



AGENDA
MAY 23, 2017
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
SPECIAL MEETING – PUBLIC HEARING
6:00 P.M.

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE – CUB SCOUT PACK 304, WYLIE, TEXAS INVOCATION**
- 3. PUBLIC HEARINGS**
 - A. PUBLIC HEARING** to receive comments regarding the petition of the owner of certain property to voluntarily annex 75.249 acres in the Drury Anglin Survey, Abstract No. 2 adjacent to the southern boundary of the City abutting County Road 484 into the City of Lavon and the annexation of the adjacent county road and right-of-ways.
 - B. PUBLIC HEARING** to receive comments regarding the voluntary annexation of property owned by the City of Lavon consisting of 5.1 acres of all that certain lot, tract or parcel of land located in the Drury Anglin Survey, Abstract No. 2, Lavon, Collin County, Texas and being the same tract of land described in Deed to Robert C. Lea, recorded in Instrument No. 93-0032886, Deed Records, Collin County, Texas situated on FM 2755 adjacent to and behind the Police and Fire Department buildings.
- 4. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

Council Members and staff may request items be placed on a future agenda or request a special meeting be called.
- 5. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING**
 1. Notice is hereby given that members of the Lavon Economic Development Corporation Board, Lavon Planning and Zoning Commission, Parks and Recreation Board, and Reinvestment Zone #1 (TIF) Board of Directors may be in attendance at the Lavon City Council Meeting.
 2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
 3. The Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that this Agenda was duly posted on the glass of the front door of the City Hall, facing the outside, the City's website at www.cityoflavon.com and on the City Hall bulletin board, on or before 6:00 PM on May 19, 2017.

Kim Dobbs, City Administrator | City Secretary

Removed from posting: _____

Signed

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi password: Guest2014



CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: May 16, 2017

ITEM: 6-A

Item:

PUBLIC HEARING to receive comments regarding the petition of the owner of certain property to voluntarily annex 75.249 acres in the Drury Anglin Survey, Abstract No. 2 adjacent to the southern boundary of the City abutting County Road 484 into the City of Lavon and the annexation of the adjacent county road and right-of-ways.

Background:

On April 19, 2017 the City received a Petition for Annexation from Tom Moon for the voluntary annexation of 75.249 acres of land adjacent to the City. The property is presently vacant and undeveloped. Pursuant to Texas Local Government Code (LGC), Section 43.106, the City is required to annex the portion of the county road and the right-of-way adjacent to the proposed annexation area.

On May 2, 2017, the City Council considered the petition and scheduled public hearings pursuant to state law.

Excerpt:

Texas Local Government Code

Sec. 43.063. ANNEXATION HEARING REQUIREMENTS. (a) Before a municipality may institute annexation proceedings, the governing body of the municipality must conduct two public hearings at which persons interested in the annexation are given the opportunity to be heard. The hearings must be conducted on or after the 40th day but before the 20th day before the date of the institution of the proceedings.

The public hearing on May 16 is the first of two public hearings. The second public hearing is scheduled for May 23, 2017 at 6:00 p.m. at a Special City Council meeting.

Attachments: Annexation Site Exhibit
Annexation Petition
Annexation Timeline
Draft Service Plan

May 10, 2017

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF LAVON, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Section 43.035 and petition your honorable Body to extend the present city limits so as to include as part of the City of Lavon, Texas, the following described territory, to wit:

Attachment A

Description of the territory covered by the petition by metes and bounds

We certify that the above described tract of land is contiguous and adjacent to the City of Lavon, Texas, is not more than one-half mile in width [only limited by Local Government Code Section 43.028], and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

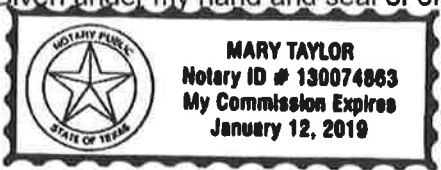
Signed: _____
Signed: Russell S. Phillips FOR ROCKWALL RETAIL INVESTORS, LLC
Signed: _____

THE STATE OF TEXAS

COUNTY OF Rockwall

BEFORE ME, the undersigned authority, on this day personally appeared Thomas Mason known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 19th day of April, 2017



Mary Taylor
Notary Public in and for Rockwall County, Texas.

