



**AGENDA**  
**JANUARY 15, 2019**  
**LAVON CITY COUNCIL**  
**BOARD OF ADJUSTMENT**  
**REGULAR MEETING – EXECUTIVE SESSION**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**7:00 PM**

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**1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**

**2. PLEDGE OF ALLEGIANCE AND INVOCATION**

**3. CITIZENS COMMENTS**

*Citizens may comment on items that are not on the agenda (3-minute time limit/person). The only response can be to request the items to be placed on a future agenda for discussion and consideration.*

**4. ITEMS OF INTEREST/COMMUNICATIONS**

*Members may identify community events, functions and other activities.*

**5. CONSENT AGENDA**

*Consent items are considered to be routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a Member.*

**A.** Approve the minutes of the December 4, 2018 meeting.

**B.** Accept the Heritage Public Improvement District #1 Assessment Report Summaries dated 11/30/2018 and 12/31/2018 and authorize the payment of invoices included therein.

**C.** Receive the Annual Report – Tax Increment Financing Reinvestment Zone Number One for the Fiscal Year Ended September 30, 2017.

**D.** Accept the resignation of Tim Davis, City Council Member, Place 4.

**6. PRESENTATIONS**

**A.** Recognition of Tim Davis for his dedicated service to the City of Lavon

**B.** Presentation of the Lavon Volunteer Fire Department - *Chief's Award*

**C.** Presentation of the 2018 Financial Statements and Independent Audit Report – Mike Ward Accounting & Financial Consulting, PLLC.

**7. WORK SESSION**

Presentation by Financial Advisor and discussion regarding Tax Increment Reinvestment Zones (TIRZ) and Public Improvement Districts (PID) policy considerations.

**8. BOARD OF ADJUSTMENT**

*In accordance with the Texas Local Government Code, Section 211.008 (g) and Section 9.1.11.1 (C))(3) of the Code of Ordinances, the Lavon City Council will act as the Board of Adjustment.*

**A.** Public Hearing, discussion and action regarding the application of Kathy and Phil Tarrant for a variance to the requirements of Section 9.1.4.3 of the Code of Ordinances, Zoning Ordinance, Accessory Structures: for (B)(2) Lot Coverage – that provides for an accessory structure of maximum size of 1821 square feet to permit a structure that is 2100 square feet; for (B)(4) Roof - (a) that provides for a minimum roof pitch of 3:12 to permit a roof pitch of 1:12; and (B)(5) – Exterior Walls that provides for exterior walls of masonry or masonry façade materials to permit prefinished and prefabricated metal with a baked-on enamel or vinyl finish of similar color to the main structure at 816 Corn Silk Drive, Bently Farms, Block C, Lot 16, Lavon, Texas.

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- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request.

## 9. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding the appointment of Command Officer Positions for the Lavon Volunteer Fire Department (LVFD): Volunteer Assistant Chief – Danny Anthony and Volunteer Captain – Scott Beaudette.
- B. Discussion and action regarding an application for an appeal of Section 9.01.001 Public Works Construction of the Code of Ordinances that requires storm drain culverts to be installed with reinforced concrete pipe (RCP) to permit the applicant to install a tin or metal pipe at 436 Wolf Run Court, requested by Brandon Miller.
- C. Discussion and action regarding Resolution No. **2019-01-01** authorizing the mayor to execute an amendment to the professional services agreement with Lenart Development Company, LLC to provide for reimbursement for public improvement district administration and service and assessment plan consulting services; and providing for an effective date.
- D. Discussion and action regarding Resolution No. **2019-01-02** authorizing the Mayor to execute an amendment to the professional services agreement with DFW Devco, LLC to provide for reimbursement for public improvement district administration and service and assessment plan consulting services; and providing for an effective date.
- E. Discussion and action regarding Resolution No. **2019-01-03** accepting a petition to create a Public Improvement District, calling for a public hearing and directing the statutory notices to be given. The property, Lenart Lakepointe Development, is ±173.037 acres situated in the Samuel M. Ranier Survey, Abstract No. 470, Collin County, State of Texas and is generally located east of FM 78, south of FM 6 and north/northeast of Bois D’arc Road.
- F. Discussion and action regarding Resolution No. **2019-01-04** authorizing the Mayor to execute a Letter of Intent for Underwriting Services with FMSbonds, Inc.
- G. Discussion and action regarding Resolution No. **2019-01-05** authorizing the transfer of 12 acres of real property located at 801 Presidents Boulevard, Community ISD Elementary Addition, Block A, Lot 1 to the Community Independent School District.
- H. Discussion and action regarding a policy for the Lavon Volunteer Fire Department response to non-emergency lock out calls for service.
- I. Discussion and action regarding a draft social media policy.
- J. Discussion and action regarding board and commission appointments – Parks and Recreation Board and Reinvestment Zone #1 (TIF) Board of Directors.

## 10. DEPARTMENT REPORTS

*The City Council may receive and discuss the reports.*

- A. Police Services – 1) Monthly Reports for traffic stops, calls for service, call breakout and consolidated activity; 2) monthly reserve participation report and 3) crime prevention and community relations officer’s report.
- B. Fire Services – 1) Fire Marshall report, 2) EMS run reports and 3) LVFD update and reports.
- C. Public Works Services – 1) General public works and street maintenance report including mowing and trash collection; 2) TxDOT projects report; and 3) sanitary sewer system maintenance.
- D. Administration Services –1) Financial Outlook; 2) Building Permits Reports; 3) CWD Recycling Report; 4) Collin County Monthly Tax Collection Reports; 5) Sales Tax Reports; 6) TexSTAR Newsletter; and 7) Atmos Energy correspondence regarding customer rate reduction and refund.

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## 11. EXECUTIVE SESSION

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the City Council may enter into executive session (closed meeting) to discuss the following items:

Section 551.074 - Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or hear a complaint or charge against an officer or employee regarding Mayor and City Council appointments in the event of resignations and vacancies.

## 12. RECONVENE FROM EXECUTIVE SESSION

Consider any action necessary as a result of each item listed in executive session, including the following:

- A. Discussion and action regarding an appointment for the unexpired term of City Council Member Place Four (4) that will expire in November 2019.

## 13. 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.*

- January 22, 2019 – joint work session with Planning and Zoning Commission
- February 5, 2019 – regular City Council Meeting

## 14. 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 at City Hall and on the City's website at [www.cityoflavon.com](http://www.cityoflavon.com) on or before 6:00 PM on January 11, 2019.



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Kim Dobbs, City Administrator | City Secretary





**MINUTES  
DECEMBER 4, 2018  
LAVON CITY COUNCIL  
REGULAR MEETING – EXECUTIVE SESSION  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 P.M.**

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ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1  
MIKE COOK, PLACE 2  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
TIM DAVIS, PLACE 4  
MINDI SERKLAND, PLACE 5

**1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:00 P.M. AND ANNOUNCED A QUORUM PRESENT.**

**2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. KELL DELIVERED THE INVOCATION.**

**3. ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED MAYOR AND COUNCIL MEMBERS**

City Administrator Kim Dobbs administered the Oath of Office to Mayor Sanson. Mayor Sanson administered the Oaths of Office to John Kell, City Council Member Place 1, Kay Wright, City Council Member Place 3 and Mindi Serkland, City Council Member Place 5.

**4. PROCLAMATION**

Mayor Sanson presented Lavon resident Keith Karr a proclamation recognizing his distinguished accomplishments in finishing first in three events at the 2018 Senior Olympics and qualifying for the 2019 National Senior Olympics to be held in Albuquerque, New Mexico.

**5. CITIZENS COMMENTS**

There were none.

**6. ITEMS OF INTEREST/COMMUNICATIONS**

- Grand opening celebration for 7-11 on December 20, 2018.

**7. CONSENT AGENDA**

**A. Approve the minutes of the November 6, 2018 meeting.**

**B. Approve the minutes of the November 16, 2018 meeting**

**C. Accept the Heritage Public Improvement District #1 Assessment Report Summary dated 10/31/2018 and authorize the payment of invoices included therein.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: DAVIS

SECONDED: KELL

APPROVED: UNANIMOUS

**8. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding Resolution No. 2018-12-01 authorizing the Mayor to execute a professional services agreement with P3 Works, LLC for the provision of public improvement district administration and service and assessment plan consultant services for the Lakepointe Development project; and declaring an effective date.**

Ms. Dobbs provided details regarding the selection process and proposed agreement with a Public Improvement District (PID) Administrator.

**MOTION: APPROVE RESOLUTION NO. 2018-12-01 AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS, LLC FOR THE PROVISION OF PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION AND SERVICE AND ASSESMENT PLAN CONSULTANT SERVICES FOR THE LAKEPOINTE DEVELOPMENT PROJECT; AND DECLARING AN EFFECTIVE DATE.**

MOTION MADE: SERKLAND  
SECONDED: DAVIS  
APPROVED: UNANIMOUS

- B. Discussion and action regarding Resolution 2018-12-02 authorizing the Mayor to execute a professional services agreement with P3 Works, LLC for the provision of public improvement district administration and service and assessment plan consultant services for the Abston Hills project; and declaring an effective date.**

Ms. Dobbs provided details regarding the selection process and proposed agreement with a Public Improvement District (PID) Administrator.

**MOTION: APPROVE RESOLUTION NO. 2018-12-02 AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS, LLC FOR THE PROVISION OF PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION AND SERVICE AND ASSESSMENT PLAN CONSULTANT SERVICES FOR THE ABSTON HILLS PROJECT; AND DECLARING AN EFFECTIVE DATE.**

MOTION MADE: DAVIS  
SECONDED: SERKLAND  
APPROVED: UNANIMOUS

- C. Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2019.**

Ms. Dobbs reviewed the Texas Local Government Code, Section 22.037 (b) provision to elect a Mayor Pro-Tempore (or Mayor Pro Tem) annually by the City Council after the general election.

**MOTION: APPOINT KAY WRIGHT AS MAYOR PRO-TEMPORE FOR A TERM THAT EXPIRES IN NOVEMBER 2019.**

MOTION MADE: SERKLAND  
SECONDED: KELL  
APPROVED: UNANIMOUS

- D. Discussion and action regarding the extension of the effective date of the preliminary plat for Crestridge Meadows.**

City Engineer Mark Hill recommended approval of the extension of the effective date of the preliminary plat. Mr. Davis asked if everything was the same and Mr. Hill said the only change was the refinement of the flood plain delineations.

**MOTION: APPROVE AN EXTENSION OF THE EFFECTIVE DATE OF THE PRELIMINARY PLAT FOR CRESTRIDGE MEADOWS TO DECEMBER 4, 2018.**

MOTION: WRIGHT  
SECOND: COOK  
APPROVED: UNANIMOUS

- E. Discussion and action regarding Resolution No. 2018-12-03 authorizing the Mayor to execute a Facilities Development for Crestridge Meadows, Phase 1.**

Ms. Dobbs explained that the agreement is presented in connection with the final plat of the Crestridge Meadows Phase 1 Addition. The agreement includes provisions relating to infrastructure installation, offsite infrastructure and sanitary sewer capacity. Ms. Dobbs noted the language for one provision was

still being finalized and recommended approval subject to the satisfaction of the City Engineer and City Attorney.

**MOTION: APPROVE RESOLUTION NO. 2018-12-03 AUTHORIZING THE MAYOR TO EXECUTE A FACILITIES DEVELOPMENT AGREEMENT FOR CRESTRIDGE MEADOWS, PHASE 1 SUBJECT TO CITY ENGINEER AND CITY ATTORNEY APPROVAL.**

MOTION MADE: DAVIS  
SECONDED: KELL  
APPROVED: UNANIMOUS

- F. Discussion and action regarding the Final Plat of the Crestridge Meadows, Phase 1 addition on 40.113 acres of land situated in the Drury Anglin Survey, Abstract No. 2 (CCAD Property ID 2773841), south of Bear Creek and east of and in the vicinity of the 1000 block of CR 484, City of Lavon, Collin County, Texas.**

Ms. Dobbs advised that the proposed final plat and construction plans were reviewed by the staff development review committee and the City's consulting engineer and all notes had been resolved.

**MOTION: APPROVE THE FINAL PLAT OF THE CRESTRIDGE MEADOWS, PHASE 1 ADDITION ON 40.113 ACRES OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 (CCAD PROPERTY ID 2773841), SOUTH OF BEAR CREEK AND EAST OF AND IN THE VICINITY OF THE 10700 BLOCK OF CR 484, CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: KELL  
SECONDED: DAVIS  
APPROVED: UNANIMOUS

- G. Discussion and action regarding the Final Plat of the Highway 205 Tract, Phase 1 on 1.45 acres of land situated as Block A, Lot 1 of the Highway 205 Tract Addition, WAS Bohannan Survey, Abstract No. 121, City of Lavon, Collin County, (CCAD ID 2624070), located on the south side of and in the vicinity of the 900 block of SH 78.**

Ms. Dobbs provided background on the Phase 1 final plat submitted for a single lot in the development and explained that the property is intended to be developed as an O'Reilly's Auto Parts Store as evidenced by the site plan. Ms. Dobbs advised that the development will provide for the extension of public infrastructure systems for water and sanitary sewer and that the proposed final plat and construction plans were reviewed by the staff development review committee and the City's consulting engineer. Ms. Dobbs discussed easements filed by separate instrument in connection with the final plat and recommended acceptance of the easements. City Engineer Mark Hill confirmed that the city staff and city engineer's comments had been satisfied.

**MOTION: APPROVE THE FINAL PLAT OF THE HIGHWAY 205 TRACT, PHASE 1 ON 1.45 ACRES OF LAND SITUATED AS BLOCK A, LOT 1 OF THE HIGHWAY 205 TRACT ADDITION, WAS BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, (CCAD ID 2624070), LOCATED ON THE SOUTH SIDE OF AND IN THE VICINITY OF THE 900 BLOCK OF SH 78 AND AUTHORIZE ACCEPTANCE OF RELATED EASEMENTS.**

MOTION MADE: WRIGHT  
SECONDED: SERKLAND  
APPROVED: UNANIMOUS

- H. Discussion and action regarding Ordinance No. 2018-12-01 prohibiting the parking of certain commercial vehicles in residentially zoned districts.**

Ms. Dobbs explained that cities may typically restrict the parking of commercial vehicles in residential neighborhoods to protect the public's health and safety and to protect the integrity of residential streets and streetscapes. Chief Jones informed the council that the proposed ordinance would prohibit parking of commercial vehicles with gross vehicle weight of 16,000 pounds or more or commercial trailers of over 20 feet in length in residentially zoned neighborhoods.

**MOTION: APPROVE ORDINANCE NO. 2018-12-01 PROHIBITING THE PARKING OF CERTAIN COMMERCIAL VEHICLES IN RESIDENTIALLY ZONED DISTRICTS.**

MOTION MADE: WRIGHT  
SECONDED: DAVIS  
APPROVED: UNANIMOUS

**I. Discussion and action regarding a City of Lavon holiday schedule for 2019.**

Ms. Dobbs explained that the City of Lavon Personnel Manual provides for seven (7) specific holidays and one floating holiday and that when public safety employees are required to work on a designated holiday they are granted a holiday shift that may be taken on another date. Ms. Dobbs reviewed a survey of five area cities that showed that the City of Lavon had at least two fewer holidays and in most instances four fewer holidays than those cities surveyed. Ms. Dobbs proposed a revision to the Personnel Manual to adopt an updated approved holiday schedule.

**MOTION: APPROVE THE HOLIDAY SCHEDULE AS SUBMITTED AND REMOVE THE FLOATING HOLIDAY.**

MOTION MADE: DAVIS  
SECONDED: COOK  
APPROVED: UNANIMOUS

**9. STAFF REPORTS**

- A. Police Services** – Police Chief Mike Jones provided information and referenced the provided reports regarding traffic stops, calls for service and call breakout information, monthly reserve participation and community relations/crime prevention. Chief Jones provided an update on the now-open Safe Exchange Zone and the Community Camera program. Mayor Sanson commended Chief Jones for his “Avoiding Scams” presentation to the Lavon Area Chamber of Commerce.
- B. Fire Services** – Fire Marshal and Volunteer Fire Chief Jon Scott provided a fire marshal report, EMS run report and LVFD call report, membership and equipment report and ERS update. Mr. Scott presented the EMS First Responder Registration as a Texas Emergency Medical Services First Responder Organization and recognized the efforts of Captain Danny Anthony for his efforts to achieve this distinction for the LVFD.
- C. Public Works** – Director of Public Works Sonny Mancias provided a report regarding general public works and street maintenance including mowing and trash collection and the sewer plant expansion. Mr. Mancias also informed the council of recent sidewalk repairs and the pending sidewalk repair program.
- D. Administration** – Ms. Dobbs directed the Council to reports provided in the meeting packet regarding the Financial Outlooks; Building Permits Report; CWD Recycling Reports; Collin County Monthly Tax Collection Report, Sales Tax Report, MSRB Rule G-10 Report – Heritage PID No. 1; Heritage PID #1 Advisor – Annual Disclosure; Heritage PID #1 – Arbitrage Compliance Report; and Atmos Energy Corp., Mid-Tex Division – Statement of Rider GCR.

**10. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.**

- December 18, 2018 and January 1, 2019 regular meetings will be cancelled.

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:17 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 15<sup>th</sup> day of January, 2019

\_\_\_\_\_  
Vicki Sanson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kim Dobbs, City Administrator/City Secretary



11500 Northwest Freeway | Suite 150 | Houston, Texas 77092 | Voice: 713-688-3855 | Fax: 713-688-3931

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
ASSESSMENT REPORT SUMMARY  
11/30/18**

Total Receivables As of	11/30/18	<b>\$ 725,583.35</b>	pg 2
Cash Balance As of	10/31/18	\$ 22,163.62	pg 3
November Receipts		\$ 26,157.47	pg 3
November Disbursements		<b>\$ (15,000.00)</b>	pg 3
<b>December Disbursements:</b>			
1 Wire Transfer		<b>\$ (20,000.00)</b>	pg 4
3 Invoices to be paid at a later date			
Cash Balance as of	12/1/18	<b>\$13,321.09</b>	pg 4

<b>CURRENT COLLECTIONS &amp; 4 YEAR HISTORICAL DATA</b>						
<u>Year</u>	<u>Collections 11/30/18</u>	<u>Adjustments 11/30/18</u>	<u>Reserve Uncollectibles</u>	<u>Collections 9/1/14 - 11/30/18</u>	<u>Receivables 11/30/18</u>	<u>Percent Collected</u>
2018	16,455.64			16,455.64	718,912.92	2.24
2017	4,843.22			659,726.17	6,090.39	99.09
2016	810.27			598,982.41	580.04	99.90
2015				599,562.45		100.00
2014				600,372.72		100.00

Last Year's Percentage of Collections as of 11/30/17 3.67%

<b>CURRENT CERTIFIED LEVY &amp; 4 YEAR HISTORICAL DATA</b>							
<u>Year</u>	<u>Assessment Rates</u>			<u>Class 3</u>	<u>Original Levy</u>	<u>Adjustments</u>	<u>Assessment Levy</u>
	<u>Platted</u>	<u>Class 1</u>	<u>Class 2</u>				
2018	2006	675.89	810.27		417,963.51		417,963.51
	2008	663.13	794.96	397.48	180,923.05		180,923.05
	2016	690.00			66,930.00		66,930.00
	2018		828.00		69,552.00		69,552.00
					<u>735,368.56</u>		<u>735,368.56</u>
2017	2006	675.89	810.27		417,963.51		417,963.51
	2008	663.13	794.96	397.48	180,923.05		180,923.05
	2016	690.00			-	66,930.00	66,930.00
	2017				-		
					<u>598,886.56</u>		<u>665,816.56</u>
2016	2006	675.89	810.27		418,639.40		418,639.40
	2008	663.13	794.96	397.48	180,923.05		180,923.05
	2016				599,562.45		599,562.45
	2016				599,562.45		599,562.45
					<u>599,562.45</u>		<u>599,562.45</u>
2015	2006	675.89	810.27		419,449.67		418,639.40
	2008	663.13	794.96	397.48	180,923.05	(810.27)	180,923.05
	2015				600,372.72		599,562.45
	2015				600,372.72		599,562.45
					<u>600,372.72</u>		<u>599,562.45</u>
2014	2006	675.89	810.27		419,449.67		419,449.67
	2008	663.13	794.96	397.48	180,923.05		180,923.05
	2014				600,372.72		600,372.72
	2014				600,372.72		600,372.72
					<u>600,372.72</u>		<u>600,372.72</u>

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
ASSESSMENT REPORT  
11/30/18**

Receivables at 8/31/18	\$	22,542.85	\$	22,542.85
Prior Year Adjustments	\$	-		

2018 Assessment Levy	\$	735,368.56	\$	735,368.56
	\$	-		

Collections From: 9/1/18 - 11/30/18

2018	\$	16,455.64
2017	\$	14,267.19
2016	\$	1,605.23

( \$ 32,328.06 )

**TOTAL RECEIVABLE AS OF 11/30/18**

**\$ 725,583.35**  
=====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/18**

		<u>Month of</u> <u>11/30/18</u>	<u>Fiscal to Date</u> <u>10/1/18-11/30/18</u>
Cash Balance as of	10/31/18	\$ 22,163.62	\$ 15,937.53
 <b>Receipts</b> Deposited in the Assessment Acct (UTS):			
Current/Prior Assessments		22,109.13	28,581.62
Penalty & Interest		1,337.92	2,773.03
Atty's Fee-Del Coll		1,379.83	2,878.00
Overpayment Refunds			
NSF Fees Paid			30.00
Court Filing Fees		512.59	1,153.01
Title Search Fee		128.00	256.00
Constable Fee			75.00
Notice to Purchaser			
Escrow		690.00	1,380.00
Assessment Fees Pd in Full			
Stale Dated Checks			
Reimb Bank Charges			256.90
Bank Interest			
<b>TOTAL RECEIPTS:</b>		<b>\$ 26,157.47</b>	<b>\$ 37,383.56</b>
 <b>Disbursements</b> Issued from the Assessment Acct (UTS):			
Transfer/Debt Service		15,000.00	20,000.00
Overpayment Refunds			
Bank Charges			
<b>TOTAL DISBURSEMENTS:</b>		<b>( \$ 15,000.00 )</b>	<b>( \$ 20,000.00 )</b>
<b>Cash Balance As of</b>	<b>11/30/18</b>	<b>\$ 33,321.09</b> =====	<b>\$ 33,321.09</b> =====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/18**

Cash Balance As of 11/30/18 \$ 33,321.09

**Disbursements For December 2018:**

<u>Check #</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
W/T	Debt Service Fund on 12/19/18	Transfer of Funds	20,000.00

Total Disbursements: ( \$ 20,000.00 )

Cash Balance As of 12/1/18 \$ 13,321.09  
=====

**Invoices to be Approved & Paid at a Later Date for December 2018:**

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Ted A. Cox	Atty's Fee - Delinquent Coll	\$ 1,416.69
McDonald & Wessendorff	Tax Bond Renewal	\$ 50.00
Mike Arterburn, A/C	December Fee	\$ 941.75
	<b>Total</b>	<b>\$ 2,408.44</b>

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/18**

**CURRENT COLLECTIONS & HISTORICAL DATA**

<u>Year</u>	<u>Collections</u> <u>11/30/18</u>	<u>Adjustments</u> <u>11/30/18</u>	<u>Reserve</u> <u>Uncollectibles</u>	<u>Collections</u> <u>9/1/07- 11/30/18</u>	<u>Receivables</u> <u>11/30/18</u>	<u>Percent</u> <u>Collected</u>
2018	16,455.64			16,455.64	718,912.92	2.24
2017	4,843.22			659,726.17	6,090.39	99.09
2016	810.27			598,982.41	580.04	99.90
2015				599,562.45		100.00
2014				600,372.72		100.00
2013				616,722.00		100.00
2012				616,722.00		100.00
2011				617,412.00		100.00
2010				618,102.00		100.00
2009				618,102.00		100.00
2008				441,835.00		100.00
2007				431,388.00		100.00

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1**  
**11/30/18**

**CURRENT CERTIFIED LEVY & HISTORICAL DATA**

<u>Year</u>	<u>Replatted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Original Levy</u>	<u>Adjustments</u>	<u>Assessment Levy</u>	<u>SR/KR Rolls</u>
2018	2006	675.89			273,735.45		273,735.45	
			810.27		144,228.06		144,228.06	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
	2016	690			66,930.00		66,930.00	
	2018		828.00		69,552.00		69,552.00	
					<u>735,368.56</u>		<u>735,368.56</u>	
2017	2006	675.89			273,735.45	-	273,735.45	1-0
			810.27		144,228.06		144,228.06	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
	2016	690.00			-	66,930.00	66,930.00	
					<u>2,069,623.68</u>		<u>665,816.56</u>	
2016	2006	675.89			274,411.34		274,411.34	
			810.27		144,228.06		144,228.06	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
					<u>599,562.45</u>		<u>599,562.45</u>	
2015	2006	675.89			274,411.34		274,411.34	
			810.27		145,038.33	(810.27)	144,228.06	0-1
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
					<u>600,372.72</u>		<u>599,562.45</u>	
2014	2006	675.89			274,411.34		274,411.34	
			810.27		145,038.33		145,038.33	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
					<u>600,372.72</u>		<u>600,372.72</u>	
2013		<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	616,722.00		616,722.00	
		690.00	828.00	414.00	616,722.00		616,722.00	
2012		690.00	828.00	414.00	616,722.00		616,722.00	
2011		690.00	828.00	414.00	618,102.00	(690.00)	617,412.00	0-1
2010		690.00	828.00	414.00	618,102.00		618,102.00	
2009		690.00	828.00	414.00	615,894.00	2,208.00	618,102.00	2-1
2008		690.00	828.00		431,388.00	10,447.00	441,835.00	1-0
2007		690.00	828.00		431,388.00		431,388.00	

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/18**

**Accounts Paid in Full:**

- \$12,103.00 2008 Reported as other fees collected on 12/08 report. Transferred to 2008 Assessments on 3/09 report. Account paid in full.  
**Account #R-9032-00M-0120-1** (Per SR #1 increased 08 base on 3/09)
- \$ 9,228.19 2011 Received funds in the amount \$9,228.19 on 10/11 report. Applied as follows:  
(Base \$690.00 + \$8,538.19 as other fees & applied as full payment for  
**Account # R-9095-00B-0150-1**
- \$ 9,658.04 2014 Received funds in the amount of \$10,468.31 on 1/15 report. Applied as follows:  
(Base \$810.27 + \$9,658.04 as other fees & applied as full payment for  
**Account # R-9032-00A-0790-1**
- \$ 7,590.18 2016 Received funds in the amount of \$7,590.18 on 3/17 report. Applied as follows:  
\$7,590.18 as other fees & applied as full payment for **Account # R-9095-00G-0120-1**

**Notes:**

- \$ 690.00 Reported as escrow paid on 10/18 report. Will transfer to 2018 once account is certified  
(R-11082-00A-0230-1)

**Installment Plans**

<u>Year(s)</u>	<u>Name/Account Number</u>	<u>Payment Schedule</u>	<u>Current Yes/No</u>
2017	Dianna Harrison R-9032-00E-0190-1	3/18 - 2/19 12 Months	Yes
2017	Kenneth Kennedy R-9635-00E-0180-1	1/18 - 12/18 12 Months	Paid in Full
2017	Jose Ramon Ayala R-9095-00C-0210-1	9/18 - 8/19 12 Months	Yes
2016-2017	Victor Stephens R-9032-00A-0740-1	10/18-9/19 12 Months	Paid in Full
2017	Brandon & Alyssa Sims R-9032-00L-0290-1	9/18 - 8/19 12 Months	Yes



11500 Northwest Freeway | Suite 150 | Houston, Texas 77092 | Voice: 713-688-3855 | Fax: 713-688-3931

December 1, 2018

City of Lavon  
Heritage PID # 1

## Ted Cox Invoice

November 2018 Delinquent Collections	\$ 1,379.83
Postage/Copy/Deed/Constable/Search Fees/Court Fees (October 2018)	\$ <u>36.86</u>
<b>Total</b>	<b>\$ 1,416.69</b>

Payable to:

Ted A. Cox, P.C.  
2855 Mangum, Suite 100  
Houston, Texas 77092

**TED A. COX, P.C.**  
Attorney at Law  
2855 Mangum, Suite 100  
Houston, Texas 77092  
(713) 956-9400 Office  
(713) 956-8485 Telefax

November 26, 2018

Utility Tax Service, LLC  
11500 Northwest Freeway, #465  
Houston, TX 77092

RE: Heritage P.I.D. #1 - Collections

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees/Court Fees (November 2018) .....\$36.86

TOTAL DUE THIS INVOICE .....\$36.86



# McDonald & Wessendorff

INSURANCE

## INVOICE

Customer	Heritage PID
Acct #	74290
Date	12/06/2018
Customer Service	Producer M:WEXEC Carrie Hitchcock
Page	1 of 1

Heritage PID  
4910 Dacona, Ste. 601  
Houston, TX 77082

Payment Information	
Invoice Summary	\$ 50.00
Payment Amount	
Payment for:	Invoice#24151 TX327817

Thank You

Please detach and return with payment



Customer: Heritage PID

Invoice	Effective	Transaction	Description	Amount
24151	01/01/2019	Renew policy	Policy #TX627817 GVO12019-01012020 Merchants Bonding 2019 TAX BOND  Payment is due within 30 days of the effective date to avoid cancellation. Due Date: 2/1/2019	50.00
<b>Total</b>				\$ 50.00

Thank You

McDonald & Wessendorff	(281)342-2837	Date
611 Morton Street		12/06/2018
Richmond, TX 77469		

Mike Arterburn, Tax A/C

# Invoice

%Utility Tax Service, LLC  
11500 NW Freeway, Ste 150  
Houston, TX 77092

Date	Invoice #
12/1/2018	9590

Bill To
Heritage PID 1

Item	Description	Amount
Monthly Fee	December Assessor-Collector Fee	941.75
<b>Total</b>		\$941.75
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$941.75



11500 Northwest Freeway | Suite 150 | Houston, Texas 77092 | Voice: 713-688-3855 | Fax: 713-688-3931

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
ASSESSMENT REPORT SUMMARY  
12/31/18**

Total Receivables As of	12/31/18	\$ 501,659.87	pg 2
Cash Balance As of	11/30/18	\$ 33,321.09	pg 3
December Receipts		\$ 231,928.47	pg 3
December Disbursements		\$ (20,000.00)	pg 3
<b>January Disbursements:</b>			
1 Wire Transfer & 1 Check		\$ (230,663.13)	pg 4
4 Invoices to be paid at a later date			
Cash Balance as of	1/1/19	\$ 14,586.43	pg 4

CURRENT COLLECTIONS & 4 YEAR HISTORICAL DATA						
Year	Collections 12/31/18	Adjustments 12/31/18	Reserve Uncollectibles	Collections 9/1/14 - 12/31/18	Receivables 12/31/18	Percent Collected
2018	223,742.51			240,198.15	495,170.41	32.66
2017	180.97			659,907.14	5,909.42	99.11
2016				598,982.41	580.04	99.90
2015				599,562.45		100.00
2014				600,372.72		100.00

Last Year's Percentage of Collections as of 12/31/17 44.36%

CURRENT CERTIFIED LEVY & 4 YEAR HISTORICAL DATA							
Year	Assessment Rates			Original Levy	Adjustments	Assessment Levy	
	Platted	Class 1	Class 2				
2018	2006	675.89	810.27	417,963.51		417,963.51	
	2008	663.13	794.96	180,923.05		180,923.05	
	2016	690.00		66,930.00		66,930.00	
	2018		828.00	69,552.00		69,552.00	
				<u>735,368.56</u>		<u>735,368.56</u>	
2017	2006	675.89	810.27	417,963.51		417,963.51	
	2008	663.13	794.96	180,923.05		180,923.05	
	2016	690.00		-	66,930.00	66,930.00	
	2017			598,886.56		665,816.56	
				<u>598,886.56</u>		<u>665,816.56</u>	
2016	2006	675.89	810.27	418,639.40		418,639.40	
	2008	663.13	794.96	180,923.05		180,923.05	
	2016			599,562.45		599,562.45	
				<u>599,562.45</u>		<u>599,562.45</u>	
2015	2006	675.89	810.27	419,449.67		418,639.40	
	2008	663.13	794.96	180,923.05	(810.27)	180,923.05	
	2015			600,372.72		599,562.45	
				<u>600,372.72</u>		<u>599,562.45</u>	
2014	2006	675.89	810.27	419,449.67		419,449.67	
	2008	663.13	794.96	180,923.05		180,923.05	
	2014			600,372.72		600,372.72	
				<u>600,372.72</u>		<u>600,372.72</u>	

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
ASSESSMENT REPORT  
12/31/18**

Receivables at 8/31/18	\$ 22,542.85		\$ 22,542.85
Prior Year Adjustments	\$ -		

2018 Assessment Levy	\$ 735,368.56		\$ 735,368.56
	\$ -		

Collections From: 9/1/18 - 12/31/18

2018	\$ 240,198.15
2017	\$ 14,448.16
2016	\$ 1,605.23

( \$ 256,251.54 )

**TOTAL RECEIVABLE AS OF 12/31/18**

**\$ 501,659.87**  
=====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
12/31/18**

		<u>Month of</u> <u>12/31/18</u>	<u>Fiscal to Date</u> <u>10/1/18-12/31/18</u>
Cash Balance as of	11/30/18	\$ 33,321.09	\$ 15,937.53
<b>Receipts</b> Deposited in the Assessment Acct (UTS):			
Current/Prior Assessments		223,923.48	252,505.10
Penalty & Interest		37.42	2,810.45
Atty's Fee-Del Coll		29.61	2,907.61
Overpayment Refunds		663.14	663.14
NSF Fees Paid			30.00
Court Filing Fees			1,153.01
Title Search Fee			256.00
Constable Fee			75.00
Notice to Purchaser			
Escrow		(1,380.00)	
Assessment Fees Pd in Full		8,654.82	8,654.82
Stale Dated Checks			
Reimb Bank Charges			256.90
Bank Interest			
<b>TOTAL RECEIPTS:</b>		<u>\$ 231,928.47</u>	<u>\$ 269,312.03</u>
<b>Disbursements</b> Issued from the Assessment Acct (UTS):			
Transfer/Debt Service		20,000.00	40,000.00
Overpayment Refunds			
Bank Charges			
<b>TOTAL DISBURSEMENTS:</b>		<u>( \$ 20,000.00 )</u>	<u>( \$ 40,000.00 )</u>
Cash Balance As of	12/31/18	<u>\$ 245,249.56</u> =====	<u>\$ 245,249.56</u> =====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
12/31/18**

**Cash Balance As of 12/31/18** **\$ 245,249.56**

**Disbursements For January 2019:**

<u>Check #</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
W/T	Debt Service Fund on 1/9/19	Transfer of Funds	230,000.00
1002	Accumatch	Overpayment Refund	663.13

Total Disbursements: **( \$ 230,663.13 )**

**Cash Balance As of 1/1/19** **\$ 14,586.43**  
=====

**Invoices to be Approved & Paid at a Later Date for January 2019:**

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Ted A. Cox	Atty's Fee - Delinquent Coll	\$ 393.91
MuniCap, Inc	Professional Fees (Invoice #122018-157)	\$ 1,030.00
UtilityTax Service, LLC	Postage	\$ 848.25
Mike Arterburn, A/C	January Fee	\$ 1,444.33

**Total** **\$ 3,716.49**

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
12/31/18**

<b>CURRENT COLLECTIONS &amp; HISTORICAL DATA</b>						
<b>Year</b>	<b>Collections 12/31/18</b>	<b>Adjustments 12/31/18</b>	<b>Reserve Uncollectibles</b>	<b>Collections 9/1/07- 12/31/18</b>	<b>Receivables 12/31/18</b>	<b>Percent Collected</b>
2018	223,742.51			240,198.15	495,170.41	32.66
2017	180.97			659,907.14	5,909.42	99.11
2016				598,982.41	580.04	99.90
2015				599,562.45		100.00
2014				600,372.72		100.00
2013				616,722.00		100.00
2012				616,722.00		100.00
2011				617,412.00		100.00
2010				618,102.00		100.00
2009				618,102.00		100.00
2008				441,835.00		100.00
2007				431,388.00		100.00

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1**  
**12/31/18**

**CURRENT CERTIFIED LEVY & HISTORICAL DATA**

<u>Year</u>	<u>Replatted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Original Levy</u>	<u>Adjustments</u>	<u>Assessment Levy</u>	<u>SR/KR Rolls</u>
2018	2006	675.89			273,735.45		273,735.45	
			810.27		144,228.06		144,228.06	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
	2016	690			66,930.00		66,930.00	
	2018		828.00		69,552.00		69,552.00	
					735,368.56		735,368.56	
2017	2006	675.89			273,735.45	-	273,735.45	1-0
			810.27		144,228.06		144,228.06	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
	2016	690.00			-	66,930.00	66,930.00	
					2,069,623.68		665,816.56	
2016	2006	675.89			274,411.34		274,411.34	
			810.27		144,228.06		144,228.06	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
					599,562.45		599,562.45	
2015	2006	675.89			274,411.34		274,411.34	
			810.27		145,038.33	(810.27)	144,228.06	0-1
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
					600,372.72		599,562.45	
2014	2006	675.89			274,411.34		274,411.34	
			810.27		145,038.33		145,038.33	
	2008	663.13			69,628.65		69,628.65	
			794.96		85,855.68		85,855.68	
				397.48	25,438.72		25,438.72	
					600,372.72		600,372.72	
		<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>				
2013		690.00	828.00	414.00	616,722.00		616,722.00	
2012		690.00	828.00	414.00	616,722.00		616,722.00	
2011		690.00	828.00	414.00	618,102.00	(690.00)	617,412.00	0-1
2010		690.00	828.00	414.00	618,102.00		618,102.00	
2009		690.00	828.00	414.00	615,894.00	2,208.00	618,102.00	2-1
2008		690.00	828.00		431,388.00	10,447.00	441,835.00	1-0
2007		690.00	828.00		431,388.00		431,388.00	

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
12/31/18**

**Accounts Paid in Full:**

- \$12,103.00 2008 Reported as other fees collected on 12/08 report. Transferred to 2008 Assessments on 3/09 report. Account paid in full.  
**Account #R-9032-00M-0120-1** (Per SR #1 increased 08 base on 3/09)
- \$ 9,228.19 2011 Received funds in the amount \$9,228.19 on 10/11 report. Applied as follows:  
(Base \$690.00 + \$8,538.19 as other fees & applied as full payment for  
**Account # R-9095-00B-0150-1**
- \$ 9,658.04 2014 Received funds in the amount of \$10,468.31 on 1/15 report. Applied as follows:  
(Base \$810.27 + \$9,658.04 as other fees & applied as full payment for  
**Account # R-9032-00A-0790-1**
- \$ 7,590.18 2016 Received funds in the amount of \$7,590.18 on 3/17 report. Applied as follows:  
\$7,590.18 as other fees & applied as full payment for **Account # R-9095-00G-0120-1**
- \$ 8,654.82 2018 Received funds in the amount of \$8,654.82 on 12/18 report. Applied as follows:  
\$8,654.82 as other fees & applied as full payment for **Account # R-9032-00A-0820-1**

**Notes:**

- \$ 690.00 Transferred to taxes from escrow on 12/18 report. (R-11082-00A-0230-1)
- \$ 690.00 Transferred to taxes from escrow on 12/18 report. (R-11082-00B-0070-1)
- \$ 0.01 Reported as overpayment refund on 12/18 report. Will be issued upon request.  
(R-9032-00B-0060-1)

**Installment Plans**

<u>Year(s)</u>	<u>Name/Account Number</u>	<u>Payment Schedule</u>	<u>Current Yes/No</u>
2017	Dianna Harrison R-9032-00E-0190-1	3/18 - 2/19 12 Months	Yes
2017	Jose Ramon Ayala R-9095-00C-0210-1	9/18 - 8/19 12 Months	Yes
2017	Brandon & Alyssa Sims R-9032-00L-0290-1	9/18 - 8/19 12 Months	Yes

CENTRAL BANK

1002

35-0107/1130

CHECK ARMOR  
BY JUBI PRODUCTION

**HERITAGE PID 1 TAX ACCOUNT**  
11500 NORTHWEST FWY STE 150  
HOUSTON, TX 77092

1/1/2019

PAY TO THE ORDER OF Accumatch

\$\*\*663.13


Six Hundred Sixty-Three and 13/100\*\*\*\*\*

DOLLARS

3 Signatures Required

Accumatch  
2711 LBJ Freeway, Suite 1065  
Dallas, TX 75234-7344

MEMO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
AUTHORIZED SIGNATURE 

⑈001002⑈ ⑆113001077⑆ ⑈3342691⑈

**HERITAGE PID 1 TAX ACCOUNT**

1002

Accumatch

1/1/2019

2018 Overpayment Refund  
Acct #R-9635-00N-0270-1

663.13

Heritage PID #1

663.13

**HERITAGE PID 1 TAX ACCOUNT**

1002

Accumatch

1/1/2019

2018 Overpayment Refund  
Acct #R-9635-00N-0270-1

663.13

Heritage PID #1

663.13



11500 Northwest Freeway I Suite 150 I Houston, Texas 77092 I Voice: 713-688-3855 I Fax: 713-688-3931

## Heritage PID #1 Overpayment Refund Invoice

Year  
2018

Overpayment Refund \$ 663.13  
Account R-9635-00N-0270-1  
Original Payment: 12/31/18  
Deposit #1795

Check # *1002*  
Paid 1/1/19

Payable To:  
Accumatch  
2711 LBJ Freeway, Suite 1065  
Dallas, TX 75234-7344

THIS CHECK IS VOID WITHOUT A BLUE & RED BACKGROUND AND A WATERMARK. HOLD UP TO THE LIGHT TO VERIFY.

**Accumatch**  
2711 LBJ Freeway, Ste 1065  
Dallas, TX 75234-7344  
214-823-5579

JP Morgan Chase, NA  
Dallas, Texas  
32-061/1110

**41813**  
Printed: Wed Apr 4 11:00:18 AM CDT 2018  
DATE: 11/30/2018

PAY ONLY **1,473.40** CENTS

\$ 1,473.40

PAY One Thousand Four Hundred Seventy-Three and ~~40/100~~ **Dollars**

TO THE ORDER OF Heritage PID 1

*Brad Smith*

Two Signatures Required

*Matthew E. Powell*

MEMO: C41246

CHECK IS PRINTED ON SECURED PAPER

⑈041813⑈

D#1745  
12-31-18

(P)  
(8882)

Max parcels per fil  
Tax ID R903200DD03201  
R963500N02701

Horiz

/ Tax Service  
Accepts Postmark : Unknown  
TaxYr ELD Amt To Pay  
2018 01/31/2019 \$ 810.27  
2018 01/31/2019 \$ 663.13  
Total Due : \$1,473.40

Batch ID : 41246

by title

RT



11500 Northwest Freeway | Suite 150 | Houston, Texas 77092 | Voice: 713-688-3855 | Fax: 713-688-3931

January 1, 2019

City of Lavon  
Heritage PID # 1

## Ted Cox Invoice

December 2018 Delinquent Collections	\$ 29.61
Postage/Copy/Deed/Constable/Search Fees/Court Fees (October 2018)	<u>\$ 364.30</u>
<b>Total</b>	<b>\$ 393.91</b>

Check #  
Paid 1/1/19

Payable to:

Ted A. Cox, P.C.  
2855 Mangum, Suite 100  
Houston, Texas 77092

**TED A. COX, P.C.**  
Attorney at Law  
2855 Mangum, Suite 100  
Houston, Texas 77092  
(713) 956-9400 Office  
(713) 956-8485 Telefax

December 26, 2018

Utility Tax Service, LLC  
11500 Northwest Freeway, #465  
Houston, TX 77092

RE: Heritage P.I.D. #1 - Collections

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees/Court Fees (December 2018) .....\$364.30  
TOTAL DUE THIS INVOICE .....\$364.30

TABLE OF RECEIPTS

<u>DISTRICT</u>	<u>COPIES</u>	<u>POSTAGE</u>	<u>DEED FEES</u>	<u>LEXIS NEXIS RESEARCH FEES</u>	<u>OTHER EXPENSES</u>	<u>TOTAL</u>
Chambers PID #2						
Chambers PID #3						
Denton County	\$20.60	\$3.00	\$540.05 (Lester, Raiborde, Quach)	\$5.56	\$55.00 (Secretary of State Fee - Raiborde)	\$624.21
CNP UD	\$9.00	\$6.67		\$6.28		\$21.95
El Dorado UD	\$12.90	\$29.18	\$119.00	\$2.78		\$163.86
Encanto Real	\$1.20		\$117.00			\$118.20
Fort Bend MUD #145						
Galveston MUD #14	\$10.60	\$28.18	\$262.00			\$300.78
Galveston MUD #15	\$1.90	\$9.67	\$147.00		\$66.50 (Constable Fee)	\$225.07
Heritage PID	\$2.30		\$362.00			\$364.30
HC MUD #5	\$4.60	\$2.57				\$7.17
HC UD #16	\$9.10	\$12.69		\$9.06		\$30.85
HC MUD #104	\$10.00			\$8.34		\$18.34
HC MUD #200	\$2.00			\$6.28	\$233.75 (Two Constable Fees)	\$242.03
HC MUD #211						
HC MUD #233						
HC MUD #238	\$6.00		\$115.00			\$117.00
HC MUD #257						
HC MUD #304	\$9.50	\$8.67		\$6.28		\$24.45
HC MUD #316	\$2.50	\$6.67				\$9.17

Re: MuniCap Invoice for Approval & Payment - Heritage PID #1

From: Mike Arterburn (utilitytaxservice@sbcglobal.net)  
To: Stephen.Jager@bnymellon.com; kerry.blum@municap.com  
Cc: accounting@municap.com; abdi.yassin@municap.com; TXPID@municap.com  
Date: Tuesday, January 8, 2019, 7:50 AM CST

Kerry,  
Please forward us a copy of the December 2018 invoice, we have not received and I'm currently working on this report.

Thank you,  
Monica Pena

*\*\*Please note our new suite number in the mailing address below\*\**

Utility Tax Service, LLC  
11500 Northwest Freeway, #150  
Houston, TX 77092  
877.688.3855 Toll Free  
713.688.3855  
713.688.3931 Fax  
[www.utilitytaxservice.com](http://www.utilitytaxservice.com)

On Tuesday, December 18, 2018, 1:46:57 PM CST, Kerry Blum <kerry.blum@municap.com> wrote:

Good Afternoon,

Please approve the attached request and forward to the trustee for payment. Please copy me on the email.

