John Cox
Fairview Town Council, Seat 1



Email: cox4council2019@att.net

Website: <http://cox4council2019.com>

Education: Ph.D. - Architecture, Texas A&M; University Master of Health Administration, Baylor University; BBA - Accounting, Hardin-Simmons University

Experience: • Current Commissioner on Planning and Zoning Commission since 2015 • Current member of Fairview Community Resource Group (CRG) • Former member of the Belton (Texas) ISD Board of Trustees • Former member Advisory Board to State Board of Education

Growth: Fairview has a Commercial Planned Development District that is a source of discontent to many homeowners. The CPDD allows high density development within the district. I believe that the Council should re-evaluate the CPDD and limit future high-density development to land west of Fairview Parkway. However, our town needs other types of commercial development that provide a much better tax-base than apartments. Fairview already has several hundred apartments. The appraised value of one apartment complex has already started declining which causes the town to have a shrinking tax base.

Property taxes: The Town Council adopted the “effective tax rate” in the fall of 2018. Though property evaluations increased, the amount of Town of Fairview tax on each property was unchanged. Unfortunately, the Council cannot continue to cap the amount of tax revenue on existing properties for a long period. New residential development is occurring in Fairview which, in turn, will produce tax revenue. However, the new revenue is likely going to be more than offset by the projected increases in debt - a new fire truck, a new water pump station, and a new fire station.

Demographics: Fairview has low-, medium-, and high-density housing. Currently, the amount of high-density development is outpacing other development. I believe that the town should endeavor to limit further high-density housing.

Vision: I would like to see Fairview continue to have open spaces scattered throughout the town. I would like to see office and mix-use developments between Hwy 75 and Fairview Parkway.

Other issues: I believe that managing governmental spending and planning development will be two of the most important issues facing the Town Council in the next few years.

Governments traditionally have an unquenchable thirst for resources. The Council is responsible for evaluating staff proposals and determining how much “government” the taxpayers can afford. Urban planning is a dynamic process that must consider the built environment and infrastructure. An urban plan should be developed by trained planners with input from the taxpayer citizens who will be called upon to fund the plan implementation.

Charlie Henkle
Fairview Town Council, Seat 1

No response received

Ricardo Doi
Fairview Town Council, Seat 3
Uncontested

No response received

Gregg Custer
Fairview Town Council, Seat 5

No response received

Philip J. D'Amico
Fairview Town Council, Seat 5



Email: philipjdamico1@gmail.com

Website: <http://www.philip4fairview.com>

Facebook: <https://www.facebook.com/philipforfairview/>

Twitter: <https://twitter.com/amicophilip>

Education: Delgado College in New Orleans

Experience: I have been in the professional world of Hospitality for 36 years and feel that taking care of people in the hospitality world is that same as taking care of our residents, meeting their needs!

Growth: I feel that the CPDD (Commercial Planned Development District) is very dysfunctional. It has only one concern grow the commercial district with no feelings as to how this will affect the residents. All they have brought to the table is high-density apartments recently. This is something I feel we don't need any more of in our community. Their tax base is getting smaller as these apartments are losing value which in the end mean fewer taxes for the city.

Property taxes: First off, the city voted in an Effective tax rate which is great for the residents, however with all the increases to the debt the city is adding to us (New pump station, possible new fire station, new fire truck, etc.) we cannot live with this effective tax rate. Even with the increase in residents this still won't cover all this debt the city is placing on us, we need to stop allowing the city to spend dollars like a BIG CITY GOVERNMENT.

Demographics: "Keeping it Country" is our Motto and to this point, we need to stop building high -density apartments, zero lot communities, and communities that are condo driven. These types of developments put a strain on our city resources and in the end cause homeowners' taxes to increase.

Vision: Fairview needs more parks, walking/biking trails. We need to maintain our country atmosphere. In addition, rezone the east side of highway 5 so that it is not commercial. The commercial zone needs to be on the west side of Highway 5 and closes to Highway 75.

Other issues: Future growth in our community and debt. Our community is made up of many homes on 1 acre or more lot sites. We need to keep our community on this development and not high-density apartment living or zero lot lines, so I feel a planning and development plan needs to develop and rolled out to the community. We need to cut the spending as though we have unlimited funds. We need to develop and adopt a spending plan that fits our growth. What that means is that we don't spend today and grow tomorrow, what needs to happen is as we grow we spend the necessary dollars to accommodate our growth.

Ken Logsdon
Fairview Town Council, Seat 5

No response received

Town of Fairview Bond Election

Proposition A:

The issuance of \$7,600,000 tax bonds for designing, constructing and equipping a new fire station.

Vote **Yes** – For the Measure or **No** – Against the Measure

<p>You may bring this <i>Voters Guide</i> into the voting booth! In 1995, the Texas law prohibiting use of printed materials, such as this <i>Voters Guide</i>, in the polling place was ruled unconstitutional (<i>Texas Election Code, Section 61.011</i>)</p>
--

Your vote is your voice. Be heard.