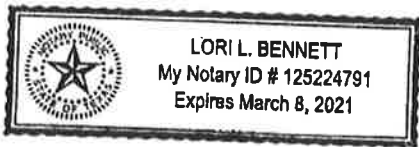
THE STATE OF TEXAS

COUNTY OF Rockwall

BEFORE ME, the undersigned authority, on this day personally appeared Russell Phillips known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

RECEIVED
APR 19 2017
CITY OF LAVON

Given under my hand and seal of office, this 18th day of April, 2017.



Lori L. Bennett
Notary Public in and for
Rockwall County, Texas.

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for
_____ County, Texas.

Attachment A

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

Being all that certain lot, tract, or parcel of land located in the DRURY ANGLIN SURVEY, Abstract No. 2, Collin County, Texas, and being all that tract of land described in deed to Thomas J. Moon and wife, Jennifer A. Moon, recorded in Document No. 96-0085000, of the Larxl Records, of Collin county, Texas, and being a part of that called 414 acre tract described in deed to Maude E. Daugherty, recorded in Volume 165, Page 483, Deed Records, Collin County, Texas, and being more particularly described as follows:

Commencing at a 112• iron rod found for comer in or near the Center line of county Road No. 484, and being the Southwest corner of said 414acre tract, and being the Northwest corner of a tract of land described in deed to Blake Boyd McCarthy, recorded in Document No. 2000-58716, Official Public Records, Collin County, Texas;

Thence North 00°15'00" East, along the West line of said 414acre tract, a distance of 289.23' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for comer at the PLACE OF BEGINNING of the tract of land herein described;

Thence North 00°15'00" East, along or near the centerline of said County Road No. 484, and the said West line of 414acre tract, a distance of 1243.32' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest comer of a b'act of land described in deed to City of Lavon, recorded in Instrument No. 20060725001041390, Official Public Records, Collin County, Texas;

Thence Easterly, along or near the center of a creek and alo11Q the common line of said City of Lavon Tract and said Moon Tract the following three (3) courses and distances;

- 1) Thence South 70°00'00" East, a distance of 196.59' to a point for corner;
- 2) Thence North 69°00'00• East, a distance of 452.12' to a point for corner;
- 3) Thence South 55°15'00" East, passing at a distance of 68.76' the Southeast corner of said City of Lavon tract, and the Southwest corner of a tract of land described in deed to Cape Cod Bank and Trust Company, recorded in Volume 2651, Page 27, Deed Records, Collin County, Texas, continuing a total distance of 133.28' to a point for corner;

Thence Easterly, along or near the center of a creek and along common line of said Cape Cod Bank and Trust Company tract and said Moon Tract the following five (5) courses and distances;

- 1) Thence North 76°00'00" East, a distance of 139.43' to a point for corner;
- 2) Thence South 65°26'49" East, a distance of 98.46' to a point for corner;
- 3) Thence North 52°44'00" East, a distance of 278.92' to a point for corner;
- 4) Thence South 84°45'00" East, a distance of 139.43' to a point for corner;
- 5) Thence North 61°00'00" East, a distance of 155.83' to a point at the Southeast corner of said tract of land described in deed to City of Lavon, (Inst. No. 20060725001041390);

Thence Easterly, along or near the center of a creek and along the common line of said City of Lavon Tract and said Moon Tract the following six (6) courses and distances;

- 1) Thence North 45°00'00" East, a distance of 146.60' to a point for corner;
- 2) Thence North 65°15'00" East, a distance of 240.92' to a point for corner;
- 3) Thence North 63°30'00" East, a distance of 131.23' to a point for corner;
- 4) Thence North 78°45'00" East, a distance of 344.47' to a point for corner;
- 5) Thence South 55°45'00" East, a distance of 156.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;
- 6) Thence South 37°15'00" East, a distance of 69.24' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 00°01'02" West, passing through said 414 acre tract, and passing at a distance of 255.57' to the Northwest corner of a tract of land described in deed to World Land Developers, recorded in Instrument No. 20070913001281380, Official Public Records, Collin County, Texas, and continuing a total distance of 1414.76' to a 1/2" iron rod found for corner in the South line of said 414 acre tract, and being in the North line of a tract of land described in deed to Roy Brian Webb and Andrea Kay Campbell, recorded in Volume 4761, Page 200, Deed Records, Collin County, Texas;