Thank you,

Kerry

**MUNICAP, INC.** | — PUBLIC FINANCE —

Kerry Blum | Office Manager

8965 Guilford Road, Suite 210 | Columbia, MD 21046 | (443) 539-4104

December 17, 2018

Stephen P. Jager, Esq.  
Vice President, Client Service Manager  
BNY Mellon  
Corporate Trust  
2001 Bryan St., 10th Floor  
Dallas, Texas 75201

**RE: City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2013  
Heritage Public Improvement District No. 1**

Dear Mr. Jager,

Pursuant to the Trust Indenture between the City of Lavon, Texas and The Bank of New York Mellon Trust Company, N.A., as Trustee, providing for the issuance of \$8,065,000 of the City of Lavon, Texas Special Assessment Revenue Bonds (Heritage PID #1 Project), please pay the enclosed invoice in the total amount of \$1,030.00 to MuniCap, Inc., from the Administrative Expense Fund created pursuant to the Trust Indenture. This invoice is for administrative services provided by MuniCap for the City, and the nature of these services is more fully described in the attached invoice.

Please mail the check to MuniCap at the following address:

8630 M Guilford Road  
#263  
Columbia, MD 21046

The undersigned person is an Authorized Representative of the City as provided for in the Trust Indenture.

Please do not hesitate to call me with any questions regarding this matter.

Very truly yours,

City of Lavon, Texas

By: \_\_\_\_\_  
*Authorized Representative*

Enclosure

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

# INVOICE

**Invoice Date** 12/17/2018  
**Invoice #** 122018-157

**Balance Due** \$1,030.00

**Bill To:**  
 CITY OF LAVON, TEXAS  
 c/o Utility Tax Services  
 - VIA EMAIL TO -  
 utilitytaxservice@sbcglobal.net

**Remit check to:**  
 MuniCap, Inc.  
 8630 M Guilford Road #263  
 Columbia, MD 21046

**Wire Instructions:**  
 The Columbia Bank  
 9151 Baltimore National Pike  
 Ellicott City, MD 21042  
 (410) 418-8500  
 ABA Routing No.: 055 002 338  
 To the account of: MuniCap, Inc.  
 Account No.: 00 082 362 31

Project Heritage PID #1 1657

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

**Invoice Date**  
12/17/2018

**Invoice #**  
122018-157

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

**Terms** Net 30  
**Client #** 1657

Item	DATE	Description	Hrs	Amount
Assoc (MP)	11/5/2018	Work on annual installment verification.	1.5	225.00
Assoc (KB)	11/19/2018	Process administrative invoices and certificates authorizing payment and forward for approval, as required by Trust Indenture.	0.25	30.00
Assoc (MP)	11/19/2018	Respond to inquiry from homeowner regarding assessment payment options.	0.25	37.50
Manager (JDA)	11/26/2018	Respond to homeowner inquiry about projected schedule of annual installments. Work on revising PID disclosure packets for all lot types and lot trigger dates.	2	400.00
Assoc (DW)	11/26/2018	Update and send documents for website.	0.25	37.50
Assoc (MP)	11/28/2018	Respond to inquiry from property owner regarding assessment.	0.5	75.00
Assoc (MP)	11/29/2018	Respond to inquiry from homeowner regarding schedule of annual assessments.	0.25	37.50
Assoc (MP)	11/29/2018	Respond to inquiry from property owner regarding assessment. Provide preliminary prepayment calculation.	0.75	112.50
Sr Assoc (JLA)	11/30/2018	Assist with identification and provision of material information related to on-going compliance.	0.5	75.00
Subtotal Fees:				1,030.00
EIN: 03-0461891. Overdue accounts are subject to 1% monthly finance charge.			<b>Total</b>	<b>\$1,030.00</b>

AY

Billing Inquiries? Call (443) 539-4104

SP-E

UTS, LLC

%Utility Tax Service, LLC  
11500 NW Freeway, Ste 150  
Houston, TX 77092

# Invoice

Date	Invoice #
1/1/2019	9751

Bill To
Heritage PID 1

Item	Description	Amount
Postage	2nd Half Postage	848.25

<b>Total</b>	\$848.25
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$848.25

Mike Arterburn, Tax A/C

%Utility Tax Service, LLC  
11500 NW Freeway, Ste 150  
Houston, TX 77092

# Invoice

Date	Invoice #
1/1/2019	9702

Bill To
Heritage PID 1

Item	Description	Amount
Monthly Fee 4th Qtr Billing	January Tax Assessor-Collector Fee	1,020.60
	Office Expenses	423.73
<b>Total</b>		\$1,444.33
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$1,444.33





# CITY OF LAVON CITY COUNCIL Agenda Brief

**MEETING:** January 15, 2019

**ITEM:** 5 - C

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**Item:**

**CONSENT AGENDA**

Receive the Annual Report – Tax Increment Financing Reinvestment Zone Number One for the Fiscal Year Ended September 30, 2018.

**Background:**

The Texas Tax Code provides that the City shall prepare and submit an annual report on the status of the reinvestment zone. The City contracts with Stein Planning, LLC for the preparation of the annual report. The report will be provided to the State Comptroller and to all taxing jurisdictions within the zone.

***Code Excerpt:***

**Texas Tax Code, Section 311.016**

Sec. 311.016. ANNUAL REPORT BY MUNICIPALITY OR COUNTY. (a) On or before the 150th day following the end of the fiscal year of the municipality or county, the governing body of a municipality or county shall submit to the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone created by the municipality or county a report on the status of the zone. The report must include:

- (1) the amount and source of revenue in the tax increment fund established for the zone;
- (2) the amount and purpose of expenditures from the fund;
- (3) the amount of principal and interest due on outstanding bonded indebtedness;
- (4) the tax increment base and current captured appraised value retained by the zone; and
- (5) the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

(b) The municipality or county shall send a copy of a report made under this section to the comptroller.

**Attachments:** Annual Report - Tax Increment Financing Reinvestment Zone No. 1 for Fiscal Year Ending 9/30/2018

December 28, 2018

**Annual Report  
Tax Increment Financing Reinvestment Zone Number One,  
City of Lavon, Texas  
For the Fiscal Year Ended September 30, 2018**

The City of Lavon designated TIF Reinvestment Zone Number One ("TIF zone") on December 12, 2006, by Ordinance 2006-12-01. In accord with Section 311.016 of the Texas Tax Code, the City of Lavon is distributing an annual report on the TIF zone to:

- (1) The chief executive officer of each taxing unit that levies property taxes on real property in the zone;
- (2) The Texas Comptroller.

This mandated annual report is required to address five topics identified in Section 311.016:

- (1) The amount and source of revenue in the tax increment fund established for the zone

Lavon currently maintains separate accounts for funds deposited to its TIF Fund Number One from the City source and the County source.

Credits to the City of Lavon's TIF account receiving only City deposits (number ending in 2659) were:

\$133,500 on September 15, 2018;

\$4,846.71 in monthly payments for interest earned on account balances during the fiscal year ended September 30, 2018.

The balance in this TIF account representing City of Lavon payments to the fund plus interest earned was \$737,075.03 as of September 30, 2018.

Credits to the City of Lavon's TIF account receiving only County deposits (number ending in 2741) were:

\$67.967.81 on April 17, 2018;

\$3,810.93 in monthly payments for interest earned on account balances during the fiscal year ended September 30, 2018.

The balance in this TIF account representing Collin County payments to the fund plus interest earned was \$412,096.28 as of September 30, 2018.

- (2) The amount and purpose of expenditures from the fund.

In the fiscal year ended September 30, 2017, there were no expenditures from the TIF fund.

- (3) The amount of principal and interest due on outstanding bonded indebtedness.

There is no bonded indebtedness associated with the TIF zone.

(4) The tax increment base and current captured appraised value retained by the zone.

Because the TIF zone was designated in 2006, the tax increment base is the total appraised value of all real property taxable by a governmental unit and located in the zone according to the tax roll reflecting January 1, 2006 value. For both the City of Lavon and Collin County, the tax increment base is \$5,067,916. Values for Collin County are relevant because Collin County agreed to participate in the in the TIF program by Court Order 2006-1160-12-12, approved December 12, 2006.

The freeze-adjusted taxable value of the zone for the City of Lavon reflecting January 1, 2017 values was \$169,135,611. The captured appraised value for the same date was \$164,067,695. For Collin County, the corresponding freeze-adjusted taxable value was \$169,135,611 and the captured appraised value was \$164,067,695.

(5) The captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

As authorized by Chapter 311, Lavon and Collin County participate in the TIF program with defined portions of their tax increments. The formulas for participation are defined in Ordinance 2006-12-01 and Court Order 12-1160-12-12. The attached exhibit, "Tax Increments to Lavon TIF Zone 1," indicates deposits due from and paid by the City and Collin County to the TIF fund through tax year 2017, as apparent in September 2018.

Lavon calculates the City's total tax increment collected from the TIF zone for the fiscal year ended September 30, 2018 as \$751,096.82. The zone's corresponding collected tax increment for Collin County was \$315,413.58. The part of the collected City tax increment paid to the TIF fund by Lavon was \$133,500.00. Collin County paid \$67,967.81 to the TIF fund for the corresponding period. The City's payment to the TIF fund in FY 2017-2018 almost exactly matched its obligation. An error by the City's consultant on TIF fund administration resulted in a payment \$1,205 short during the fiscal year. That shortage will be resolved by paying the slight balance to the fund in the next fiscal year. Collin County has met or exceeded its obligations to the TIF fund.

Including tax on the base value of the zone, Lavon will retain \$616,682 of municipal real property tax from the TIF Zone for tax year 2017. Collin County retains \$247,446 of 2017 real property tax from the zone for County purposes other than TIF. The Community ISD and Collin County College District make no contributions to the TIF fund, retaining all collected tax increments.

# Schedule 1: Summary of Tax Increment Obligations and Payments to Lavon TIF Zone 1 Through September 30, 2017

**Notes:**

Annual deposits of tax increment owed to the TIF fund are due on or before May 1 of each year. Payments to the TIF fund have not always coincided with the year obligations were incurred. Beginning with the fiscal year ending Sept. 30, 2015, Collin County calculated its own obligation to the TIF fund and made payments accordingly. This schedule reflects those payments. Interest earned on TIF fund balances is not included in the amounts paid or owed in this schedule. City overpayment in FY 2016-17 was due to a spring 2017 calculation error, to be corrected with the spring 2018 payment.

(a) TIF Year	(b) Appraisal Year	(c) Payment in FY Ended Sept. 30	(d)		(e)		(f)		(g)		(h)		(i) Owed at FY End
			Paid	Due, per Calculation	Paid	Due, per Calculation	Owed at FY End	Owed at FY End	Paid	Due, per Calculation	Paid	Due, per Calculation	
			City of Lavon		Collin County		City of Lavon		Collin County		Collin County		
Base			\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0
1	2006	2007	\$0.00	\$44,517.73	\$44,518	\$44,518	\$0	\$0	\$0.00	\$27,905.73	\$27,906	\$27,906	\$27,906
2	2007	2008	\$39,006.00	\$45,907.67	\$51,419	\$51,419	\$0	\$0	\$0.00	\$27,757.19	\$27,757	\$55,663	\$55,663
3	2008	2009	\$47,438.00	\$49,672.27	\$53,654	\$53,654	\$0	\$0	\$0.00	\$28,355.67	\$28,356	\$84,019	\$84,019
4	2009	2010	\$0.00	\$51,436.42	\$105,090	\$105,090	\$105,090	\$105,090	\$105,214.00	\$28,266.88	\$28,267	\$7,071	\$7,071
5	2010	2011	\$48,938.00	\$65,087.65	\$121,240	\$121,240	\$121,240	\$121,240	\$28,033.00	\$32,446.68	\$32,447	\$11,485	\$11,485
6	2011	2012	\$62,000.00	\$52,319.19	\$111,559	\$111,559	\$111,559	\$111,559	\$0.00	\$25,636.45	\$25,637	\$37,122	\$37,122
7	2012	2013	\$147,640.00	\$36,080.79	\$0	\$0	\$0	\$0	\$61,404.33	\$24,282.73	\$24,283	\$0	\$0
8	2013	2014	\$61,776.41	\$61,776.67	\$0	\$0	\$0	\$0	\$36,218.63	\$36,218.63	\$36,219	\$0	\$0
9	2014	2015	\$78,039.16	\$78,039.16	\$0	\$0	\$0	\$0	\$49,137.17	\$49,137.17	\$49,137	\$0	\$0
10	2015	2016	\$111,655.46	\$111,255.45	-\$400	-\$400	-\$400	-\$400	\$58,346.47	\$58,346.47	\$58,347	\$0	\$0
11	2016	2017	\$133,500.00	\$135,104.72	\$1,205	\$1,205	\$1,205	\$1,205	\$67,967.81	\$67,967.81	\$67,968	\$0	\$0
12	2017	2018											
<b>Total to Date</b>			<b>\$729,993.03</b>	<b>\$731,197.74</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>	<b>\$406,321.41</b>

## Schedule 2: Annual Values of Lavon TIF Zone 1

**Notes:**

Market appraisals, freeze-adjusted taxable values and home counts are from the Collin Central Appraisal District.

In this schedule, "completed homes" means single-family detached houses classified "A1" by the Collin Central Appraisal District.

2017 figures are from CCAD Supplement 9, Dec. 6, 2017. Values are subject to periodic adjustment.

(a) TIF Year	(b) Appraisal Year	(c) CCAD "Market" Appraisal	(d) City		(e) County		(f) Cumulative Completed Homes	TIF Zone Values per Completed Home (Includes Vacant and Non-residential Real Property)	
			Freeze-Adjusted Taxable Value	Freeze-Adjusted Taxable Value	Freeze-Adjusted Taxable Value	Freeze-Adjusted Taxable Value		"Market" City Taxable	"Market" County Taxable
Base	2006		\$5,067,916	\$5,067,916	\$39,598,100	\$5,067,916	94	\$422,107	\$421,256
1	2007	\$45,379,024	\$39,678,100	\$39,598,100	\$39,598,100	\$39,598,100	94	\$422,107	\$421,256
2	2008	\$65,271,835	\$59,005,427	\$57,585,446	\$57,585,446	\$57,585,446	237	\$248,968	\$242,977
3	2009	\$74,778,527	\$68,268,501	\$66,329,033	\$66,329,033	\$66,329,033	303	\$225,309	\$218,908
4	2010	\$87,056,880	\$80,434,113	\$77,829,157	\$77,829,157	\$77,829,157	393	\$204,667	\$198,039
5	2011	\$97,910,791	\$91,403,666	\$88,245,806	\$88,245,806	\$88,245,806	448	\$204,026	\$196,977
6	2012	\$97,493,605	\$91,369,324	\$87,922,604	\$87,922,604	\$87,922,604	491	\$186,088	\$179,068
7	2013	\$105,766,463	\$95,063,806	\$95,719,001	\$95,719,001	\$95,719,001	552	\$172,217	\$173,404
8	2014	\$119,134,573	\$107,830,341	\$108,247,085	\$108,247,085	\$108,247,085	579	\$186,235	\$186,955
9	2015	\$154,748,347	\$126,078,177	\$126,172,066	\$126,172,066	\$126,172,066	663	\$190,163	\$190,305
10	2016	\$180,849,090	\$150,568,772	\$150,302,867	\$150,302,867	\$150,302,867	756	\$199,165	\$198,813
11	2017	\$205,894,277	\$169,890,567	\$169,135,611	\$169,135,611	\$169,135,611	807	\$210,521	\$209,586

## Schedule 3: City of Lavon Collected Tax Increments

**Notes:**

Base value is the total appraised value of real property in the TIF zone taxable by the City of Lavon in 2006, as determined by the Collin Central Appraisal District on August 6, 2008 (Supplemental Roll 24).

Freeze-adjusted taxable values are from the Collin Central Appraisal District.

For TIF years 1 through 9, collections are as reported by the County Tax Assessor-Collector at the time of annual calculations in late March or early April following the tax due date. Subsequent collections assume 100% collection, based on observations and a hypothesis that all taxes are ultimately collected.

Captured appraised value for any year is the total taxable value of all real property taxable by the taxing unit for the year minus the taxable value for base year 2006.

The tax increment is the captured appraised value times the tax rate times the collection rate.

(a) Year	(b) Appraisal for Jan. 1, 2006	(c) Tax Due Without Penalty	(d) City Tax Rate	(e) Real Property Taxable by City	(f) Real Property Tax Levied by City	(g) Lavon TIF Zone 1 Values			(i) City Captured Appraised Value	(j) City Collected Tax Increment
						City Tax Collected	% of Tax Collected	City Tax Collected		
Base	2006	2007	\$0.4145	\$5,067,916					\$0	\$0.00
1	2007	2008	\$0.4145	\$39,678,100	\$164,465.72	\$164,465.72	100.0%	\$34,610,184	\$143,459.21	\$143,459.21
2	2008	2009	\$0.4145	\$59,005,422	\$244,642.39	\$244,642.39	100.0%	\$53,937,506	\$223,570.96	\$223,570.96
3	2009	2010	\$0.4145	\$68,268,501	\$281,972.94	\$281,972.94	100.0%	\$63,200,585	\$261,966.42	\$261,966.42
4	2010	2011	\$0.4145	\$80,434,113	\$333,399.40	\$333,018.48	99.89%	\$75,366,197	\$312,035.97	\$312,035.97
5	2011	2012	\$0.4557	\$91,403,666	\$415,526.51	\$415,854.55	99.84%	\$86,335,750	\$392,797.31	\$392,797.31
6	2012	2013	\$0.4557	\$91,169,324	\$415,458.61	\$414,886.98	99.86%	\$86,101,408	\$391,824.26	\$391,824.26
7	2013	2014	\$0.4557	\$95,063,806	\$433,205.76	\$427,367.85	98.65%	\$89,995,890	\$404,584.58	\$404,584.58
8	2014	2015	\$0.4557	\$107,830,341	\$491,382.86	\$486,952.49	99.10%	\$102,762,425	\$464,066.22	\$464,066.22
9	2015	2016	\$0.4557	\$126,078,177	\$593,921.42	\$589,608.92	99.27%	\$121,010,261	\$547,439.69	\$547,439.69
10	2016	2017	\$0.4557	\$150,568,772	\$686,141.89	\$686,141.89	100.00%	\$145,500,856	\$663,047.40	\$663,047.40
11	2017	2018	\$0.4557	\$169,890,567	\$774,191.31	\$774,191.31	100.00%	\$164,822,651	\$751,096.82	\$751,096.82

## Schedule 4: City Tax Increments to Lavon TIF Fund 1

**Notes:**

Annual tax increments are divided between the TIF fund and all other City purposes according to the four steps identified in this schedule. "A1" is a code assigned by the Collin Central Appraisal District to completed homes. Annual percentages of tax increments to the TIF fund are for information only. The percentages do not control the TIF participation formula. Third-party administrative expense paid in FY 2017-18 includes \$7,100 for update of 2006 TIF plan (continuing work suspended pending identification of eligible TIF project costs)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Year	Appraisal for Jan. 1, 2006	Tax Due Without Penalty Through Jan. 31, 2007	City Tax Increment (From Other Schedule)	TIF Program Administrative Costs	TIF Program Administrative Cost for City (per agreement)	Total	Step #1: Subtract from (d)	Step #2: Calculate 50% of (h)	Step #3: Calculate City Retainer: Number of "A1" Completed Homes (per Collin CAD) Times \$125,000	Step #3: Calculate City Retainer: Times 50% of Tax Rate per \$100 Number of "A1" Homes per \$100	Product	Step #4: Subtract City Retainer from (l) = Calculated Deposit to TIF Fund	% of Calculated City Tax Increment to TIF Admin. and TIF Fund	Calculated City Tax Increment NOT for TIF Admin. or TIF Fund	City Tax on Base Value	City Real Property Tax Retained for Uses Other than TIF (o) + (p)
Base			\$0							\$0.4145			0.0%	\$0	\$21,007	\$21,007
1	2007		\$143,459	\$5,000	\$720	\$5,720	\$137,739	\$68,869.61	94	\$0.4145	\$24,351.88	\$44,517.73	35.0%	\$93,221	\$21,007	\$114,228
2	2008		\$223,571	\$5,000	\$3,960	\$8,960	\$214,611	\$107,305.48	237	\$0.4145	\$61,397.81	\$45,907.67	24.5%	\$168,703	\$21,007	\$189,710
3	2009		\$261,966	\$5,000	\$630	\$5,630	\$256,336	\$128,168.21	303	\$0.4145	\$78,495.94	\$49,672.27	21.1%	\$206,664	\$21,007	\$227,671
4	2010		\$312,036	\$5,000	\$540	\$5,540	\$306,496	\$153,247.98	393	\$0.4145	\$101,811.56	\$51,436.42	18.3%	\$255,060	\$21,007	\$276,066
5	2011		\$392,797	\$5,000	\$2,430	\$7,430	\$385,367	\$192,683.65	448	\$0.4557	\$127,596.00	\$65,087.65	18.5%	\$320,280	\$23,094	\$343,374
6	2012		\$391,824	\$7,500	\$0	\$7,500	\$384,324	\$192,162.13	491	\$0.4557	\$139,842.94	\$52,319.19	15.3%	\$332,005	\$23,094	\$355,100
7	2013		\$404,585	\$7,500	\$10,490	\$17,990	\$386,595	\$193,297.29	552	\$0.4557	\$157,216.50	\$36,080.79	13.4%	\$350,514	\$23,094	\$373,608
8	2014		\$464,066	\$7,500	\$3,200	\$10,700	\$453,366	\$226,683.11	579	\$0.4557	\$164,906.44	\$61,776.67	15.6%	\$391,590	\$23,094	\$414,684
9	2015		\$547,440	\$7,500	\$6,200	\$13,700	\$533,740	\$266,869.85	663	\$0.4557	\$188,830.69	\$78,039.16	16.8%	\$455,701	\$23,094	\$478,795
10	2016		\$663,047	\$7,500	\$2,400	\$9,900	\$653,147	\$326,573.70	756	\$0.4557	\$215,318.25	\$111,255.45	18.3%	\$541,892	\$23,094	\$564,986
11	2017		\$751,097	\$10,000	\$11,200	\$21,200	\$729,897	\$364,948.41	807	\$0.4557	\$229,843.69	\$135,104.72	20.8%	\$594,792	\$23,094	\$617,887

## Schedule 5: Collin County Collected Tax Increments

**Notes:**

Base value is the total appraised value of real property in the TIF zone taxable by Collin County in 2006, as determined by the Collin Central Appraisal District on August 6, 2008 (Supplemental Roll 24).  
 Freeze-adjusted taxable values are from the Collin Central Appraisal District.  
 For TIF years 1 through 9, collections are as reported by the County Tax Assessor-Collector at the time of annual calculations in late March or early April following the tax due date. Subsequent collections assume 100% collection, based on observations and a hypothesis that all taxes are ultimately collected.  
 Captured appraised value for any year is the total taxable value of all real property taxable by the taxing unit for the year minus the taxable value for base year 2006.  
 The tax increment is the captured appraised value times the tax rate times the collection rate.

(a) Year	(b) Appraisal for Jan. 1, 2006	(c) Tax Due Without Penalty Through Jan. 31, 2007	(d) County Tax Rate Per \$100	(e) Real Property Taxed by County	(f) Real Property Tax Levied by County	(g) Lavon TIF Zone 1 Values			(i) County Captured Appraised Value	(j) Collected Tax on County CAV
						County Collected	% of Tax Collected	County Collected		
Base	2006		\$0.2500	\$5,067,916				\$0		\$0.00
1	2007		\$0.2450	\$39,598,100	\$97,015.34	\$97,015.34	100.0%	\$34,530,184	\$84,598.95	
2	2008		\$0.2425	\$57,585,446	\$139,744.50	\$139,744.50	100.0%	\$52,517,530	\$127,355.01	
3	2009		\$0.2425	\$66,329,033	\$160,847.91	\$160,847.91	100.0%	\$61,261,117	\$148,558.21	
4	2010		\$0.2400	\$77,829,157	\$186,789.98	\$186,583.30	99.89%	\$72,761,241	\$174,433.76	
5	2011		\$0.2400	\$88,245,806	\$211,789.93	\$211,436.04	99.83%	\$83,177,890	\$199,293.37	
6	2012		\$0.2400	\$87,922,604	\$211,014.25	\$210,718.88	99.86%	\$82,854,688	\$198,572.91	
7	2013		\$0.2375	\$95,719,001	\$227,332.63	\$224,317.10	98.67%	\$90,651,085	\$212,440.45	
8	2014		\$0.2350	\$108,247,085	\$254,380.65	\$252,167.93	99.13%	\$103,179,169	\$240,361.93	
9	2015		\$0.2250	\$126,172,066	\$294,124.68	\$291,904.46	99.25%	\$121,104,150	\$270,427.47	
10	2016		\$0.208395	\$150,302,867	\$313,223.66	\$313,223.66	100.00%	\$145,234,951	\$302,662.38	
11	2017		\$0.192246	\$169,135,611	\$325,156.45	\$325,156.45	100.00%	\$164,067,695	\$315,413.58	

## Schedule 6: Collin County Tax Increments to Lavon TIF Fund 1

**Notes:**

Lavon calculates annual Collin County tax increment obligations to the TIF fund according to the five steps identified in this schedule. "A1" is a code assigned by the Collin Central Appraisal District to completed homes. Annual percentages of tax increments to the TIF fund are for information only. The percentages do not control the TIF participation formula. In fiscal years ending Sept. 30, 2015 and 2016, Collin County made its own calculations of County increments owed to the TIF fund and made payments accordingly. Cumulative County payments after Sept. 2014 the County obligations to the TIF fund from column (k).

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Year	Appraisal for Jan. 1, 2006	Tax Due Without Penalty Through Jan. 31, 2007	County Tax Increment (From Other Schedule)	Calculate 50% of County Tax Increment	Number of "A1" Homes	Times 50% of Tax Rate per \$100	Product	Subtract Retainer from (e) = Tentative Obligation to TIF Fund	Calculate Tentative Obligation to TIF Fund	Step #5: Adjust Cumulative Maximum of \$2,000,000 = Obligation to TIF Fund	% of Calculated County Tax Increment to TIF Admin. and TIF Fund	Calculated County Tax Increment NOT for TIF Admin. or TIF Fund	County Real Property Tax Calculated for Retention for Uses Other than TIF (m) + (n)	County Tax Increment Actually Paid	Actual County Tax Retained for Uses Other than TIF (m) + (n)	
Base	2006	2007	\$0			\$0.2500					0.0%	\$0	\$12,670	\$12,670	\$0.00	\$12,670
1	2007	2008	\$84,599	\$42,299.48	94	\$0.2450	\$14,393.75	\$27,905.73	\$27,905.73	\$27,905.73	33.0%	\$56,693	\$69,110	\$69,110	\$0.00	\$84,599
2	2008	2009	\$127,355	\$63,677.51	237	\$0.2425	\$35,920.31	\$27,757.19	\$55,662.92	\$27,757.19	21.8%	\$99,598	\$111,888	\$111,888	\$0.00	\$127,355
3	2009	2010	\$148,558	\$74,279.10	303	\$0.2425	\$45,923.44	\$28,355.67	\$84,018.58	\$28,355.67	19.1%	\$120,203	\$132,492	\$132,492	\$0.00	\$148,558
4	2010	2011	\$174,434	\$87,216.88	393	\$0.2400	\$58,950.00	\$28,266.88	\$112,285.46	\$28,266.88	16.2%	\$146,167	\$158,330	\$158,330	\$105,214.00	\$69,220
5	2011	2012	\$199,293	\$99,646.68	448	\$0.2400	\$67,200.00	\$32,446.68	\$144,732.15	\$32,446.68	16.3%	\$166,847	\$179,010	\$179,010	\$28,033.00	\$171,260
6	2012	2013	\$198,573	\$99,286.45	491	\$0.2400	\$73,650.00	\$25,636.45	\$170,368.60	\$25,636.45	12.9%	\$172,936	\$185,099	\$185,099	\$0.00	\$198,573
7	2013	2014	\$212,440	\$106,220.23	552	\$0.2375	\$81,937.50	\$24,282.73	\$194,651.33	\$24,282.73	11.4%	\$188,158	\$200,194	\$200,194	\$61,404.33	\$151,036
8	2014	2015	\$240,362	\$120,180.96	579	\$0.2350	\$85,040.63	\$35,140.34	\$229,791.67	\$35,140.34	14.6%	\$205,222	\$217,131	\$217,131	\$36,218.63	\$204,143
9	2015	2016	\$270,427	\$135,213.73	663	\$0.2250	\$93,234.38	\$41,979.36	\$271,771.03	\$41,979.36	15.5%	\$228,448	\$239,851	\$239,851	\$49,137.17	\$221,290
10	2016	2017	\$302,662	\$151,331.19	756	\$0.208395	\$98,466.64	\$52,864.55	\$324,635.58	\$52,864.55	17.5%	\$249,798	\$260,359	\$260,359	\$58,346.47	\$244,316
11	2017	2018	\$315,414	\$157,706.79	807	\$0.192246	\$96,964.08	\$60,742.71	\$385,378.29	\$60,742.71	19.3%	\$254,671	\$264,414	\$264,414	\$67,967.81	\$247,446





# CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: January 15, 2019

ITEM: 5 – D

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**Item:**

**CONSENT AGENDA**

Accept the resignation of Tim Davis, City Council Member, Place 4.

**Background:**

Place 4 City Council Member Tim Davis resigned his office effective December 21, 2018 due to his relocation to another city. The Local Government Code provides for the appointment of a vacant place on the City Council.

**Code Excerpts:**

**Texas Election Code**

**Sec. 201.001. RESIGNING OR DECLINING OFFICE.** (a) To be effective, a public officer's resignation or an officer-elect's declination must be in writing and signed by the officer or officer-elect and delivered to the appropriate authority for acting on the resignation or declination. The authority may not refuse to accept a resignation.

Mr. Davis was serving the second of a two year term, consequently the appointment shall be for an unexpired term ending in November 2019 when the regular general election will be conducted. The uniform election date for the next general election is November 5, 2019.

January 9, 2019

Kim Dobbs, City of Lavon

Hello,

I unfortunately need to resign Place 4 of the City Council, and alternate seat on Parks and Rec as of 12/21/18, due to no longer residing in the City of Lavon. Thank you for everything you and the city have done for me over the past 5 years of living in the city. I will miss each and every one of you.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Davis". The signature is stylized with a large, looped "D" and a cursive "T" and "A".

Tim Davis



## **PROCLAMATION**

### **CITY OF LAVON, TEXAS**

**WHEREAS**, Tim Davis served on the City Council from November 2017 to December 20, 2018; and

**WHEREAS**, Tim Davis' generous contribution of time, talent and energy have been apparent in the work accomplished by the City Council and his leadership and volunteerism have contributed to improvements in the quality of life and governance for which the residents of Lavon will be forever indebted; and

**WHEREAS**, Tim Davis' family is deserving of great appreciation for their support of his service;

**NOW THEREFORE**, I, Vicki Sanson., Mayor of the City of Lavon, on the 15<sup>th</sup> day of January 2019, recognize

#### **TIM DAVIS**

and express our most sincere gratitude for his outstanding contributions and dedicated service to the residents of the City of Lavon and extend our best wishes to the Davis family in their next adventure.

A handwritten signature in blue ink that reads "Vicki Sanson". The signature is written in a cursive style and is positioned above a horizontal line.

**Vicki Sanson**  
**Mayor**





## **CITY OF LAVON CITY COUNCIL Agenda Brief**

**MEETING:** January 15, 2019

**ITEM:** 6 - C

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**Item:**

Presentation of the 2018 Financial Statements and Independent Audit Report – Mike Ward Accounting & Financial Consulting, PLLC.

**Background:**

The Texas Local Government Code requires that the City’s financial statements shall be audited annually by an independent certified public accountant. The professional audit firm, Mike Ward Accounting & Financial Consulting, PLLC was hired by the City Council to conduct the annual audit for FY 2017-18.

The annual audit was conducted in accordance with governmental auditing standards and fulfills the requirements set out in state law. Staff has been informed that the audit resulted in an unmodified (“clean”) opinion indicating that the financial statements are presented fairly, in all material respects, in accordance with generally accepted accounting principles.

The Audit Report will be provided by the auditor at the meeting.

January 7, 2019





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 7**

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**Item:**

**WORK SESSION**

Presentation by Financial Advisor and discussion regarding Tax Increment Reinvestment Zones (TIRZ) and Public Improvement Districts (PID) policy considerations.

**Background:**

To consider pending inquiries and requests from potential developers, a discussion of City Council policy decisions regarding various special districts is in order. The City's Financial Advisor will present information and answer questions regarding the current regulatory environment and the Council's options for consideration.

**Attachments:** Policy for Public Improvement Districts

January 9, 2019

**City of Lavon**  
**Policy for Public Improvement Districts**  
**Adopted by Resolution No. 2018-06-03**

**OVERVIEW**

This Policy sets forth guidelines pursuant to which the City of Lavon (the “City”) will consider, implement, utilize and administer the public improvement districts (“PIDs”). PIDs are development financing tools authorized pursuant to Chapter 372 of the Texas Local Government Code (the “Act”), which allow for the costs of certain public improvements and supplemental services in a designated area to be allocated to and paid by the owners of the parcels that actually benefit from such improvements and services. A PID can therefore provide a means to fund supplemental services and improvements to meet community needs which could not otherwise be constructed or provided by contribution from those citizens who most benefit from them.

The purpose of this Policy is to outline the considerations that will need to be addressed before the City Council can support the establishment and/or continuation of a PID. Such considerations include petition requirements, assessments, mandatory information disclosures to property owners in a potential PID, the content of a PID’s annual service and budget, and parameters in which the issuance of obligations secured by and payable from PID assessments will be considered. This Policy also addresses City PID administration requirements, which may be in addition to the requirements of the Act and other state laws.

**The City Council will not take any action to commence with the creation of a PID or other related development district prior to the approval of a final Development Agreement on the property in question. In addition, the City Council will not entertain any developer requests for a Municipal Utility District (“MUD”), Water Control & Improvement District (“WCID”) or any other taxing special district within the City’s boundaries or ETJ.**

This Policy has been prepared and approved to assist in the operations and management of a PID, and the guidelines set forth herein are not intended to be an all-inclusive list. In addition, while this Policy sets forth the generally expected parameters under which PIDs will be created, maintained, and administered; certain requirements contained herein may be waived by the City on a case-by-case basis as needed to provide the flexibility necessary to ensure the most favorable development opportunities for the City and its residents.

**I. ESTABLISHMENT**

A PID is a defined area of properties, whose owners have petitioned the City to form a PID. City Council establishes a PID by adoption of a resolution after a public hearing. The public hearing is publicized and written notification of the hearing is mailed to all property owners in the proposed PID. By petition, the owners pledge to pay a special assessment in order to receive enhanced services and/or improvements within the PID. The PID must demonstrate that it confers a benefit, not only to the properties within the PID, but also to the “public” which includes the entire City.

**II. GENERAL**

1. All proposed PIDs must be located within the City limits or in the City’s extraterritorial jurisdiction (the “ETJ”).

## **Policy for Public Improvement Districts**

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2. The proposed PID must be financially self-sufficient and not be a cost to the City or increase the cost of any aspect of City service delivery.
3. The proposed PID must not impact the City's bond ratings, cost of capital or access to capital.
4. PIDs must be established carefully and only when related to a public purpose.
5. All persons selling land in a PID must include a "title encumbrance" which notifies any prospective property owner of the existence or proposal of special assessments on the property. All closing statements must specify who is responsible for payment of the PID assessment on a pro rata share thereof.
6. The PID's budget shall include sufficient funds to pay for all costs above and beyond the City's ordinary costs, including additional administrative, operational costs and additional maintenance costs resulting from operation of the PID.
7. The PID petitioner will be required to pay fees for administrative and operational costs incurred by the City. The payment of fees is not a guarantee that the City will approve the PID. The fees will pay for such costs as:
  - (a) Reviewing the PID petition.
  - (b) Publishing related notices.
  - (c) Reviewing the appraisal, the initial service and assessment plan, and the market feasibility study, including the costs of all services provided by City consultants, attorney, bond counsel and financial advisor.
  - (d) Bond issuance.
  - (e) Review and approval of plan for and inspection of construction of PID improvements.
  - (f) Procurement of contracts for PID administration and operation, collections of assessments, foreclosures, etc.
  - (g) The City's ongoing administrative and operational costs related to an approved PID, such as collection of PID assessments, review and approval of service and assessment plan updates, and other costs shall be reimbursed by PID assessments. The City's costs shall be determined on an annual basis.
  - (h) Administration and management of ongoing PID responsibilities, such as preparations and updating of the service and assessment plan, issuance of notices for annual City Council action on the service and assessment plan, operation and maintenance of PID improvements, and other related matters shall be paid by PID assessments and performed by a third party under contract with the City.
8. The City will use PID bond proceeds only to pay or to reimburse the cost of PID improvements that have been designed and constructed to the standards of, and accepted for maintenance or otherwise approved by, the governmental entity responsible for them.
9. In the event of default under the terms of the PID petition or any PID agreement, the City shall, after providing notice and an opportunity to cure, have the right to recapture reimbursements if the PID Financing Agreement established a Cash Flow PID.

### **III. PREFERENTIAL REQUIREMENTS**

PIDs in which the cost of public improvements are financed without any City participation are preferred. Except for public improvements specifically approved in a City bond proposition, the City will not expend or pledge a tax increment, general fund revenue, general obligation or

certificate of obligation bond proceeds, set to support the costs of PID improvements unless explicitly approved by the City Council as advancing a City purpose.

#### **IV. PETITION REQUIREMENTS**

Petitions requesting establishment of a public improvement district must satisfy all statutory requirements under §372.004 of the Texas Local Government Code. In addition, all petitions submitted for establishment of a public improvement district shall include the following:

1. The basic terms and conditions for creation of the PID, including the provision of community benefits.
2. The petitioner's qualifications and previous experience with real estate development, financing of the development, prior PIDs, etc.
3. A legal description of the boundaries of the PID, a black and white map of the PID boundaries suitable for publication for the legal notices and a "commonly known" description of the area to be included in the District.
4. A current tax roll of the owners in the PID.
5. Any plan for phasing of both the real estate development supported by the PID and construction of public improvements in the PID.
6. Contain the signatures of one hundred percent (100%) of property owners.
7. Indication of the estimated costs of the proposed improvements (in dollars, \$)
8. Indication of the Maximum Assessment (in dollars, \$).
9. Maximum Bond Issuance (in dollars, \$).
10. Maximum Tax Equivalent Rate (in cents, \$).
11. A sunset clause, and a pre-executed petition to dissolve the PID by the landowner in case the project does not move forward within three (3) years.
12. Contingency plan to address the maintenance or disposition of PID improvements and or property that has not been dedicated to the public if a PID is dissolved.
13. Evidence that the petition's signatures meet the state law requirements or the petition will be accompanied by a reasonable fee to cover the city costs of signature verification.
14. If the proposed District is an expansion of an existing public improvement district, a petition for the new segment of the proposed District must identify each subdivision, or portion thereof, within the proposed boundaries of the new District, and each subdivision or portion thereof, that is not currently in an existing PID shall individually satisfy the requirements for a petition under §372.005 of the Texas Local Government Code. Subdivision has the meaning assigned by §232.021 of the Texas Local Government Code.
15. A section, which clearly identifies the benefit of the PID to the affected property owners (for use in benefit hearings) and to the city as a whole (i.e., public purpose).
16. Description of all city-owned land within the District as well as its proposed share of project costs.
17. Specified assurances to the City that the construction of improvements in the public right-of-way will be maintained by the PID and in no way obligates the City to future maintenance or operational costs, unless otherwise stated in a subsequent agreement.
18. Statement that the petitioners understand that the annual budget for the District is subject to review by city staff with final approval by the City Council.

19. A certified check for the application fee will be paid by the applicant to reimburse the city for the cost of evaluating the petition. This application fee must be paid in full when the petition is submitted to the City for evaluation and review.
20. Application fees are intended to pay for all costs incurred by the City that are associated with establishing the PID including, but not limited to: salaries for City Staff, City Attorney, Financial Advisor, PID consultant fees, bond attorney fees, independent appraisal fees, engineering costs, and all other reasonable and appropriate expenses.
21. A Capital PID requesting bond financing must be owned by a single owner and their affiliated entities.
22. All estimated costs must be identified before a decision is reached on a request to establish a PID. Costs to be identified include costs related to establishing the District; costs for maintenance, operations and administration; and costs for later revision, repair or replacement of any improvements.

**V. ASSESSMENTS**

1. By ordinance, the City annually levies the assessments on the properties in the District in accordance with the petition.
2. The City will contract with the County Tax Office for billing and collecting of PID assessments.
3. PID assessments for Capital PIDs with bond financing will be divided equally throughout the PID by acreage at a fair, logical and equitable process based on benefit commensurate with the bond repayment schedule and annual expenses.
4. The PID assessment is billed on each property owner's annual ad valorem tax statement.
5. Annual cash and tax equivalent assessments levy must be level or descending.

**VI. BOND FINANCING FOR CAPITAL PIDS**

All Capital PIDs established by the City with an intent to fund improvements through bond financing shall be limited by the following restrictions and requirements:

1. The developer, all related parties and professionals must submit to full disclosure due diligence, and be approved by the City's bond counsel, city attorney, financial advisor, etc. prior to consideration of issuance of debt.
2. The developer must be compliant with all aspects of the development agreement, current on all taxes, fees, and assessments, not be involved in any disputes or lawsuits with the City or any overlapping jurisdiction.
3. The terms of repayment for any bonds issued for Capital PIDs shall specify a maturity date not longer than thirty (30) years from the date of issuance.
  - (a) The maturity date for any bond issued shall not exceed the useful life of any assets constructed.
  - (b) The maturity date for any bond issued shall not exceed the initial authorization term of the Capital PID.
  - (c) The annual debt service payments and corresponding assessments shall not increase over the life of the debt, but shall be level from year to year.
4. Repayment of any debt is limited to the pledge of revenue derived from the PID.

## Policy for Public Improvement Districts

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5. One hundred percent (100%) of the project's major and internal public costs must be cash funded at closing - total public costs minus PID project fund = developer cash deposit.
6. The amount of interest that may be capitalized within the debt issuance shall be equal to no more than 2 years of interest payments.
7. Capitalized interest shall terminate at the end of the fiscal year before transfer of any property to 3<sup>rd</sup> parties.
8. Proceeds of Capital PID debt issuance, along with any required cash contribution to fully fund project costs, will be placed in a trust administered by a trust indenture.
9. Excess proceeds from a debt issuance must be applied to prepay outstanding bond principal outstanding debt payments.
10. A Debt Service Reserve Fund shall be established in an amount equal to 1.0 times the maximum annual debt service payment.
11. A draft Service and Assessment Plan for debt issuance must be submitted and approved by City Staff before consideration of debt financing.
12. Issuance of debt in arrears will only be considered if the following requirements are met:
  - (a) Developer will advance fund any cash necessary for the project;
  - (b) A Service and Assessment Plan and debt issuance structure must be completed;
  - (c) A trust indenture and trustee must be appointed; and
  - (d) A reimbursement resolution must be completed prior to incurring any expenses.
13. All costs incurred by the City that are associated with the administration of the PID shall be paid out of special assessment revenue levied against property within the PID. City administration costs shall include those associated with continuing disclosure, agent fees, staff time, regulatory reporting and legal and financial reporting requirements.
14. The City shall choose and utilize its own financing team including, but not limited to, bond counsel, financial advisor, assessment consultant, and underwriters related to bond financing proceedings.
15. The City shall choose and utilize its own continuing disclosure consultant and arbitrage rebate consultant. Any and all costs incurred by these activities will be included in City administration costs recouped from special assessments. The continuing disclosure will be divided into City disclosure and developer disclosure, and the City will not be responsible or liable for developer disclosure but the City's disclosures professional will be used for both disclosures.
16. The Owner agrees to provide periodic information and notices of material events regarding the Owner and the Owner's development within the PID in accordance with Securities and Exchange Commission Rule 15cc2-12.
17. Developers requesting establishment of a Capital PID with bond financing must participate in the City's continuing annual financial disclosures.
18. City Staff has been delegated authority from the Mayor and City Council to initiate foreclosure proceedings on any delinquent property for failure to pay the special assessment associated with the PID.
19. In the event of a default on bonds issued for Capital PIDs, all associated parties and their affiliates shall be barred indefinitely from submitting a petition to the City requesting establishment of any future PID.

## Policy for Public Improvement Districts

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20. The aggregate principal amount of PID Bonds issued and to be issued shall not exceed amounts sufficient to fund the Public Improvements.
21. Each series of PID Bonds shall be in an amount estimated to be sufficient to fund the Public Improvements or portions thereof for which such PID Bonds are being issued.
22. Delivery by Owner to the City of a certification or other evidence from an independent appraiser or other professional confirming that the special benefits conferred on the properties being assessed for the Public Improvements increase the value of the property by an amount at least equal to the amount assessed against such property.
23. Approval by the Texas Attorney General of the PID Bonds and registration of the PID Bonds by the Comptroller of Public Accounts of the State of Texas.
24. Owner is current on all taxes, fees and obligations to the City.
25. Owner is not in default under this Agreement or the Development Agreement.
26. No related outstanding PID Bonds are in default and no reserve funds have been drawn upon that have not been replenished.
27. Review and approval by the City of the plats and construction plans for the Public Improvements.
28. The PID administrator has certified that the costs of the Public Improvements to be paid from the proceeds of the PID Bonds are eligible to be paid with the proceeds of such PID Bonds.
29. The Public Improvements to be financed by the PID Bonds have been or will be constructed according to the approved design specifications and construction standards imposed by the Development Agreement.
30. The City's evaluation and determination that there will be no negative impact on the City's creditworthiness, bond rating, access to or cost of capital, or potential for liability.
31. The City has determined that the PID assessment level, structure, terms, conditions and timing of the issuance of the PID Bonds are reasonable for the project costs to be financed and that there is sufficient security for the PID Bonds to be creditworthy.
32. The maximum maturity for PID Bonds shall not exceed 30 years from the date of delivery thereof.
33. Unless otherwise agreed to by the City, the PID Bonds shall be sold and may be transferred or assigned only in minimum denominations of \$100,000 or integral multiples of \$1,000 in excess thereof; provided that the limitation on transferability or assignment shall not apply (A) if the PID Bonds are assigned a rating of not less than rated "BBB" by Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc., "Baa" by Moody's Investors Service, Inc., or an equivalent rating by a nationally recognized municipal securities rating service acceptable to the City, and upon compliance with applicable securities laws. The City agrees that if the PID Bonds have an investment grade rating, they may be sold in minimum denominations of \$5,000 or integral multiples of \$1,000 in excess thereof.
34. No information regarding the City, including without limitation financial information, shall be included in any offering document relating to PID Bonds without the consent of the City.
35. Owner shall simultaneously fund the Public Improvements to the extent that the Public Improvements have not already been completed and paid for by Owner or otherwise to the extent that the PID Bonds are insufficient to fund such Public Improvements.