Thence South $76^{\circ}03'28''$ West, along said North line of said Webb and Campbell tract, a distance of 909.33' to a 1/2" iron rod found for corner;

Thence South $76^{\circ}03'28''$ West, a distance of 179.42' to a 1/2" iron rod found for corner at the Northwest corner of said Webb and Campbell tract;

Thence South $78^{\circ}01'55''$ West, along said South line of the 414 acre tract, a distance of 313.41' to a 1/2" iron rod found for corner;

Thence North $17^{\circ}00'56''$ West, passing through said 414 acre tract, a distance of 283.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South $77^{\circ}55'53''$ West, a distance of 968.44' to the PLACE OF BEGINNING end containing 3,277,850 square feet or 75.249 acres of land

City of Lavon, Texas

**Annexation of Area Exempt
from the Annexation Plan Requirement
(including Annexation on Petition of Area Landowners or Voters)**

- April 19 Petition for Annexation submitted to the City
- May 2 Resolution of the City Council to accept the petition and schedule public Hearings. May 16 and May 23
- May 3 Publish notice of first hearing. §43.063.

Post notice of first public hearing on Internet Web site, if city has an internet website. §43.063(c).

Send written notice to each public school district in the area to be annexed. §43.905.
- May 10 Publish notice of second hearing. §43.053.

Post notice of second public hearing on Internet Web site, if city has an internet website. §43.063(c).
- May 16 Hold first public hearing. §43.063.
- May 23 Hold second public hearing. §43.063. **Special Meeting**
- June 16 Post notice of annexation ordinance adoption under Open Meetings Act.
- June 20 Adopt Annexation Ordinance** (Institution of Proceedings—proceedings are instituted and completed at same time in city that only requires one reading).

EXHIBIT “ _____ ”

**CITY OF LAVON
ANNEXATION SERVICE PLAN**

Case Name: Crestridge Meadows – May 2017

Description:

- 1. Being a 75.249 acre parcel of land adjacent to and located within the extraterritorial jurisdiction of the City of Lavon, Texas and situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, and being all that tract of land described in deed to Thomas J. Moon and wife, Jennifer A. Moon, recorded in Document No. 96-0085000, of the Land Records, of Collin County, Texas, and being a part of that called 414 acre tract described in deed to Maude E. Daugherty, recorded in Volume 165, Page 483, Deed Records, Collin County, Texas and being more particularly described in Exhibit “A” and depicted in Exhibit “B” attached hereto and made a part hereof.*
- 2. Approximately 1.0 acres of land consisting of the portion of Collin County Road 484 that abuts the above-described property and the right-of-way adjacent thereto.*

PUBLIC SAFETY SERVICES

FIRE SERVICES

Existing Services: Nevada Volunteer Fire Department

Services to be Provided: Fire suppression will be available to the area upon annexation at the same or similar level as is provided to other areas of the City. Primary fire response will be provided by the Nevada Volunteer Fire Department (NVFD) Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed. The NVFD is party to several Mutual Aid Agreements with area volunteer departments that will provide back-up service as appropriate.

POLICE SERVICES

Existing Services: Currently, the area is under the jurisdiction of the Collin County Sheriff's Office.

Services to be Provided: Upon annexation, the City of Lavon Police Department will extend regular and routine patrol and police services to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

EMERGENCY MEDICAL SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the area will become a part of the Southeast Collin County EMS/Ambulance Coalition and ambulance service will be provided pursuant to the City's contract for services.. Services can be provided within the current budget appropriation.

CODE ENFORCEMENT SERVICES

Existing Services: None

Services to be Provided: Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, health, etc.) will begin in the annexed area on the effective date of annexation. Services can be provided within the current budget appropriation.

MUNICIPAL SERVICES

PLANNING & ZONING SERVICES

Existing Services: None

Services to be Provided: The Planning and Zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. Services can be provided within the current budget appropriation.

STORM DRAINAGE SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will include the annexed area in its service area for drainage services at the same or similar level as is provided to other areas of the City, taking into account different characteristics of topography, land uses and population density. Services will include, but are not limited to: routine review and monitoring of culverts and storm sewers; flood plain design and assistance; and engineering review as the area relates to the City as a whole. Services can be provided within the current budget appropriation.