**VII. PID MANAGEMENT**

1. The City will choose and utilize a private PID consulting firm to manage the PID, subject to administrative oversight by City staff.
2. The management company will coordinate development of the Budget and Five Year Service Plan with the City staff and City team members, with input from the Owner, which will then be submitted to the City Council for consideration following a public hearing conducted in accordance with State law.
3. The PID consulting firm will communicate to all property owners within the District, regarding special events, activities, or other pertinent news in the PID.
4. The PID consulting firm shall attend City staff working meetings and City Council meetings when PID items are on the agenda or to be discussed.

**VIII. SERVICE PLAN**

State law specifically outlines the improvements and special supplemental services that may be adopted in the Five Year Service Plan and provided for in the PID's annual Budget.

1. The City utilizes PIDs for various operational and maintenance projects to include:
  - (a) Landscaping;
  - (b) Erection of fountains, distinctive lighting, and signs;
  - (c) Construction or improvement of sidewalks and streets;
  - (d) Construction or improvement of pedestrian trails;
  - (e) Acquisition and installation of pieces of art;
  - (f) Acquisition, construction, or improvement of libraries;
  - (g) Acquisition, construction, or improvement of off-street parking facilities;
  - (h) Acquisition, construction, or improvement of mass transportation facilities;
  - (i) Acquisition, construction, or improvement of water, wastewater, or drainage facilities;
  - (j) The establishment or improvement of parks;
  - (k) Acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
  - (l) Special supplemental services for improvement and promotion of the PID, including services relating to advertising, promotion, health and sanitation, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
  - (m) Payment of expenses incurred in the establishment, administration, and operation of the PID.
2. Budgets shall be developed, and funds allocated so that all property owners within the PID benefit.
3. Annual budgets shall be supplemented by a detailed line item explanation of the various components and how the amount was derived.
4. Annual budgets may be altered by submitting a mid-year adjustment for approval by City Council.



# CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: January 15, 2019

ITEM: 8 - A

**Item:**

**BOARD OF ADJUSTMENT**

*In accordance with the Texas Local Government Code, Section 211.008 (g) and Section 9.1.11.1 (C))(3) of the Code of Ordinances, the Lavon City Council will act as the Board of Adjustment to consider and act on a request for a variance from the Zoning Ordinance.*

Public Hearing, discussion and action regarding the application of Kathy and Phil Tarrant for a variance to the requirements of Section 9.1.4.3 of the Code of Ordinances, Zoning Ordinance, Accessory Structures: for (B)(2) Lot Coverage – that provides for an accessory structure of maximum size of 1821 square feet to permit a structure that is 2100 square feet; for (B)(4) Roof - (a) that provides for a minimum roof pitch of 3:12 to permit a roof pitch of 1:12; and (B)(5) – Exterior Walls that provides for exterior walls of masonry or masonry façade materials to permit prefinished and prefabricated metal with a baked-on enamel or vinyl finish of similar color to the main structure at 816 Corn Silk Drive, Bently Farms, Block C, Lot 16, Lavon, Texas.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request.

**Background:**

Owner(s): Kathy and Phil Tarrant  
Applicant: Kathy and Phil Tarrant  
Location: 816 Corn Silk Drive, Lavon, TX  
Property Description: Bently Farms, Block C, Lot 16  
(Collin CAD#2110472) City of Lavon, Collin County, Texas  
Current Zoning: Single Family – 2 (SF-2) District  
Request: Variance for existing construction of an accessory structure

The applicant has submitted an application for a variance of the zoning ordinance to permit the existing construction of an accessory structure on his property.

The applicant appropriately submitted a building permit application for the structure that was approved on September 24, 2018. After construction of the building was completed, the city staff realized that the permit had been granted in error. The size, exterior materials and roof pitch that were approved in the permit and constructed do not conform to the zoning code.

In order for the structure to remain as presently constructed, a variance to the zoning regulations is being sought. The existing building exceeds the allowed size by 279 square feet. The applicant has indicated that the secondary driveway will be paved with either asphalt or concrete material. Additionally, the applicant indicated their intention, when the weather is appropriate, to landscape the back yard for purposes of beautification and to provide screening for the building.

**Code Excerpt:**

**Lavon Code of Ordinances – Zoning Ordinance**

**9.1.4.3 Accessory Structures**

**B2 Lot coverage:**

a) The combined floor area of all accessory buildings shall not exceed ten (10) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

**B4 Roof:**

a) The minimum roof slope for all accessory structures shall be 3:12, unless the accessory structure is prefabricated, pre-finished, and covers less than two (2) percent of the lot or is a carport.

**B5 Exterior Walls:**

b) Accessory structures covering more than two (2) percent of the lot are required to be constructed with exterior walls composed of composite masonry façade material or the same masonry content required of the main structure.

**Variances:**

	Permitted	Requested
Lot coverage	1821 sq ft	2100 sq ft
Roof pitch	3:12	1:12
Exterior walls	masonry or masonry façade	metal

Nine (9) notices of the public hearing and variance request were mailed to the owners of property located within 100 feet of the subject property. On the notice, the permitted size was corrected from 1446 sq ft to 1821 sq ft after the notices were mailed. As the correction is less restrictive than the notice it is sufficient. One (1) response has been received in opposition to the application.

Approval of the variance is recommended.

**Attachments:** Board of Adjustment Process Sheet  
Application  
Location Exhibits

January 11, 2019



## **City of Lavon, Texas Board of Adjustment Request for a Variance from the Zoning Ordinance**

### **Variance Request**

According to the Texas Local Government Code, Section 211.009 (a) (3), the board of adjustment “may authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”

### **Scheduling of Hearings**

The City Secretary shall make every reasonable effort to schedule a hearing before the BoA no later than 30 days after the date the City Secretary determines the applicant/appellant has passed the administrative review process. Each case before the board of adjustment must be heard by 75% of the members.

### **Speakers at Hearings**

At any hearing, the presiding officer shall ensure the following individuals or groups are given an appropriate opportunity to be heard.

1. The applicant or appellant
2. Representatives from the Planning and Zoning Commission
3. Staff members and Municipal Officers
4. Citizens of Lavon

### **Deliberations at Hearings**

As a Board of record with decision making power, all deliberations of the Board shall be made in public during the hearing on the matter. At no time shall Board members discuss the facts of the case prior to the hearing.

### **Decisions of the Board**

The concurring vote of 75% of the members of the board is necessary to authorize a variation from the terms of the Zoning Ordinance. Decisions of the board are subject to appeal in accordance with State Law.

### **Order of the Board**

The City Secretary shall, in all cases, formally notify the applicant/appellant in writing of the decision of the Board. The City Secretary shall enter the Order of the Board in the permanent records of the City.



# CITY OF LAVON

P.O. Box 340 120 School Rd.  
Lavon, TX 75166  
Office (972) 843-4220 Fax (972) 843-0397

## Application for an Appeal, Variance, or Adjustment

Fee \$100.00 plus costs

(Costs shall include the actual cost to the City plus 10% administrative fee.)

### Items to be included with Variance Application:

1. Ordinance or Requirement of which you are requesting a variance.
2. Written description of exactly what is to be varied within Rule or Ordinance.
3. Hardship necessitating this variance.

Ruth & Phil Tarrant \_\_\_\_\_  
 Owner Name Date

816 Cornsilk Dr Lavon Tx 75166 661-609-5096  
 Street Address City, State, Zip Phone Number

\_\_\_\_\_  
 Representative or Agent Phone Number

816 Cornsilk Dr \_\_\_\_\_  
 Location of Property Type of Variance

RECEIVED  
 DEC 26 2018  
 CITY OF LAVON

### Office Use Only

12-26-2018 NC \_\_\_\_\_  
 Date Received Fee Receipt/Check #

\_\_\_\_\_ — 01-15-2019  
 Date Paid Next P&Z Meeting Next CC Meeting

12-26-18

To The City of Lavon,

I am requesting a variance for the location at 816 Corn Silk Dr. On Sept. 21, 2018 I submitted building plans for a garage. The plans were approved and a building permit MBP0918-17 was issued on Sept 24, 2018. The building was then ordered with a delivery date of approximately 10-12 weeks. The building was delivered on Dec. 11 and construction was started. On Thursday Dec. 20th we were contacted by the city stating that a complaint had been called in. It was discovered that an error had been made by the permit dept in regards to the size allowed for this garage in comparison to the square footage of the home. Please allow this application for a variance because this error was outside of our control.

Thank you,  
Kathy and Phil Tarrant

A handwritten signature in black ink that reads "Kathy Tarrant". The signature is written in a cursive style with a large, stylized initial "K".

**RECEIVED**  
**DEC 26 2018**  
**CITY OF LAVON**



## CITY OF LAVON

120 School Road • P.O. Box 340

Lavon, TX 75166

Phone (972) 843-4220 □ Fax (972) 843-0397

To Schedule Inspections Call (972)853-0855

**PERMIT #:** MBP0918-17 Issue Date: 09/24/2018 Clerk: LeAnn

**PROJECT:** Accessory Building/Concrete

**ADDRESS:** 816 Corn Silk Dr.

**PROPERTY OWNER:** Phil Tarrant

**BUILDER/CONTACTOR:** Romo Concrete/Phil Tarrant

**PLUMBING:** N/A

**HVAC:** N/A

**ELECTRICAL:** N/A

**IRRIGATION:** N/A

Expiration Date:  
03/24/2019

General Contractors, Building Contractors, Plumbing, Electrical, Mechanical, Irrigation, Concrete Contractors, etc must register with the City of Lavon prior to receiving any permits or performing any related work within the City of Lavon or its extraterritorial jurisdiction. Plumbing, Electrical, and irrigation contractors must show a valid licensed for their trades, at the time of registration. All contractor registrations expire on year from the date of registration.

**NO INSPECTIONS UNLESS PERMIT IS DISPLAYED:** Card must be displayed in a sheltered, conspicuous place visible from the street. A \$25.00 replacement fee will be charged for all lost, damaged or unreadable permits. Alteration of this permit will render the permit invalid. The permittee at their expense may laminate this permit as long as it does not render any portion of the permit unreadable.

This permit includes the following inspections:

- |                   |                              |                  |
|-------------------|------------------------------|------------------|
| 1. Plan Review    | 4. Slab                      | 7. Meter Release |
| 2. T-Pole Slab    | 5. Flatwork                  | 8. Insulation    |
| 3. Plumbing Rough | 6. Frame - Elec., Plb., HVAC | 9. Final         |

**Certificate of Occupancies (CO's)** will not be issued without all inspection being completed above.

**Notes:**

**CITY OF LAVON**

Date Received: 7/24/18



P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
 Office 972-843-4220 - Fax 972-843-0397 - Inspection 972-853-0855  
 Email: leann.mcclendon@cityoflavon.org

PERMIT #: \_\_\_\_\_

**RESIDENTIAL BUILDING PERMIT APPLICATION**

Please type or print clearly. Incomplete applications will not be accepted.

CONSTRUCTION/PROJECT ADDRESS: \_\_\_\_\_ SUBDIVISION / LOT / BLOCK: \_\_\_\_\_

<p><b>PROPERTY OWNER      TENANT*</b></p> <p>Name: <u>Phil Tarrant</u></p> <p>Address: <u>816 Corn Silk L</u></p> <p>City/State/Zip: <u>Lavon TX 75166</u></p> <p>Phone #: <u>661-609-5096</u> Fax #: _____</p> <p>Owner Name (if tenant): _____</p> <p><small>*May require written approval from Property Owner.</small></p>	<p><b>ARCHITECT      ENGINEER</b></p> <p>License/Registration #: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone #: _____ Fax #: _____</p>
---	--

**CONTRACTOR:**    **GENERAL**    **ELECTRICAL**    **MECHANICAL**    **PLUMBING**    **OWNER-BUILDER**  
                          **SEWER**        **HVAC**            **IRRIGATION**        **ROOFING**        **OTHER: \_\_\_\_\_**

Company/Name: Romo Concrete / Concrete only License/Registration #: \_\_\_\_\_

Address: \_\_\_\_\_ License Class: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Expiration: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Business License #: \_\_\_\_\_

**SUB-CONTRACTOR(S):**

ELECTRICAL: _____	Phone #: _____
MECHANICAL: _____	Phone #: _____
PLUMBING: _____	Phone #: _____
IRRIGATION: _____	Phone #: _____
SEPTIC: _____	Phone #: _____

**NOTICE TO APPLICANT:** This permit is issued on the basis of information furnished in this application and on any submitted plans. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

**SCOPE OF PERMIT:** For new buildings and additions to existing buildings, this permit authorizes all structural, plumbing, electrical and mechanical work to be performed in the construction of the building or structure at this address if completed during initial construction. No separate subcontractor permits are needed for those trades however, the permit holder is required to use only sub-contractors licensed, registered or bonded by the City of Lavon where such a requirement is applicable. If this permit is obtained for work other than new buildings and additions, separate permits must be obtained by all sub-contractors.

**DESCRIPTION OF WORK:**

- |  |  |
|--|--|
| <input type="checkbox"/> NEW BUILDING                  | <input type="checkbox"/> REMODEL - <input type="checkbox"/> Interior <input type="checkbox"/> Exterior |
| <input type="checkbox"/> NEW BUILDING (Shell)          | <input type="checkbox"/> ADDITION  |
| <input type="checkbox"/> INTERIOR COMPLETION           | <input type="checkbox"/> REPAIR / REPLACEMENT  |
| <input type="checkbox"/> CONVERSION                    | <input type="checkbox"/> SWIMMING POOL / SPA   |
| <input checked="" type="checkbox"/> ACCESSORY BUILDING | <input type="checkbox"/> FENCE / TYPE: _____   |
| <input type="checkbox"/> FOUNDATION ONLY               | <input type="checkbox"/> OTHER (EXPLAIN): _____  |

Comments: \_\_\_\_\_

**BUILDING INFORMATION  
 AREA IN SQUARE FEET  
 (Project S.F.)**

Under Roof: \_\_\_\_\_

A/C: \_\_\_\_\_

Garage: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Building Height: \_\_\_\_\_ **Ft.**

# of Stories: \_\_\_\_\_

Site Coverage %: \_\_\_\_\_



**CITY OF LAVON**

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
 Office 972-843-4220 - Fax 972-843-0397 - Inspection 972-853-0855  
 Email: leann.mcclendon@cityoflavon.org

**RESIDENTIAL BUILDING PERMIT APPLICATION**

Please type or print clearly. Incomplete applications will not be accepted.

*Estimated Cost \$30,000.00*

ELECTRIC:	FEC	TXU	Other _____	HAZARDOUS MATERIALS?	YES	NO
GAS IN BUILDING?	YES	NO				

**\*\* List all options added to home:**

Total Valuation	Equation Valuation = Total Sq. Ft	x	current building data	Fee
\$1 - \$5,000	\$200.00			
\$5,001 - \$25,000	\$200.00 for 1 <sup>st</sup> \$5,000 and \$12.00 for each add. \$1,000 or portion thereof, to & including \$25,000			
\$25,001 - \$50,000	\$440.00 for 1 <sup>st</sup> \$25,000 & \$9.00 for each add. \$1,000 or portion thereof, to & including \$50,000			\$398.00
\$50,001 - \$100,000	\$652.50 for 1 <sup>st</sup> \$50,000 & \$6.83 for each add. \$1,000 or portion thereof, to & including \$100,000			
\$100,001 - \$500,000	\$994.00 for 1 <sup>st</sup> \$100,000 & \$5.60 for each add. \$1,000 or portion thereof, to & including \$500,000			
\$500,001 - \$1,000,000	\$3,234 for 1 <sup>st</sup> \$500,000 & \$4.75 for each add. \$1,000 or portion thereof, to & including \$1,000,000			
\$1,000,000 & Up	\$5,608 for 1 <sup>st</sup> \$1,000,000 & \$3.65 for each add. \$1,000 or portion thereof, to & including \$1,000,000			

**Requested Permit**

Fee

Re-inspections: \$75.00 per hour with a minimum of 2 hrs. or actual cost, wherever is greater. Cost shall include the actual cost to the city plus a 10% administrative fee. These fees shall be in addition to the permit fee required.

Certificate of Occupancy: \$50.00	Mechanical Only: \$75.00
Electrical Only (each): \$75.00	Plumbing Only: \$75.00
Flatwork only (each): \$100.00	Spa: \$100.00 Irrigation System: \$150.00
Fence: \$50.00 for first 100 ft. + \$0.50 per linear feet over 100 ft.	Contractor Registration: \$50.00 (excluding plumbers)
Shell only building: under 150 sq. ft. \$150.00; over 150 sq. ft. city will calculate using 80% table (N) prebuilt under 100 sq. ft. \$50.00	
Septic System: Aerobic \$400.00 All other \$400.00 Modifications \$200.00 Re-Submittal: \$100.00 Follow-up Inspection: \$100.00	
Swimming Pool: *Above Ground seasonal \$1.00; *Above ground non-seasonal \$50.00; *In-ground \$400.00	
Miscellaneous:	
<b>Total Fees \$398.00</b>	

I have carefully read the complete application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the city ordinance and state laws will be complied with. Whether herein specified or not, I agree to comply with all property restriction. I am the owner of the above property or his duty authorized agent. Permission is hereby granted to enter premises and make all inspections.

Application of CERTIFICATION OF OCCUPANCY is hereby made coincident with application of builder permit to use the premises and build as follows. I understand that the City Building Inspector will issue a certificate of Occupancy only when the building and premises comply with Lavon City Ordinances and the laws of the State of Texas.

Date: 9-21-18	Owner/Submitters Printed Name: Kathy & Phil Tarrant	Owners/Submitters Signature: Kathy Tarrant
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**For City Use Only**

Zoning:	Total Permit Fee:	Receipt No:
Inspectors Printed Name:	Inspectors Signature:	Date Approved:
Intakers Printed Name: LeAnn McClendon	Intakers Signature: [Signature]	Date Picked Up:

# MBX

DESIGN + PLAN + BUILD

**MBX DESIGN GROUP LLC**  
 BUILDING DESIGN PROFESSIONALS  
 4300 INTERSTATE 10 WEST, SEGUIN, TEXAS 78155  
 PHONE: 800.468.5438 FAX: 810.372.4267  
 WWW.MBXDESIGN.COM

## CODES

Building Code	IBC 12
Hot Rolled Structural Code	AISC10
Cold Formed Structural Code	NAUS07

## GENERAL LOADS

Dead Load (DL)	2.50
Live Load (LL)	20.00
Collateral Load (CL)	0.50
Rigid Frame Live Load	12
Tributary Live Load Reduction	Yes

## WIND LOADS

Wind code	IBC 12
Wind Speed V35	115
Wind Importance Factor	1.00
Wind Exposure Category	B
Wind Enclosure	Closed
Occupancy / Risk Category	II Normal

## SNOW LOAD

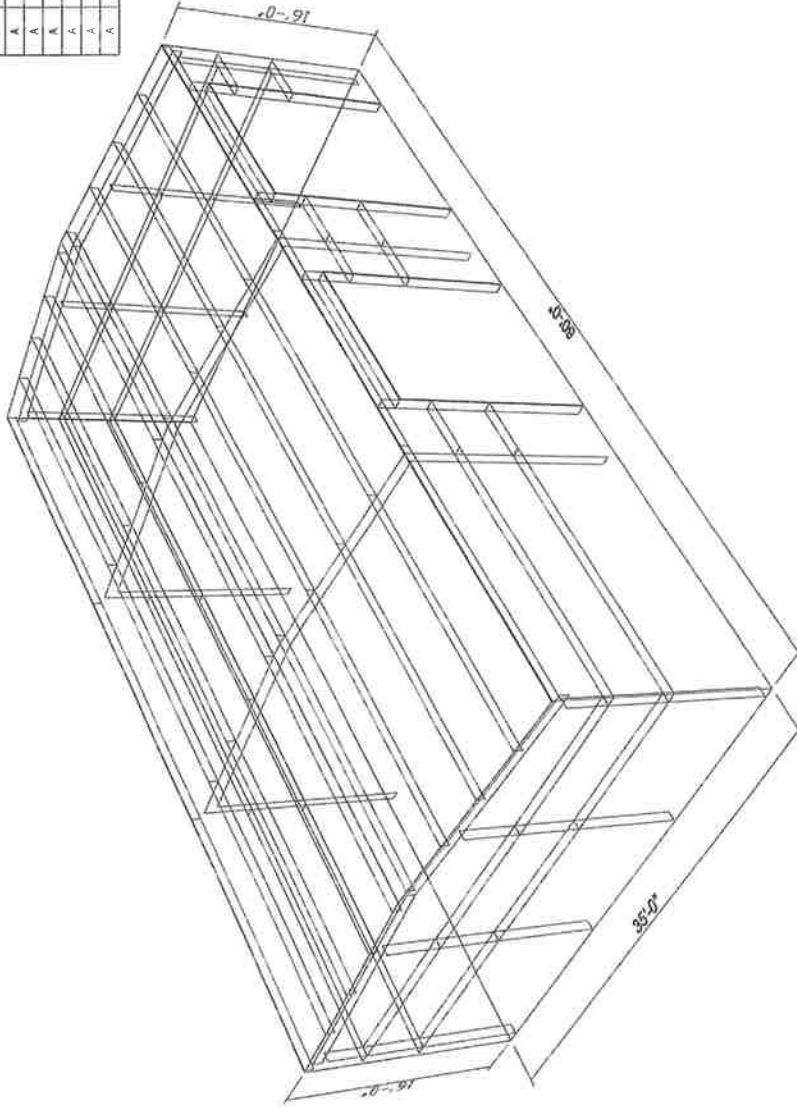
Ground Snow, Pg	5.0000
Snow Importance Factor	1.0000
Snow PF min = $P_g \times I_s$ PT min (psf)	3.5000
Snow Exposure	1.00
Snow Roof Exposure, Ce	1.00
Snow Terrain Category	C
Snow Thermal Coefficient (CT)	1.00
Snow Thermal	0
Roof Slope, RS (deg)	5.0000
Sloped Roof Factor, Cs	1.0000

## SEISMIC

Seismic Importance Factor	1.00
Seismic Design Category, SDC (Zone)	B
Site Class	D
Mapped Response (Short), S <sub>s</sub>	0.1085
Mapped Response (1 sec.), S <sub>1</sub>	0.0560
Max. Design Response (Short), S <sub>ms</sub>	0.1728
Max. Design Response (1 sec.), S <sub>m1</sub>	0.1344
Spectral Response Coefficients (S <sub>ds</sub> )	0.1152
Spectral Response Coefficients (S <sub>d1</sub> )	0.0896
Total Seismic Base Shear, Longitudinal	0.52
Total Seismic Base Shear, Transverse	0.48
Site Coeff (Short), F <sub>a</sub>	1.5000
Site Coeff (1 sec.), F <sub>v</sub>	2.4000
Approx. Period (Moment), T <sub>a</sub>	0.2573
Approx. Period (Brace), T <sub>b</sub>	0.1600
Seismic Coefficient A <sub>s</sub> , C <sub>s</sub> , Z <sub>a</sub>	0.1173
Rigid Frame Deflection Limit (Seis)	50
Wind Bant Deflection Limit (Seis)	50

## DRAWING INDEX

ISSUE	PAGE	DESC.
A	CS1	COVER SHEET
A	CS2	COVER SHEET II
A	R1	RIGID FRAME
A	A1	ANCHOR BOLT PLAN
A	A2	ANCHOR BOLT REACTIONS
A	A3	ANCHOR BOLT DETAILS
A	E1	ENDWALL FRAMING
A	E2	ENDWALL SHEETING & TRIM
A	S1	SIDEWALL FRAMING
A	S2	SIDEWALL SHEETING & TRIM
A	S3	SIDEWALL SHEETING & TRIM
A	S4	ROOF FRAMING
A	B1	ROOF SHEETING & TRIM
A	B2	ROOF SHEETING & TRIM
A	F1 to F5	FOUNDATION PLANS AND DETAILS



Reviewed for  
 Construction  
 date: 9-24-18  
*ML*

**NANGIA P.E.**  
 7423 HOLLOW RIDGE DR  
 HOUSTON, TX 77085



**NANGIA ENGR. ORS**  
 F-8523

NO.	DATE	DESCRIPTION	BY	CHKD.	DATE
A	09/25/18	REV. CONSTRUCTION	JAPAN	JAPAN	

DESIGN	CS1	COVER SHEET
DESIGN	CS2	COVER SHEET II
DESIGN	R1	RIGID FRAME
DESIGN	A1	ANCHOR BOLT PLAN
DESIGN	A2	ANCHOR BOLT REACTIONS
DESIGN	A3	ANCHOR BOLT DETAILS
DESIGN	E1	ENDWALL FRAMING
DESIGN	E2	ENDWALL SHEETING & TRIM
DESIGN	S1	SIDEWALL FRAMING
DESIGN	S2	SIDEWALL SHEETING & TRIM
DESIGN	S3	SIDEWALL SHEETING & TRIM
DESIGN	S4	ROOF FRAMING
DESIGN	B1	ROOF SHEETING & TRIM
DESIGN	B2	ROOF SHEETING & TRIM
DESIGN	F1 to F5	FOUNDATION PLANS AND DETAILS

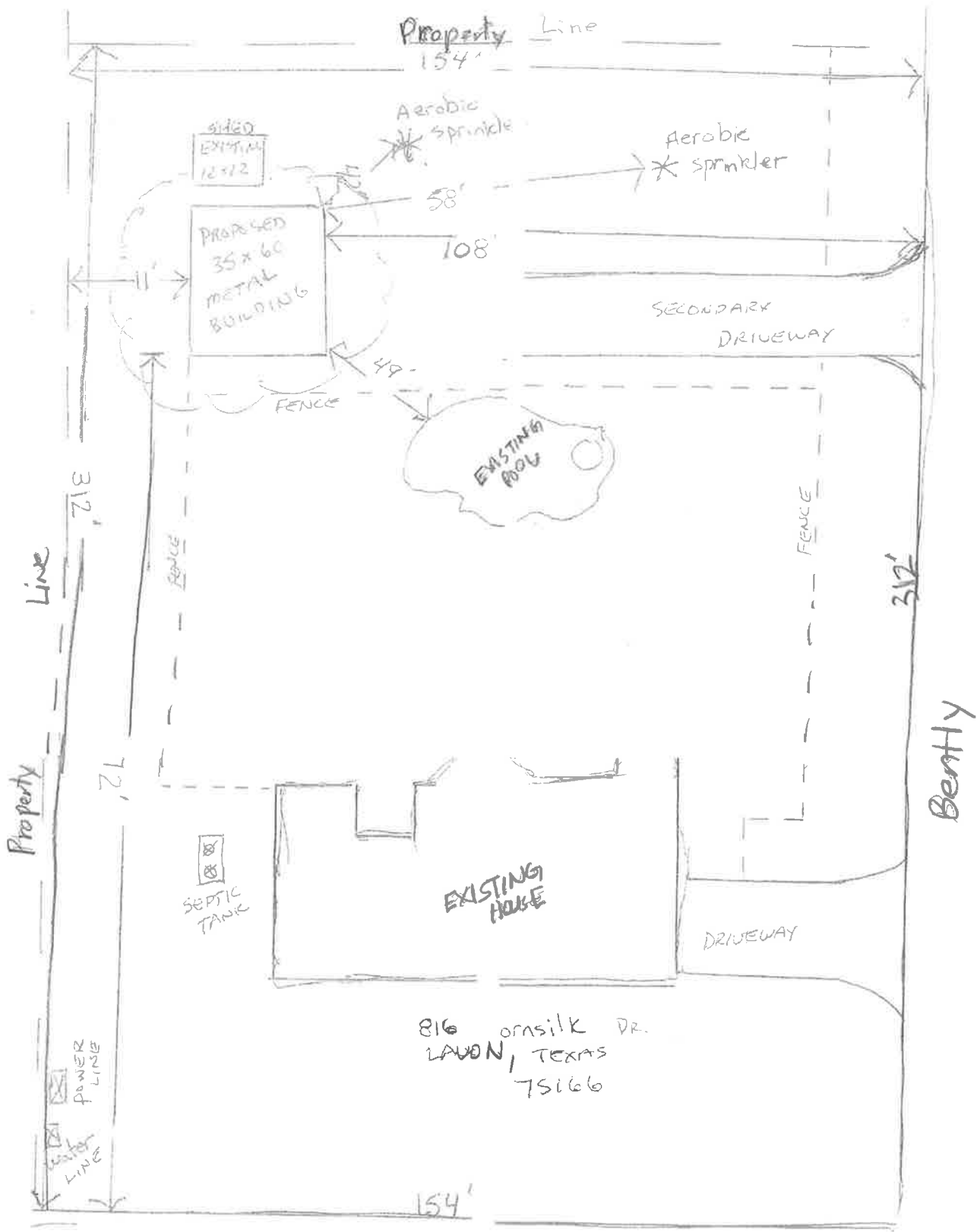
MBX DESIGN GROUP LLC	4300 INTERSTATE 10 WEST - SEGUIN, TEXAS 78155
PHONE: 800.468.5438	FAX: 810.372.4267
WWW.MBXDESIGN.COM	

DESIGN	CS1	COVER SHEET
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DESIGN	F1 to F5	FOUNDATION PLANS AND DETAILS

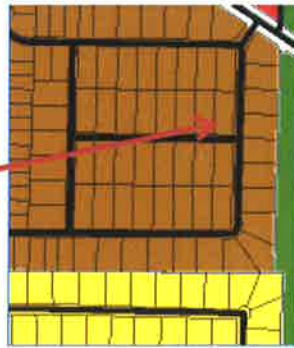
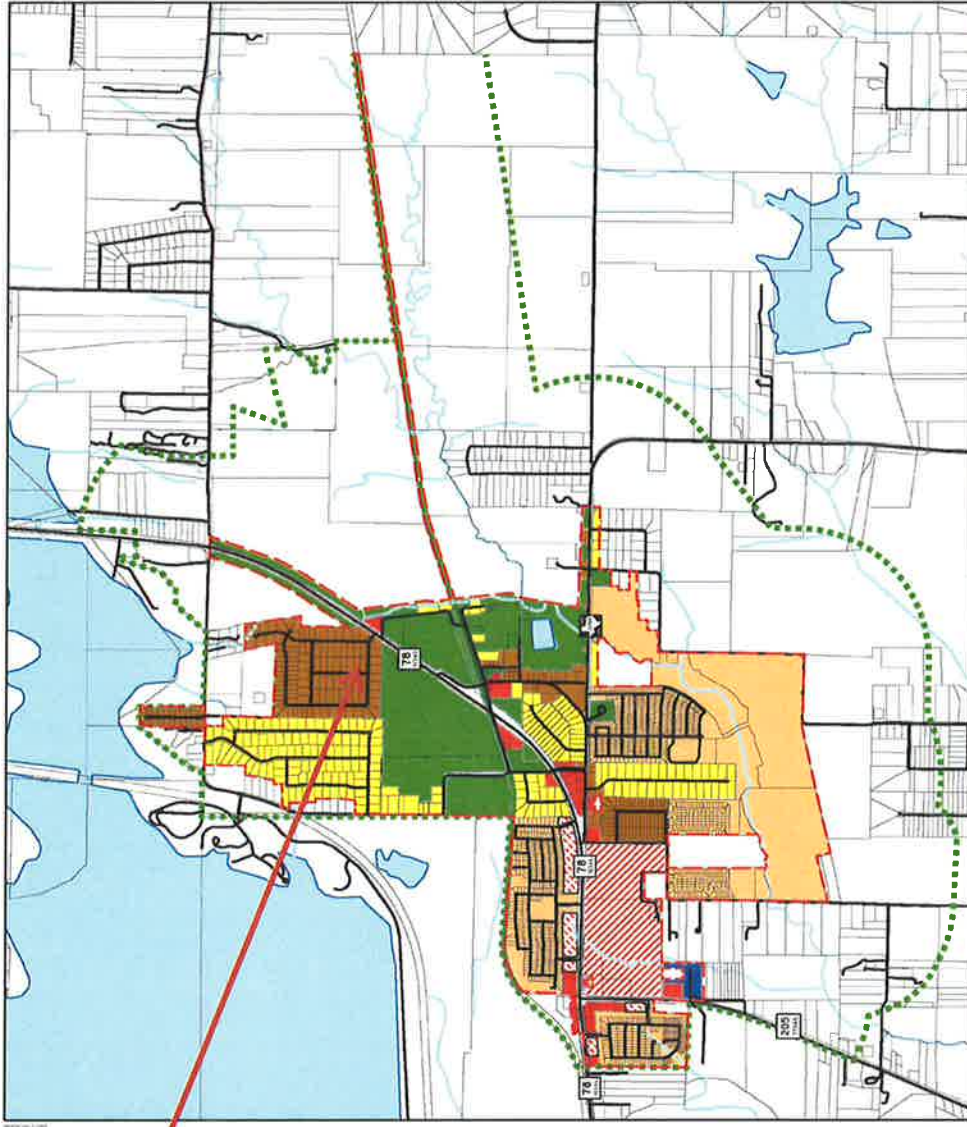


CLIENT: Phil Tarrant  
 FOR THE PROJECT:



\* 816 CORN SILK DR. LAWON TX

**Zoning Map  
816 Corn Silk**



**ZONING MAP**  
Ordinance No. 2018-03-02  
March 6th, 2018

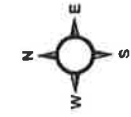


- Legend**
- Agricultural (A)
  - Single Family-1 (SF-1)
  - Single Family-2 (SF-2)
  - Retail (R)
  - Planned Development – Single Family (PD-SF)
  - Planned Development – Mixed Use (PD-MU)
  - Planned Development – Commercial (PD-C)
  - Planned Development – Business (PD-B)
  - - - Lavon City Limits

For Planned Development Regulations  
See the City of Lavon Ordinance applicable to the specific site.

**Unassigned Zoning Districts**

- Single-Family -4 (SF-4)
  - Main Street
  - Business Park District (B-2)
- For General Regulations of these Zoning Districts  
see the City of Lavon Zoning Ordinance



# Location Exhibit – 816 Corn Silk

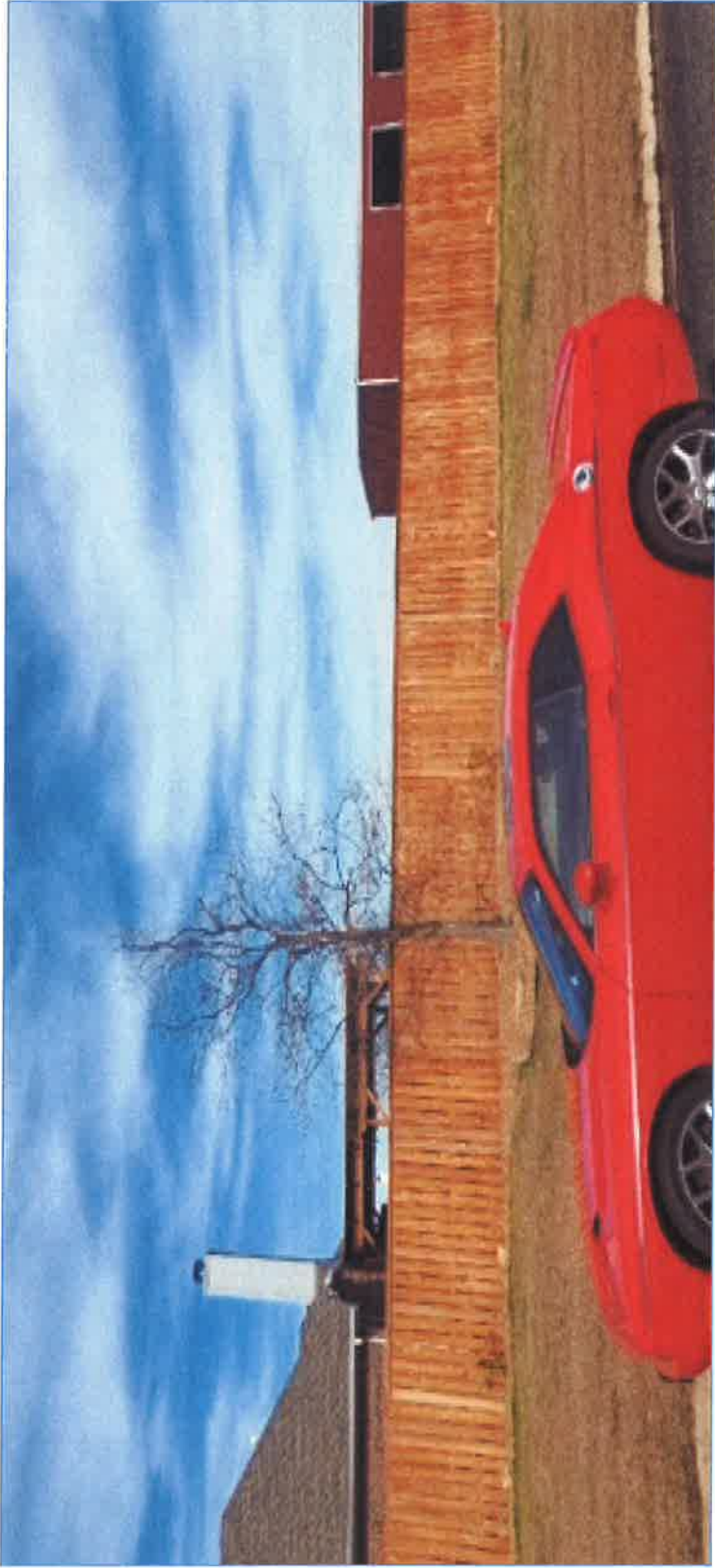


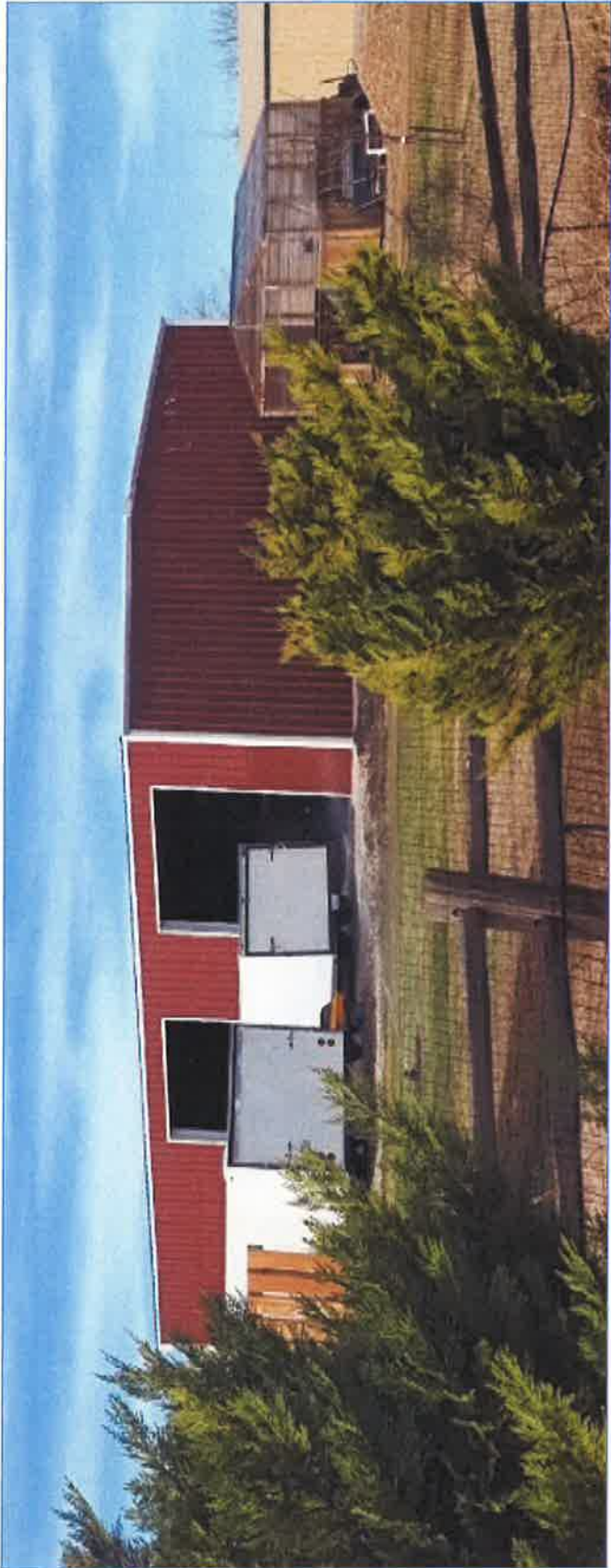
**Location Exhibits – 816 Corn Silk**

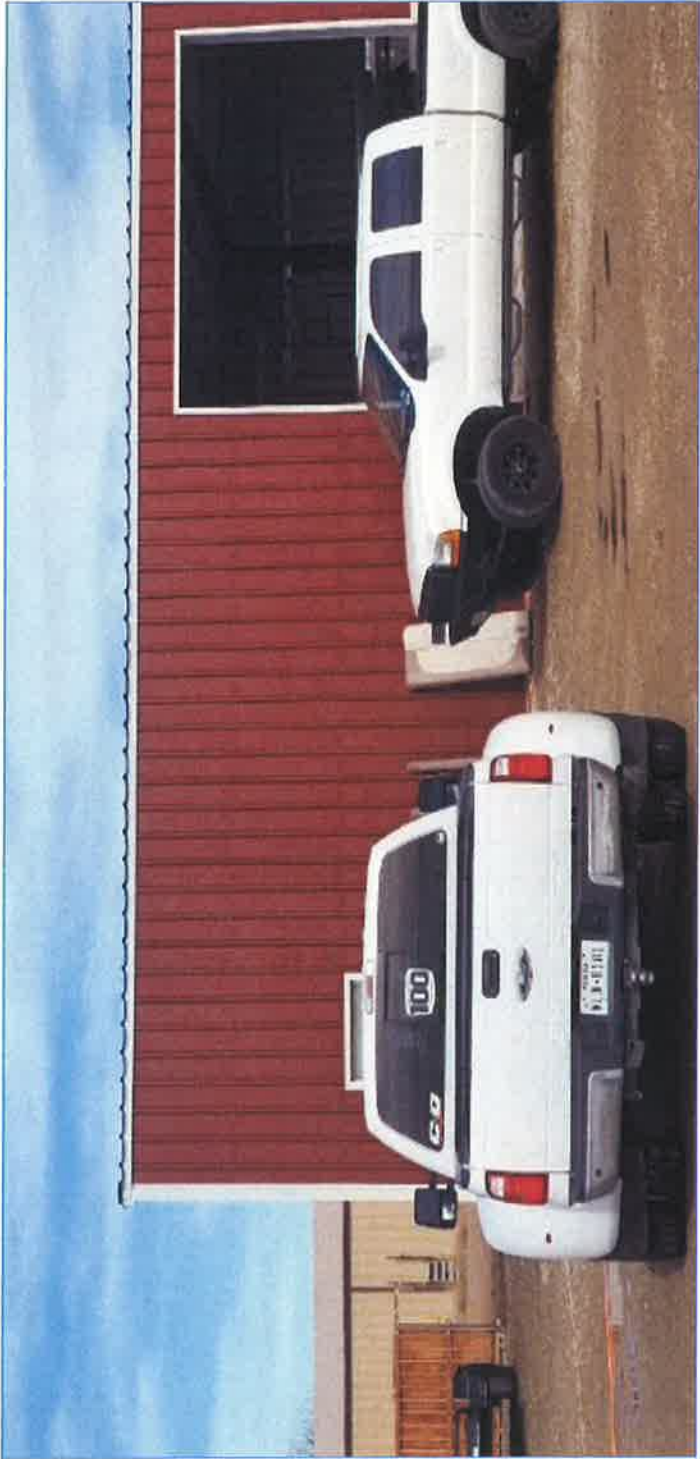














**CITY OF LAVON, TEXAS  
NOTICE OF PUBLIC HEARING BEFORE THE  
BOARD OF ADJUSTMENT**

Notice is hereby given that the City Council acting as the Board of Adjustment of the City of Lavon, Texas will hold a public hearing at a meeting that begins at 7:00 p.m. on Tuesday, January 15, 2019 at Lavon City Hall, 120 School Rd., Lavon, Texas.

**REQUEST:** At such time and place, the Board of Adjustment will hear and take action regarding the application of Kathy and Phil Tarrant for a variance to the requirements of Section 9.1.4.3 of the Code of Ordinances, Zoning Ordinance, Accessory Structures: for (B)(2) Lot Coverage – that provides for an accessory structure of maximum size of ~~1821~~ ~~1446.6~~ square feet to permit a structure that is 2100 square feet; for (B)(4) Roof – (a) that provides for a minimum roof pitch of 3:12 to permit a roof pitch of 1:12; and (B)(5) – Exterior Walls that provides for exterior walls of masonry or masonry façade materials to permit prefinished and prefabricated metal with a baked-on enamel or vinyl finish of similar color to the main structure.