STREET SERVICES

Existing Services: County Road Maintenance

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will provide maintenance for streets in accordance with existing City ordinances, resolutions and regulations. Municipal services will include, but are not limited to: routine maintenance, street lighting, ice and snow monitoring of major thoroughfares, and assessment of street conditions for long-term maintenance scheduling. As streets are constructed in undeveloped portions of the annexed area, the appropriate City ordinances, resolutions and regulations of the City shall apply. Services can be provided within the current budget appropriation.

TRANSPORTATION AND TRAFFIC SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will join Collin County and the State of Texas Department of Transportation in providing transportation-planning services to the annexed area. The annexed area will be included in the City of Lavon's Thoroughfare Plan and will receive an enhanced voice in the Transportation Planning Process through the City of Lavon's representation on regional planning teams. Services can be provided within the current budget appropriation.

PARKS SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, all of the city's parks and recreation facilities shall be available for use by residents of the annexed area. The annexed area will be included in the park planning processes. Services can be provided within the current budget appropriation.

UTILITY SERVICES

SOLID WASTE COLLECTION SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will provide solid waste collection and recycling services. Service is provided in accordance with City regulations and is provided as a fee-based service per contract with a private provider. Service requests and billing are administered through the City. Service shall comply with existing City policies.

WATER SERVICES

Existing Services: Bear Creek Special Utility District

Services to be Provided: Water service shall continue to be provided to the annexed area by a special utility district in accordance with existing State laws, City ordinances, resolutions, regulations and policies. Construction of water utility-related facilities will be built in accordance with the City of Lavon construction standards.

SANITARY SEWER SERVICES

Existing Services: None

Services to be Provided: Sanitary sewer service will be provided in accordance with applicable codes and departmental policy. Upon completion of construction of sanitary sewer facilities, including off-site facilities, the City shall assume maintenance and service responsibilities for the sanitary sewer system in the annexed area in accordance with existing City ordinances, resolutions regulations and policies.

MISCELLANEOUS SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Lavon's established policies governing extension of municipal services to newly annexed areas.



CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: May 23, 2017

ITEM: 3-B

Item:

PUBLIC HEARING to receive comments regarding the voluntary annexation of property owned by the City of Lavon consisting of 5.1 acres of all that certain lot, tract or parcel of land located in the Drury Anglin Survey, Abstract No. 2, Lavon, Collin County, Texas and being the same tract of land described in Deed to Robert C. Lea, recorded in Instrument No. 93-0032886, Deed Records, Collin County, Texas situated on FM 2755 adjacent to and behind the Police and Fire Department buildings.

Background:

Pursuant to Texas Local Government Code (LGC), Section 43.026, the City may annex property that the City owns. This proceeding will annex the property in the vicinity of the intersection of Main St. and FM 2755 that is adjacent to the Police and Fire buildings.

Excerpt:

Texas Local Government Code

Sec. 43.063. ANNEXATION HEARING REQUIREMENTS. (a) Before a municipality may institute annexation proceedings, the governing body of the municipality must conduct two public hearings at which persons interested in the annexation are given the opportunity to be heard. The hearings must be conducted on or after the 40th day but before the 20th day before the date of the institution of the proceedings.

On May 2, 2017, the City Council authorized the annexation and scheduled public hearings pursuant to state law. The City Council conducted the first of two public hearings on May 16, 2017. This is the second and final required public hearing.

Attachments: Annexation Site Exhibit
Annexation Timeline
Draft Service Plan

May 19, 2017

City of Lavon, Texas

**Annexation of Area Exempt
from the Annexation Plan Requirement
(including Annexation on Petition of Area Landowners or Voters)**

- May 2 Resolution of the City Council to authorize the annexation and schedule Public Hearings. May 16 and May 23
- May 3 Publish notice of first hearing. §43.063.
- Post notice of first public hearing on Internet Web site, if city has an internet website. §43.063(c).
- Send written notice to each public school district in the area to be annexed. §43.905.
- May 10 Publish notice of second hearing. §43.053.
- Post notice of second public hearing on Internet Web site, if city has an internet website. §43.063(c).
- May 16 Hold first public hearing. §43.063.
- May 23 Hold second public hearing. §43.063. **Special Meeting**
- June 16 Post notice of annexation ordinance adoption under Open Meetings Act.
- June 20 Adopt Annexation Ordinance** (Institution of Proceedings—proceedings are instituted and completed at same time in city that only requires one reading).