**PROPERTY DESCRIPTION:** 816 Corn Silk; Lot 16, Block C, Bently Farms, Lavon Texas  
CCAD Prop. ID 2110472, situated northeast of the intersection of Corn Silk and Bently

Information regarding the request may be obtained at [cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org) or at 972-843-4220. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

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*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

**Comments regarding the application (attach separate sheet(s) as needed):**

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---

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---

**Signature:** \_\_\_\_\_

**Name (printed):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone/Email Address (optional):** \_\_\_\_\_

*You may return this form to:*

City of Lavon  
P.O. Box 340  
Lavon, Texas 75166  
email [CityHall@cityoflavon.org](mailto:CityHall@cityoflavon.org)

Thank you,  
*City of Lavon*

<b>Name</b>	<b>Mailing Address</b>	<b>City, State , Zip</b>	<b>Physical Address</b>	<b>City, State, Zip 2</b>	<b>Legal Description</b>
Tracey & Gary Wolf	821 Rolling Meadow Dr.	Lavon, TX 75166	821 Rolling Meadow Dr.	Lavon, TX 75166	Bently Blk C, Lot 1
Ruth E. White	843 Rolling Meadow Dr.	Lavon, TX 75166	843 Rolling Meadow Dr.	Lavon, TX 75166	Bently Blk C, Lot 2
David & Laura Simpson	840 Corn Silk Dr	Lavon, TX 75166	840 Corn Silk Dr.	Lavon, TX 75166	Bently Blk C, Lot 15
Dale & Joan Tucker	819 Corn Silk Dr.	Lavon, TX 75166	819 Corn Silk Dr.	Lavon, TX 75166	Bently Blk B, Lot 1
Raymond & Jewel Schlichting	841 Corn Silk Dr.	Lavon, TX 75166	841 Corn Silk Dr.	Lavon, TX 75166	Bently Blk B, Lot 2
Alfred Vonstein	213 Bently Dr	Lavon, TX 75166	213 Bently Dr.	Lavon, TX 75166	Bently Blk A, Lot 5
Jeffery & Maria Donaldson	187 Bently Dr.	Lavon, TX 75166	187 Bently Dr.	Lavon, TX 75166	Bently Blk A, Lot 4
Michelle & Daniel Rutledge	171 Bently Dr.	Lavon, TX 75166	171 Bently Dr.	Lavon, TX 75166	Bently Blk A, Lot 3
James & Jackie Ray	149 Bently Dr.	Lavon, TX 75166	149 Bently Dr	Lavon, TX 75166	Bently Blk A, Lot 2



**CITY OF LAVON, TEXAS  
NOTICE OF PUBLIC HEARING BEFORE THE  
BOARD OF ADJUSTMENT**

Notice is hereby given that the City Council acting as the Board of Adjustment of the City of Lavon, Texas will hold a public hearing at a meeting that begins at 7:00 p.m. on Tuesday, January 15, 2019 at Lavon City Hall, 120 School Rd., Lavon, Texas.

**REQUEST:** At such time and place, the Board of Adjustment will hear and take action regarding the application of Kathy and Phil Tarrant for a variance to the requirements of Section 9.1.4.3 of the Code of Ordinances, Zoning Ordinance, Accessory Structures: for (B)(2) Lot Coverage – that provides for an accessory structure of maximum size of 1446.6 square feet to permit a structure that is 2100 square feet; for (B)(4) Roof – (a) that provides for a minimum roof pitch of 3:12 to permit a roof pitch of 1:12; and (B)(5) – Exterior Walls that provides for exterior walls of masonry or masonry façade materials to permit prefinished and prefabricated metal with a baked-on enamel or vinyl finish of similar color to the main structure.

**PROPERTY DESCRIPTION:** 816 Corn Silk; Lot 16, Block C, Bently Farms, Lavon Texas  
CCAD Prop. ID 2110472, situated northeast of the intersection of  
Corn Silk and Bently

Information regarding the request may be obtained at [cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org) or at 972-843-4220. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

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*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

**Comments regarding the application (attach separate sheet(s) as needed):**

\_\_\_\_\_  
*See Attached*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** Ruth Elaine White  
**Name (printed):** Ruth E. White  
**Address:** 243 Rolling meadow Dr.  
**Phone/Email Address (optional):** (972) 853-2283

**You may return this form to:** City of Lavon  
P.O. Box 340  
Lavon, Texas 75166  
email [CityHall@cityoflavon.org](mailto:CityHall@cityoflavon.org)

**RECEIVED**  
**JAN 10 2019**  
**CITY OF LAVON**

Thank you,  
*City of Lavon*

The view from every window from the back of my home looks out onto this building. I have a view of 100% of the building's width, length and squatty roof pitch. This building has turned our residential neighborhood into what feels like an industrial park. The building is unsightly for a residential area, and I believe it will adversely affect my property values.

My husband and I purchased our home in this neighborhood particularly for the spacious lots and expansive views. However, this building is so large that when I'm on my back porch, sitting at my kitchen table, or in my living room it swallows up the landscape and negatively affects the residential setting that I once enjoyed.

I implore council members to consider how they would feel if they had a building like this next door to their own home. My fear is that if this building is allowed to remain that others will then be allowed, and this beautiful area will be another junky neighborhood. Lavon, Texas should not be known as this type of community. Please don't allow this monstrosity to stay in our neighborhood. I didn't buy my property with the expectation of living in an industrial park.

Thank you for your dedication and consideration,  
Elaine White

RECEIVED  
JAN 10 2019  
CITY OF LAVON



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 9 - A**

---

**Item:**

Approve the appointment of Command Officer Positions for the Lavon Volunteer Fire Department (LVFD) consisting of Volunteer Assistant Chief – Danny Anthony and Volunteer Captain – Scott Beaudette.

**Background:**

The Lavon Volunteer Fire Department Bylaws provide for the appointment and confirmation of command officers. Assistant Chief Steve Gammons recently resigned his appointment due to professional commitments.

***Excerpt from Bylaws:***

Appointment of Command Officer positions of this organization shall be made biennially, in September, by way of unanimous decision of both the City Administrator and Fire Chief, with approval by City Council at a regular or special called meeting.

Volunteer Fire Chief Jon Scott submitted the following recommendations

Assistant Chief:        Danny Anthony  
Captain:                 Scott Beaudette

I concur with Chief Scott's recommendation and respectfully submit them for the City Council's consideration. Approval is recommended.

Attachment:    Memo – Volunteer Chief Jon Scott

January 9, 2019



## Lavon Volunteer Fire Department

501A Lincoln Avenue Lavon, Texas 75166

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To: Kim Dobbs, City Administrator

December 19, 2018

From: Jon Scott, Fire Chief

Re: Nomination for LVFD Officer Positions

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In accordance with the Bylaws of the Lavon Volunteer Fire Department, I respectfully request that the following individuals be appointed to fill the officer positions that are vacant.

Each nominee was selected based on their qualifications, years of experience and past leadership abilities shown while working in the City of Lavon on the Emergency Response Staffing program. Both nominees are TCFP Firefighters and meet or exceed all requirements set forth in the Bylaws. In addition, both nominees are certified to train other firefighters in EMS and Fire operations. Both nominees have been actively involved in getting the department organized, equipped and properly trained and they lead by example for our other members.

### Proposed Appointments:

Assistant Fire Chief      Danny Anthony,  
TCFP FFII, Paramedic, Flight Medic, ISO, Certified Trainer

Captain                      Scott Beaudette,  
TCFP FFII, Paramedic, Certified Trainer, Swift-Water Certified  
Member of Texas Task Force 2

Thank you for your consideration of these fine members.



# CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: January 15, 2019

ITEM: 9 - B

---

**Item:**

Discussion and action regarding an application for an appeal of Section 9.01.001 Public Works Construction of the Code of Ordinances that requires storm drain culverts to be installed with reinforced concrete pipe (RCP) to permit the applicant to install a tin or metal pipe at 436 Wolf Run Court, requested by Brandon Miller.

**Background:**

The applicant was in the process of cutting in a second driveway and installing a metal pipe culvert at his residence when the Code Enforcement Officer tagged the project for the homeowner to obtain a right-of-way permit. When Mr. Miller provided information to obtain the right-of-way permit it was determined that the proposed project did not conform to the City's adopted standard construction details.

***Excerpt – Code of Ordinances***

**Sec. 9.01.001 Public works construction**

(a) Adoption of standards.

(2) The city council hereby adopts the standard construction details maintained on file in the offices of the city (hereinafter referred to as “standards”). Ordinance No. 2018-05-01.

**Sec. 4.01.002 Minimum construction standards for commercial parking lots, driveways and exterior walls**

(b) Minimum construction standards.

(2) Residential driveways.

(A) Residential driveways within the city shall be concrete within the right-of-way and shall conform to the minimum driveway standards diagram attached to Ordinance 2006-06-01 (attachment I, Residential Driveway Ramp).

(C) Residential driveways within the city on lots of 1 acre or more shall be either concrete or asphalt within private property areas outside of the right-of-way.

Several years ago, the City constructed concrete driveway approaches and RCP culverts with poured concrete headwall safety end treatments on all existing driveways on Wolf Run Court at no cost to the residents. Wolf Run Court is an asphalt street and the storm sewer is served by open drainage ditches.

The Public Works Department has a project on the schedule for routine ditch maintenance when the weather conditions permit. The City Engineer and Public Works Director are working on possible options to improve drainage conditions along Wolf Run Court.

Specifically, the regulations require:

- 1) concrete approach in the right of way;
- 2) concrete or asphalt paved driveway; and
- 3) culvert of RCP (reinforced concrete pipe) with concrete safety end treatments
- 4) the above requirements should be installed at the correct grade or elevation to ensure adequate drainage.

Mr. Miller is seeking a waiver of the standard construction detail requirements.

- Attachments:**
- 1) Application
  - 2) Location exhibits
  - 3) Standard Construction Details excerpts

January 11, 2019



# CITY OF LAVON

P.O. Box 340 120 School Rd.

Lavon, TX 75166

Office (972) 843-4220 Fax (972) 843-0397

## Application for an Appeal, Variance, or Adjustment

Fee \$100.00 plus costs

(Costs shall include the actual cost to the City plus 10% administrative fee.)

### Items to be included with Variance Application:

1. Ordinance or Requirement of which you are requesting a variance.
2. Written description of exactly what is to be varied within Rule or Ordinance.
3. Hardship necessitating this variance.

Brandon Miller 1-4-19  
 Owner Name Date

436 Wolf Run Ct LAVON, TX, 75166 214-505-1850  
 Street Address City, State, Zip Phone Number  
*Bpmiller88@YA.HW.COM*

\_\_\_\_\_  
 Representative or Agent Phone Number

LAVON Metal Culvert + Pipe  
 Location of Property Type of Variance

RECEIVED

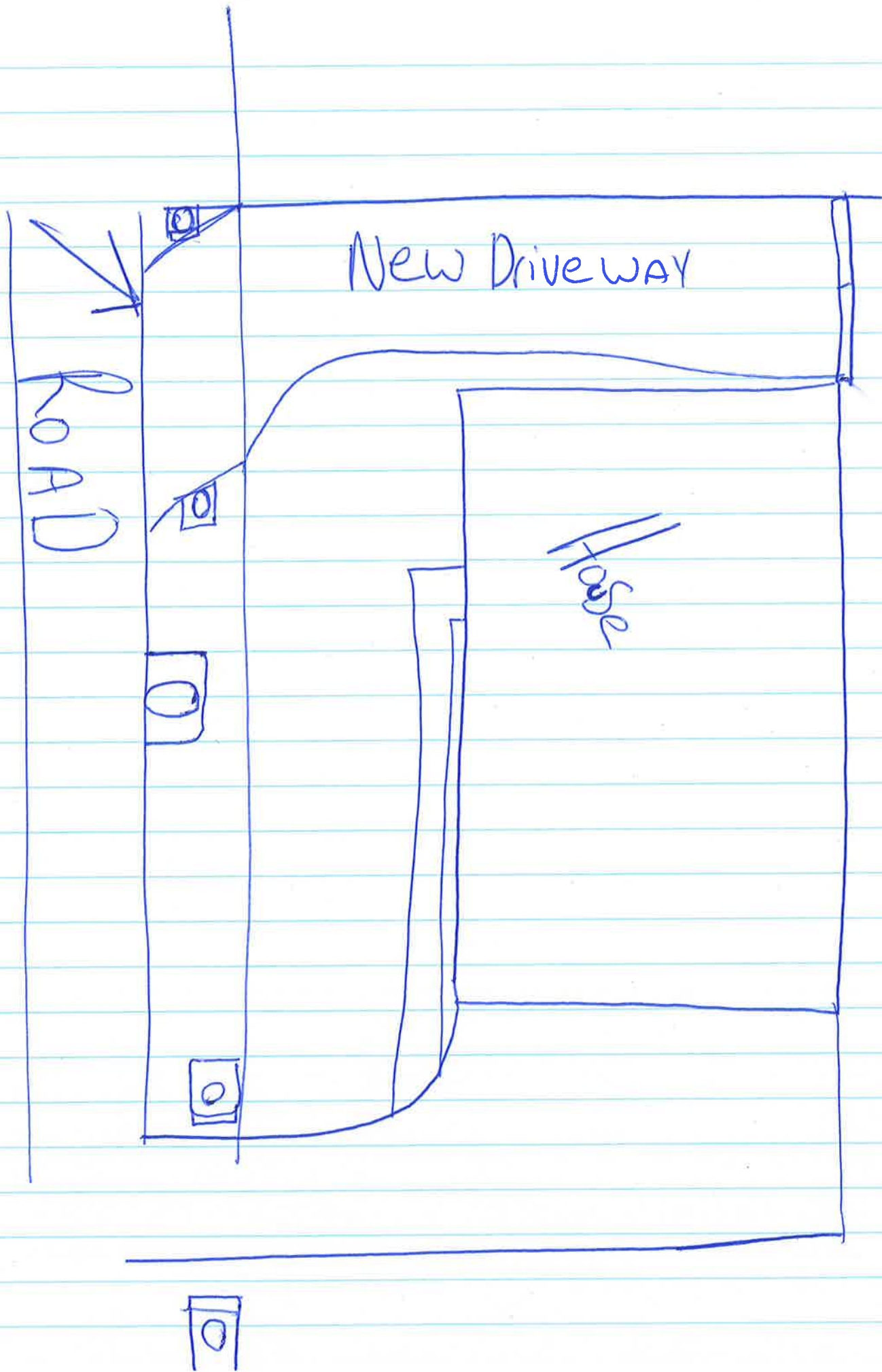
JAN 04 2019

CITY OF LAVON

### Office Use Only

\_\_\_\_\_  
 Date Received Fee Receipt/Check #

\_\_\_\_\_  
 Date Paid Next P&Z Meeting Next CC Meeting



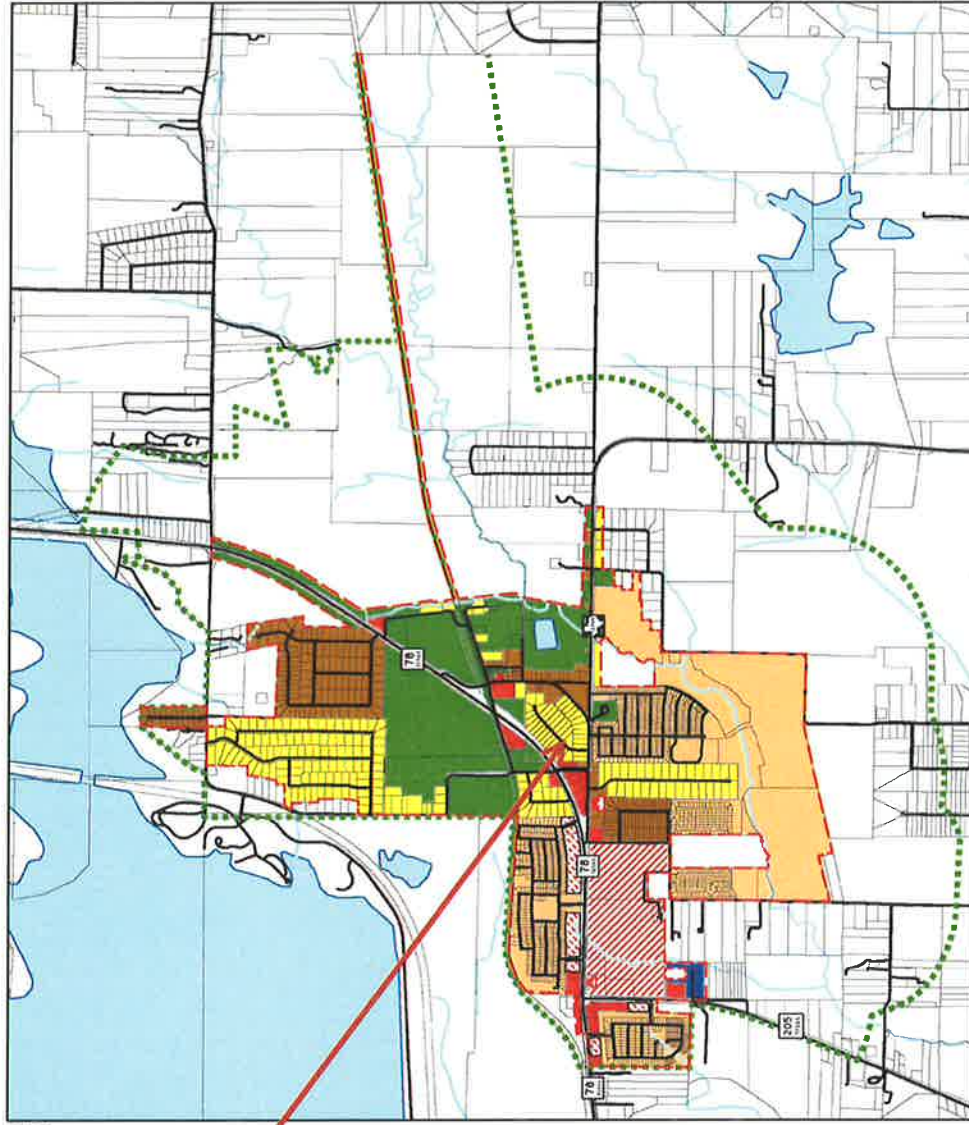
I would like A VARIANCE From  
line 4 of DRAINAGE General Notes  
What yall are ASKING For RCP pipe  
I would like to put A Metal Culvert pipe  
instead of concrete pipe.

i need ACCESS to my BACK YARD  
to get my truck BACK there  
to get trailers out

1-4-19

B. J. Miller

# Zoning Map 436 Wolf Run



## ZONING MAP

Ordinance No. 2018-03-02  
March 6th, 2018



### Legend

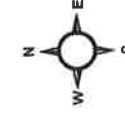
- Agricultural (A)
- Single Family-1 (SF-1)
- Single Family-2 (SF-2)
- Retail (R)
- Planned Development – Single Family (PD-SF)
- Planned Development – Mixed Use (PD-MU)
- Planned Development – Commercial (PD-C)
- Planned Development – Business (PD-B)
- Lavon City Limits

For Planned Development Regulations  
See the City of Lavon Ordinance applicable to the specific site.

### Unassigned Zoning Districts

- Single-Family -4 (SF-4)
- Main Street
- Business Park District (B-2)

For General Regulations of these Zoning Districts  
see the City of Lavon Zoning Ordinance



Planning | Urban Design | Architecture

06-18-18



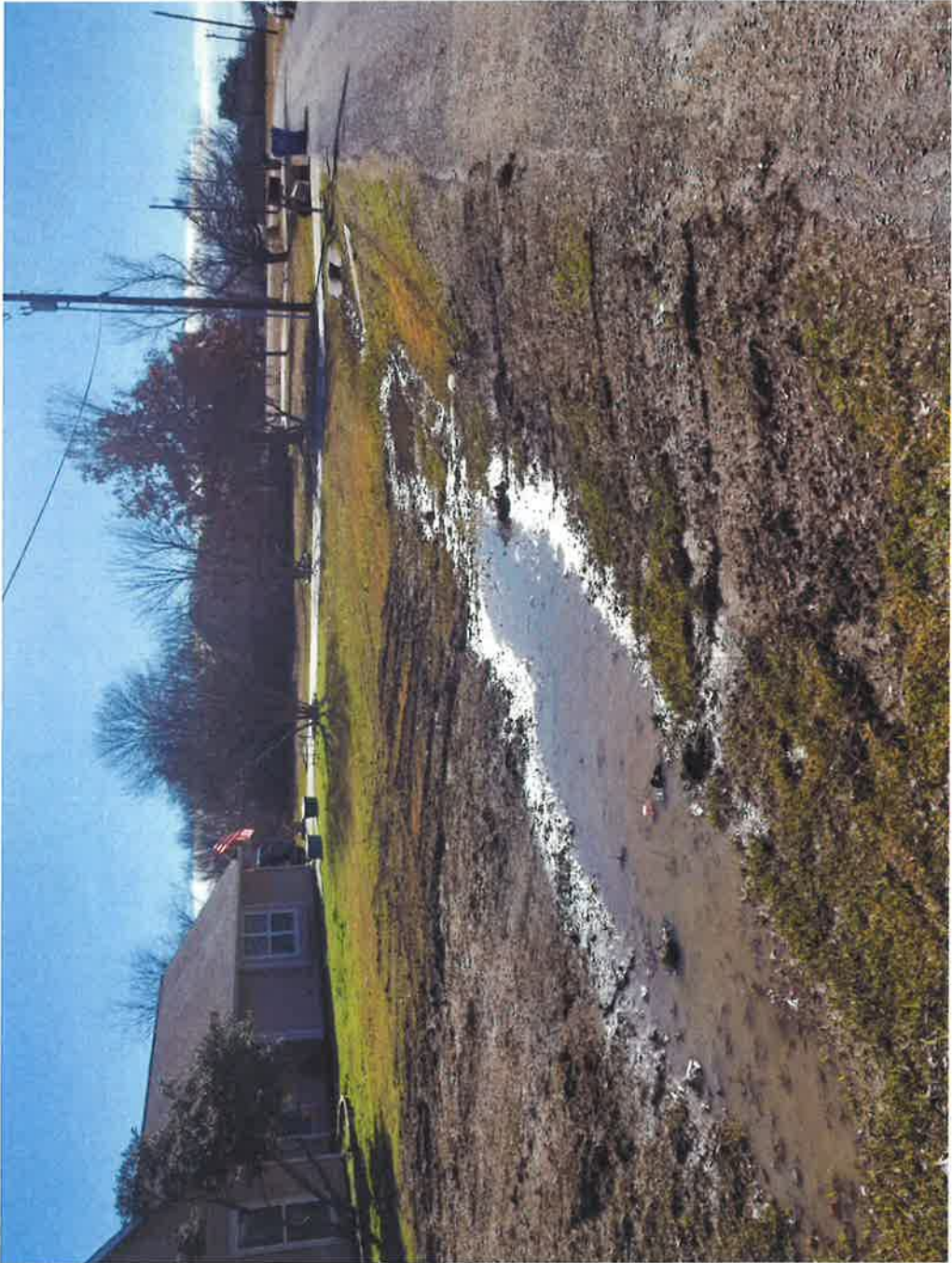
**Location Exhibit – 436 Wolf Run Ct.**











# CITY OF LAVON

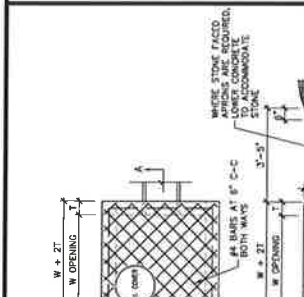


# STANDARD CONSTRUCTION DETAILS

INDEX	
SHEET NO.	SHEET TITLE
DS-G1	GENERAL NOTES
DS-DR1	STORM SEWER DETAILS
DS-DR2	STORM SEWER DETAILS
DS-PV1	TYPICAL STREET SECTIONS
DS-PV2	TYPICAL STREET SECTIONS
DS-PV3	PAVING DETAILS
DS-PV4	ACCESSIBLE SIDEWALK DETAILS
DS-PV5	SIDEWALK, DRIVEWAY & ALLEY DETAILS
DS-SS1	SANITARY SEWER DETAILS

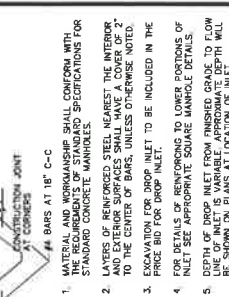
ADOPTED: MAY 2018  
ORD. NO.: 2018-05-01  
REVISION:  
REVISION:  
REVISION:



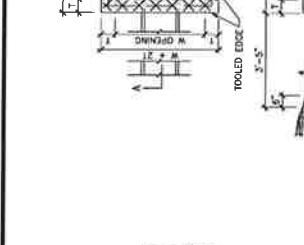


TRENCH WIDTH FOR R.C.P. WALL 'B'

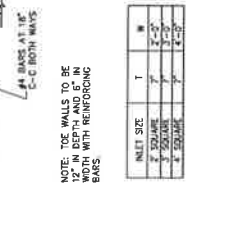
NOMINAL DIAMETER (INCHES)	TRENCH WIDTH (INCHES)	TRENCH WIDTH (FEET)
12	18	1.5
15	21	1.75
18	24	2.0
21	27	2.25
24	30	2.5
27	33	2.75
30	36	3.0
33	39	3.25
36	42	3.5
39	45	3.75
42	48	4.0
45	51	4.25
48	54	4.5
51	57	4.75
54	60	5.0
57	63	5.25
60	66	5.5
63	69	5.75
66	72	6.0
69	75	6.25
72	78	6.5
75	81	6.75
78	84	7.0
81	87	7.25
84	90	7.5
87	93	7.75
90	96	8.0



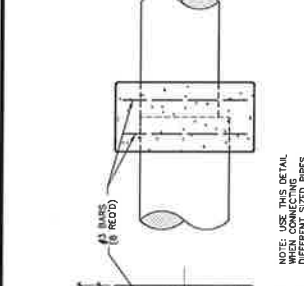
NOTES:  
1. ALL PRECAST SECTIONS SHALL MEET OR EXCEED ASTM C-478.  
2. MANHOLE NOMINAL SIZE SHALL BE 1.5 TIMES THE LARGEST PIPE DIAMETER FOR STRAIGHT THROUGH MANHOLES AND 2 TIMES THE LARGEST PIPE DIAMETER FOR TEE OR ANGLE MANHOLES.  
3. MANHOLE FRAME AND COVERS SHALL BE CAST IRON BARS & HAYS PATTERN NO. 400-24 OR EQUAL. DO NOT USE SANITARY SEWER MANHOLE COVERS.  
4. CRUITS OF THE MANHOLE TO DRAIN. CRUITS SHALL BE AT LEAST 1/3 THE DIAMETER OF THE STORM SEWER PIPE.



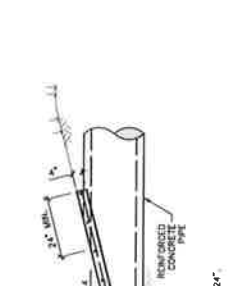
NOTE: USE THIS DETAIL TO BE 12\"/>



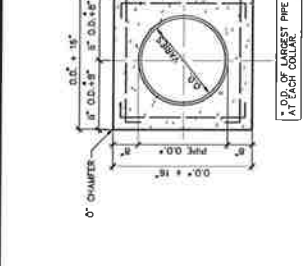
NOTE: WHEN ROCK STRAP IS USED FOR EROSION PROTECTION, ROCKS SHALL PROJECT TO 2\"/>



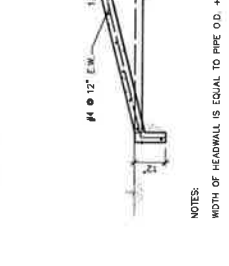
NOTE: ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS SHOWN AS STANDARD SQUARE STORM DRAIN MANHOLE.



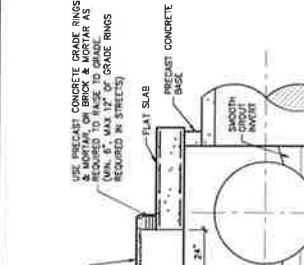
NOTE: WIDTH MAY BE INCREASED OR DECREASED AS DETERMINED BY TOWN ENGINEER.



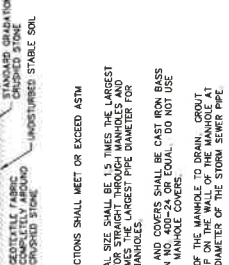
NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



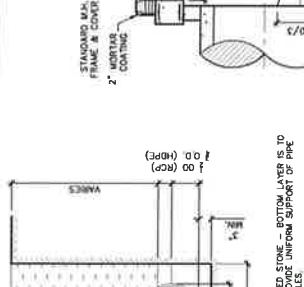
NOTE: SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.  
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2\"/>



NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



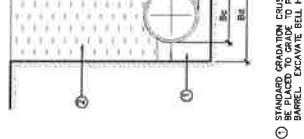
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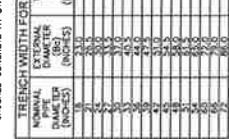
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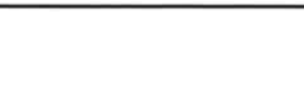
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NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



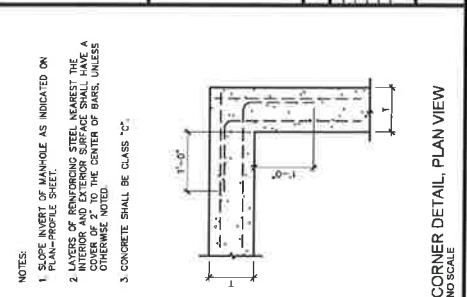
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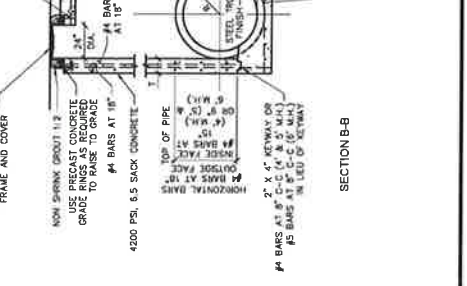
NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



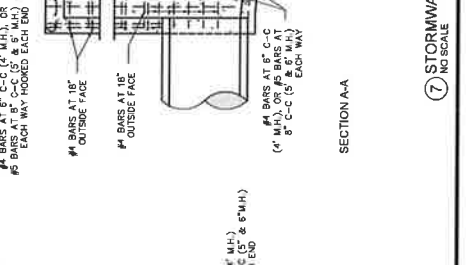
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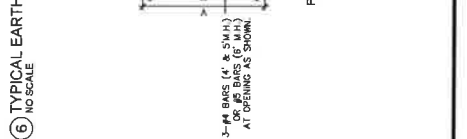
NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>



NOTE: USE PRECAST CONCRETE GRADE RINGS REDUCED TO MAKE TO GRADE. (MIN. 8\"/>

TABLE OF DIMENSIONS

M.H. SIZE (ft)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'

PROVIDED TO THE CITY PRIOR TO ACCEPTANCE. TV INSPECTION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR.

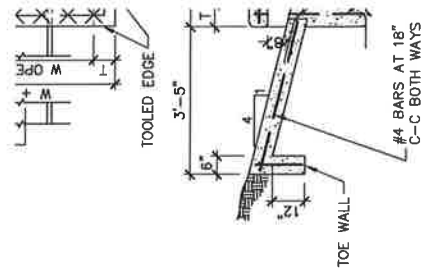
9. CRUSHED CONCRETE IS NOT ALLOWED FOR EMBEDMENT OR BACKFILL.
10. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL THE CITY HAS INSPECTED IT.

### **DRAINAGE GENERAL NOTES**

1. ALL STORM SEWER SHALL BE MINIMUM CLASS III RCP.
2. HDPE STROM SEWER MAY BE ALLOWED ON A CASE BY CASE BASIS. HDPE STORM SEWER SHALL MEET ASTM F2306 REQUIREMENTS WITH WATERTIGHT JOINTS WITH SMOOTH WALL INTERIOR.
3. STORM SEWER PIPES SHALL BE A MINIMUM 18" DIAMETER, EXCEPT LATERALS MAY BE 12" DIAMETER.
4. DRIVEWAY CULVERTS SHALL BE MINIMUM 18" DIAMETER CLASS III RCP PIPE. DRIVEWAY CULVERTS STREETS SHALL HAVE SAFETY END TREATMENTS (SET) HEADWALLS PER THE STANDARD CONSTRUCTION DETAILS.
5. ALL CAST-IN-PLACE CONCRETE SHALL BE 4200 PSI (28 DAY), UNLESS OTHERWISE SPECIFIED.
6. CRUSHED CONCRETE IS NOT ALLOWED FOR EMBEDMENT OR BACKFILL FOR HDPE PIPE. CRUSHED CONCRETE IS ACCEPTABLE FOR RCP.
7. PILOT CHANNEL FOR COUNTRY LANES SHALL BE 3600 PSI CONCRETE, 6" THICK W/#3 BARS @ 18" O.C.E.W.
8. A "NO DUMPING - DRAINS TO CREEK" MARKER SHALL BE INSTALLED ON ALL INLETS. THE MARKER SHALL BE A MINIMUM 4" DIAMETER, ALUMINUM MARKER

### **PAVING GENERAL NOTES**

1. ALL PAVEMENT (STREETS, ALLEYS, PARKING, FIRE LANE) SHALL BE MINIMUM 4000 PSI (28 DAY), 6.5 SACK CONCRETE.
2. ALL SIDEWALKS SHALL BE A MINIMUM 3000 PSI (28 DAY) CONCRETE. SIDEWALK'S SHALL BE A MINIMUM 4" THICK W/#3 BARS @ 24" O.C.E.W.
3. ALL REINFORCING STEEL SHALL BE TIED AND PLACED UPON PLASTIC CHAIRS. BAR LAPS SHALL BE A MINIMUM 30 DIAMETERS. STEEL PLACEMENT SHALL OCCUR AFTER ACCEPTANCE OF THE SUBGRADE PREPARATION.
4. FLY ASH MAY BE USED FOR CONCRETE PAVEMENT INSTALLED BY MACHINE POUR. FLY ASH IS NOT ALLOWED ON HAND PLACED CONCRETE. FLY ASH

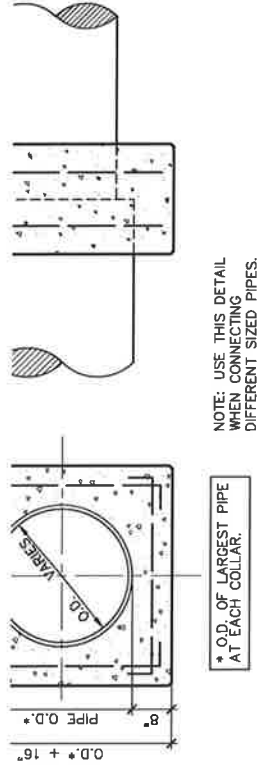


NOTE: TOE WALLS TO BE 12" IN DEPTH AND 6" IN WIDTH WITH REINFORCING BARS.

INLET SIZE	T	W
2' SQUARE	7"	2'-0"
3' SQUARE	7"	3'-0"
4' SQUARE	7"	4'-0"

**5** "Y" INLET DETAIL  
NO SCALE

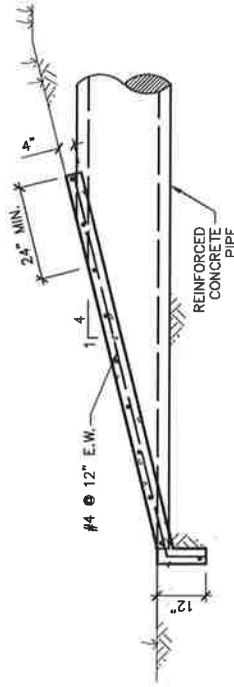
PRECAST CONCRETE GRADE  
FRAMES TO TOP OF 8'



NOTE: USE THIS DETAIL WHEN CONNECTING DIFFERENT SIZED PIPES.

\* O.D. OF LARGEST PIPE AT EACH COLLAR.

**3** CONCRETE COLLAR DETAIL  
NO SCALE



NOTES:

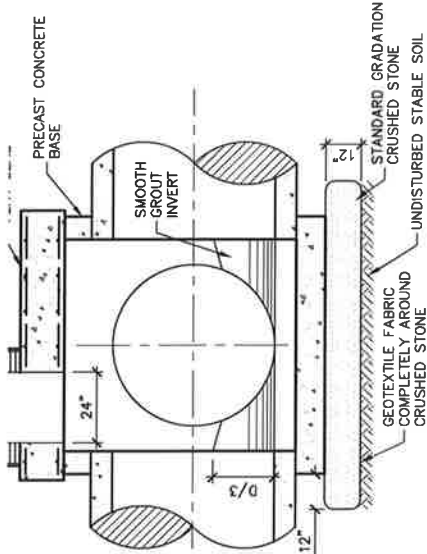
WIDTH OF HEADWALL IS EQUAL TO PIPE O.D. + 24".

SAWCUT 4:1 BEVEL ON PIPE.

**4** HEADWALL DETAIL  
NO SCALE

NOTE: WHEN ROCK RIPRAP IS USED FOR EROSION CONTROL RIPRAP SHALL BE GROUTED WITH CLASS B CONCRETE. ROCKS SHALL PROJECT 1/3 THEIR DIAMETER ABOVE THE GROUT SURFACE.

STANDARD 30" M.H. FRAME AND COVER



NOTES:

ALL PRECAST SECTIONS SHALL MEET OR EXCEED ASTM C-478.

MANHOLE NOMINAL SIZE SHALL BE 1.5 TIMES THE LARGEST PIPE DIAMETER FOR STRAIGHT THROUGH MANHOLES AND SHALL BE 2.0 TIMES THE LARGEST PIPE DIAMETER FOR TEE OR ANGLE MANHOLES.

MANHOLE FRAME AND COVERS SHALL BE CAST IRON BASS #4-HAYS PATTERN NO. 400-24 OR EQUAL. DO NOT USE SANITARY SEWER MANHOLE COVERS.

GROUT INVERTS OF THE MANHOLE TO DRAIN. GROUT SHALL EXTEND UP ON THE WALL OF THE MANHOLE AT LEAST 1/3 THE DIAMETER OF THE STORM SEWER PIPE.

**2** STANDARD STORM SEWER MANHOLE  
NO SCALE



\* WIDTH MAY BE INCREASED OR DECREASED BASED ON CHANNEL FLOW AS DETERMINED BY TOWN ENGINEER

#4 BARS AT 6" C-C (4' M.H.), OR



4 LAYER IS TO PORT OF PIPE  
ERRIS LARGER 90% ROADWAYS DOCTOR LL BE

**DMENT**





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 9 – C**

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**Item:**

Discussion and action regarding Resolution No. 2019-01-01 authorizing the mayor to execute an amendment to the professional services agreement with Lenart Development Company, LLC to provide for reimbursement for public improvement district administration and service and assessment plan consulting services; and providing for an effective date

**Background:**

In June 2018, the City Council and Lenart Development Company, LLC entered into a Professional Services Agreement (PSA) for the developer to reimburse the City for expenses incurred by the City for the certain professional consultants' review of the proposed project. In December 2018, the City retained the services of P-3 Works, LLC for professional services relating to public improvements districts.

Public improvement district administration and service and assessment plan consultant services were not specifically provided for in the June agreement and the developer has agreed to amend the PSA to include reimbursement for these services.

**Attachments:** Resolution No. 2019-01-01 and proposed agreement

January 10, 2019

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2019-01-01**

Amend Professional Services Agreements – Lenart Development Company LLC

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH LENART DEVELOPMENT COMPANY, LLC TO PROVIDE FOR REIMBURSEMENT FOR PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION AND SERVICE AND ASSESSMENT PLAN CONSULTING SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to execute an Amendment to the Professional Services Agreement with Lenart Development Company, LLC to provide for reimbursement for public improvement district administration and service and assessment plan consulting services; attached hereto as Exhibit “A”.

**SECTION 2.** This resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 15<sup>th</sup> day of January, 2019.

---

Vicki Sanson  
Mayor

ATTEST:

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Kim Dobbs  
City Administrator | City Secretary

**CITY OF LAVON, TEXAS  
RESOLUTION NO. 2019-01-01**

**EXHIBIT A**

**PROFESSIONAL SERVICES AGREEMENT – AMENDMENT**

**AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT**

This **Amendment** (“Amendment”) is entered into by and between the **City of Lavon**, a general law Type A municipal corporation organized under the laws of the State of Texas (the “City”), and **Lenart Development Company, LLC**, (the “Company” or “Developer”), each individually referred to as a “party” and collectively referred to as the “parties.”

**WHEREAS**, the parties have previously entered into a Professional Services Agreement (the “Agreement”), which was executed on June 1, 2018; and

**WHEREAS**, in the Agreement, the Company agreed to pay for certain Professional Services provided by consultants and the City and Company now wish to amend the Agreement to provide for reimbursement of the City’s expenses for public improvement district administration and service and assessment plan consultant services provided by P3 Works, LLC.

**NOW, THEREFORE**, City and Company, acting herein by and through their duly authorized representatives, enter into the following agreement to amend the Agreement:

1.

The Agreement is amended to provide for reimbursement of the City’s expenses for public improvement district administration and service and assessment plan consultant services as follows:

<b>Title</b>	<b>Hourly Rate</b>
Managing Partner	\$250
Vice President	\$185
Senior Associate	\$160
Associate	\$135
Administrative	\$100

\*P3Works’ hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.

2.

All other provisions of the Agreement which are not expressly amended herein shall remain in full force and effect. This Amendment shall not require an increase in the total number of payments nor the dollar amount of the monthly payment as required by the original Agreement.

This Amendment may be executed in several counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. A signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature.

*Signature Page To Follow*

Executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY:**

**CITY OF LAVON, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Administrator

**COMPANY:**

LENART DEVELOPMENT COMPANY, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
Steven H. Lenart, Manager

**STATE OF TEXAS           §**

**§**  
**COUNTY OF COLLIN       §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Steven H. Lenart, Manager of Lenart Development Company, LLC, a Texas limited liability company, on behalf of the company.

\_\_\_\_\_  
**Notary Public, State of Texas**  
**(Seal)**





# CITY OF LAVON CITY COUNCIL Agenda Brief

**MEETING:** January 15, 2019

**ITEM:** 9 – D

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**Item:**

Discussion and action regarding Resolution No. 2019-01-02 authorizing the mayor to execute an amendment to the professional services agreement with DFW Devco, LLC to provide for reimbursement for public improvement district administration and service and assessment plan consulting services; and providing for an effective date

**Background:**

In June 2018, the City Council and DFW Devco, LLC (John Marlin) entered into a Professional Services Agreement (PSA) for the developer to reimburse the City for expenses incurred by the City for the certain professional consultants' review of the proposed project. In December 2018, the City retained the services of P-3 Works, LLC for professional services relating to public improvements districts.

Public improvement district administration and service and assessment plan consultant services were not specifically provided for in the June agreement and the developer has agreed to amend the PSA to include reimbursement for these services.

**Attachments:** Resolution No. 2019-01-02 and proposed agreement

January 10, 2019

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2019-01-02**

Amend Professional Services Agreements – DFW Devco, LLC

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH DFW DEVCO, LLC TO PROVIDE FOR REIMBURSEMENT FOR PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION AND SERVICE AND ASSESSMENT PLAN CONSULTING SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to execute a an Amendment to the Professional Services Agreement with DFW Devco, LLC to provide for reimbursement for public improvement district administration and service and assessment plan consulting services; attached hereto as Exhibit “A”.

**SECTION 2.** This resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 15<sup>th</sup> day of January, 2019.

---

Vicki Sanson  
Mayor

ATTEST:

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Kim Dobbs  
City Administrator | City Secretary

**CITY OF LAVON, TEXAS  
RESOLUTION NO. 2019-01-02**

**EXHIBIT A**

**PROFESSIONAL SERVICES AGREEMENT – AMENDMENT**

**AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT**

This **Amendment** (“Amendment”) is entered into by and between the **City of Lavon**, a general law Type A municipal corporation organized under the laws of the State of Texas (the “City”), and DFW Devco, LLC, (the “Company” or “Developer”), each individually referred to as a “party” and collectively referred to as the “parties.”

**WHEREAS**, the parties have previously entered into a Professional Services Agreement (the “Agreement”), which was executed on June 15, 2018; and

**WHEREAS**, in the Agreement, the Company agreed to pay for certain Professional Services provided by consultants and the City and Company now wish to amend the Agreement to provide for reimbursement of the City’s expenses for public improvement district administration and service and assessment plan consultant services provided by P3 Works, LLC.

**NOW, THEREFORE**, City and Company, acting herein by and through their duly authorized representatives, enter into the following agreement to amend the Agreement:

1.

The Agreement is amended to provide for reimbursement of the City’s expenses for public improvement district administration and service and assessment plan consultant services as follows:

<b>Title</b>	<b>Hourly Rate</b>
Managing Partner	\$250
Vice President	\$185
Senior Associate	\$160
Associate	\$135
Administrative	\$100

\*P3Works’ hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.

2.

All other provisions of the Agreement which are not expressly amended herein shall remain in full force and effect. This Amendment shall not require an increase in the total number of payments nor the dollar amount of the monthly payment as required by the original Agreement.

This Amendment may be executed in several counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument. A signature received via facsimile or electronically via email shall be as legally binding for all purposes as an original signature.

*Signature Page To Follow*

Executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY:**

**CITY OF LAVON, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Administrator

**COMPANY:**

DFW DEVCO, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
John Marlin

**STATE OF TEXAS           §**

**COUNTY OF COLLIN       §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Steven H. Lenart, Manager of Lenart Development Company, LLC, a Texas limited liability company, on behalf of the company.

\_\_\_\_\_  
**Notary Public, State of Texas**  
**(Seal)**





# CITY OF LAVON CITY COUNCIL Agenda Brief

**MEETING:** January 15, 2019

**ITEM:** 9-E

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**Item:**

Discussion and action regarding Resolution No. **2019-01-03** accepting a petition to create a Public Improvement District, calling for a public hearing and directing the statutory notices to be given. The property, Lenart Lakepointe Development, is ±173.037 acres situated in the Samuel M. Ranier Survey, Abstract No. 470, Collin County, State of Texas and is generally located east of FM 78, south of FM 6 and north/northeast of Bois D'arc Road.

**Background:**

Submission of a petition by property owners requesting the creation of a public improvement district ("PID") is the first step for creation of a PID. Attached is a schedule showing the steps for the creation of a PID and for the levy of assessments on property within the PID.

After the City Council determines that a valid petition has been filed, the City Council may adopt a resolution accepting the petition and calling a public hearing on the creation of the PID.

Notice of the public hearing must be published in a newspaper and mailed to each property owner in the proposed PID at least 15 days prior to the date of the public hearing.

The public hearing may be adjourned from time to time. After the conclusion of public hearing, the City Council has up to 6 months to adopt a resolution authorizing the creation of the PID. After adoption, the creation resolution must be published in a newspaper. The date of publication is the effective date of the creation of the PID.

Actual construction of the public improvements to be funded by the PID may not begin until after the 20<sup>th</sup> day following the effective date of the creation of the PID. Construction of the public improvements may not begin if during the 20-day period a written protest is signed by at least two-thirds of the owners of record of property within the PID or by the owners of record of property comprising at least two-thirds of the total area of the PID.