**CITY OF LAVON
ANNEXATION SERVICE PLAN**

Case Name: City 5.1 acres– May 2017

Description:

5.1 acres of land being all that certain lot, tract or parcel of land located in the Drury Anglin Survey, Abstract No. 2, Lavon, Collin County, Texas and being the same tract of land described in Deed to Robert C. Lea, recorded in Instrument No. 93-0032886, Deed Records, Collin County, Texas.

PUBLIC SAFETY SERVICES

FIRE SERVICES

Existing Services: Nevada Volunteer Fire Department

Services to be Provided: Fire suppression will be available to the area upon annexation at the same or similar level as is provided to other areas of the City. Primary fire response will be provided by the Nevada Volunteer Fire Department (NVFD) Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed. The NVFD is party to several Mutual Aid Agreements with area volunteer departments that will provide back-up service as appropriate.

POLICE SERVICES

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Collin County Sheriff's Office. However, upon annexation, the City of Lavon Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

EMERGENCY MEDICAL SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the area will become a part of the EMS Southeast Collin County EMS/Ambulance Coalition and ambulance service will be provided by the same provider that the City uses. Services can be provided within the current budget appropriation.

CODE ENFORCEMENT SERVICES

Existing Services: None

Services to be Provided: Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, health, etc.) will begin in the annexed area on the effective date of annexation. Services can be provided within the current budget appropriation.

MUNICIPAL SERVICES

PLANNING & ZONING SERVICES

Existing Services: None

Services to be Provided: The Planning and Zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. Services can be provided within the current budget appropriation.

STORM DRAINAGE SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will include the annexed area in its service area for drainage services at the same or similar level as is provided to other areas of the City, taking into account different characteristics of topography, land uses and population density. Services will include, but are not limited to: routine review and monitoring of culverts and storm sewers; flood plain design and assistance; and engineering review as the area relates to the City as a whole. Services can be provided within the current budget appropriation.

STREET SERVICES

Existing Services: County Street Maintenance

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will provide maintenance for streets in accordance with existing City ordinances, resolutions and regulations. Municipal services will include, but are not limited to: routine maintenance, street lighting, ice and snow monitoring of major thoroughfares, and assessment of street conditions for long-term maintenance scheduling. As streets are constructed in undeveloped portions of the annexed area, the appropriate City ordinances, resolutions and regulations of the City shall apply. Services can be provided within the current budget appropriation.

TRANSPORTATION AND TRAFFIC SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will join Collin County and the State of Texas Department of Transportation in providing transportation-planning services to the annexed area. The annexed area will be included in the City of Lavon's Thoroughfare Plan and will receive an enhanced voice in the Transportation Planning Process through the City of Lavon's representation on regional planning teams. Services can be provided within the current budget appropriation.

PARKS SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, all of the city's parks and recreation facilities shall be available for use by residents of the annexed area. The annexed area will be included in the park planning processes. Services can be provided within the current budget appropriation.

UTILITY SERVICES

SOLID WASTE COLLECTION SERVICES

Existing Services: None

Services to be Provided: Beginning on the effective date of the annexation ordinance, the City of Lavon will provide solid waste collection and recycling services. Service is provided in accordance with City regulations and is provided as a fee-based service per contract with a private provider. Service requests and billing are administered through the City. Service shall comply with existing City policies.

WATER SERVICES

Existing Services: None

Services to be Provided: Water service shall be provided to the annexed area by a special utility district in accordance with existing State laws, City ordinances, resolutions, regulations and policies. Construction of water utility-related facilities will be built in accordance with the City of Lavon construction standards.

SANITARY SEWER SERVICES

Existing Services: None

Services to be Provided: Sanitary sewer service will be provided in accordance with applicable codes and departmental policy. Upon completion of construction of sanitary sewer facilities, including off-site facilities, the City shall assume maintenance and service responsibilities for the sanitary sewer system in the annexed area in accordance with existing City ordinances, resolutions regulations and policies.

MISCELLANEOUS SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Lavon's established policies governing extension of municipal services to newly annexed areas.