**Attachments:** Schedule  
Resolution No. **2019-01-03** and Petition

January 11, 2019

**Schedule of Events for the Creation of a Public Improvement District  
and Levy of Assessments**  
Chapter 372, Local Government Code (the "Act")

Creation:

1. Petition of Property Owners to create PID is filed with the City Secretary (petition may be initiated by City or property owners)
2. Verification by City Secretary that Petition meets requirements of the Act
3. City Council receives petition and calls public hearing
4. Notice of public hearing published (before the 15<sup>th</sup> day before the date of the hearing)
5. Notice of public hearing mailed to property owners (before the 15<sup>th</sup> day before the date of the hearing)
6. Public hearing on creation of PID<sup>(1)</sup>
7. Resolution creating PID<sup>(1)</sup>
8. Publication of Resolution (in its entirety) (20 day, from date of publication, referendum period before construction of PID funded improvements may begin)

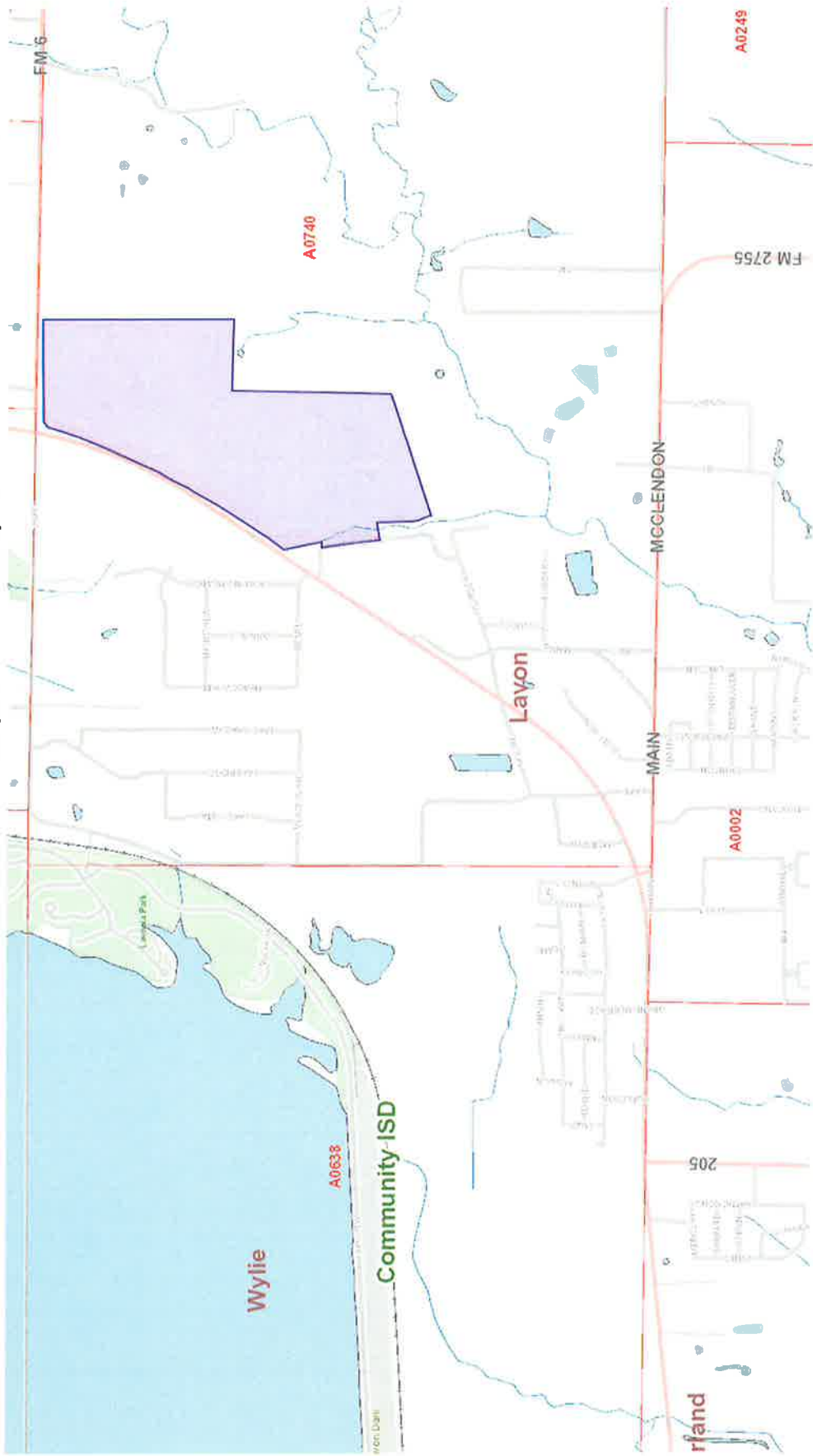
Assessment:

9. Appraisal of benefits
10. Preparation of proposed assessment roll
11. Proposed assessment roll approved by City Council and filed with City Secretary
12. City Council calls public hearing on assessment roll<sup>(1)</sup>
13. Notice of public hearing published (before the 10<sup>th</sup> day before the date of the hearing)
14. Notice of public hearing mailed to property owners by City Secretary upon filing of proposed assessment roll (before the 10<sup>th</sup> day before the date of the hearing)
15. Public hearing on proposed assessment roll<sup>(2)</sup>
16. Ordinance levying assessments<sup>(2)</sup>
17. Assessment ordinance filed in County real property records

(1) May be scheduled and occur at the same meeting.

(2) May be scheduled and occur at the same meeting.

# Proposed Lenart – Lakepointe Development



**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2019-01-03**

Lenart Lakepointe Development – PID Petition

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ACCEPTING A PETITION TO CREATE THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT AND CALLING FOR A PUBLIC HEARING.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code (the “*Act*”) authorizes the creation of public improvement districts; and

**WHEREAS**, on or before January 14, 2019, the owners of real property delivered to the City of Lavon, Texas a petition (the “*Petition*”, which is attached as **Exhibit A**) meeting the requirements of the Act and indicating: (i) the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owners of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the District have executed the Petition requesting that the City Council create the LakePointe Public Improvement District (the “*District*”); and

**WHEREAS**, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

**WHEREAS**, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

**NOW, THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

**Section 1.** The findings set forth in the recitals of this Resolution are found to be true and correct.

**Section 2.** City staff reviewed the Petition and determined that same complied with the requirements of the Act and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

**Section 3.** The City Council calls a public hearing to be scheduled at or after 7:00 p.m. on February 19, 2019 to be held at Lavon City Hall, 120 School Road, Lavon, Texas on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

**Section 4.** The Public Hearing may be adjourned from time to time. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution creating the proposed District or may defer the adoption of such a resolution for up to six months. The creation of the proposed District is within the sole discretion of the City Council.

**Section 5.** The City Council hereby authorizes and directs the City Secretary, on or before February 1, 2019, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the City; and (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

*[Remainder of page left blank intentionally.]*

**PASSED AND APPROVED THIS THE 15th DAY OF JANUARY, 2019.**

**CITY OF LAVON, TEXAS**

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**VICKI SANSON, MAYOR**

**ATTEST:**

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**KIM DOBBS, CITY ADMINISTRATOR**

**EXHIBIT A**  
**PETITION FOR CREATION**

## EXHIBIT B

### CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Lavon, Texas (“Lavon”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by LDC Lavon, LLC, a Texas limited liability company, and Lavon LakePointe Development, LLC, (collectively, the “Petitioners”), requesting that Lavon create the LakePointe Public Improvement District (the “District”) to include property owned by the Petitioners.

**Time and Place of the Hearing.** The public hearing will start at or after 7:00 p.m. on February 19, 2019 at Lavon City Hall, 120 School Road, Lavon, Texas 75166.

**General Nature of the Proposed Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the “Act”), that are necessary for the development of the property within the District, which public improvements may include: water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District (the “Authorized Improvements”).

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$25,000,000.00.

**Proposed District Boundaries.** The District is proposed to include approximately ±173.037 acres of land situated in the Samuel M. Ranier Survey, Abstract No. 470, Collin County, State of Texas, and generally located east of FM 78, south of FM 6 and north/northeast of Bois D’arc Road, and as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection.

**Proposed Method of Assessment.** Lavon shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and Lavon.** Lavon will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the

District property The Petitioners may also pay certain costs of the improvements from other funds available to it as developer of the District.

**PETITION FOR THE CREATION OF A  
PUBLIC IMPROVEMENT DISTRICT WITHIN  
THE CITY OF LAVON, TEXAS,  
FOR THE LAKEPOINTE DEVELOPMENT**

This petition (the "**Petition**") is submitted and filed with the City Secretary of the City of Lavon, Texas (the "**City**"), by LDC Lavon, LLC, a Texas limited liability company, and Lavon LakePointe Development, LLC, a Texas limited partnership (collectively, the "**Owner**"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "**Act**"), requesting that the City create a public improvement district (the "**District**") to include property owned by the Owner and located within the corporate limits of the City (the "**Property**"), more particularly described in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Owner would present the following:

1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by the Act that are necessary for development of the Property, which public improvements will include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District (collectively, the "**Authorized Improvements**"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

2. Estimated Cost of the Authorized Improvements. The Owner estimates that the cost to design, acquire, and construct the Authorized Improvements is \$25,000,000.

3. Boundaries of the Proposed District. The District is proposed to include the Property.

4. Proposed Method of Assessment. The City shall levy an assessment on each residential lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest). The assessments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the proceeds of bonds to be issued by the District and from other sources of funds, if any, available to the Owner, which bonds will be repaid from the assessments.

6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

7. Owner Requests Establishment of the District. The person signing this Petition requests the establishment of the District.

8. Advisory Board. The Owner proposes that the District be established and managed without the creation of any advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned requests that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 9<sup>th</sup> day of January, 2019.

LDC LAVON, LLC,  
a Texas limited liability company

By:

  
\_\_\_\_\_  
Steven H. Lenart, Manager

LAVON LAKEPOINTE DEVELOPMENT, LLC,  
a Texas limited liability company

By:

  
\_\_\_\_\_  
Steven H. Lenart, Manager

**EXHIBIT A**

**METES AND BOUNDS DESCRIPTION OF THE PROPERTY**

LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 470, in the City of Lavon, Collin County, Texas, being part of a tract of land described in a deed to Meredith M. Roark and Margaret M. Arnold, recorded in Document No. 2010526000533270, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Roark and Arnold tract, being the southwest corner of a called 140.22 acre tract of land described in a deed to Petro Hunt, LLC, as recorded in Document No. 20070208000186500, in said Deed Records, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE South 72 degrees 03 minutes 07 seconds West, with the south line of said Roark and Arnold tract and the north line of said Northeast Texas Rural Rail Transportation District tract, a distance of 1,656.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Roark and Arnold tract, being southeast corner of a 0.478 acre tract of land described in a deed to North Texas Municipal Water District, recorded in Document No. 20121116001469900, in said Deed Records;

THENCE North 23 degrees 30 minutes 56 seconds West, departing the north line of said Northeast Texas Rural Rail Transportation District tract, with the west line of said Roark and Arnold tract, and with the east lines of said 0.478 acre tract and a called 0.91 acre tract described in a deed to Mary Evans, recorded in Document No. 200804070014460, in said Deed Records, a distance of 173.19 feet to a 1/2-inch iron rod found;

THENCE North 01 degree 53 minutes 11 seconds West, continuing with the west line of said Roark and Arnold tract, and with the east lines of said 0.91 acre tract and a called 2.062 acre tract of land described in a deed to Connie S. Miller, recorded in Volume 4001, Page 947, in said Deed Records, a distance of 530.40 feet to a 1/2-inch iron rod found at the northeast corner of said 2.062 acre tract;

THENCE South 84 degrees 43 minutes 14 seconds West, continuing with the west line of said Roark and Arnold tract and with the north line of said 2.062 acre tract, a distance of 236.18 feet to a 1/2-inch iron rod found at the northwest corner of said 2.062 acre tract, being in the east line of a tract of land described as Tract Two in a deed to 78 Straddle, LP, recorded in Volume 5571, Page 3351, in said Deed Records, also being the approximate center of Bois D'Arc Lane (no recording information found);

THENCE North 06 degrees 53 minutes 43 seconds West, continuing with the west line of said Roark and Arnold tract, with the east lines of said Tract Two and a tract of land described as Tract No. 2 in a deed to DPB Investments, LP, recorded in Document No. 20110606000576510, in said Deed Records, and along said Bois D'Arc Lane, a distance of 748.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Tract No. 2, being in the south line of a called 2.25 acre tract of land described in a deed to MJKMart, LLC, recorded in Document No. 20120906001115340, in said Deed Records;

THENCE South 89 degrees 16 minutes 47 seconds East, continuing with the west line of said Roark and Arnold tract and with the south line of said 2.25 acre tract, a distance of 64.98 feet to a 1/2-inch iron rod found at the southeast corner of said 2.25 acre tract;

THENCE North 11 degrees 02 minutes 32 seconds West, continuing with the west line of said Roark and Arnold tract and with the east line of said 2.25 acre tract, a distance of 490.85 feet to a

1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 2.25 acre tract, being in the east line of State Highway 78 (variable width right-of-way);  
THENCE North 33 degrees 42 minutes 56 seconds East, continuing with the west line of said Roark and Arnold tract and with the east line of said State Highway 78, a distance of 1,298.45 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found on a non-tangent curve to the left, having a radius of 5,729.57 feet and a central angle of 11 degrees 53 minutes 10 seconds;  
THENCE continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, and with said curve to the left, an arc distance of 1,188.61 feet (Chord Bearing North 27 degrees 54 minutes 44 seconds East – 1,186.48 feet);  
THENCE, South 88 degrees 51 minutes 28 seconds East, departing said east and west lines, for a distance of 167.90 feet;  
THENCE, North 33 degrees 46 minutes 49 seconds East, for a distance of 344.38 feet;  
THENCE, South 88 degrees 51 minutes 28 seconds East, for a distance of 625.77 feet;  
THENCE, North 01 degrees 01 minutes 20 seconds East, for a distance of 9.75 feet;  
THENCE, South 88 degrees 58 minutes 40 seconds East, for a distance of 118.86 feet;  
THENCE, South 01 degrees 01 minutes 20 seconds West, for a distance of 300.00 feet;  
THENCE, South 88 degrees 51 minutes 28 seconds East, for a distance of 580.12 feet, in the east line of said Roark and Arnold tract, being in the west line of called 59.757 acre tract described in a deed to Petro Hunt LLC, records in Document No. 20070208000183240, in said Deed Records;  
THENCE South 01 degree 00 minutes 58 seconds West, with the east line of said Roark and Arnold tract, and with the west line of said 59.757 acre tract, a distance of 1,450.63 feet to the southwest corner of said 59.757 acre tract, being in the north line of the aforementioned 140.22 acre tract;  
THENCE North 88 degrees 51 minutes 38 seconds West, continuing with the east line of said Roark and Arnold tract and with the north line said 140.22 acre tract, a distance of 871.25 feet to a 1/2-inch iron rod found at the northwest corner of said 140.22 acre tract;  
THENCE South 01 degree 09 minutes 20 seconds West, continuing with the east line of said Roark and Arnold tract and with the west line said 140.22 acre tract, a distance of 2,042.77 feet to the POINT OF BEGINNING and containing 173.037 acres of land.



## EXHIBIT B

### CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Lavon, Texas (“Lavon”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Lavon LakePointe Development, LLC, (the “Petitioner”), requesting that Lavon create the LakePointe Public Improvement District (the “District”) to include property owned by the Petitioner.

**Time and Place of the Hearing.** The public hearing will start at or after 7:00 p.m. on February 19, 2019 at Lavon City Hall, 120 School Road, Lavon, Texas 75166.

**General Nature of the Proposed Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the “Act”), that are necessary for the development of the property within the District, which public improvements may include: street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; parks and open space and related improvements; and other projects authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with developing and financing the public improvements listed above; and payment of costs of establishing, administering, and operating the District (the “Authorized Improvements”).

**Estimated Cost of the Authorized Improvements.** The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$25,000,000.00.

**Proposed District Boundaries.** The District is proposed to include approximately ±173.037 acres of land situated in the Samuel M. Ranier Survey, Abstract No. 470, Collin County, State of Texas, and generally located east of FM 78, south of FM 6 and north/northeast of Bois D’arc Road, and as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection.

**Proposed Method of Assessment.** Lavon shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and debt), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

**Proposed Apportionment of Cost between the District and Lavon.** Lavon will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District property and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to it as developer of the District.





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 9 – F**

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**Item:**

Discussion and action regarding Resolution No. 2019-01-04 authorizing the Mayor to execute a Letter of Intent for Underwriting Services with FMSbonds, Inc.

**Background:**

Over the last several months, FMSbonds has met with and provided information to the City regarding their firm's qualifications and accomplishments. To protect the best interests of the City at every step of the process, the City's public improvement district administration consultant recommended that the City retain the services of an underwriter at this time.

**Attachments:** Firm information  
Resolution No. 2019-01-04 and Letter of Intent

January 11, 2019

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2019-01-04**

FMSbonds, Inc. – Letter of Intent for Underwriting Services

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A  
LETTER OF INTENT FOR UNDERWRITING SERVICES WITH  
FMSBONDS, INC.**

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to execute a Letter of Intent for Underwriting Services with FMSbonds, Inc.

**SECTION 2.** This resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 15<sup>th</sup> day of January, 2019.

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Vicki Sanson  
Mayor

ATTEST:

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Kim Dobbs  
City Administrator | City Secretary

**CITY OF LAVON, TEXAS  
RESOLUTION NO. 2019-01-04**

**EXHIBIT A**

**LETTER OF INTENT**



December 19, 2018

Ms. Kim Dobbs  
City of Lavon  
120 School Road  
Lavon, TX 75166

Re: Letter of Intent for Underwriting Services & G-17 Disclosure

Dear Ms. Dobbs:

FMSbonds, Inc. ("FMS") has been engaged as the underwriter by the City of Lavon (the "City") for its forthcoming issuance of Special Assessment Bonds (the "Bonds"). We ask that you, as representative of the Issuer and Obligated Party within the meaning of SEC rules ("Issuer"), agree, and acknowledge by signing below:

- FMS has been engaged as the underwriter for the Bonds (the "Underwriter") and not as financial advisor or municipal advisor;
- As an Underwriter, FMS may provide advice to the City on the structure, timing, terms and other similar matters concerning the Bonds;
- The Issuer has reviewed Attachment I which contains Municipal Securities Rulemaking Board (MSRB) Rule G-17 disclosures;
- It is the present intention of the City that FMS will place the Bonds for the City, upon formal approval by the City, finalizing the structure of the Bonds, and the execution of a mutually agreed upon Bond Placement Agreement.
- Any advice, suggestions, or recommendations we may provide to the Issuer in connection with the structuring and issuance of the Bonds shall be part of our scope of services as Underwriter.
- The services we shall provide as Underwriter are limited in scope to the Bonds and in duration to completion of the underwriting of the Bonds.

Sincerely yours,

Acknowledged and Agreed to by:

**FMSbonds, Inc.**

By: \_\_\_\_\_  
Print Name: R.R. "Tripp" Davenport, III  
Print Title: Director

By: \_\_\_\_\_  
Print Name: Vicki Sanson  
Print Title: Mayor

## Attachment I

### MSRB G-17 Disclosure

The City has engaged FMSbonds, Inc. (“FMS”) to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers, delegated persons such as the Issuer and investors.
- The underwriter’s primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.
- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.<sup>1</sup>

FMS will be compensated by a fee and/or a fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by FMS.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

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<sup>1</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the disclosure document by the underwriters is solely for purposes of satisfying the underwriters’ obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the disclosure document.

Further, our participation in the transaction contemplated herein remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to FMS. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Depending on the final structure of the transaction that the City and FMS decide to pursue or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures.

It is our understanding that you have the authority to bind the City with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify FMS immediately.

The MSRB requires that we seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above within five (5) business days of the date of this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

## Kim Dobbs

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**From:** Tripp Davenport [TDavenport@FMSbonds.com]  
**Sent:** Friday, December 28, 2018 7:11 PM  
**To:** Tripp Davenport  
**Cc:** Robert Rivera  
**Subject:** 2018 PIDs / 2019  
**Attachments:** FMSbonds PID Bond Experience Presentation 12.2018 FINAL.PDF

Please find attached a 2018 Texas PID list and FMS credit spread analysis.

While our competitors sit on the sidelines waiting for RFPs or sketchy out-state-conduit financings to land in their lap, FMS is working hard to make PIDs a viable / transparent opportunity for Issuers and Developers.

Despite the "clutter" in the marketplace with pretenders, FMS will fight in the upcoming legislative session for PIDs, continue to develop better disclosure, and work with Issuers and legitimate PID professionals interested in this great tool for development.

Further, when called upon FMS will continue execute its responsibilities with professionalism, flexibility and efficiency. As always, please call or email me with questions or comments. Have a great 2019!

R.R. "Tripp" Davenport, III  
Director  
FMSbonds, Inc.  
100 Crescent Court, Suite 700  
Dallas, Texas 75201  
(214) 418-1588 (c)  
(214) 302-2246 (w)  
(877) 899-2220 (t)

**FMSbonds, Inc.**

***2018 Texas PID Bond Experience and Expertise***



*Dec 20 18*

## Disclosure

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### **FMS ROLE AS UNDERWRITER AND NOT FINANCIAL ADVISOR**

*FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter to the “Issuer”. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to purchase securities, for resale to investors, in an arm’s-length commercial transaction between the Issuer and FMS. FMS may have financial and other interests that differ from those of the Issuer. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the Issuer or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The Issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. The Issuer should consider whether to engage an advisor to act in a fiduciary capacity on its behalf in connection with this transaction.*

Securities offered by FMSbonds, Inc., including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC.

FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

## FMSbonds, Inc.

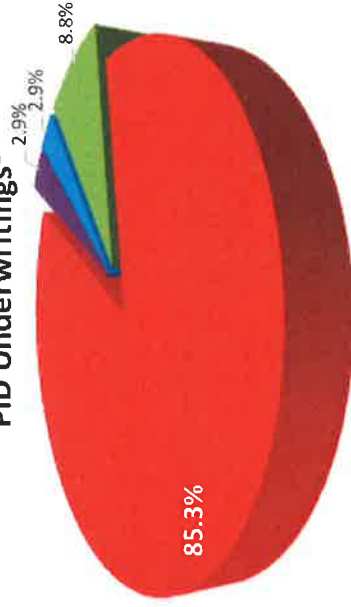
### *Unmatched Texas Public Improvement District Experience*

**FMS was again the number 1 PID Bond underwriter in the State of Texas... two years running.**

- Since January 2017, FMS has marketed and underwritten 45 special assessment deals in Texas, representing approximately 76% in market share.<sup>1</sup>
- Since January 2017, FMS has marketed and underwritten over \$323.1 million in Texas PID Bonds, representing approximately 75% in market share.<sup>1</sup>
- By any metric, FMS has priced the lowest yielding PID Bonds in the State, including the:
  - Lowest new money, non-rated PID Bond
  - Lowest new money, rated PID Bond
  - Lowest refunding, non-rated PID Bond
  - Lowest refunding, rated PID Bond

### ***Lower rates equals more proceeds for the project and / or lower assessments for landowners***

2018 (YTD) Number of Non-Rated PID Underwritings<sup>1</sup>



2018 (YTD) Par Amount of Non-Rated PID Underwritings<sup>1</sup>



■ FMS - 29 ■ RBC - 1 ■ Piper - 1 ■ Stifel - 3

■ FMS - \$197,772,920 ■ RBC - \$5,075,000  
■ Piper - \$5,475,000 ■ Stifel - \$15,445,000

<sup>1</sup>. Excludes PID bonds supported with ad valorem taxes.

## FMSbonds, Inc.

### Texas Top Ten PID Non-Rated Credit Spread Pricings Since January 2017

Rank	Lead Mgr	Project	Date	Par	VTL	Debt Reserve <sup>1</sup>	Final Maturity Yield	Credit Spread <sup>2</sup>	Development Status <sup>3</sup>
1	FMS	Oak Point (Wildridge IA 1)	Jul 2018	\$1,835,000	No Appraisal	25%	4.125	117 bps	+90% Vertical
2	FMS	Oak Point (Wildridge IA 2)	Jul 2018	\$7,765,000	No Appraisal	50%	4.530	157 bps	+50% Vertical
3	Stifel	Fate (Williamsburg 1B2-1B3)	Aug 2018	\$4,810,000	No Appraisal	100%	4.620	161 bps	Partial Vertical
4	FMS	Austin (Estancia PID 1)	Dec 2018	\$4,265,000	10.00 : 1	100%	4.050	165 bps	Partial Vertical
5	RBC	Comal County (Grove PID)	Oct 2018	\$5,075,000	8.33 : 1	100%	5.060	179 bps	Partial Vertical
6	FMS	Princeton (Arcadia PID)	Apr 2018	\$3,190,000	No Appraisal	100%	4.875	186 bps	Partial Improvement
7	FMS	Hackberry (PID 3)	Sep 2017	\$8,522,256	No Appraisal	25%	4.650	197 bps	Partial Vertical
8	FMS	Hackberry (Rivendale)	Dec 2017	\$9,200,000	No Appraisal	25%	4.650	199 bps	Partial Vertical
9	FMS	Ponder (PID No. 1)	Sep 2017	\$3,545,000	No Appraisal	50%	4.650	200 bps	Partial Vertical
10	FMS	Celina (Glen Crossing PID)	Nov 2018	\$1,800,000	No Appraisal	100%	5.500	211 bps	Partial Vertical

FMSbonds, Inc. not only dominates the Texas PID Bond market as underwriter, FMS consistently prices PID Bonds aggressively.

FMSbonds, Inc. has underwritten 8 of the 10 lowest spreading Texas PID Bonds since 2017. PID Bonds are priced off a market index known as the Municipal Market Data (“MMD”). MMD is set by an independent third party and is not something an underwriter can control; however, credit spreads are impacted by the underwriter. Credit spreads are a negotiated “price” investors are willing to pay to own the bonds. The credit spread is added to MMD to arrive at the time bond yield.

Lower rates on PID Bonds provides the issuer / developer with more project proceeds and / or the homeowner with lower assessments.

1. Debt Service Reserve Fund is typically a percentage of the Maximum Annual Debt Service during the term of the bonds.
2. Spread to Municipal Market Data (MMD) – an index used to price the bonds. Reflects spread to corresponding final bond maturity and MMD period.
3. Summarized as disclosed in the respective offering documents.

# FMSbonds, Inc.

## All 2018 Texas PID Special Assessment Closings

Issuer	Project	Sale Date (2018)	Final Maturity Yield	Final Maturity MMD	Credit Spread 1	Par Amount
Austin	Estancia Hill Country PID Improvement Area No. 1	Dec	4.050	2.400	165	\$4,265,000
Austin	Estancia Hill Country PID Improvement Area No. 2	Dec	5.125	2.690	244	\$8,305,000
Viridian MMD	Viridian MMD	Nov	5.000	3.250	175	\$5,480,000
Celina	Glen Crossing PID Phase 1B	Nov	5.500	3.390	211	\$1,800,000
Celina	Glen Crossing PID Phase 2	Nov	5.750	3.390	236	\$6,945,000
Little Elm	Hillstone Pointe PID No. 2 Phases # 2-3	Nov	5.875	3.430	245	\$4,688,000
Ferris	Ferris PID No. 1	Nov	6.072	3.440	263	\$4,125,000
Aubrey	Jackson Ridge PID Phase #2	Oct	6.125	3.360	277	\$9,425,000
Comal County	The Grove PID	Oct	5.060	3.270	179	\$5,075,000
Princeton	Crossroads PID Major Improvement District	Sep	6.500	3.100	340	\$9,485,000
Mesquite	Heartland Town Center PID Phase # 1	Sep	5.375	3.020	236	\$5,410,000
Mesquite	Heartland Town Center Phase # 2 Major Impr	Sep	5.625	3.020	261	\$1,835,000
Fate	Williamsburg PID No. 1 Phase 1B2-1B3	Aug	4.620	3.010	161	\$4,810,000
Celina	Cambridge Crossing PID Phase # 1	Aug	5.250	3.030	222	\$9,555,000
Celina	Creeks of Legacy PID Phase # 1B	Aug	5.250	3.000	225	\$3,750,000
Celina	Creeks of Legacy PID Phase # 2	Aug	5.625	3.040	259	\$6,875,000
Celina	Cambridge Crossing PID Phase # 2-7 Major Imp	Aug	5.625	3.040	259	\$13,795,000
Oak Point	Wildridge PID No. 1 Improvement Area # 1	Jul	4.125	2.960	117	\$1,835,000
Oak Point	Wildridge PID No. 1 Improvement Area # 2	Jul	4.530	2.960	157	\$7,765,000
Hickory Creek	Hickory Creek PID No. 2	Jun	5.625	2.980	265	\$4,220,000
Fort Worth	Rock Creek Ranch Roadway Improvement	Jun	5.000	2.800	220	\$5,155,000
Leander	Crystal Springs PID	May	5.300	3.060	224	\$5,475,000
Princeton	Arcadia Farms PID Phases # 1-2	Apr	4.875	3.020	186	\$3,190,000
Celina	The Columns PID	Apr	6.250	2.960	329	\$6,470,000
Justin	Timberbrook PID No. 1 Area # 1	Mar	5.125	2.990	214	\$8,130,000
Justin	Timberbrook PID No. 1 Major Improvement Area	Mar	5.500	2.990	251	\$7,180,000
Celina	Chalk Hill PID No. 2 Phase # 1	Mar	6.250	3.000	325	\$4,325,000
Celina	Chalk Hill PID No. 2 Phases # 2-3 Major Impr	Mar	6.625	3.000	363	\$3,690,000
Little Elm	Valencia PID Phase No. 1	Feb	5.250	2.980	227	\$6,929,998
Little Elm	Valencia PID Area # 2	Feb	5.750	3.020	273	\$12,537,928
Little Elm	Valencia PID Major Improvement Area	Feb	6.750	3.020	373	\$6,606,994
Shenandoah	Metropark PID	Jan	5.700	2.720	298	\$15,200,000
Argyle	Waterbrook of Argyle PID	Jan	5.250	2.730	252	\$13,955,000
Lago Vista	Tessera on the Lake PID IA#2	Dec	5.000	2.460	254	\$4,739,999

## **FMSbonds, Inc.**

### ***Proven and Active Participation in PID Disclosures / Enhance, Defend and Protect PID Statute***

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While our competitors sit on the sidelines, FMS continues to work towards creating better disclosure and making PIDs a viable tool for issuers and developers. Other underwriting firms may claim some level of involvement, but only FMS has specifically performed the following:

- Initiated and led a working group of PID professionals and major institutional investors to develop improved disclosure. At its own expense and time, FMS formulated continuing disclosure agreements with a goal of making disclosure more efficient for issuers / developers while providing greater insight for investors.
- Engaged and organized legislative efforts in the last legislative session (85<sup>th</sup> Leg.) to enhance the PID statute
- Testified before the Urban Affairs Committee and worked with multiple State Representatives and Senators on PID legislation
- Presented to issuer focused organizations (TML, Texas Association of City Attorneys, etc.)
- Engaged Austin representation to protect and enhance the PID statute leading up to the 86<sup>th</sup> Legislature
- Testified with the Texas Municipal League before the Senate’s Intergovernmental Relations Interim Committee
- Work with the Governor, Lieutenant Governor and other key legislators regarding special assessments
- Provided and authored an article related to PIDs and special assessment financings (March 2018 issue) as requested by the Texas Municipal League

## **FMSbonds, Inc.**

### ***Proven and Measurable Improvement in Texas PID Credit Spreads***

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Not only has FMS priced the greatest number of Texas PIDs, the Firm is proudly responsible for providing the lowest credit spreads associated with Texas, non-rated, special assessments.

After the 2007/2008 recession, many investors viewed Texas PIDs with tremendous scrutiny. FMS' efforts to educate these investors, as well as structure Texas PID Bonds in an efficient manner, has coincided with a reduction in average credit spreads.

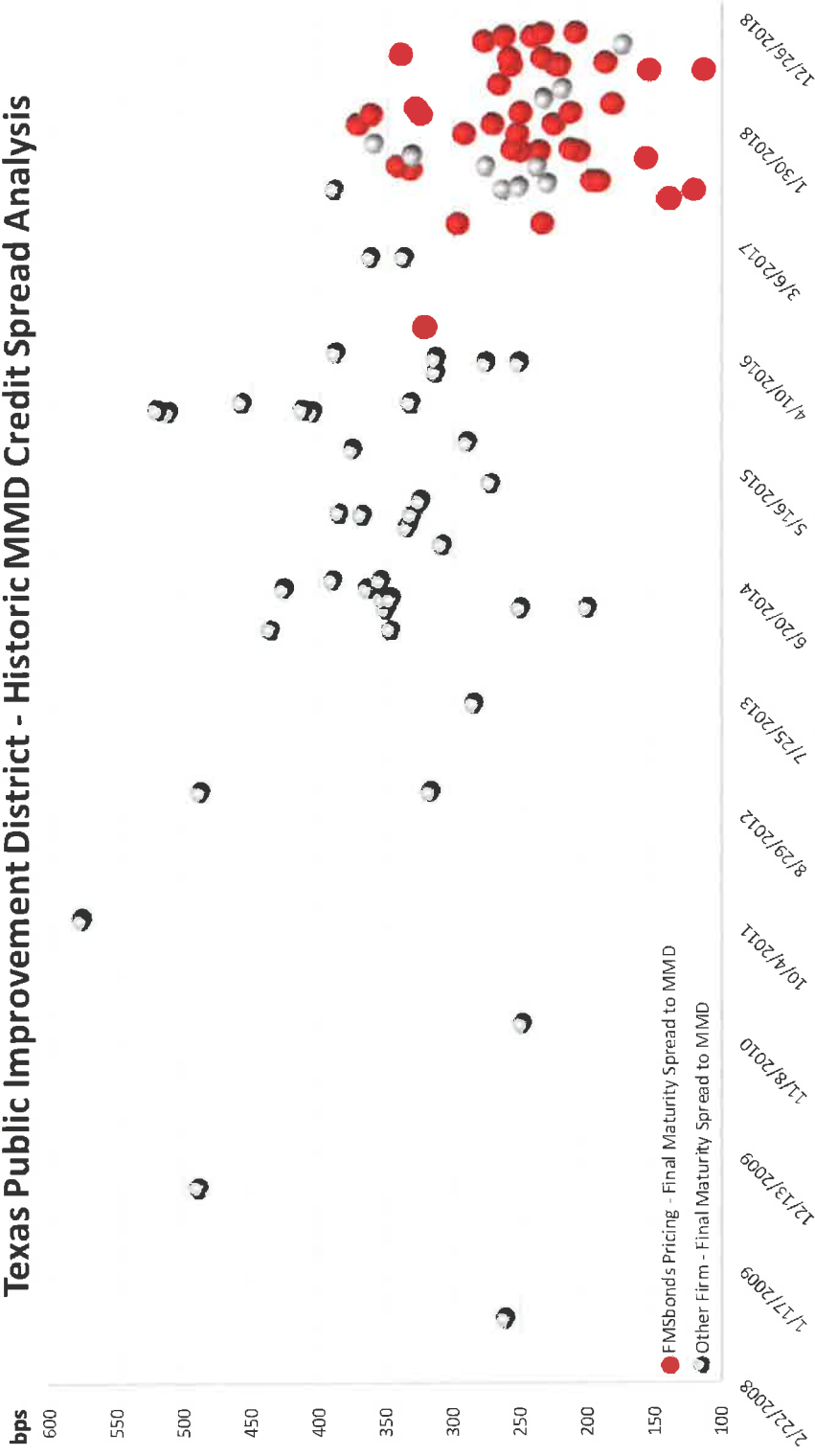
The charts that follow highlight the effect on Texas PID Bond credit spreads since FMS entered the Texas market in 2015 including data for:

- Texas PIDs – Historic MMD Credit Spreads since 2007 (All Financings).
- Texas PIDs – Historic MMD Credit Spreads since 2007 (Excludes Major Improvement Area Financings).
- Texas PIDs – Historic MMD Credit Spreads since 2015 (All Financings).
- Texas PIDs – Historic MMD Credit Spreads since 2015 (Excludes Major Improvement Area Financings).

# Texas Public Improvement District Historic Pricing Analysis

## Final Maturity MMD Credit Spreads – 2007 to Present<sup>1</sup>

Texas Public Improvement District - Historic MMD Credit Spread Analysis



FMSbonds, Inc.	Other Firms
<b>Deals Under 250 bps to MMD</b>	<b>Deals Under 250 bps to MMD</b>
<b>23</b>	<b>7</b>
<b>Deals Under 200 bps to MMD</b>	<b>Deals Under 200 bps to MMD</b>
<b>10</b>	<b>1</b>
<b>Deals Under 150 bps to MMD</b>	<b>Deals Under 150 bps to MMD</b>
<b>4</b>	<b>0</b>

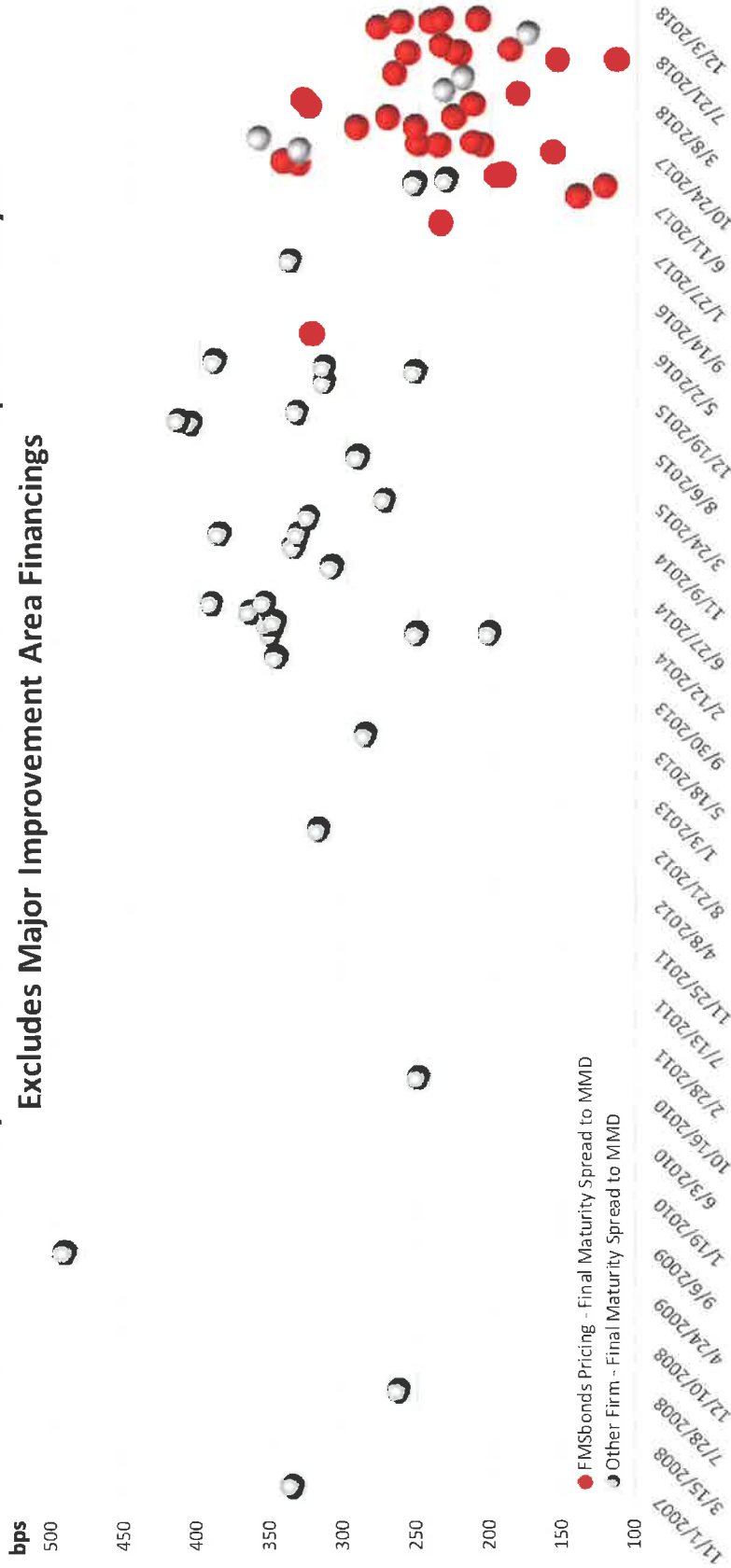
1. Non-rated PID bonds. MMD spread to final maturity as reported by Thomson Reuters.

# Texas Public Improvement District Historic Pricing Analysis

Final Maturity MMD Credit Spreads – 2007 to Present<sup>1</sup>

## Texas Public Improvement District - Historic MMD Credit Spread Analysis

Excludes Major Improvement Area Financings



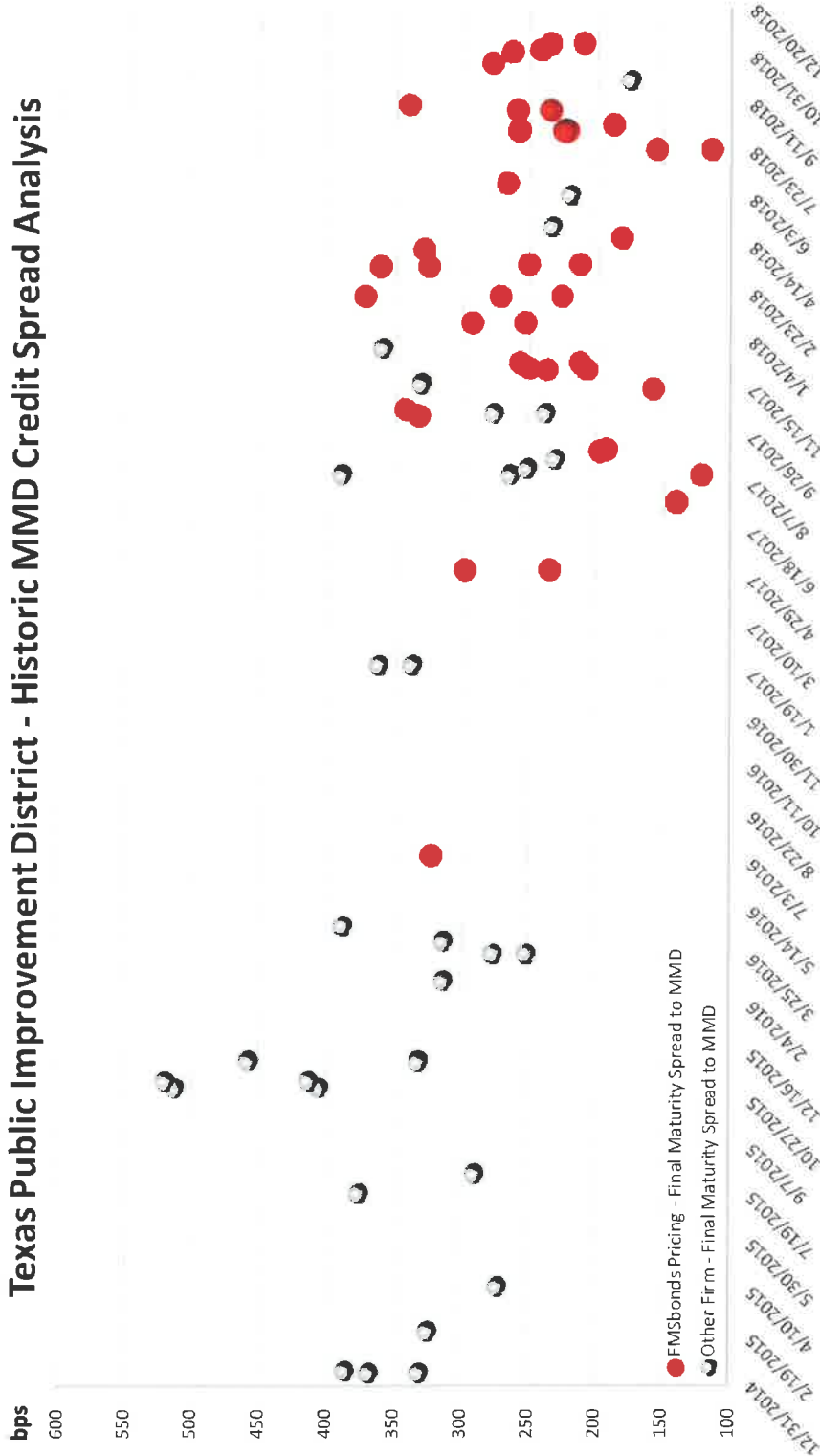
FMSbonds, Inc.	Other Firms
Deals Under 250 bps to MMD	Deals Under 250 bps to MMD
22	6
Deals Under 200 bps to MMD	Deals Under 200 bps to MMD
10	1
Deals Under 150 bps to MMD	Deals Under 150 bps to MMD
4	0

1. Non-rated PID bonds. MMD spread to final maturity as reported by Thomson Reuters.

# Texas Public Improvement District Historic Pricing Analysis

## Final Maturity MMD Credit Spreads – 2015 to Present<sup>1</sup>

Texas Public Improvement District - Historic MMD Credit Spread Analysis



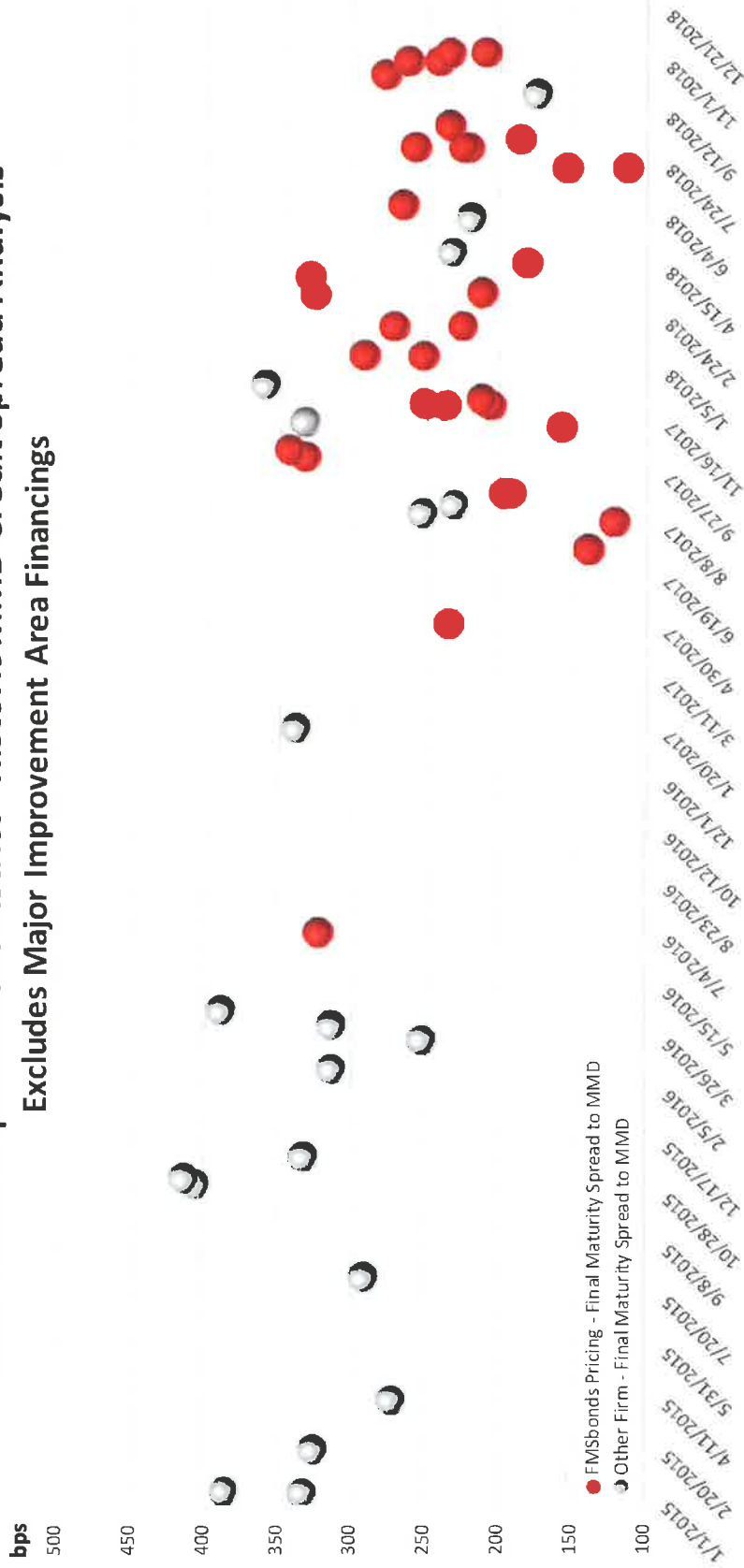
FMSbonds, Inc.	Other Firms
<b>Average Spread to MMD</b>	<b>330 bps</b>
<b>Maximum Spread to MMD</b>	<b>521 bps</b>
<b>Minimum Spread to MMD</b>	<b>175 bps</b>

1. Non-rated PID bonds. MMD spread to final maturity as reported by Thomson Reuters.

# Texas Public Improvement District Historic Pricing Analysis

Final Maturity MMD Credit Spreads – 2015 to Present<sup>1</sup>

Texas Public Improvement District - Historic MMD Credit Spread Analysis  
Excludes Major Improvement Area Financings



FMSbonds, Inc.	Other Firms
<b>Average Spread to MMD</b>	310 bps
<b>Maximum Spread to MMD</b>	414 bps
<b>Minimum Spread to MMD</b>	175 bps

1. Non-rated PID bonds. MMD spread to final maturity as reported by Thomson Reuters.





## Recent Public Improvement District Pricings

2018 *FMSbonds, Inc. Pricings*

\$4,688,000 Town of Little Elm Hillstone Point Public Improvement District No. 2 <b>Sole Manager</b>	\$4,125,000 City of Ferris Ferris Shaw Creek Public Improvement District No. 1 <b>Sole Manager</b>	\$13,995,000 Town of Argyle Waterbrook of Argyle Public Improvement District <b>Sole Manager</b>	\$15,200,000 City of Shenandoah Metropark Public Improvement District <b>Sole Manager</b>	\$6,929,998 Town of Little Elm Valencia Public Improvement District Phase # 1 <b>Sole Manager</b>	\$12,537,928 Town of Little Elm Valencia Public Improvement District Area # 2 <b>Sole Manager</b>
\$6,606,994 Town of Little Elm Valencia Public Improvement District Major Improvement Area <b>Sole Manager</b>	\$6,470,000 City of Celina The Columns Public Improvement District <b>Sole Manager</b>	\$4,325,000 City of Celina Chalk Hill Public Improvement District Area # 2 Phase 1 <b>Sole Manager</b>	\$3,690,000 City of Celina Chalk Hill Public Improvement District Major Improvement Area <b>Sole Manager</b>	\$4,265,000 City of Austin Estancia Hill Country Public Improvement District Major Improvement Area No. 1 <b>Sole Manager</b>	\$8,305,000 City of Austin Estancia Hill Country Public Improvement District Major Improvement Area No. 2 <b>Sole Manager</b>
\$9,485,000 City of Princeton Crossroads Public Improvement District Major Improvement Area <b>Sole Manager</b>	\$4,739,999 City of Lago Vista Tessera Public Improvement District Phase #2 Project <b>Sole Manager</b>	\$6,945,000 City of Celina Glen Crossing Public Improvement District Phase #2 Project <b>Sole Manager</b>	\$1,800,000 City of Celina Glen Crossing Public Improvement District Phase #1B Project <b>Sole Manager</b>	\$9,425,000 City of Aubrey Jackson Ridge Public Improvement District Phase 2 <b>Sole Manager</b>	\$3,190,000 City of Princeton Arcadia Farms Public Improvement District Phases # 1-2 <b>Sole Manager</b>

## Recent Public Improvement District Pricings

2018 *FMSbonds, Inc. Pricings*

<p>\$9,555,000</p> <p>City of Celina</p> <p>Cambridge Crossing Public Improvement District Phase # 1</p> <p><b>Sole Manager</b></p>	<p>\$13,795,000</p> <p>City of Celina</p> <p>Cambridge Crossing Public Improvement District Major Improvement Area</p> <p><b>Sole Manager</b></p>	<p>\$3,750,000</p> <p>City of Celina</p> <p>Creeks of Legacy Public Improvement District Phase # 1B</p> <p><b>Sole Manager</b></p>	<p>\$6,875,000</p> <p>City of Celina</p> <p>Creeks of Legacy Public Improvement District Phase # 2</p> <p><b>Sole Manager</b></p>	<p>\$5,410,000</p> <p>City of Mesquite</p> <p>Heartland Town Center Public Improvement District No. 1</p> <p><b>Sole Manager</b></p>	<p>\$1,835,000</p> <p>City of Mesquite</p> <p>Heartland Town Center Public Improvement District No. 2 Major Improvement Area</p> <p><b>Sole Manager</b></p>
<p>\$8,130,000</p> <p>City of Justin</p> <p>Timberbrook Public Improvement District Area #1</p> <p><b>Sole Manager</b></p>	<p>\$7,180,000</p> <p>City of Justin</p> <p>Timberbrook Public Improvement District Major Improvement Area</p> <p><b>Sole Manager</b></p>	<p>\$4,220,000</p> <p>Town of Hickory Creek</p> <p>Hickory Creek Public Improvement District No. 2</p> <p><b>Sole Manager</b></p>	<p>\$1,835,000</p> <p>City of Oak Point</p> <p>Wildridge Public Improvement District Area # 1</p> <p><b>Sole Manager</b></p>	<p>\$7,765,000</p> <p>City of Oak Point</p> <p>Wildridge Public Improvement District Area # 2</p> <p><b>Sole Manager</b></p>	<p>\$5,480,000</p> <p>Viridian MMD</p> <p>Municipal Management District Assessment Revenue Bonds</p> <p><b>Co-Manager</b></p>

**FMSbonds, Inc.**  
***Public Improvement Districts for Issuers***

## Disclosure

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### **FMS ROLE AS UNDERWRITER AND NOT FINANCIAL ADVISOR**

*FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter to the “Issuer”. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to purchase securities, for resale to investors, in an arm’s-length commercial transaction between the Issuer and FMS. FMS may have financial and other interests that differ from those of the Issuer. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the Issuer or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The Issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. The Issuer should consider whether to engage an advisor to act in a fiduciary capacity on its behalf in connection with this transaction.*

Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC.

FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

## **Public Improvement Districts Development Using Public Improvement Districts**

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### **Who uses Public Improvement Districts?**

Public Improvement Districts (PID) are economic tools available to cities and counties to fund public improvements that benefit the area within the PID boundaries. PIDs have been used by cities and counties for residential (and commercial) development in lieu of other Special Districts (MUDs, FWSDs, WCIDs) to fund roads, water, sewer, and other eligible costs.

The following is a partial list of Texas cities / counties that have utilized PIDs for development:

<b>City of Arlington</b>	<b>Town of Trophy Club</b>	<b>City of Kyle</b>
<b>City of Aubrey</b>	<b>Town of Northlake</b>	<b>City of San Marcos</b>
<b>City of Argyle</b>	<b>City of Lavon</b>	<b>City of Fate</b>
<b>City of Hackberry</b>	<b>City of Westlake</b>	<b>Town of Flower Mound</b>
<b>City of Leander</b>	<b>City of Horseshoe Bay</b>	<b>City of Lago Vista</b>
<b>City of Celina</b>	<b>City of McAllen</b>	<b>City of Coppell</b>
<b>City of El Paso</b>	<b>City of Dripping Springs</b>	<b>City of Lewisville</b>
<b>City of Little Elm</b>	<b>City of Lubbock</b>	<b>City of Waxahachie</b>
<b>City of Irving</b>	<b>Travis County</b>	<b>City of Shenandoah</b>
<b>Hays County</b>	<b>The Colony</b>	<b>City of Fort Worth</b>
<b>City of Liberty Hill</b>	<b>City of Royse City</b>	<b>City of Galveston</b>

## Public Improvement Districts Development Using Public Improvement Districts

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### What are Public Improvement Districts?

Public Improvement Districts (PID) are economic tools available to cities / counties to fund public improvements that benefit the area within the PID boundaries. Landowners within the PID are assessed for the benefits, instead of burdening the general tax base or having to consent to the formation of an independent political subdivision.

**Creation:** Landowners can petition a city or county to establish a PID. Thereafter, PIDs are created by cities or counties.

**Resources:** The financial resources of PIDs are assessments levied on property owners within the PID. The assessments are based on a percentage of benefited property. Additional revenues can be pledged to the project, thereby mitigating assessments. Other revenues include: tax increment, parking, fees, appropriations, etc.

**Financings:** A PID (City or County) sells assessment revenue bonds and / or can generate annual revenues.

**Governance:** Appointed by the city council or commissioner's court (dependent district).

**Eligible Costs:** PIDs can finance a wide array of public infrastructure and development items, including:

- landscaping; erection of fountains, distinctive lighting, and signs;
- acquiring, constructing, improving, widening, narrowing, or rerouting sidewalks, streets/roadways or rights-of-way;
- construction or improvement of pedestrian malls;
- acquisition, construction or improvement of libraries;
- acquisition, construction or improvement of off-street parking facilities;
- acquisition, construction, improvement or rerouting of mass transportation facilities;
- acquisition, construction, or improvements of water, wastewater or drainage improvements;
- the establishment or improvement of parks;
- acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- special supplemental services for improvement and promotion of the district; and
- payment of expenses incurred in the establishment, administration, and operation of the district.

## **Public Improvement Districts**

### ***Ways to Utilize Public Improvement Districts***

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#### **Cash Flow PIDs**

Maintenance & Operation PIDs – for all intents and purposes, an HOA on steroids. Developers request the M&O PID to fund ongoing maintenance and operation of fencing, landscaping, roads, etc. Many debt PIDs (see below) will also have an M&O assessment to mitigate future expenses to the issuers and their general tax base.

Capital Cash flow PIDs – landowner and governmental entity agree to the levy of an assessment and enter into a reimbursement agreement. In the agreement, the landowner promises to construct public improvements, dedicates to governmental body, who then pays the developer assessments over an agreed period of time.

#### **Debt PIDs**

Dirt Bonds – bonds issued by the governmental body at the earliest stage of development. Proceeds used to directly fund improvement constructed by the developer. It's not unusual for the land to be designated as agricultural and for there to be little to no adjacent development.

Project Finance Bonds – bonds issued simultaneous with development or re-development (classic infill type project). Often, the developer has commenced installation of key infrastructure (spine roads, water sewer facilities) and is seeking to fund additional improvements – parks, internal roads, monumentation, fencing, or other assets that the issuer and developer agrees will amenitize the project.

Reimbursement Bonds – developer privately funds infrastructure and the issuer agrees to provide bond funding after a key benchmark is met. The bonds can be contingent on all horizontal being funded or a certain level of vertical (ala a municipal utility district).

## **Public Improvement Districts**

### **Special Assessment Debt – Credit Mechanics**

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#### **Assessment Bond Safeguards – For successful assessment bond sales, underwriters generally require:**

1. Value to Lien – typically 3:1 – though this is determined on a project by project basis
2. All public approvals, entitlement, and utility service delivery issues be resolved
3. Private sources of funding be fully committed, so that the overall plan of finance (bonds as well as private capital) render necessary finished lots
4. Clean title from environmental and lien standpoint (development related mortgages are OK), normal due diligence matters
5. It is recommended that a third-party market study and engineer’s report be conducted
6. Builder contracts are preferred – they are the “gold standard” indicators of market demand and positively effect rate
7. The bond prospectus, deliberately and intentionally includes very little disclosure on the political subdivision. The prospectus also includes strong developer disclosures and risk factors
8. The bond proceeds are held by a trustee. The developer does not have access to the funds. The political subdivision (or its designee) must approve each construction requisition
9. The bonds are secured by a debt service reserve fund, which serves as a “surge-tank” funding source should a tax delinquency require enforcement action
10. Typically, 2-3 years interest is funded from the bonds
11. The strict, several nature of special assessments assures every property owner that their assessment cannot increase due to non-payment by another landowner

#### **Assessment / Credit Mechanics**

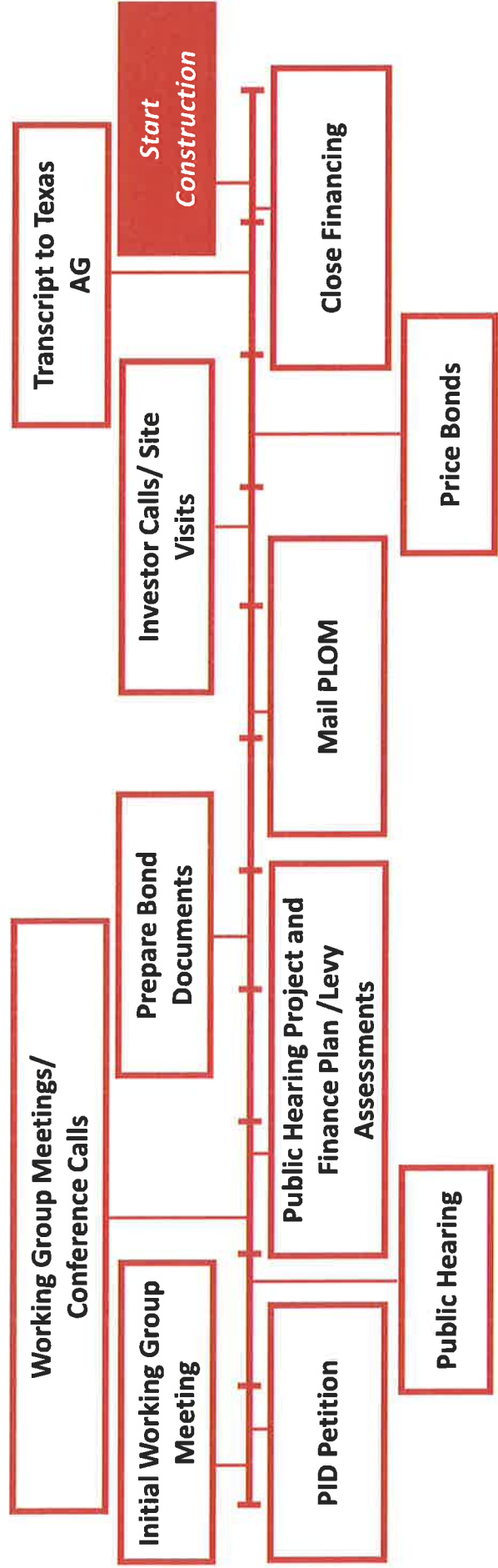
1. Assessments are levied against each individual lot or parcel for the life of the PID (lien is known at time of purchase)
2. Assessment liens within the PID are subordinate only to governmental taxes
3. Generally, assessments are paid annually like ad valorem taxes, but the lien can be paid in full (unlike ad valorem taxes)
4. The land / homeowner is responsible for assessment payment (unlike MUD, no impact to owner for non-payment of others)
5. Leverage is based upon the project’s appraised value (land + improvements = appraised value). Generally, the bond issue is approximately one-third of the appraised value – though numerous factors may change the ratio (other revenue enhancements, credit enhancements, absorption, builder contracts, etc.)

# Public Improvement Districts Possible Transaction Participants / Process

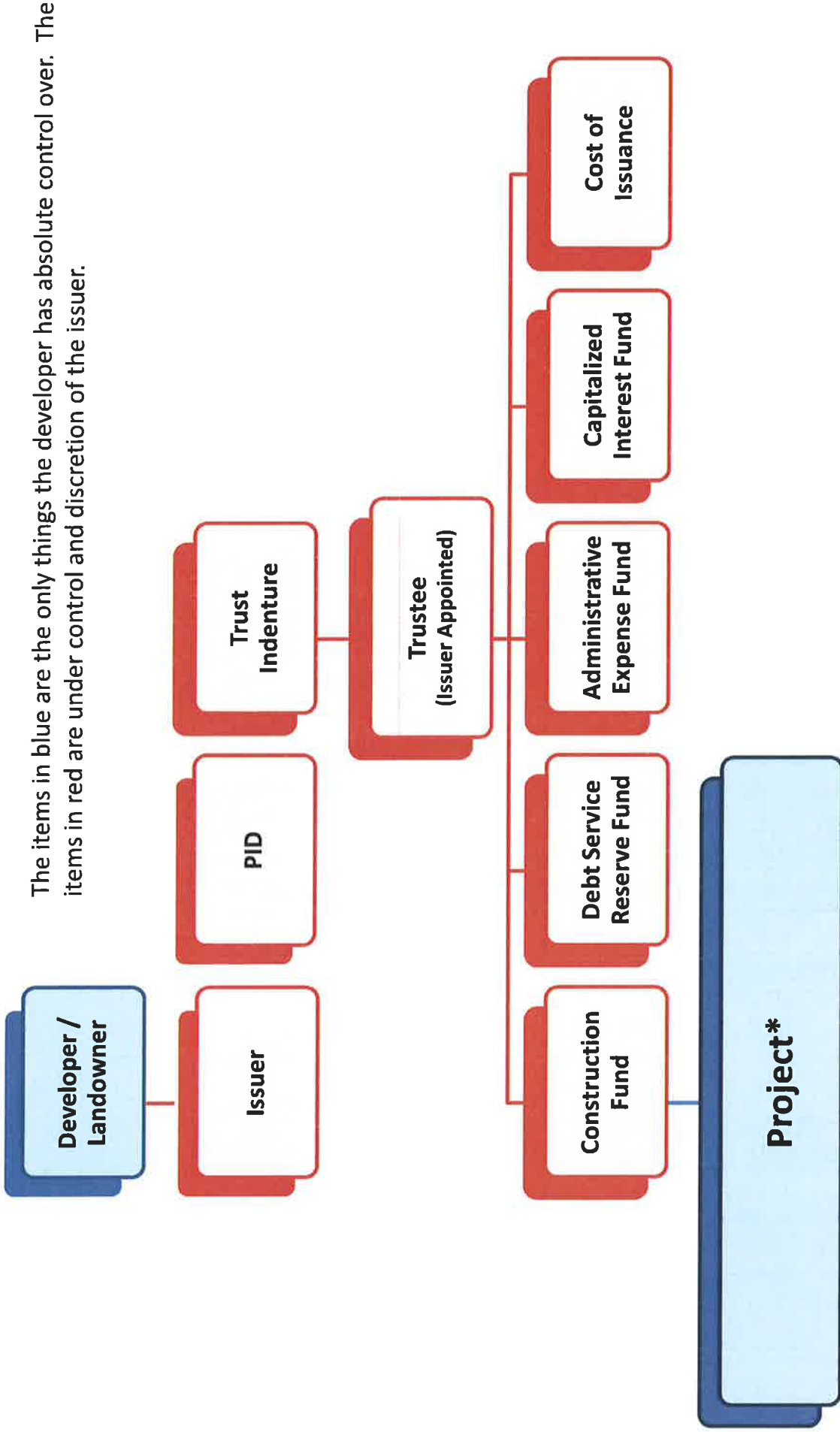
Representing Issuer	Investors	Developers
City Staff	Underwriter*	Developer's Counsel
Financial Advisor*	Underwriter's Counsel	Engineer
Bond Counsel*	Trustee*	
Assessment Administrator*	Trustee's Counsel	
Appraiser*		
City Attorney*		

\* The issuer (City or County) selects these professional, not the developer or development team

Once the development and financing agreement is approved, the issuance process may take 3 – 6 months



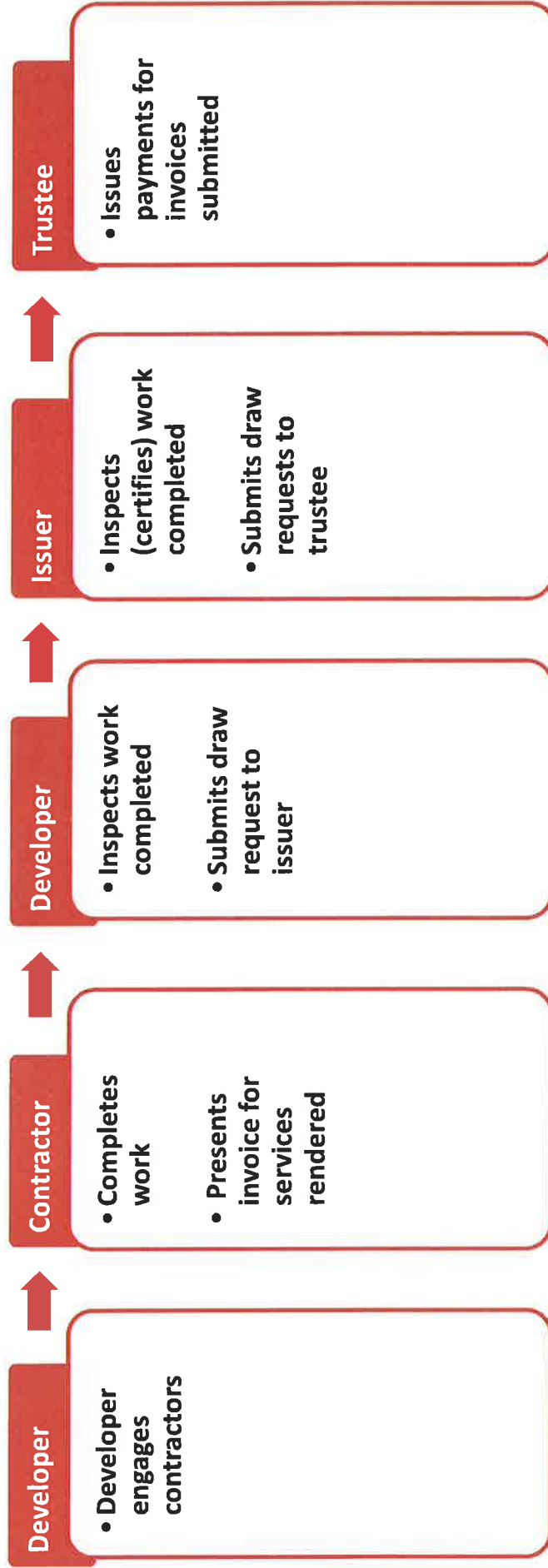
# Public Improvement Districts Transaction Process



\* While the developer constructs the project, the issuer gets to negotiate the land use and developmental criteria for the project. Ultimately, the assets will be dedicated to the issuer and must meet their required standards.

# Public Improvement Districts Funding Process

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## Texas Special Assessment Pricings

### Why FMS over other firms when it comes to PID Bond Underwritings

#### FMS is the number 1 PID bond underwriter in the State for 2018 (YTD)\* and the number 1 PID bond underwriter in 2017

- Since January 2017, FMS has underwritten 26 special assessment financings in Texas or a 68% market share
- Since January 2017, FMS has underwritten over \$208,401,927 in Texas PID bonds or a 70% market share
- By any metric, FMS has priced the lowest yielding PID Bonds in the State, including the following transactions:

1. Lowest new money, non-rated;
2. Lowest new money, rated;
3. Lowest refunding, non-rated;
4. Lowest refunding, rated

#### Lower rates equals more proceeds for the project and lower assessments for landowners

#### Investor Base / Suitability

#### All of FMS's Texas PID transactions have been sold to Qualified Institutional Buyers ("QIBs") or Accredited Investors.

- Unlike some of our competitors, FMS has not sold new money / refunding PID deals to traditional retail clients
- FMS has only sold PID bonds to over 12 different QIBs or Accredited Investors

#### Special Assessment Financing Experience

- FMS has underwritten over 340 special assessment transactions since January 2011
- FMS has been sole manager on 3.5 billion in special assessments bonds since January 2011

#### 2018 (YTD)\* Par Amount of PID Bonds



#### 2018 (YTD)\* Number of PID Transactions



# Texas Special Assessment Pricings

FMS Prices 5 Deals In 7 Days – Despite Market Volatility FMS Continues Marketing Texas PID Bonds Aggressively

<p><b>\$4,700,000</b></p> <p>City of Little Elm Lakeside PID</p> <p>Special Assessment Bonds, Series 2017</p> <p><b>Non-Rated</b></p> <p><b>SOLE MANAGER</b></p>	<p><b>\$9,200,000</b></p> <p>City of Hackberry Rivendale PID</p> <p>Special Assessment Bonds, Series 2017</p> <p><b>Non-Rated</b></p> <p><b>SOLE MANAGER</b></p>	<p><b>\$4,739,999</b></p> <p>Lago Vista Tessera PID</p> <p>Special Assessment Bonds, Series 2018</p> <p><b>Non-Rated</b></p> <p><b>SOLE MANAGER</b></p>	<p><b>\$3,425,000</b></p> <p>Royse City Waterscape PID (NIA)</p> <p>Special Assessment Bonds, Series 2017</p> <p><b>Non-Rated</b></p> <p><b>SOLE MANAGER</b></p>	<p><b>\$5,125,000</b></p> <p>Royse City, TX Waterscape PID (MIA)</p> <p>Special Assessment Bonds, Series 2017</p> <p><b>Non-Rated</b></p> <p><b>SOLE MANAGER</b></p>
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<p><b>Developer: Provident</b></p> <p><b>VTL(2): 2.67 to 1</b></p> <p><b>WAVg Yield(3): 4.930</b></p> <p><b>Credit Spread(4): 229</b></p> <p><b>MADS: 100%</b></p> <p><b>Priced: 12/05/2017</b></p> <p><b>City FA: SAMCO</b></p> <p><b>Developer FA: None</b></p> <p><b>Status:</b></p> <p>Majority of internal improvements installed, 100% builder contracts</p>	<p><b>Developer: DR Horton</b></p> <p><b>VTL: No appraisal</b></p> <p><b>WAVg Yield(3): 4.585</b></p> <p><b>Credit Spread(4): 199</b></p> <p><b>MADS: 100%</b></p> <p><b>Priced: 12/05/2017</b></p> <p><b>City FA: Hilltop</b></p> <p><b>Developer FA: None</b></p> <p><b>Status:</b></p> <p>All improvements installed, home ownership, builder held lots</p>	<p><b>Developer: Hines</b></p> <p><b>VTL(1): 2.84 to 1</b></p> <p><b>WAVg Yield(2): 4.950</b></p> <p><b>Credit Spread(3): 242</b></p> <p><b>MADS: 100%</b></p> <p><b>Priced: 12/06/2017</b></p> <p><b>City FA: Lawrence</b></p> <p><b>Developer FA: Pfil Hunt</b></p> <p><b>Status:</b></p> <p>Master infrastructure improvements installed, no internals installed, partial contracts</p>	<p><b>Developer: Huffines</b></p> <p><b>VTL(2): 3.00 to 1</b></p> <p><b>WAVg Yield(3): 4.835</b></p> <p><b>Credit Spread(4): 217</b></p> <p><b>MADS: 100%</b></p> <p><b>Priced: 12/11/2017</b></p> <p><b>City FA: SPFI</b></p> <p><b>Developer FA: None</b></p> <p><b>Status:</b></p> <p>Partial improvements installed, 100% builder contracts</p>	<p><b>Developer: Huffines</b></p> <p><b>VTL(2): 3.00 to 1</b></p> <p><b>WAVg Yield(3): 5.208</b></p> <p><b>Credit Spread(4): 249</b></p> <p><b>MADS: 100%</b></p> <p><b>Priced: 12/11/2017</b></p> <p><b>City FA: SPFI</b></p> <p><b>Developer FA: None</b></p> <p><b>Status:</b></p> <p>Some improvements installed in master area, no builder contracts</p>
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(1) Estimated value to lien based upon a 3<sup>rd</sup> Party Appraisal  
 (2) Weighted Average Yield  
 (3) Credit Spread to the 30 Year Municipal Market Data (MMD) Index. MMD is a bond index used to price municipal bonds.

## FMS Texas Special Assessment Pricings Development Using Public Improvement Districts

Project	Date	Par	VTL (1)	DSRF	WAvg Yield	Credit Spread	Lead Migr	FA
Celina (Glen Crossing)	Aug 2016	\$4,465,000	3.00 : 1	100% MADS	4.840	289 bps	FMS	Hilltop
Liberty Hill (Liberty Parke PID NIA)	May 2017	\$1,250,000	3.00 : 1	100% MADS	5.380	235 bps	FMS	Hilltop
Liberty Hill (Liberty Parke PID MIA)	May 2017	\$2,850,000	4.38 : 1	100% MADS	5.830	297 bps	FMS	Hilltop
Mercer Crossing PID (4)	Jun 2017	\$41,745,000	3.48 : 1	75% MADS	7.000	440 bps	FMS	None
City of Hackberry (Road Ref PID) (2)(3)	Aug 2017	\$6,884,849	No Appraisal	25% MADS	3.680	139 bps	FMS	Hilltop
City of Hackberry (Utl Ref PID) (2)(3)	Aug 2017	\$9,908,982	No Appraisal	25% MADS	3.680	139 bps	FMS	Hilltop
City of Hickory Creek (PID No. 1) (2)(3)	Aug 2017	\$4,135,000	No Appraisal	25% MADS	3.840	125 bps	FMS	Hilltop
Town of Ponder (PID No. 1)	Sep 2017	\$3,545,000	No Appraisal	50% MADS	4.597	200 bps	FMS	Hilltop
City of Hackberry (PID 3)	Sep 2017	\$8,522,256	No Appraisal	25% MADS	4.456	197 bps	FMS	Hilltop
City of Little Elm (Hillstone PID) (4)	Oct 2017	\$6,000,000	2.00 : 1	100% MADS	5.967	328 bps	FMS	SAMCO
City of Aubrey (Winn Ridge S) (4)	Oct 2017	\$8,000,000	2.00 : 1	100% MADS	6.150	346 bps	FMS	Hilltop
Viridian MMD (PID Area 2)	Nov 2017	\$5,392,000	No Appraisal	25% MADS	4.123	157 bps	FMS	Baird
City of Little Elm (Lakeside PID)	Dec 2017	\$4,700,000	2.67 : 1	100% MADS	4.930	229 bps	FMS	SAMCO
City of Hackberry (Rivendale PID 2)	Dec 2017	\$9,200,000	No Appraisal	100% MADS	4.585	199 bps	FMS	Hilltop
Royse City (Waterscape PID - NIA 1)	Dec 2017	\$3,500,000	3.00 : 1	100% MADS	4.835	217 bps	FMS	SPFI
Royse City (Waterscape PID MIA)	Dec 2017	\$5,125,000	3.00 : 1	100% MADS	5.208	249 bps	FMS	SPFI
Lago Vista (Tessera PID Imp Area 2)	Jan 2018	\$4,739,999	2.84 : 1	100% MADS	4.950	242 bps	FMS	Lawrence
Town of Argyle (Waterbrook PID)	Jan 2018	\$13,955,000	2.39 : 1	100% MADS	5.160	250 bps	FMS	Hilltop
City of Shenandoah (Metropark PID)	Jan 2018	\$15,200,000	3.50 : 1	100% MADS	5.600	292 bps	FMS	Hilltop
Town of Little Elm (Valencia P1)	Feb 2018	\$6,930,000	No Appraisal	100% MADS	5.250	222 bps	FMS	SAMCO
Town of Little Elm (Valencia P2) (4)	Feb 2018	\$12,534,999	1.97 : 1	100% MADS	5.750	272 bps	FMS	SAMCO
Town of Little Elm (Valencia MIA) (4)	Feb 2018	\$6,607,000	No Appraisal	100% MADS	6.750	372 bps	FMS	SAMCO

(1) Value to Lien Per 3<sup>rd</sup> Party Appraisal

(2) Rated by Standard & Poor's Global Ratings

(3) Applied for insurance -- for bids received, issuer's financial advisor determined FMS's uninsured pricing was more efficient

(4) Challenging Developer Disclosure Issues


# FMS Texas Special Assessment Pricings

## Waterbrook PID / Financing Summary / Bond Structure

**\$13,955,000**

**Waterbrook PID**

Town of Argyle, Texas  
Special Assessment Revenue  
Bonds, Series 2018



### Waterbrook PID Financing Summary

Waterbrook is an approximately 101.35 acre master planned project located within the corporate boundaries of the Town of Argyle, on the southeast corner of US Highway 377 and FM 407 in the north-central region of the Dallas-Fort Worth-Arlington, Texas Metropolitan Statistical Area. The developers intend long term development of the property for both single family residential and commercial uses, including office and retail. In addition, the development will include open space areas and amenities for its residents and others to enjoy.

Due to leverage, the underlying credit, disclosure, and structuring concerns, the bonds were privately placed with an institutional investor.

### Bond Structuring Components

Sale Type:	Limited Offering (QIBs / Accredited Investors)
Term:	30 Years
Call Feature:	10 Year Par Call
Average Coupon:	5.168%
Leverage:	2.39 to 1 ("as complete" value to lien)
Denomination:	\$100,000
Debt Service Reserve:	100% Max Annual Debt Service
Capitalized Interest:	8 months
Revenues:	Assessments (TIRZ Credit for Commercial*)
Use of Proceeds:	Roads, Sanitary Sewer, Storm Drainage and Detention, Landscaping, Open Space, Park Improvements, Soft Costs

\* The original plan of finance included using a tax increment revenue zone credit from the Town to pay down the assessment for both residential and commercial. The assessment levy and TIRZ Credit were expected as follows:

	Levy	TIRZ	Net Assessment
Residential:	0.7103	0.030	0.679
Commercial:	0.6215	0.221	0.400

However, FMS priced the bonds better than expected. Because of pricing, the Town eliminated the residential TIRZ, reduced the commercial TIRZ, and ultimately reduced both assessments:

	Levy	TIRZ	Net Assessment
Residential:	0.669	0.000	0.669
Commercial:	0.586	0.186	0.400


# FMS Texas Special Assessment Pricings

## Metropark PID / Financing Summary / Bond Structure

**\$15,200,000**

**Metropark PID**

Shenandoah, Texas  
Special Assessment Revenue  
Bonds, Series 2018



### Metropark PID Financing Summary

The development is an approximately 69.76 acre mixed use development project that is located in the City of Shenandoah, east of Interstate I-45, approximately 30 miles north of the City of Houston, Texas.

The project is a mixed use development to consist of restaurant, retail, theater, hotel, and multifamily land use. In addition to public improvements the development will feature private amenities including a swimming pool, parking garage, conference room, parcel system, fitness center for residents of the multifamily properties as well as additional private improvements that may include a fountain, private detention pond and pump station, landscaping and lighting amenities.

### Bond Structuring Components

Sale Type:	Public Offering (QIBs / Accredited Investors)
Term:	30 Years
Call Feature:	10 Year Par Call
Average Coupon:	5.623%
Leverage:	3.50 to 1 ("as is" value to lien)
Denomination:	\$100,000
Debt Service Reserve:	100% Max Annual Debt Service
Capitalized Interest:	8 months
Revenues:	Assessments
Use of Proceeds:	Roads, Sanitary Sewer, Water, Storm Drainage, and Soft Costs

The developer was approached by a firm that wanted to "privately" place the bonds. The indicative pricing was supposedly 400 basis points over the 30 year MMD (municipal market data).

Instead, FMS was engaged by the City to underwrite the bonds in a "market driven" transaction. FMS used its investor base and ended up **3 times oversubscribed**. Due to this demand, FMS was able to "reprice" the bonds and lower yields for the City. Ultimately, FMS secured orders from 3 institutional investors and 5 accredited investors. Final pricing was more than 100 basis points through the placement offer, providing over \$200,000 in additional project funds and \$3.8MM in debt service savings.

## Disclosure

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### **FMS ROLE AS UNDERWRITER AND NOT FINANCIAL ADVISOR**

*FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter to the “Issuer”. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to purchase securities, for resale to investors, in an arm’s-length commercial transaction between the Issuer and FMS. FMS may have financial and other interests that differ from those of the Issuer. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the Issuer or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The Issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. The Issuer should consider whether to engage an advisor to act in a fiduciary capacity on its behalf in connection with this transaction.*

Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC.

FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 9 – G**

---

**Item:**

Discussion and action regarding Resolution No. **2019-01-05** authorizing the transfer of 12 acres of real property located at 801 Presidents Boulevard, Community ISD Elementary Addition, Block A, Lot 1 to the Community Independent School District.

**Background:**

In 2004 in conjunction with the development of the Grand Heritage Development, the City and developer agreed that the developer would donate to the City a 12 acre parcel of land for the development of a school. Once the school district claimed the property and constructed the school the property would eventually be conveyed to the Community Independent School District. The site is home to Ne Smith Elementary School.

**Attachments:**           Development Agreement Excerpt  
                                  Special Warranty Deed

January 11, 2019

Developer sufficient information to identify such Access Road Improvements and confirm that such request is consistent with this Amended Agreement.

Section 3.02. Conveyances of Land to City.

(a) The following tracts of land have been conveyed to the City by, or on behalf, of the Developer:

(i) the one-acre fire station site transferred by Special Warranty Deed dated March 31, 2006, and recorded in the Deed Records of the County on April 17, 2006, at Document No. 20060417000503500; and

(ii) the 12-acre school site transferred by Special Warranty Deed dated June 27, 2006, and recorded in the Deed Records of the County on July 25, 2006, at Document No. 20060725001041360; and

(iii) the two-acre city hall site transferred by Special Warranty Deed dated June 27, 2006, and recorded in the Deed Records of the County on July 25, 2006, at Document No. 20060725001041360; and

(iv) the one-acre public works site transferred by Special Warranty Deed dated June 27, 2006, and recorded in the Deed Records of the County on July 25, 2006, at Document No. 20060725001041380; and

(v) 59.298 acres of park land transferred by Special Warranty Deed dated June 27, 2006, recorded in the Deed Records of the County on July 25, 2006, at Document No. 20060725001041390; and

(vi) certain dedications by plat of the Development Land.

(b) All of such land transferred, or to be transferred, to the City and the costs thereof, including the appraised market value of such land, shall constitute Authorized Capital Expenditures and shall be eligible for reimbursement as provided under this Amended Agreement. To the extent legal descriptions for the land described in Section 3.02(a) are revised by the Developer and agreed to by the City during final plat approval, the City and the Developer agree that this Amended Agreement shall be automatically amended, without the necessity of any written agreement but with written confirmation if requested by one to the other of either the City or the Developer, to include such legal descriptions once they are provided by the Developer to the City or approved by the City in a final plat of such portion of the Development Land.

Section 3.03. Financial Assurances Concerning Sanitary Sewer Infrastructure, Operation and Maintenance

(a) The Developer has paid, shall pay or, on terms reasonably satisfactory to the City and the Developer, shall provide a mechanism to fund or secure (i) all costs of designing and constructing the Interceptor Line, (ii) all costs of operating, maintaining and replacing the Interceptor Line and the Treatment Plant (including lease payments on the Treatment Plant)

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2019-01-05**

Special Warranty Deed – 12 Acres – CISD

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE TRANSFER BY SPECIAL WARRANTY DEED TO THE COMMUNITY INDEPENDENT SCHOOL DISTRICT OF 12.001 ACRES OF LAND SITUATED AT 801 PRESIDENTS BOULEVARD.**

**WHEREAS**, in 2004 in conjunction with the development of the Grand Heritage Development, the parties agreed that the developer would donate to the City a 12 acre parcel of land for the development of a school; and

**WHEREAS**, it was then the intent of the City and the Developer that the City would eventually convey the property to the Community Independent School District; and

**WHEREAS**, NeSmith Elementary School was constructed and is presently in operation on the subject site; and

**WHEREAS**, it is the desire of the City Council to cooperate with the Community Independent School District whenever possible for the benefit of all of our residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** That the City Council authorizes the Mayor to execute the Special Warranty Deed to convey 12.001 acres of land in the Drury Anglin Survey, Abstract No. 2, and being more particularly described as all of Community ISD Elementary Addition, Lot 1, Block A to Community Independent School District.

**SECTION 2.** This resolution shall be in effect immediately upon its adoption.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 15<sup>th</sup> day of January, 2019.

\_\_\_\_\_  
Vicki Sanson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kim Dobbs, City Administrator | City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2019-01-05**

**EXHIBIT A**

Special Warranty Deed

STATE OF TEXAS           §  
  §           **KNOW ALL PERSONS BY THESE PRESENTS**  
COUNTY OF COLLIN       §

**SPECIAL WARRANTY DEED**

**[NeSmith Elementary School Tract]**

**Effective Date:** \_\_\_\_\_, 2018.

**Grantor:** CITY OF LAVON, TEXAS, a municipal corporation organized under the laws of the State of Texas.

**Grantor's Mailing Address:** P.O. Box 340, 120 School Road, Lavon, Texas 75166.

**Grantee:** COMMUNITY INDEPENDENT SCHOOL DISTRICT, an independent school district organized under the laws of the State of Texas.

**Grantee's Mailing Address:** 611 F.M. 1138 North, Nevada, Texas 75173.

**Consideration:** TEN DOLLARS (\$10.00) cash and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

Being that certain 12.001 acre tract of land situated in the Drury Anglin Survey, Abstract No. 2, and being more particularly described as all of Community ISD Elementary Addition, Lot 1, Block A, as recorded in County Clerk's File No. 2008-03180001020. A copy of said Plat is attached as Exhibit "A"

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted, subject to any and all conditions and restrictions, if any, related to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas, and apparent easements.

Grantor does not convey hereby water, oil, gas and other minerals in and under the property, which has been reserved in previous conveyances.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's

**SPECIAL WARRANTY DEED**  
**Nesmith Elementary School Tract**  
Page | 2

successors or assigns forever. Grantor hereby binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through or under Grantor, but not otherwise.

**IT IS UNDERSTOOD AND AGREED THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THE DEED, (A) THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED AND ACCEPTED BY GRANTEE ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, SUBJECT TO ANY CONDITION WHICH MAY EXIST, AND WITHOUT THE EXISTENCE OF AND WITHOUT RELIANCE UPON ANY REPRESENTATION, WARRANTY, AGREEMENT, OR STATEMENT BY GRANTOR, OR ANYONE ACTING ON BEHALF OF GRANTOR, INCLUDING, WITHOUT LIMITATION, ANY BROKER, ENGINEER, ARCHITECT, ATTORNEY, SURVEYOR, APPRAISER, OR ENVIRONMENTAL CONSULTANT; (B) GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY ON THE FOREGOING BASIS; (C) GRANTEE IS RELYING SOLELY UPON SUCH INSPECTIONS, EXAMINATION, AND EVALUATION OF THE PROPERTY BY GRANTEE IN PURCHASING THE PROPERTY ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATION, WARRANTY, AGREEMENT OR STATEMENT BY GRANTOR OR ANYONE ACTING ON BEHALF OF GRANTOR, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THE DEED; AND (D) GRANTEE HEREBY ASSUMES THE RISK THAT ENVIRONMENTAL CONDITIONS (AS DEFINED HEREIN) MAY EXIST ON THE PROPERTY AND HEREBY RELEASES GRANTOR OF AND FROM ANY AND ALL CLAIMS, ACTIONS, DEMANDS, RIGHTS, DAMAGES, COSTS OR EXPENSES (COLLECTIVELY THE "CLAIMS") WHICH MIGHT ARISE OUT OF OR IN CONNECTION WITH THE ENVIRONMENTAL CONDITION OF THE PROPERTY. AS USED HEREIN, THE TERM "ENVIRONMENTAL CONDITION" SHALL MEAN ANY CONDITION WITH RESPECT TO THE PROPERTY WHICH COULD OR DOES RESULT IN ANY CLAIM AGAINST THE OWNER OF THE PROPERTY BY ANY THIRD PARTY (INCLUDING ANY GOVERNMENTAL ENTITY) UNDER (1) THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, 42 U.S.C. § 9601 ET SEQ., (2) THE RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C. § 6901 ET SEQ., (3) THE FEDERAL WATER POLLUTION CONTROL ACT, 33 U.S.C. § 2601 ET SEQ., (4) THE OIL POLLUTION ACT, 33 U.S.C. § 2701 ET SEQ., (5) THE TOXIC SUBSTANCES CONTROL ACT, 15 U.S.C. § 2601 ET SEQ., (6) THE CLEAN WATER ACT, 33 U.S.C. § 1251 ET SEQ., (7) THE CLEAN AIR ACT, 42 U.S.C. § 7401 ET SEQ., (8) THE HAZARDOUS MATERIALS TRANSPORTATION ACT, 49 U.S.C. § 1801 ET SEQ., (9) THE OCCUPATIONAL SAFETY AND HEALTH ACT, 29 U.S.C. § 651 ET SEQ., (10) THE TEXAS SOLID WASTE DISPOSAL ACT, TEX. HEALTH & SAFETY CODE ANN. §361, ET SEQ., AND/OR (11) SIMILAR STATE AND LOCAL LAWS, NOW OR HEREAFTER EXISTING, ALL AS AMENDED FROM TIME TO TIME, AND ALL REGULATIONS, RULES AND GUIDANCE ISSUED PURSUANT THERETO, INCLUDING, WITHOUT LIMITATION, ANY CONDITION RESULTING FROM OPERATIONS CONDUCTED ON THE PROPERTY OR ON PROPERTY ADJACENT THERETO. GRANTOR SHALL NOT HAVE (AND GRANTEE WAIVES) ANY OBLIGATION TO DISCLOSE FACTS REGARDING THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL CONDITION AFFECTING THE PROPERTY), REGARDLESS OF WHETHER SUCH FACTS ARE DISCOVERABLE BY THE GRANTEE.**

**SPECIAL WARRANTY DEED**  
**Nesmith Elementary School Tract**  
Page | 3

CITY OF LAVON, TEXAS

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS           §

COUNTY OF COLLIN       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, \_\_\_\_\_ of the CITY OF LAVON, TEXAS, a municipal corporation organized under the laws of the State of Texas.

\_\_\_\_\_  
Notary Public – State of Texas

PREPARED IN THE LAW OFFICE OF:  
O'Hanlon, Demerath & Castillo  
808 West Avenue  
Austin, Texas 78701

AFTER RECORDING RETURN TO:  
Dr. Roosevelt Nivens, Superintendent  
Community ISD  
611 F.M. 1138 North  
Nevada, Texas 75173





# CITY OF LAVON CITY COUNCIL Agenda Brief

**MEETING:** January 15, 2019

**ITEM:** 9 - H

---

**Item:**

Discussion and action regarding a policy for the Lavon Volunteer Fire Department response to non-emergency lock-out calls for service.

**Background:**

In considering how to best allocate limited resources, the city staff and Lavon Volunteer Fire Department (LVFD) have discussed whether or not the LVFD should respond to non-emergency lock out calls for service.

Non-emergency lock-outs are when a person locks themselves out of their vehicle or building and an emergency does not otherwise exist. Emergency lock-outs are typically when a person is locked 1) out of a vehicle that is running, 2) out of a vehicle that has a person or animal locked inside, or 3) out of a structure that has someone locked inside that is unable to provide access.

Information obtained from the Collin County Sherriff's Office dispatch indicates that the majority of agencies in the County do not respond to non-emergency lock-outs (vehicles and structures). Dispatch identified the following fire departments who currently respond to non-emergency lock-outs:

- Farmersville
- Josephine
- Lowry Crossing
- Nevada
- Princeton
- Westminster

LVFD believes that it is in the best interest of the City and the LVFD to not respond to calls that are not a true emergency for a couple of reasons: liability for property damage and resource management.

First, there is potential liability any time that the LVFD is asked to open a locked vehicle or structure. Locksmiths and home repair businesses are much better equipped to handle these

situations and assume the risk for possible property damage. Opening locked vehicles can cause damage or scratch the paint and opening structures can cause damage to the property.

Second, to responsibly manage volunteer resources and preserve equipment life, the priority should focus on true emergencies. The nature of the process is that volunteer firefighters interrupt their daily activities to respond to emergency calls and there is potential cost and liability any time the LVFD mobilizes equipment. The City Council should carefully consider a policy of sending equipment and calling volunteers away from their homes, families and/or jobs to respond when someone locks themselves out of their car or home when no emergency exists.

**Policy Recommendation:**

The LVFD will respond to all emergencies, including emergency lock-outs when a person is locked 1) out of a vehicle that is running, 2) out of a vehicle that has a person or animal locked inside, or 3) out of a structure that has someone locked inside that is unable to provide access.

The LVFD will not respond to non-emergency lock-outs.

If there are any questions, please contact Volunteer Chief Scott.

Jon R. Scott



**City of Lavon**  
**Fire Marshal's Office**  
972-977-5299  
[Jon.scott@CityofLavon.org](mailto:Jon.scott@CityofLavon.org)

January 9, 2019



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 9 – I**

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**Item:**

Discussion and action regarding a draft social media policy

**Background:**

On November 6, 2018, the City Council approved Ordinance No. 2018-11-01 adopting a City Council Governance Policy and Rules of Procedure. In the course of the discussion of the proposed ordinance, the City Council asked staff to further research social media policies and to provide proposed guidelines for elected and appointed officials, including employees.

The city staff reviewed recommended policy statements, recommended best practices and the social media policies from several different cities and incorporated applicable information provided by City Council members. The attached policy is provided for discussion. If the City Council so desires, direction may be provided to return the policy for adoption at a future meeting.

**Attachments:**

Draft social media policy  
Excerpt from Ordinance No. 2018-11-01 regarding social media relations

January 10, 2019



## **SOCIAL MEDIA AND USE POLICY**

### **Purpose**

The City of Lavon, in an ongoing effort to effectively communicate with the public, uses social media as a way to deliver information and provide a venue for involvement and interaction concerning City business, activities and issues. Social Media is defined as Social Networking sites such as Facebook, Twitter, Instagram as well as blogging sites.

This policy sets guidelines for the establishment, operation and management of various social media to ensure timely, accurate and appropriate use of those outlets to deliver clear, concise and consistent messages on behalf of the City. This policy establishes guidelines for the use of social media. The City Administrator or designee shall approve what social media outlets may be suitable for use by the City and its departments.

### **Creation and Maintenance of City Social Media Sites**

City social media sites may contain information that represents, or may create the appearance of representing the City's position on policy issues and/or the positions of its leadership. No City Council members or employees may create or maintain a social media site that purports or appears to be a City social media site without the approval of the Council or City Administrator respectively. Only designated City employees will be allowed to post or distribute information on the City's social media sites.

### **Posting**

When posting on social media sites, Council/Board Members and employees shall at all times conduct themselves as representatives of the City of Lavon and shall follow these guiding principles.

1. City policies, rules, regulations and code of conduct apply. Use of your city e-mail address and communicating your official capacity will constitute conducting city business.
2. Maintain transparency by using your real name and title and be clear about your role in regard to the subject. Do not post on the City's or Council's behalf.
3. Write and post about your area of expertise, especially as it is related to the City and your assignments. When writing about a topic for which you are not the City's expert, make it clear to readers or direct them to City Hall.

4. Keep postings factual and accurate. If a mistake is made, admit to it and post a correction as soon as possible.
5. Avoid jargon or slang.
6. Use correct grammar and spelling.
7. Reply to comments in a timely manner, when a response is appropriate. Maintain respectful and meaningful responses.
8. Understand that postings are widely accessible, not retractable and may be retained or referenced for a long period of time. Content should be carefully considered. Remember your personal and professional lives overlap in your online activity.
9. Ensure social media content does not violate another person's privacy. Refrain from remarks that may discriminate or harass on the basis of race, creed, color, age, religion, gender, national origin or physical and mental disability.
10. Refrain from posting social media content that is proprietary, copyrighted, attorney-client privileged, subject to state or federal privacy laws, or information subject to the Texas Public Information Act.
11. Do not comment on anything related to legal matters, litigation or any parties with whom the City may be in litigation or contemplated litigation.
12. Refrain from the expression of personal opinions or positions regarding:
  - a. Programs or practices of other public agencies, political organizations, private companies, or non-profit groups;
  - b. Political campaigns; or
  - c. Religion
13. Refrain from posting sexual content, links to sexual content or the encouragement of illegal activity.

## **Privacy**

To protect your own privacy and the privacy of others, please do not include any personal information including your Social Security Number, phone numbers or email address in your comments.

## **COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE**

### **SECTION 7. SOCIAL MEDIA RELATIONS**

(a) To address the fast-changing landscape of the Internet and the way residents communicate and obtain information online, the City of Lavon may consider using social media tools to reach a broader audience. The City encourages the use of social media to further the goals of the City and the missions of its departments, where appropriate. The City of Lavon has an overriding interest and expectation in deciding what is "spoken" on behalf of the City on social media sites.

(b) **Creation and Maintenance of City Social Media Sites.** City Social Media Sites may contain information that represents, or may create the appearance of representing, the City's position on policy issues and/or the positions of its leadership. No City Council members or employee may create or maintain a Social Media Site that purports or appears to be a City Social Media Site without the approval of the Council or City Administrator respectively.

(c) **Posting on Social Media Sites.** City Council members and employees posting Social Media Content on Social Media Sites must at all times conduct themselves as representatives of the City of Lavon and will follow these guiding principles:

- i. Maintain transparency by using his/her given name and position title and clearly stating their role regarding the subject;
- ii. Use correct grammar and spelling;
- iii. Avoid jargon;
- iv. Write and post only about their area of expertise;
- v. Keep postings factual and accurate;
- vi. Reply to comments in a timely manner, when a response is appropriate. When disagreeing with others' opinions or providing comments, do so in a meaningful, respectful, and relevant manner;
- vii. Understand that postings are widely accessible, not retractable, and retained or referenced for a long period of time; all content should be carefully considered;
- viii. Ensure that Social Media Content does not violate another person's privacy interests;
- ix. Do not represent city policy positions without prior Council consensus.
- x. Refrain from posting Social Media Content that is proprietary, copyrighted, attorney-client privileged, subject to state or federal privacy laws, and information not subject to the Texas Public Information Act;
- xi. Never comment on anything related to legal matters, litigation or any parties with whom the City may be in litigation;
- xiii. Refrain from the expression of personal opinions or positions regarding:
  - (a) programs or practices of other public agencies, political organizations, private companies, or non-profit groups;
  - (b) political campaigns; or
  - (c) religion.



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 9-J**

---

**Item:**

Discussion and action regarding board and commission appointments – Parks and Recreation Board and Reinvestment Zone #1 (TIF) Board of Directors.

**Background:**

In addition to the elected City Council, several appointed boards and commissions provide invaluable contributions to the City through their service. The members of these boards are appointed by the City Council for specific terms of service.

Parks and Recreation Board alternate member Tim Davis recently resigned his position creating a vacancy on the Parks and Recreation Board.

The terms of specific appointments to the Parks and Recreation Board and the Reinvestment Zone #1 (TIF) Board of Directors are up for reconsideration at this time. The members of the Parks and Recreation Board in Seat 1 and 3 and the Seat 4 member of the TIF Board of Directors have expressed that they would like to be reappointed to continue to serve at the Council's pleasure. A worksheet listing the terms and members of the boards and commissions is provided.

**Attachments:**            Spreadsheet – Boards & Commissions  
                                 Volunteer Applications

January 11, 2019

**City of Lavon Boards & Commissions**  
**January 2019**

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
<b>City Council Members</b>				Elected
Mayor	6/19/2018	Vicki Sanson	11/2019	<i>Spec Election 11/18</i>
Place One	6/19/2018	John Kell	11/2020	
Place Two	11/7/2017	Mike Cook	11/2019	
Place Three	11/21/2016	Kay Wright	11/2020	
Place Four			11/2019	<i>Tim Davis resigned</i>
Place Five	11/21/2016	Mindi Serkland	11/2020	

<b>Economic Development Corp Board of Directors</b>				7 members; 4 CC/staff; county resident
Place 1, Chair		Kay Wright	7/15/2020	
Place 2	7/17/2018	Manzelle Williams	7/15/2019	
Place 3	9/19/2017	Vicki Sanson	7/15/2020	
Place 4	5/1/2018	Larry Munson	7/15/2019	
Place 5	7/17/2018	Dustin Cowin	7/15/2020	
Place 6	7/18/2017	John Kell	7/15/2019	
Place 7		David Piekarski	7/15/2020	

<b>Planning &amp; Zoning Commission</b>				5 members, residency req
Seat 1	1/17/2017	Brad Tiegs	6/1/2019	
Seat 2	7/19/2016	Deborah Nabors	6/1/2020	
Seat 3	9/6/2016	Cynthia Coker	6/1/2019	
Seat 4	11/3/2015	Tom Ormsby	6/1/2020	
Seat 5, Chair		David Rosenquist	6/1/2019	
	ex officio	Vicki Sanson	6/1/2019	<i>Council Liaison</i>

<b>Parks &amp; Recreation Board</b>				5 members, CC liaison; residency req
Seat 1		Mike Gulino	1/1/2019	
Seat 2	1/16/2018	Kelly Turk	1/1/2020	
Seat 3	5/1/2018	Ashley Lambert	1/1/2019	
Seat 4, Chair		Bradley Tiegs	1/1/2020	
Seat 5 - Council		Mindi Serkland	1/1/2019	<i>Council Liaison</i>
Alternate			1/1/2020	<i>Tim Davis - resigned</i>

<b>TIF</b>				5 members, Mayor appt; Council consent
Seat 1	1/2/2009	David Hawkins	1/1/2020	
Seat 2			1/1/2019	<i>Ryan Lisko - declined reappt</i>
Seat 3, Chair	1/6/2015	Chris Kane	1/1/2020	
Seat 4	1/17/2017	Chuck Teske	1/1/2019	
Seat 5	1/2/2009	Darlene Hurth	1/1/2020	

<b>BUILDING BOARD OF APPEALS (IFC)</b>				<b>8 members</b>
Seat 1	9/18/2018	Joe Wetzel	9/1/2020	
Seat 2	9/18/2018	Tom Paroski	9/1/2019	
Seat 3	9/18/2018	Jeff Donaldson	9/1/2020	
Seat 4	9/18/2018	Paul Slay	9/1/2019	
Seat 5	9/18/2018	Derek Hanson	9/1/2020	
Seat 6	9/18/2018	Micki Hollien	9/1/2019	
Seat 7	9/18/2018	Richard Hollien	9/1/2020	
Seat 8, Chair	9/18/2018	Jon Scott	---	Fire Marshal - Ex Officio

# Volunteer/Board & Commission Application



## Contact Information

Name

MICHAEL J. SMITH

Street Address

649 WESTON WAY

City ST ZIP Code

LAVON

Home Phone

[REDACTED]

Work Phone

[REDACTED]

E-Mail Address

[REDACTED]

## Occupational Information

Current Occupation

BIG DATA ENGINEER

Company Name

AT&T

Work Phone

[REDACTED]

Work Email Address

[REDACTED]

## Educational Information

High School/Ged

✓

Higher Education

MASTERS OF TELECOMMUNICATIONS

Organization or Group

Memberships

## Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports and community activities.

CERTIFIED FIREFIGHTER II - IL

EMT - NATIONAL

COMPUTERS, DATA, ~~365~~ MICROSOFT

DIAGRAMING + FLOW CHARTING

PROCESS ENGINEERING

FIRSTNET - BOARD OF DIRECTORS

Please complete front and back of this form

RECEIVED  
DEC 31 2018  
CITY OF LAVON

**Previous Volunteer Experience**

Summarize your previous volunteer experience. Please include Boards or Commissions on which you previously served.

CITY OF MARENGO, IL  
CITY COUNCIL - 12 years

**Board Interest**

Thank you for your interest in serving the City of Lavon. Please indicate below your area of interest and carefully consider your obligation before making a selection. If possible, attach a resume and/or other information to assist with the selection process. In addition to regular scheduled board meetings, members may be required to attend training, work sessions and joint meetings.

- Economic Development
- Planning & Zoning
- Parks & Recreation
- Any Sub Committee

**Agreement and Signature**

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal. Appointees and incumbents may be required to file a Statement of Economic Interest, as required by the City Council or the Mayor. The statement may require a declaration that you have no interest in conflict with the City of Lavon.

If selected as a board member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does not allow a governmental body to choose whether to allow public access to the information in the custody of the body that relates to the home address, home phone number, or that reveals whether the board member has family members.

If selected as a board member of the City of Lavon I choose to  allow  not allow public access to my home address, home phone number or whether I have family members.

Name (printed) MICHAEL J. SMITH  
 Signature *Michael J. Smith*  
 Date 12/31/18

**Additional Information**

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with The City of Lavon.

Please return completed application to the City Secretary, City of Lavon, 120 School Road, Lavon, TX 75166. (All applications will be retained by the City of Lavon for a period of one year.)

**Please complete front and back of this form**

# Volunteer/Board & Commission Application



## Contact Information

Name Teddy J. Dill  
Street Address 532 Arthur Drive  
City ST ZIP Code Lavon, Tx 75166  
Home Phone [REDACTED]  
Work Phone 972-206-8160  
E-Mail Address teddy.dill@boeing.com

## Occupational Information

Current Occupation Industrial Security Specialist  
Company Name The Boeing Company  
Work Phone 972-206-8160  
Work Email Address teddy.dill@boeing.com

## Educational Information

High School/Ged North Buncombe High School, Weaverville, N.C.  
Higher Education Bachelor of Science - St Louis Christian College, Master of Education - American InterContinental University, Chicago IL  
Organization or Group Memberships

## Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or through other activities, including hobbies or sports and community activities.

The Boeing Company - 30 Years - Various Management and Non Management Postions.

Develop and execute project and process plans, implement policies and procedures and set operational goals.  
Acquire resources for projects and processes.  
Create Basis of Estimate (BOE) for labor and resources for projects.  
Project Management.  
Make decisions that affect the financial, employee, or public relations posture of the company.  
Served as prime consultant and external spokesperson for the company on highly significant matters relating to policies, programs, capabilities, and long-range goals and objectives.  
Develop Business Process Instructions (BPI's) and Desktop instructions (DI's).  
Recognized as a job expert within the company and consultant to top management.  
Develop solutions to problems of unusual complexity that require a high degree of ingenuity, creativity, and innovation.  
Develops solutions to unique challenges that may serve as precedent for future decisions.  
Oversees Sub-Contractor Management (e.g., providing contractual requirements and direction, site assistance visits and reviews) to ensure compliance with government regulations/requirements.

St Louis Christian College - Adjunct Professor

Teaching  
Develop Curriculum  
Interaction with Students and staff

Diamond Willow Ministries - Board of Director

Treasurer

TimberRidge Community Church - High Ridge, Mo - Associate Pastor

Please complete front and back of this form

RECEIVED

JAN 11 2019

CITY OF LAVON

**Previous Volunteer Experience**

Summarize your previous volunteer experience. Please include Boards or Commissions on which you previously served.

- Diamond Willow Ministries - Board of Directors
- Hillsboro Christian Church - Board of Elders
- TimberRidge Community Church - Board of Elders
- TimberRidge Community Church - Missions Board

**Board Interest**

Thank you for your interest in serving the City of Lavon. Please indicate below your area of interest and carefully consider your obligation before making a selection. If possible, attach a resume and/or other information to assist with the selection process. In addition to regular scheduled board meetings, members may be required to attend training, work sessions and joint meetings.

- Economic Development
- Planning & Zoning
- Parks & Recreation
- Any Sub Committee
- Alderman Alderman/City Council

**Agreement and Signature**

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal. Appointees and incumbents may be required to file a Statement of Economic Interest, as required by the City Council or the Mayor. The statement may require a declaration that you have no interest in conflict with the City of Lavon.

If selected as a board member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does not allow a governmental body to choose whether to allow public access to the information in the custody of the body that relates to the home address, home phone number, or that reveals whether the board member has family members.

If selected as a board member of the City of Lavon I choose to  X  allow   not allow public access to my home address, home phone number or whether I have family members.

Name (printed) Teddy J. Dill  
 Signature *Teddy J. Dill*  
 Date 01 Jan 2019

**Additional Information**

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with The City of Lavon.

Please return completed application to the City Secretary, City of Lavon, 120 School Road, Lavon, TX 75166. (All applications will be retained by the City of Lavon for a period of one year.)

**Please complete front and back of this form**





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 15, 2019**

**ITEM: 10**

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**Item:**

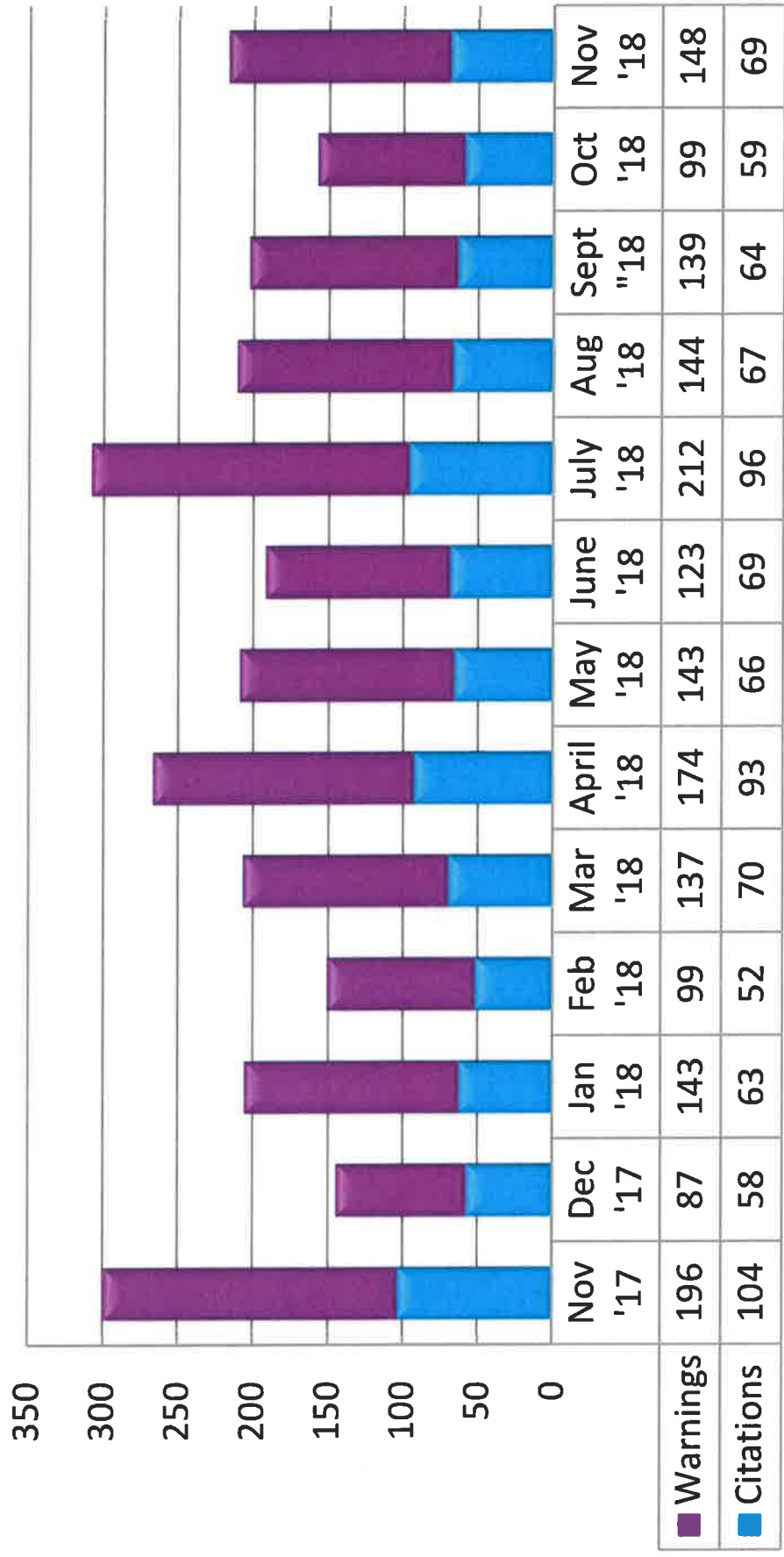
**DEPARTMENT REPORTS**

*The City Council may receive and discuss the reports.*

- A.** Police Services – 1) Monthly Reports for traffic stops, calls for service, call breakout and consolidated activity; 2) monthly reserve participation report and 3) crime prevention and community relations officer's report.
- B.** Fire Services – 1) Fire Marshall report, 2) EMS run reports and 3) LVFD update and reports.
- C.** Public Works Services – 1) General public works and street maintenance report including mowing and trash collection; 2) TxDOT projects report; and 3) sanitary sewer system maintenance.
- D.** Administration Services – 1) Financial Outlook; 2) Building Permits Reports; 3) CWD Recycling Report; 4) Collin County Monthly Tax Collection Reports; 5) Sales Tax Reports; 6) TexSTAR Newsletter; and 7) Atmos Energy correspondence regarding customer rate reduction and refund.

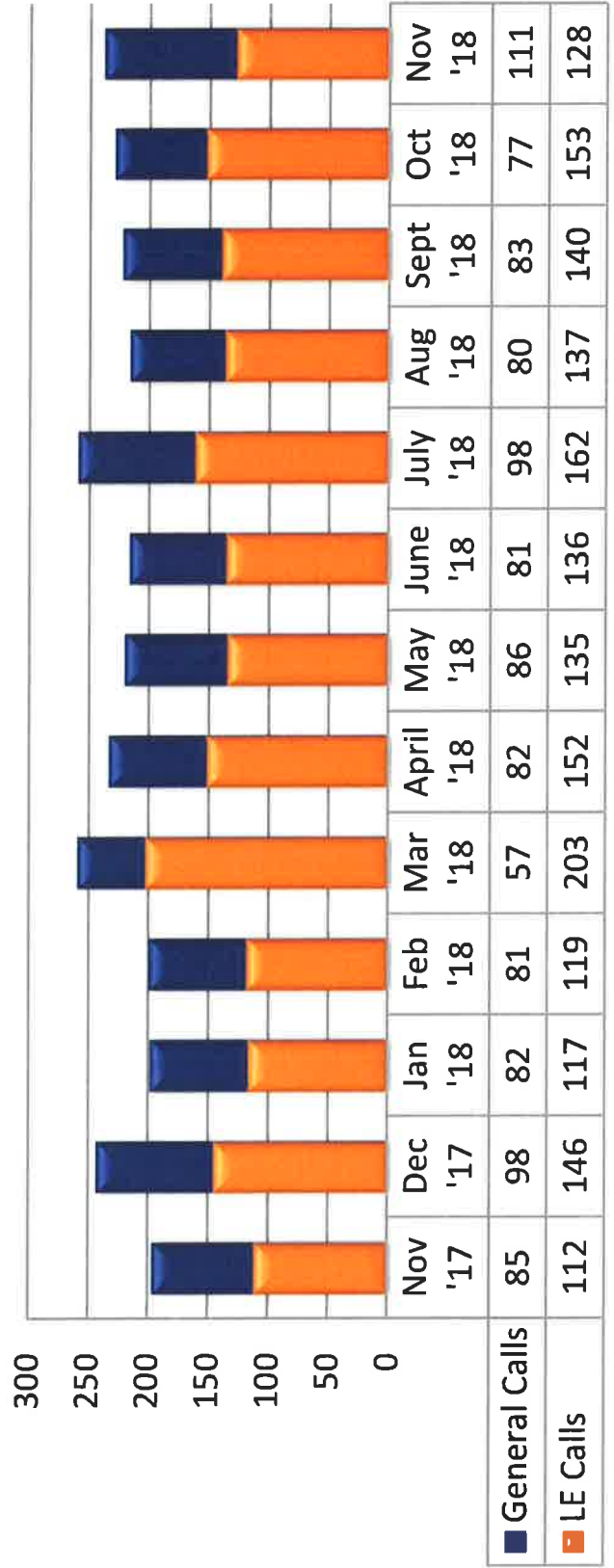
Nov '18

# Traffic Enforcement



Nov '18

## Calls for Service



Nov '18

## Call Breakout

Nevada

13%



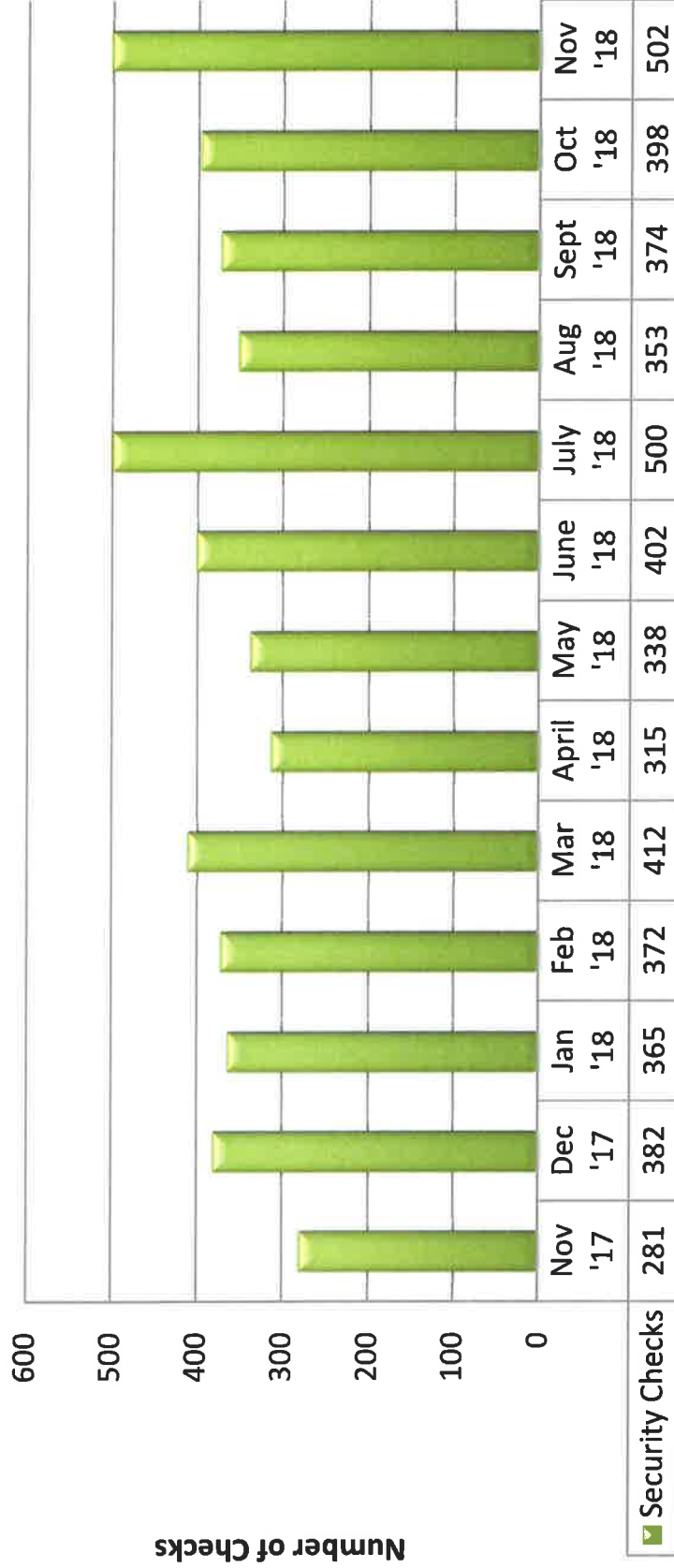
Lavon  
65%

Others\*  
22%

\* May include other cities and /or unincorporated areas of the County

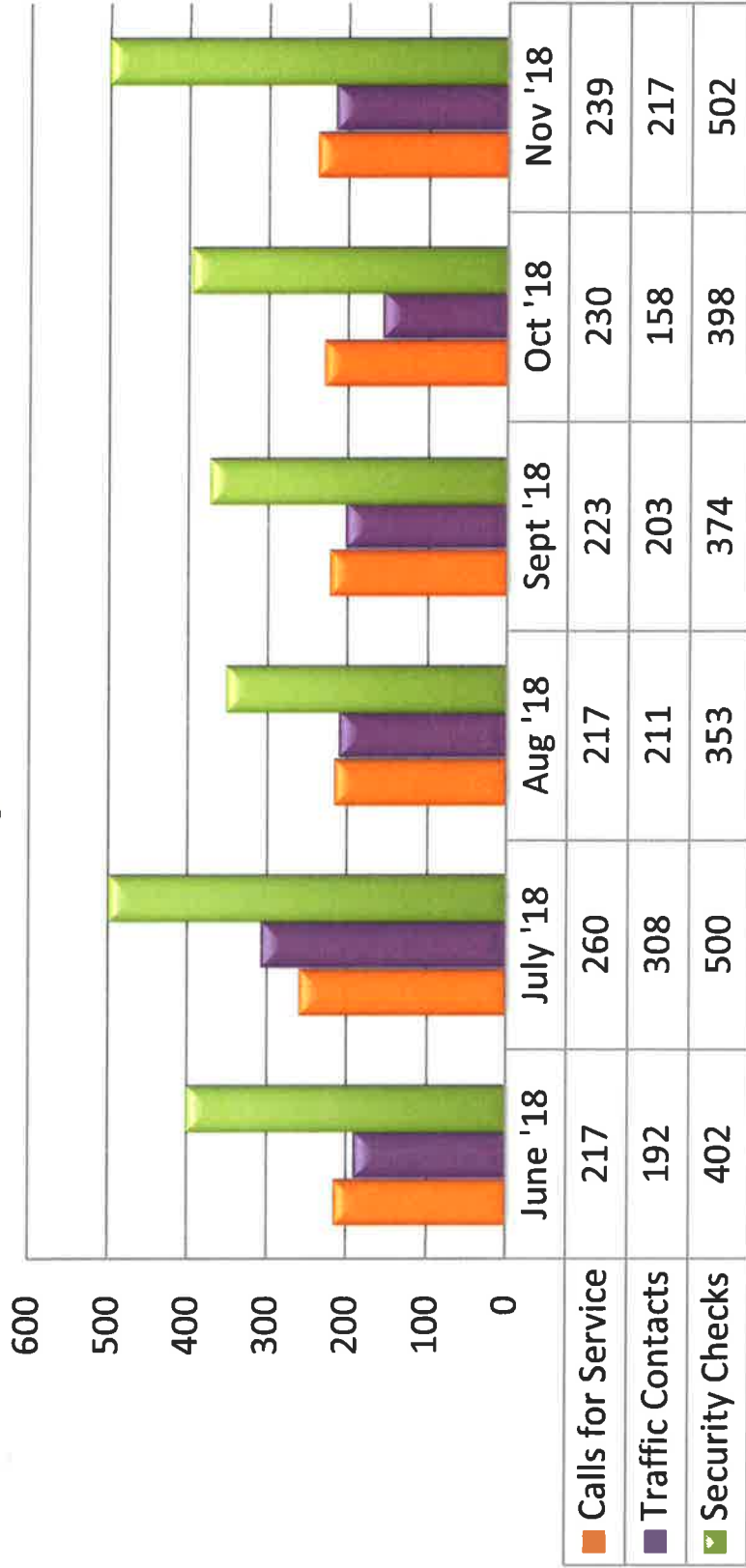
Nov '18

# Security Checks



Nov '18

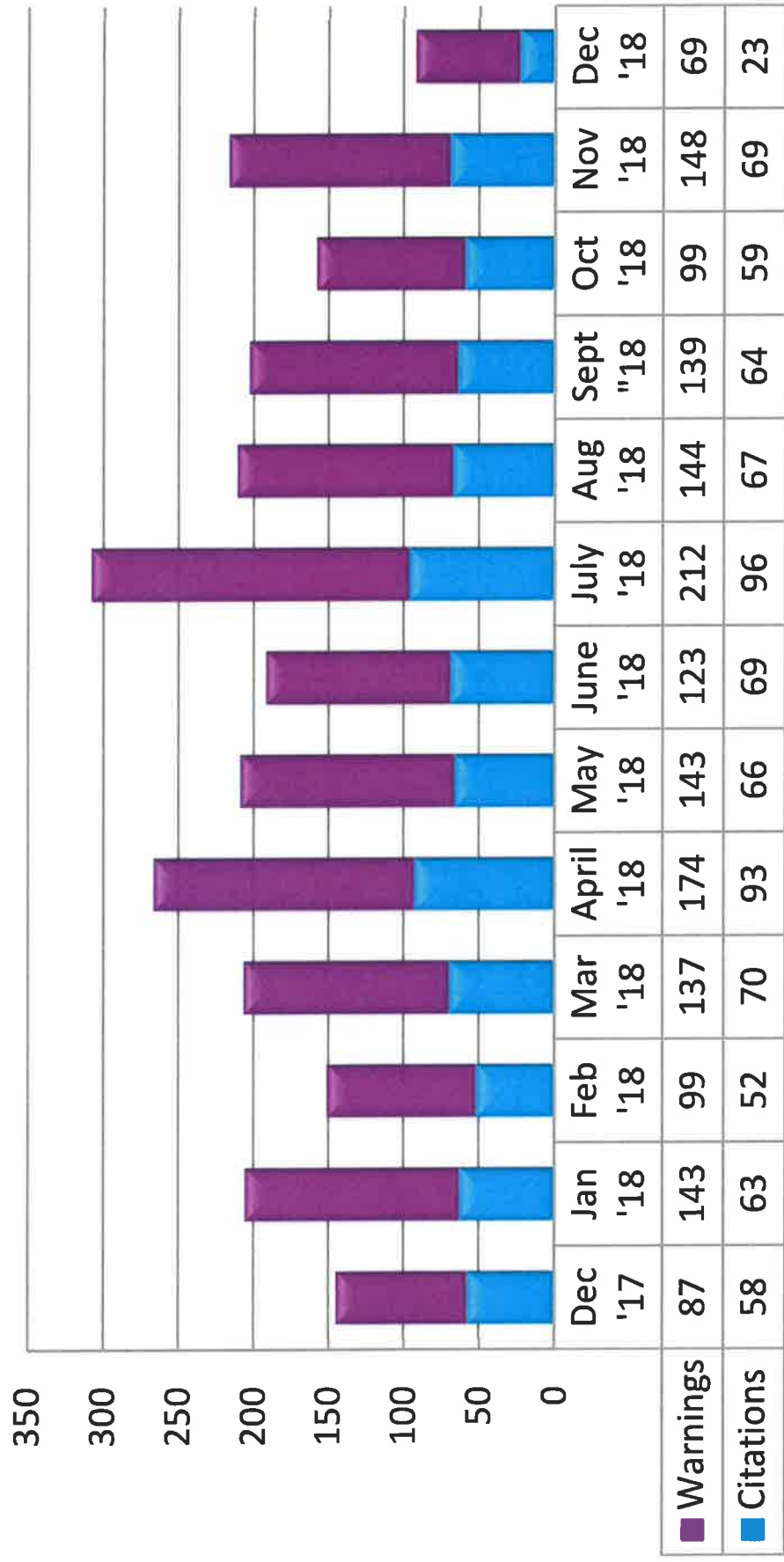
# Activity Levels





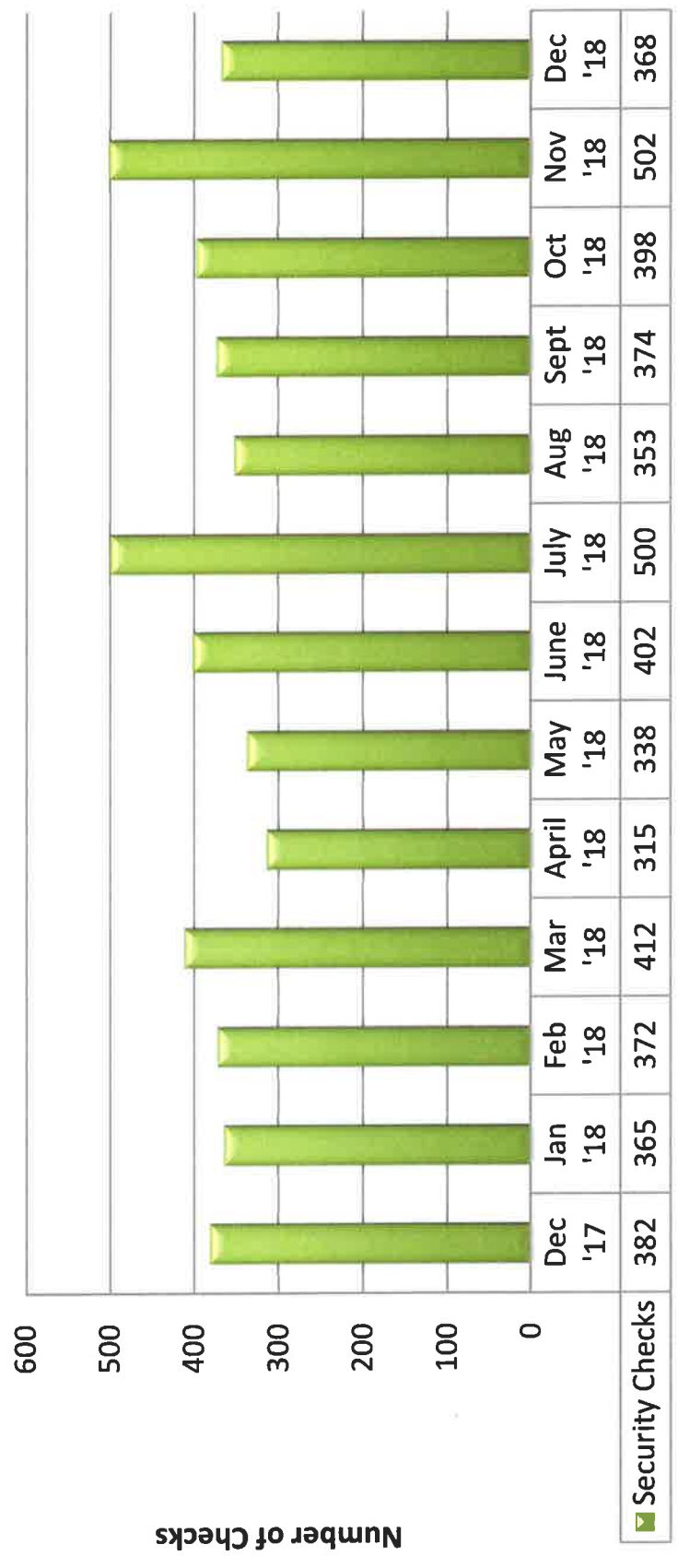
Dec '18

# Traffic Enforcement



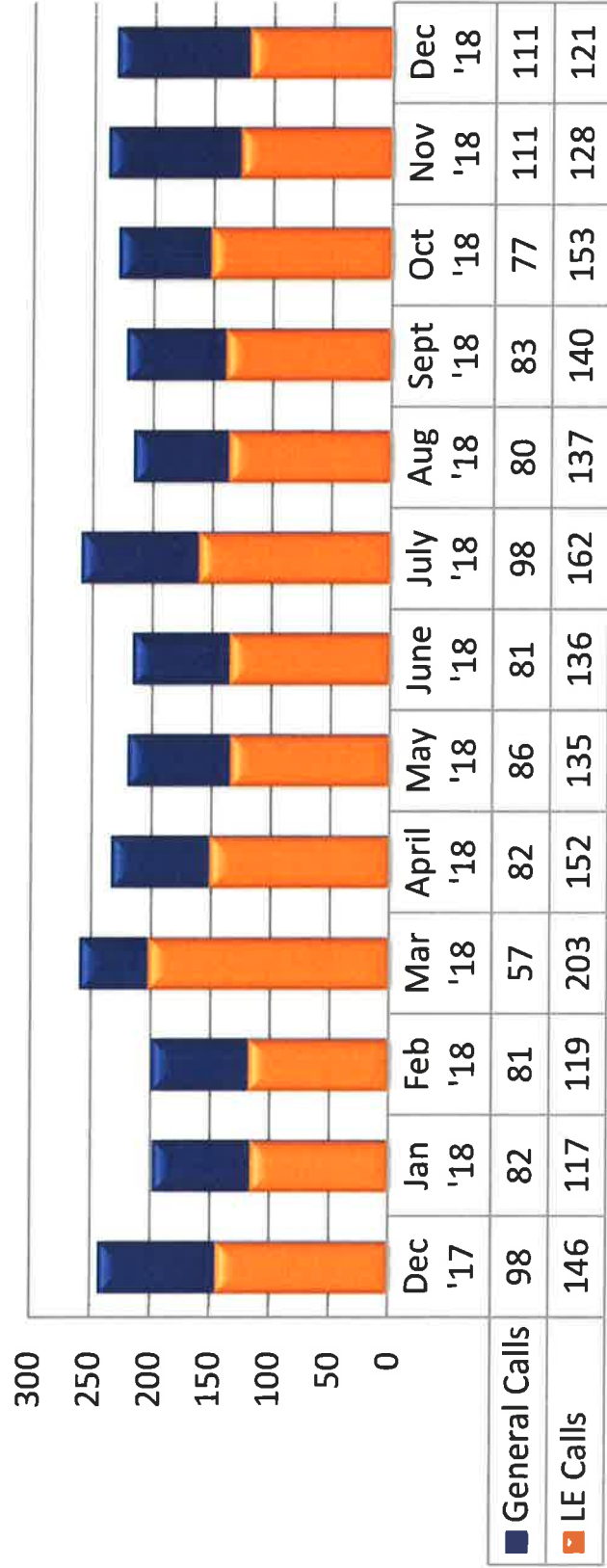
Dec '18

# Security Checks



Dec '18

## Calls for Service

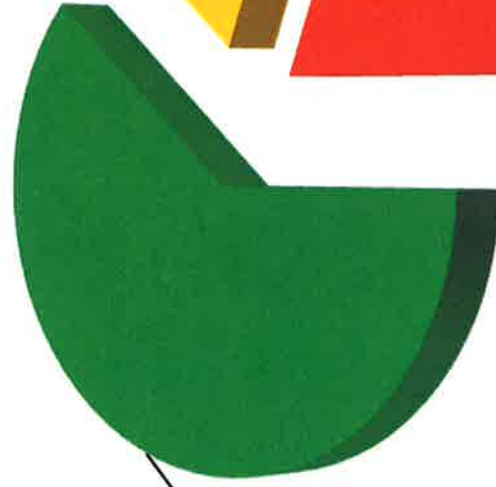


Dec '18

# Call Breakout

Nevada

20%



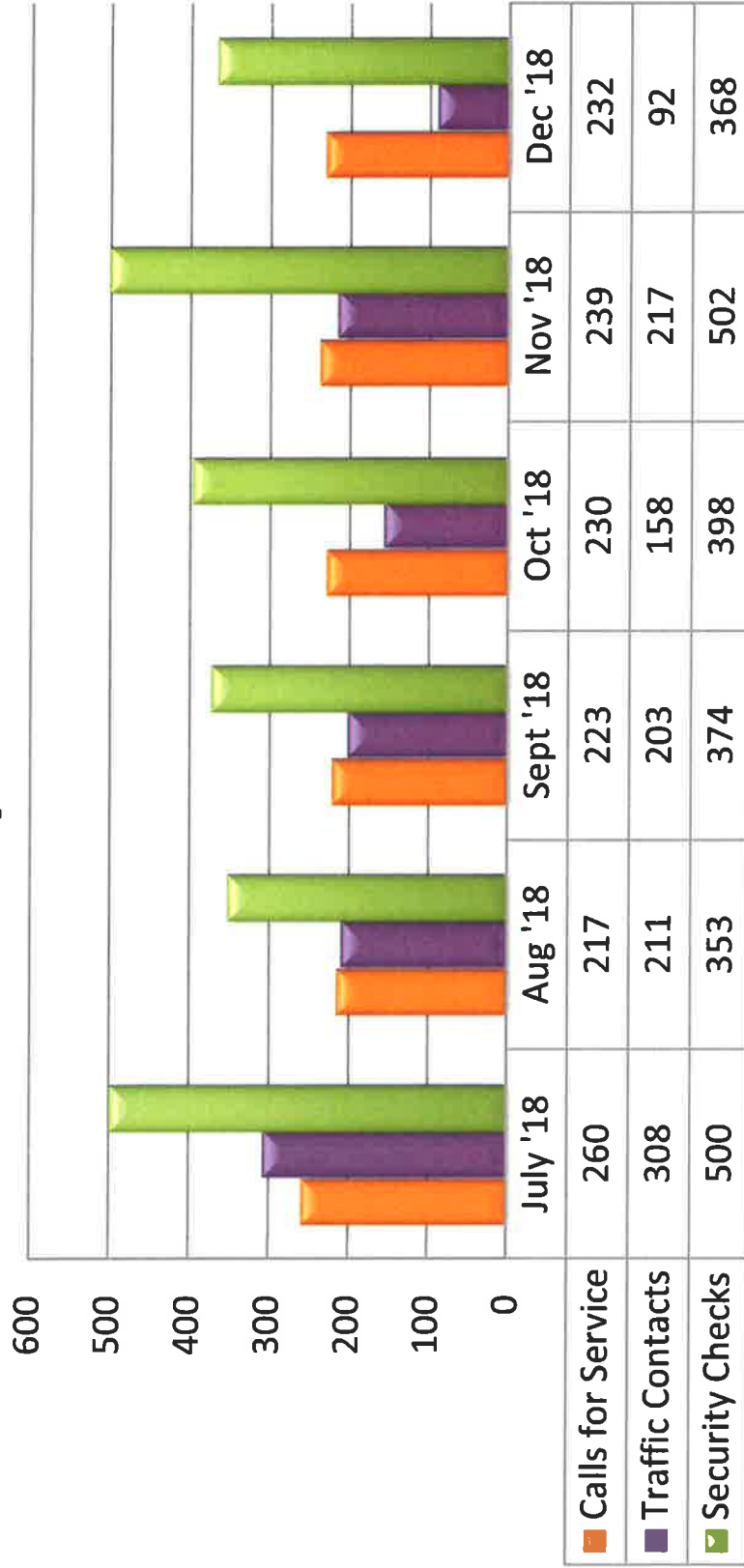
Lavon  
61%

Others\*  
19%

\* May include other cities and /or unincorporated areas of the County

Dec '18

# Activity Levels





# LAVON POLICE DEPARTMENT

## Community Liaison Program Update

### Community Liaison Officer Carissa Vargas-Flournoy

#### 2 January 2018



### **Social Media -**

Official Department Social Media pages were launched on Facebook, Twitter & Instagram. A link to each page is below, along with data as of Wednesday, January 2.

**Facebook:**

<http://www.facebook.com/lavonpolice>

**Page Likes:**

799 likes (increase of 75)

**Most Popular Posts:**

2.4K people reached – Christmas Day recording of Santa being spotted in Collin County announced by Collin County Dispatch.

2.4K people reached – Safe Exchange Zone Press Release

**Twitter:**

<http://www.twitter.com/lavonpolice>

**Page Followers:**

45 (remained same)

**Most Recent Tweet:**

National Night Out

**Instagram:**

<http://www.instagram.com/lavonpolice>

**Page Followers:**

207 (increase of 19)

**Most Recent Post:**

911 Outage Restored

### **October -**

**Tuesday, October 2<sup>nd</sup> – National Night Out** – We had great success. We had a total of 11 block parties participate, including Nevada City Hall & Lavon Volunteer Fire Department! First Responders had the opportunity to socialize with established residents and welcome a lot of new ones! We were able to pass out over 200 bags and passed out the remainder of the bags at the upcoming community fall events.

Lavon Police Department partnered with the First Assembly of God Church in Lavon, who recently started their own food pantry for our first Community Partnership Program. Citizens in Nevada and Lavon were asked to bring pantry stable foods, along with diapers, wipes, formula and toiletries to their National Night Out block parties to help stock the food pantry!

**Thursday, October 4<sup>th</sup> – Police Department Tour** – Students from NeSmith & McClendon Elementary Schools toured the Lavon Police Department and learned the different functions of what police officers do.

**Friday, October 19<sup>th</sup> – Car Seat Fitting Station & New Parent Education Class** – Open to the community, this event varies on location. This event is offered once a week at Childrens Dallas, once a month at Childrens Plano and by appointment at Lavon Police Department. Officer Vargas also offer CEU hours to other law enforcement agencies on car seat education and enforcement.

**Saturday, October 27<sup>th</sup> – National Drug Take Back** – The Semi-Annual National Drug Take Back Campaign returned and was a huge success! Lavon PD partnered with the DEA to accept all unused prescription and over the counter medications. The event ran from 10am until 2pm with drop off at the back door of Lavon PD. We also partnered with Josephine PD to accept drugs from Josephine residents.

**Sunday, October 28<sup>th</sup> – Lavon Churches Fall Fest** – Lavon PD set up a booth where we handed out goodie bags, took pictures with kids and gave out education materials to parents. We also had several officers working off-duty for traffic control.

**Wednesday, October 31<sup>st</sup> - Halloween Candy Handout** – Our 6<sup>th</sup> Annual “Stop A Police Officer” program on Halloween was back! On Halloween night our officers carried candy and treats for kids and visited neighborhoods throughout the City passing candy out straight from their patrol cars! The community really loves this program!

## **November-**

**Thursday, November 8, 2018 – Collin County Council on Family Violence Meeting** – A special committee of the Junior League of Collin County. This is a networking meeting to gain resources for victims of family violence and sexual assault.

**Friday, November 16, 2018 – Safe Exchange Zone launched at the Emergency Operations Center.** This program provides a recorded area where the citizens of Lavon and community members can meet for child custody exchanges and internet sales & purchases. Our citizens were very excited to see this program come to Lavon when the press release hit social media and we have already seen it in use multiple times!

**Thursday, November 20, 2018 – Collin County Council on Family Violence Meeting** – A special committee of the Junior League of Collin County. This is a networking meeting to gain resources for victims of family violence and sexual assault.

**Friday, November 30, 2018 – City of Lavon Tree Lighting** – Officers were present inside and outside at the City's Tree Lighting.

## **December-**

**Saturday, December 1, 2018 – Oak Bend Estates HOA (Nevada) Christmas Parade** – The Lavon Police Department was invited to lead the Christmas Parade inside of the neighborhood, then join residents for hot chocolate and cookies. Residents expressed a great appreciation for our department taking the time to send an officer out for their gathering, as well as recognizing that they see us regularly patrolling their neighborhood.

**Tuesday, December 4 – Friday, December 7 – Teaching CPST Class** – Officer Vargas was part of an instructor team teaching a Child Passenger Safety Technician class in Dallas certifying a new group of car seat technicians.

**Thursday, December 6, 2018 – Public Speaking** – Chief Jones spoke at the Lavon Area Chamber of Commerce luncheon about scams on seniors.

**Tuesday, December 11, 2018 – Community Camera Program** – The Lavon Police Department launched the Community Camera Program. This program allows residents and business owners to confidentially register their cameras with the Lavon Police Department. If a crime occurs near one of the registered homes or business, the Police Department could request the video be voluntarily provided to the department in an attempt to aid in the apprehension and conviction of involved parties.

**Thursday, December 13, 2018 - Postcard** – The City of Lavon and The Lavon Police Department sent informational postcards to seniors aged 65 and older regarding top scams affecting seniors.

**Thursday, December 18, 2018 – Collin County Council on Family Violence Meeting** – A special committee of the Junior League of Collin County. This is a networking meeting to gain resources for victims of family violence and sexual assault.

**Friday, December 21, 2018 – Officer Vargas had a heavy presence on Facebook, mostly on Nevada community pages, regarding Burglary of Motor Vehicle posts.** A total of six hours was logged over a fifteen hour period answering messages, emails, comments; forwarding citizens to make reports with on duty officers and emailing forms for the Community Camera Program, as well as the Vacation Watch Program. It was reported by several citizens that burglaries occurred in the City of Lavon and that there were over 25 burglaries that occurred; to the reports that I was able to find to date, none occurred in Lavon and only nine reports were actually filed in Nevada.

**Monday, December 31, 2018 – Officer Vargas had a heavy presence on Facebook educating citizens of Nevada about Fireworks ordinances,** as this is only the second year the Lavon Police Department has had jurisdiction in Nevada & most Nevada citizens were unaware they had a city ordinance prohibiting them from discharging fireworks within their city limits, education was held.

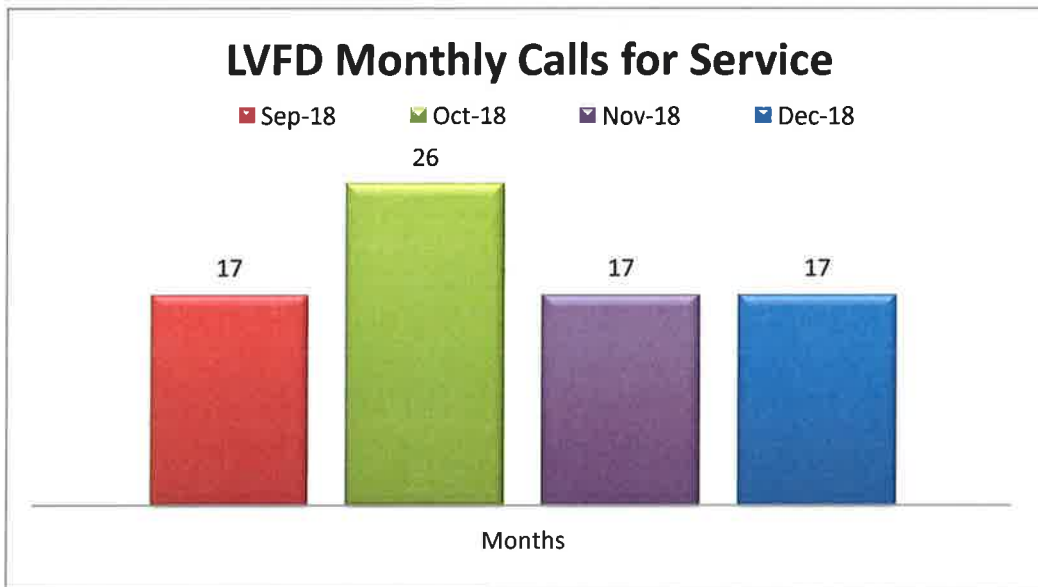


# LVFD Year End Report 2018

	2018				2019								
	Sept*	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
<b>APUBLIC</b>	0	1	1	1									
<b>FALARM</b>	5	2	0	2									
<b>FIRST</b>	4	11	9	10									
<b>FLOOD</b>	3	3	0	0									
<b>LOCKED</b>	1	1	2	0									
<b>MAJOR</b>	2	5	2	2									
<b>MASST</b>	1	0	0	0									
<b>SFIRE/VfFIR</b>	0	1	1	1									
<b>SMOKE</b>	0	1	0	1									
<b>TFIRE/GRASS</b>	0	1	1	0									
<b>WATER</b>	1	0	1	0									
	<b>17</b>	<b>26</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Actual total 2018**                      77  
 2017 Avg per month                      23.5  
 2018 Avg per month                      20

\* 1/2 month. Sept doubled in averaging



POLICE TO FIRE CONVERSION



POLICE TO FIRE CONVERSION



WORK IN PROGRESS.....

Custom ▾ Oct 1, 2018 - Dec 31, 2018 ▾

**10:07**

MM:SS  
Average Response Time

**14%**

OF RESPONSES  
Response time < 65:00

**92**

DAYS  
In Selected Time Slice

**21**

UNIT RESPONSES  
In Selected Time Slice



Counts	% Rows	% Columns	% All											
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Total

00:00 - 04:59															
05:00 - 07:59		1	2												3
08:00 - 08:59	2	1	1												4
09:00 - 09:59	2	3													5
10:00 - 11:59		1	3												4
12:00 - 14:59		3	2												5
15:00 - 16:59															
17:00 - 17:59															
18:00 - 19:59															
20:00 - 29:59															
30:00 - 1:29:59															
<b>Total</b>	<b>4</b>	<b>9</b>	<b>8</b>												<b>21</b>
Exceptions															0



Custom v Oct 1, 2018 - Dec 31, 2018 v

10:07

MM:SS  
Average Response Time

14%

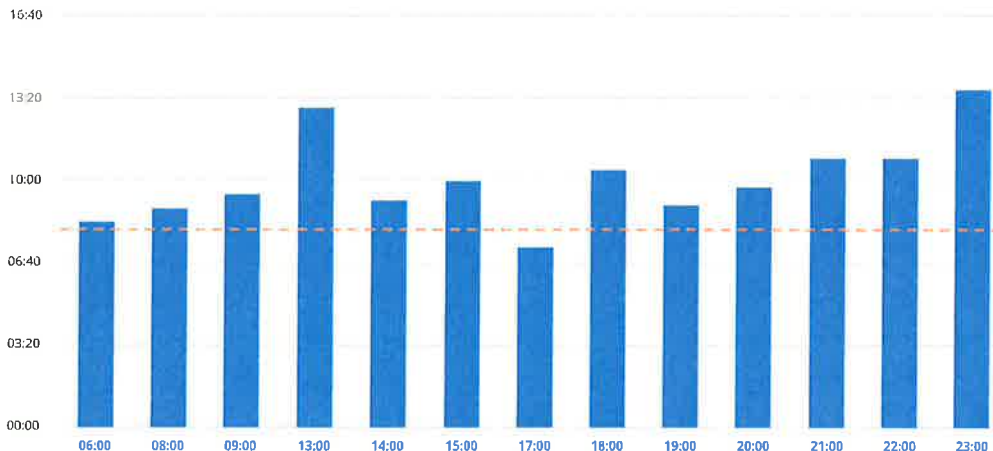
OF RESPONSES  
Response time > 08:00

92

DAYS  
In Selected Time Slice

21

UNIT RESPONSES  
In Selected Time Slice



Counts

% Rows

% Columns

% All

00:00 - 04:59 05:00 - 07:59 08:00 - 08:59 09:00 - 09:59 10:00 - 11:59 12:00 - 14:59 15:00 - 16:59 17:00 - 17:59 18:00 - 19:59 20:00 - 29:59 30:00 - 1:29:59 Total

Hour	00:00 - 04:59	05:00 - 07:59	08:00 - 08:59	09:00 - 09:59	10:00 - 11:59	12:00 - 14:59	15:00 - 16:59	17:00 - 17:59	18:00 - 19:59	20:00 - 29:59	30:00 - 1:29:59	Total
06:00			1									1
08:00			1	1								2
09:00				2								2
13:00						1						1
14:00				1								1
15:00	1	1				1						3
17:00	1											1
18:00						1						1
19:00				1								1
20:00	1				1							2
21:00			1			2						3
22:00					2							2
23:00						1						1
Total	3	4	5	4	5							21
Exceptions												0



Account	Ordinary Income/Expense	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Outlook	Feb 2019 Outlook	Mar 2019 Outlook	Apr 2019 Outlook	May 2019 Outlook	June 2019 Outlook	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2018-2019 Budget
10 1200	Income														
10 1201	Transfers to GF														
10 1202	Solid Waste Fund Transfer	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,333.00	14,337.00	172,000.00	172,000.00
10 1203	Sanitary Sewer Fund Trans	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00	120,000.00
10 3675	LEDC I&S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,066.00	13,066.00	13,066.00
	Total Transfers	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,333.00	24,337.00	305,066.00	305,066.00
	Judicial Branch														
10 1301	Court Fees	200.00	190.00	210.00	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.66	3,000.00	3,000.00
	Total Judicial Branch	200.00	190.00	210.00	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.66	3,000.00	3,000.00
	Legislative Branch														
10 1400	Administrative Fee	1,050.00	1,300.00	1,600.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	17,000.00	17,000.00
10 1401	Banking Interest	315.64	207.65	0.00	656.08	656.08	656.08	656.08	656.08	656.08	656.08	656.08	656.07	6,428.00	6,428.00
10 1403	Late Fees	2,367.30	2,075.95	2,127.06	1,492.20	1,492.20	1,492.20	1,492.20	1,492.20	1,492.20	1,492.20	1,492.20	1,492.17	20,000.00	20,000.00
10 1404	Photocopies	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	-
10 1410	Community Center/Pavillion Ren	2,505.00	470.00	780.00	696.11	696.11	696.11	696.11	696.11	696.11	696.11	696.11	696.12	10,000.00	10,000.00
	Total Legislative Branch	6,238.44	4,053.50	4,487.06	4,294.39	4,294.39	4,294.39	4,294.39	4,294.39	4,294.39	4,294.39	4,294.39	4,294.36	53,428.50	53,428.50
	Operations Division														
10 1500	Food Service Inspection Permits	0.00	319.24	2,170.00	0.00	0.00	0.00	0.00	0.00	1,510.76	0.00	0.00	0.00	4,000.00	4,000.00
10 1501	General Permit Fees	5,465.00	12,280.74	8,308.25	2,216.22	2,216.22	2,216.22	2,216.22	2,216.22	2,216.22	2,216.22	2,216.23	2,216.23	46,000.00	46,000.00
10 1502	New Building Permit Fees	18,677.40	0.00	0.00	146.96	146.96	146.96	146.96	146.96	146.96	146.96	146.96	146.92	20,000.00	20,000.00
10 1503	OSSF Permit Fees	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	500.00	500.00
10 1504	PD Fines / Fees	5,143.56	3,235.41	2,495.16	6,013.98	6,013.98	6,013.98	6,013.98	6,013.98	6,013.98	6,013.98	6,013.98	6,014.01	65,000.00	65,000.00
10 1505	PD Warrant Fines / Fees	521.20	342.14	8.96	458.65	458.65	458.65	458.65	458.65	458.65	458.65	458.65	458.60	5,000.00	5,000.00
10 1506	Sale of Property	30.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	470.00	2,000.00	2,000.00
10 1508	PD Contract	0.00	0.00	0.00	16,125.00	0.00	0.00	0.00	0.00	16,125.00	0.00	0.00	0.00	64,500.00	64,500.00
10 1513	Infrastructure Inspection Fees	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00	25,000.00	0.00	0.00	75,000.00	75,000.00
10 1514	Building Rent - LEDC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
10 1515	Fire Permit & Inspection Fees	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	1,000.00	1,000.00
	Total Operations Division	30,237.16	16,177.53	12,982.29	50,460.81	9,335.61	27,460.81	33,935.61	8,935.61	26,971.57	34,335.62	8,835.62	25,530.76	265,000.00	265,000.00
10 1570	Prior Year Carryover														
	Unenc Funds	485,438.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	485,438.00	485,438.00
	Total Carryover	485,438.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	485,438.00	485,438.00
	Taxes														
10 1600	Franchise Tax	2,166.46	7,460.86	0.00	13,372.52	13,372.52	13,372.52	13,372.52	13,372.52	13,372.52	13,372.52	13,372.52	13,372.52	130,000.00	130,000.00
10 1601	Property Tax	9,724.43	19,268.95	512,549.06	49,514.84	49,514.84	49,514.84	49,514.84	49,514.84	49,514.84	49,514.84	49,514.84	49,514.84	987,178.00	987,178.00
10 1602	Sales & Use Tax	19,985.11	19,709.43	17,630.06	10,921.72	10,921.72	10,921.71	10,921.71	10,921.71	10,921.71	10,921.71	10,921.71	10,921.71	155,000.00	155,000.00
	Total Taxes	31,276.00	46,439.24	530,179.12	73,809.08	73,809.08	73,809.07	73,809.07	73,809.07	73,809.07	73,809.07	73,809.07	73,809.07	1,272,176.00	1,272,176.00
	Total Income Expense	577,722.60	91,193.27	572,191.49	153,163.95	112,038.94	130,163.94	136,538.94	111,538.94	129,674.70	137,038.94	111,538.94	128,237.85	2,404,108.50	2,404,108.50
	Judicial Branch														
20 6001	Credit Card Fees	103.31	151.89	161.83	309.22	309.22	309.22	309.22	309.22	309.22	309.22	309.22	309.21	3,200.00	3,200.00
20 6006	Jury Panel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
20 6007	Health Insurance	714.37	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	8,600.00	8,600.00
20 6250	Office Supplies	66.47	67.62	15.99	147.77	147.77	147.77	147.77	147.77	147.77	147.77	147.77	147.76	1,500.00	1,500.00
20 6300	Payroll - Municipal Court Staff	4,142.00	6,227.64	4,374.73	5,221.73	5,221.73	5,221.73	5,221.73	5,221.73	5,221.73	5,221.73	5,221.73	5,221.79	61,740.00	61,740.00
20 6302	Payroll - Judge	225.00	300.00	0.00	330.56	330.56	330.56	330.56	330.56	330.56	330.56	330.56	330.52	3,500.00	3,500.00
20 6303	Payroll - Prosecutor	200.00	375.00	0.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,500.00	3,500.00
20 6400	Postal Fees	0.00	56.70	0.00	43.70	43.70	43.70	43.70	43.70	43.70	43.70	43.70	43.70	450.00	450.00
20 6800	Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	Total Judicial Branch	5,451.15	7,909.86	5,263.26	7,088.69	7,088.69	7,363.89	7,088.69	7,088.69	7,368.69	7,088.69	7,088.69	7,731.51	83,640.00	83,640.00

Account	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Outlook	Feb 2019 Outlook	Mar 2019 Outlook	Apr 2019 Outlook	May 2019 Outlook	June 2019 Outlook	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2018-2019 Budget
Administration														
30 6010 Advertising & Notices	1,532.66	169.66	0.00	644.19	644.19	644.19	644.19	644.19	644.19	644.19	644.19	644.16	7,500.00	7,500.00
30 6011 Automobile Allowance	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	2,400.00
30 6015 Building Supplies	268.82	21.98	272.03	159.69	159.69	159.69	159.69	159.69	159.69	159.69	159.69	159.65	2,000.00	2,000.00
30 6021 Cell Phone - Staff	36.84	37.10	36.84	154.36	154.36	154.36	154.36	154.36	154.36	154.36	154.36	154.34	1,500.00	1,500.00
30 6060 Computer (Server/Software)	16.23	16.23	16.23	605.70	605.70	605.70	605.70	605.70	605.70	605.70	605.70	605.71	5,500.00	5,500.00
30 6065 Council Supplies	0.00	43.30	29.99	158.52	158.52	158.52	158.52	158.52	158.52	158.52	158.52	158.55	1,500.00	1,500.00
30 6070 Cleaning	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,640.00	5,640.00
30 6080 CPA	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
30 6081 Drinking Water/Gatorade All	83.64	0.00	46.80	96.62	96.62	96.62	96.62	96.62	96.62	96.62	96.62	96.60	1,000.00	1,000.00
30 6100 Dues & Fees	75.00	489.50	65.00	500.06	500.06	500.06	500.06	500.06	500.06	500.06	500.06	500.02	5,130.00	5,130.00
30 6101 Elections	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
30 6103 Health Insurance	2,210.91	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	2,199.27	34,400.00	34,400.00
30 6104 Community Events	440.88	614.42	1,714.06	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	30.64	5,000.00	5,000.00
30 6105 Mileage & Meals	133.00	24.79	0.00	93.58	93.58	93.58	93.58	93.58	93.58	93.58	93.58	93.57	1,000.00	1,000.00
30 6250 Office Supplies	339.86	0.00	182.09	304.12	304.12	304.12	304.12	304.12	304.12	304.12	304.12	304.15	3,500.00	3,500.00
30 6251 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
30 6252 Office Equipment	622.50	0.00	0.00	0.00	0.00	1,150.00	0.00	0.00	1,100.00	0.00	0.00	1,100.00	4,500.00	4,500.00
30 6300 Payroll - Admin Staff	16,596.72	17,451.72	16,596.72	18,118.42	18,118.42	18,118.42	18,118.42	18,118.42	18,118.42	18,118.42	18,118.42	18,118.48	213,691.00	213,691.00
30 6324 Comm Center Events Coord	440.00	450.00	750.00	651.11	651.11	651.11	651.11	651.11	651.11	651.11	651.11	651.12	7,500.00	7,500.00
30 6400 Postal Fees	0.00	0.00	0.00	27.78	27.78	27.78	27.78	27.78	27.78	27.78	27.78	27.76	250.00	250.00
30 6450 Sales Tax Rebate	0.00	0.00	0.00	0.00	1,875.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	5,000.00	5,000.00
30 6500 Software	0.00	0.00	650.00	0.00	0.00	200.00	0.00	0.00	50.00	0.00	0.00	100.00	1,000.00	1,000.00
30 6800 Training	395.78	0.00	30.00	231.58	231.58	231.58	231.58	231.58	231.58	231.58	231.58	231.58	2,500.00	2,500.00
30 7000 Electric	552.54	412.22	326.14	412.12	412.12	412.12	412.12	412.12	412.12	412.12	412.12	412.14	5,000.00	5,000.00
30 7002 Natural Gas	50.15	104.61	480.10	429.46	429.46	429.46	429.46	429.46	429.46	429.46	429.46	429.46	4,500.00	4,500.00
30 7003 Telephone	511.13	532.17	512.97	515.97	515.97	515.97	515.97	515.97	515.97	515.97	515.97	515.97	6,200.00	6,200.00
30 7004 Water	257.63	36.56	35.34	46.72	46.72	46.72	46.72	46.72	46.72	46.72	46.72	46.71	750.00	750.00
Total Administration	25,194.31	23,891.45	24,590.58	26,996.27	28,398.77	36,821.27	26,896.27	28,746.27	28,396.27	26,996.27	25,996.57	35,496.70	336,211.00	336,211.00
Operations Division														
Fire Capital Outlay														
50 8009 Fire Engine 2013 Spartan	0.00	0.00	0.00	22,501.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,501.00	22,501.00
50 8113 FD Furnishings	6,712.76	8,951.06	5,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,703.82	11,800.00
50 8117 Fire Quick Response	0.00	0.00	0.00	4,965.50	0.00	4,965.50	0.00	0.00	4,965.50	0.00	0.00	4,965.50	19,862.00	19,862.00
50 8118 FD-EOC-PD Signage	0.00	0.00	0.00	2,500.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
50 8119 Fire Radios	2,531.10	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00	1,805.90	0.00	9,337.00	9,337.00
50 8020 Fire Marshal Vehicle	0.00	0.00	0.00	12,803.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,803.00	12,803.00
Total Fire Capital Outlay	9,243.86	8,951.06	5,040.00	42,769.50	2,500.00	4,965.50	2,500.00	2,500.00	4,965.50	0.00	1,805.90	4,965.50	90,206.82	81,303.00
Fire Marshall														
42 5010 Computer/IT/Printer	0.00	0.00	51.97	0.00	100.00	0.00	0.00	0.00	0.00	48.03	0.00	0.00	200.00	200.00
42 5002 Equipment Maint and Repair	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	800.00	800.00
42 6010 Fuel	0.00	0.00	0.00	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.64	2,400.00	2,400.00
42 6101 WFD Fire Marshal Dues & Fees	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
42 6147 Postal Fees	0.00	39.76	0.00	0.00	0.00	0.00	0.00	0.00	10.24	0.00	0.00	0.00	50.00	50.00
42 6205 Payroll - Fire/Safety Manager	4,960.30	5,135.30	4,960.30	5,586.12	5,586.12	5,586.12	5,586.12	5,586.12	5,586.12	5,586.12	5,586.12	5,586.14	65,331.00	65,331.00
42 6206 Health Insurance	714.37	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	710.71	8,501.00	8,501.00
42 6208 Uniforms/Graphics	0.00	0.00	47.97	0.00	0.00	0.00	0.00	0.00	0.00	102.03	0.00	0.00	350.00	350.00
42 6209 Mobile Technology	0.00	127.93	0.00	119.12	119.12	119.12	119.12	119.12	119.12	119.12	119.12	119.11	1,200.00	1,200.00
42 6250 FD Office Supplies	0.00	0.00	94.26	11.75	11.75	11.75	11.75	11.75	11.75	11.75	11.75	11.74	200.00	200.00
42 6261 Travel/Conferences/Meals	79.13	10.34	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	260.53	0.00	700.00	700.00
Total Fire Marshall	5,753.60	6,024.04	5,665.21	6,684.37	7,584.37	7,044.37	6,684.37	7,284.37	7,004.61	6,844.43	6,954.90	6,663.16	80,432.00	80,432.00
Fire Operations														
40 5000 ALS medical Supplies	0.00	0.00	141.07	0.00	308.93	0.00	0.00	0.00	0.00	500.00	0.00	0.00	950.00	950.00
40 5001 Apparatus Upgrades/Repairs	13.77	1,182.95	23.97	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	1,279.31	5,000.00	5,000.00
40 5002 Asset Tags/Metal	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	300.00	300.00
40 5007 City Radio/Antenna/Install	0.00	0.00	17.76	600.00	0.00	0.00	0.00	0.00	0.00	0.00	592.24	0.00	1,210.00	1,210.00
40 5008 Cleaning - FD	350.00	350.00	350.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	2,400.00	2,400.00
40 5010 Computer/IT items/Printer	36.92	0.00	591.18	180.21	180.21	180.21	180.21	180.21	180.21	180.21	180.21	180.22	2,250.00	2,250.00
40 6002 Equipment Maint and Repair	15.00	6.99	27.22	0.00	0.00	0.00	100.00	0.00	100.00	0.00	148.78	0.00	500.00	500.00
40 6010 Fuel	1,227.50	178.25	86.24	121.50	121.50	121.50	121.50	121.50	121.50	121.50	121.50	121.50	1,500.00	1,500.00
40 6073 FD Dispatch	0.00	0.00	0.00	1,717.00	2,944.50	0.00	0.00	2,944.50	0.00	0.00	2,944.50	0.00	11,778.00	11,778.00
40 6101 WFD Fire Marshal Dues & Fees	76.94	0.00	0.00	0.00	400.00	0.00	400.00	0.00	400.00	0.00	0.00	0.00	1,350.00	1,350.00
40 6120 Internet/Wifi/Sat	164.18	201.10	203.92	131.20	131.20	131.20	131.20	131.20	131.20	131.20	131.20	131.20	1,750.00	1,750.00
40 6148 PPE/Bunker gear	534.78	1,553.96	173.57	3,800.00	0.00	3,800.00	0.00	0.00	3,900.00	0.00	2,668.65	0.00	15,200.00	15,200.00
40 6200 Safety Fire Equipment	331.14	2,399.56	363.30	0.00	0.00	0.00	2,495.00	0.00	0.00	2,495.00	0.00	1,896.00	9,980.00	9,980.00
40 6201 Fire Hose	0.00	176.67	0.00	523.33	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	1,400.00	1,400.00

Account	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Outlook	Feb 2019 Outlook	Mar 2019 Outlook	Apr 2019 Outlook	May 2019 Outlook	June 2019 Outlook	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2018-2019 Budget
40 5204	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	500.00	500.00
40 5207	0.00	0.00	1,575.00	1,950.00	2,690.62	2,690.62	2,690.62	2,690.62	2,690.62	2,690.62	2,690.62	2,690.62	25,050.00	25,050.00
40 5208	0.00	0.00	526.50	1,081.17	1,081.17	1,081.17	1,081.17	1,081.17	1,081.17	1,081.17	1,081.17	1,081.17	1,500.00	1,500.00
40 5210	0.00	0.00	0.00	222.22	222.22	222.22	222.22	222.22	222.22	222.22	222.22	222.22	2,000.00	2,000.00
40 5250	436.16	98.70	0.00	51.68	51.68	51.68	51.68	51.68	51.68	51.68	51.68	51.70	1,000.00	1,000.00
40 6261	472.81	0.00	265.14	284.56	284.56	284.56	284.56	284.56	284.56	284.56	284.56	284.57	3,300.00	3,300.00
40 7000	140.18	104.15	175.11	231.18	231.18	231.18	231.18	231.18	231.18	231.18	231.18	231.12	2,500.00	2,500.00
40 7001	46.32	57.14	33.51	94.47	94.47	94.47	94.47	94.47	94.47	94.47	94.47	94.46	1,000.00	1,000.00
40 7002	31.69	38.99	0.00	82.87	82.87	82.87	82.87	82.87	82.87	82.87	82.87	82.85	850.00	850.00
40 7003	0.00	0.00	0.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	1,800.00	1,800.00
40 7005	0.00	0.00	0.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	700.00	700.00
40 7005	4,019.48	6,339.64	4,611.63	7,748.39	8,552.11	9,398.68	7,343.68	9,093.18	9,571.74	8,018.66	10,903.06	10,192.81	95,793.09	95,793.09
<b>Police Department</b>														
<b>Police Capital Outlay</b>														
50 8108	4,377.42	0.00	0.00	19,622.58	0.00	0.00	0.00	0.00	34,000.00	0.00	0.00	0.00	58,000.00	58,000.00
50 8109	17,725.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,725.46	17,725.46
50 8112	0.00	4,970.00	26.70	0.00	0.00	0.00	2,803.30	0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
50 8112	22,102.88	4,970.00	26.70	19,622.58	0.00	0.00	2,803.30	0.00	34,000.00	0.00	0.00	0.00	83,525.46	83,525.46
<b>Total PD Capital Outlay</b>														
40 6015	0.00	9.99	0.00	254.44	254.44	254.44	254.44	254.44	254.44	254.44	254.44	254.49	2,300.00	2,300.00
40 6018	0.00	0.00	0.00	500.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00	1,500.00
40 6021	-98.55	1,484.16	33.98	908.93	908.93	908.93	908.93	908.93	908.93	908.93	908.93	908.97	9,600.00	9,600.00
40 6050	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
40 6055	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00	4,200.00
40 6061	249.95	0.00	934.23	312.87	312.87	312.87	312.87	312.87	312.87	312.87	312.87	312.86	4,000.00	4,000.00
40 6070	0.00	0.00	252.94	171.90	171.90	171.90	171.90	171.90	171.90	171.90	171.90	171.86	1,800.00	1,800.00
40 6071	0.00	0.00	0.00	288.89	288.89	288.89	288.89	288.89	288.89	288.89	288.89	288.88	2,600.00	2,600.00
40 6072	0.00	13,144.00	0.00	10,824.50	10,824.50	10,824.50	10,824.50	10,824.50	10,824.50	10,824.50	10,824.50	10,824.50	43,298.00	43,298.00
40 6102	0.00	0.00	0.00	77.78	77.78	77.78	77.78	77.78	77.78	77.78	77.78	77.76	700.00	700.00
40 6140	10.67	36.00	10.47	438.09	438.09	438.09	438.09	438.09	438.09	438.09	438.09	438.14	4,000.00	4,000.00
40 6141	0.00	98.96	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
40 6143	4,359.19	4,985.77	4,985.77	7,007.69	7,007.69	7,007.69	7,007.69	7,007.69	7,007.69	7,007.69	7,007.69	7,007.75	77,400.00	77,400.00
40 6146	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	500.00	500.00
40 6150	0.00	0.00	0.00	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.64	1,500.00	1,500.00
40 6160	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40 6252	0.00	0.00	0.00	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.12	1,000.00	1,000.00
40 6253	156.40	94.63	60.82	298.69	298.69	298.69	298.69	298.69	298.69	298.69	298.69	298.63	3,000.00	3,000.00
40 6255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
40 6350	36,117.94	38,239.55	36,027.64	44,683.22	44,683.22	44,683.22	44,683.22	44,683.22	44,683.22	44,683.22	44,683.22	44,683.11	512,534.00	512,534.00
40 6400	0.00	790.20	0.00	189.98	189.98	189.98	189.98	189.98	189.98	189.98	189.98	189.96	2,500.00	2,500.00
40 6451	3.75	16.70	23.69	78.43	78.43	78.43	78.43	78.43	78.43	78.43	78.43	78.42	750.00	750.00
40 6453	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	200.00	5,000.00	5,000.00
40 6452	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	3,500.00
40 6501	725.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
40 6502	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
40 6650	9,600.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	10,000.00	10,000.00
40 6801	0.00	0.00	10.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,000.00	5,000.00
40 6850	0.00	110.90	817.90	395.69	395.69	395.69	395.69	395.69	395.69	395.69	395.69	395.68	4,000.00	4,000.00
40 6903	1,929.31	1,698.29	1,375.67	1,999.86	1,999.86	1,999.86	1,999.86	1,999.86	1,999.86	1,999.86	1,999.86	1,999.85	23,000.00	23,000.00
40 6950	2,428.13	1,897.75	303.63	564.27	564.27	564.27	564.27	564.27	564.27	564.27	564.27	564.33	8,000.00	8,000.00
40 7025	370.17	363.30	430.23	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.36	3,000.00	3,000.00
40 7027	468.49	468.49	468.49	510.50	510.50	510.50	510.50	510.50	510.50	510.50	510.50	510.53	6,000.00	6,000.00
40 7028	29.26	29.26	29.26	34.69	34.69	34.69	34.69	34.69	34.69	34.69	34.69	34.70	400.00	400.00
50 8305	537.50	537.50	537.50	537.50	537.50	537.50	537.50	537.50	537.50	537.50	537.50	537.50	7,500.00	7,500.00
50 8305	58,772.21	62,646.45	46,742.22	63,656.34	74,005.84	61,806.34	60,581.34	71,405.84	63,306.34	63,681.34	70,146.36	62,931.36	759,682.00	759,682.00
<b>Public Works</b>														
<b>Public Works Capital Outlay</b>														
40 6908	0.00	0.00	0.00	0.00	0.00	4,963.00	0.00	0.00	0.00	0.00	0.00	0.00	4,963.00	4,963.00
50 8014	0.00	0.00	0.00	6,336.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,336.00	6,336.00
50 8015	0.00	0.00	0.00	8,685.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,685.00	8,685.00
50 8021	2,365.96	0.00	0.00	2,365.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
50 8114	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
50 8114	2,365.96	0.00	0.00	17,388.36	0.00	4,963.00	2,365.96	0.00	0.00	2,365.96	0.00	2,038.56	31,486.00	31,486.00
<b>Total PW Capital Outlay</b>														

Account	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Outlook	Feb 2019 Outlook	Mar 2019 Outlook	Apr 2019 Outlook	May 2019 Outlook	June 2019 Outlook	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2016-2019 Budget
40 5880	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*
40 6022	191.37	219.35	187.98	155.70	155.70	155.70	155.70	155.70	155.70	155.70	155.70	155.70	2,000.00	2,000.00
40 6051	1,920.00	2,120.00	3,880.00	2,453.33	2,453.33	2,453.33	2,453.33	2,453.33	2,453.33	2,453.33	2,453.33	2,453.33	30,000.00	30,000.00
40 6104	0.00	0.00	0.00	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.11	111.12	1,000.00	1,000.00
40 6105	600.00	100.00	150.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	750.00	0.00	2,750.00	2,750.00
40 6106	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*
40 6155	1,455.00	0.00	0.00	1,227.22	1,227.22	1,227.22	1,227.22	1,227.22	1,227.22	1,227.22	1,227.22	1,227.24	12,500.00	12,500.00
40 6156	92.92	25.00	97.12	753.89	753.89	753.89	753.89	753.89	753.89	753.89	753.89	753.84	7,000.00	7,000.00
40 6260	2,143.11	2,132.13	2,132.13	2,132.13	2,132.13	2,132.13	2,132.13	2,132.13	2,132.13	2,132.13	2,132.13	2,335.59	25,800.00	25,800.00
40 6265	29.73	0.00	15.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.20	0.00	1,000.00	1,000.00
40 6267	261.84	37.10	136.84	0.00	0.00	0.00	64.22	0.00	0.00	500.00	0.00	0.00	1,000.00	1,000.00
40 6270	15.49	71.33	0.00	45.91	45.91	45.91	45.91	45.91	45.91	45.91	45.91	45.90	500.00	500.00
40 6302	6,308.60	8,433.21	7,932.11	9,257.32	9,257.32	9,257.32	9,257.32	9,257.32	9,257.32	9,257.32	9,257.32	9,258.32	107,991.00	107,991.00
40 6306	0.00	0.00	0.00	222.22	222.22	222.22	222.22	222.22	222.22	222.22	222.22	222.24	2,000.00	2,000.00
40 6545	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	200.00	500.00	500.00
40 6700	1,058.54	185.61	0.00	417.32	417.32	417.32	417.32	417.32	417.32	417.32	417.32	417.29	5,000.00	5,000.00
40 6701	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
40 6703	3,736.21	3,753.27	3,786.39	3,858.23	3,858.23	3,858.23	3,858.23	3,858.23	3,858.23	3,858.23	3,858.23	3,858.29	46,000.00	46,000.00
40 6749	370.00	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,130.00	14,500.00	14,500.00
40 6750	64.39	0.00	0.00	381.73	381.73	381.73	381.73	381.73	381.73	381.73	381.73	381.78	3,500.00	3,500.00
40 6751	0.00	0.00	0.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.36	3,000.00	3,000.00
40 6802	75.00	0.00	0.00	769.44	769.44	769.44	769.44	769.44	769.44	769.44	769.44	769.48	7,000.00	7,000.00
40 6851	202.56	101.28	101.28	410.54	410.54	410.54	410.54	410.54	410.54	410.54	410.54	410.56	4,100.00	4,100.00
40 6905	504.52	219.65	178.61	566.36	566.36	566.36	566.36	566.36	566.36	566.36	566.35	566.35	6,000.00	6,000.00
40 6906	0.00	98.52	204.91	410.73	410.73	410.73	410.73	410.73	410.73	410.73	410.73	410.73	4,000.00	4,000.00
40 6911	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	750.00	750.00
	21,029.47	28,588.85	18,802.44	23,173.18	25,473.18	28,650.76	24,737.40	25,673.18	25,073.18	25,273.18	26,028.37	24,707.79	300,191.00	300,191.00
Other Expenses														
Administration Capital Outlay														
50 8150	0.00	0.00	0.00	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.64	1,500.00	1,500.00
CH Improvements														
Total Debt Service				166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.64	1,500.00	1,500.00
Facilities														
50 8011	570.50	316.56	370.50	471.38	471.38	471.38	471.38	471.38	471.38	471.38	471.38	471.40	5,500.00	5,500.00
50 8013	476.46	0.00	0.00	224.84	224.84	224.84	224.84	224.84	224.84	224.84	224.84	224.82	2,500.00	2,500.00
50 8100	278.29	836.43	280.46	956.09	956.09	956.09	956.09	956.09	956.09	956.09	956.09	956.10	10,000.00	10,000.00
50 8101	0.00	664.26	1,425.00	878.97	878.97	878.97	878.97	878.97	878.97	878.97	878.97	878.98	10,000.00	10,000.00
50 8115	46.95	0.00	0.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.05	2,000.00	2,000.00
50 8116	0.00	0.00	0.00	0.00	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
	1,372.20	1,817.25	2,075.96	2,748.28	11,748.28	2,748.28	2,748.28	2,748.28	2,748.28	2,748.28	2,748.28	2,748.35	39,000.00	39,000.00
Fund Transfers														
50 8200	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155,000.00	0.00	155,000.00	155,000.00
50 8203	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*
50 8204	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*
50 8207	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*
Total Dedicated Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155,000.00	0.00	155,000.00	155,000.00
Insurance														
50 8300	488.50	488.50	488.50	488.50	488.50	488.50	488.50	488.50	488.50	488.50	488.50	1,074.50	6,448.00	6,448.00
Auto Liability														



**CITY OF LAVON  
BUILDING PERMITS  
CALENDAR YEAR 2017-2018**

PERMITS	November - 18	Calendar Year 2018	Permit Valuations	November - 17	Calendar Year 2017	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	3	19	\$11,886.05	0	16	\$2,919.92
SINGLE FAMILY	0	76	\$205,820.28	14	64	\$175,186.65
POOLS	0	6	\$2,050.00	0	6	\$2,400.00
OTHERS	12	208	\$30,183.30	6	126	\$16,265.79
<b>TOTAL</b>	<b>15</b>	<b>309</b>	<b>\$249,939.63</b>	<b>20</b>	<b>212</b>	<b>\$196,772.36</b>

**CITY OF LAVON  
BUILDING PERMITS  
CALENDAR YEAR 2017-2018**

PERMITS	December - 18	Calendar Year 2018		Permit Valuations		December - 17	Calendar Year 2017		Permit Valuations
	NUMBER	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	NUMBER	Permit Fee's	
COMMERCIAL	4	23		\$12,912.05	2	18		\$3,419.92	
SINGLE FAMILY	0	76		\$205,820.28	40	104		\$281,792.25	
POOLS	0	6		\$2,050.00	0	6		\$2,400.00	
OTHERS	11	219		\$31,740.30	1	127		\$16,340.79	
<b>TOTAL</b>	15	324		\$252,522.63	43	255		\$303,952.96	



Nov 2018  
**Community Waste Disposal**  
**Monthly Report to the**  
**City of Lavon**

Nicole Roemer *Municipal Coordinator*





# Municipal Recycling Program



## Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of Lavon are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18	Jun-18	May-18	Apr-18	Mar-18	Feb-18	Jan-18	Dec-17
Homes	1,399	1,393	1,385	1,385	1,354	1,348	1,324	1,314	1,305	1,296	1,291	1,286
Resi Rcy Tonnage	20.22	27.36	18.54	18.54	19.00	22.87	27.11	46.95	34.76	51.23	22.56	36.44
Pounds / Home / Month	28.91	39.28	26.77	26.77	28.92	34.81	41.26	71.46	53.27	46.36	34.95	56.67



Community Waste Disposal.com  
Since 1987



# Municipal Service Inquiries



## Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18	Jun-18	May-18	Apr-18	Mar-18	Feb-18	Jan-18	Dec-17
<b>Service Opportunities</b>	12,115	12,063	11,994	11,847	11,726	11,674	11,466	11,379	11,301	11,223	11,223	11,145
<b>Service Inquiries</b>	1	2	1	17	5	0	2	3	3	0	0	0
<b>Per 1,000 Service Opps</b>	0.08	0.17	0.08	1.43	0.43	0.00	0.17	0.26364	0.26546	0	0	0



# Customer Service Inquiries - Detail



## Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of Lavon and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

### City Account Complaints for the Period of 11/01/2018 - 11/30/2018

Account	Address	Service Type	Service Code	Total
105627-263	506 AUSTIN	RESI-TRASH	NOTE	1
<b>Grand Total</b>				<b>1</b>

**Kenneth L. Maun  
Tax Assessor Collector  
Collin County  
2300 Bloomdale Rd  
P.O. Box 8046  
McKinney, Texas 75070  
972- 547-5020  
Metro 424-1460 Ext.5020  
Fax 972-547-5040**

**December 10, 2018**

**Mayor Vicki Sanson  
City of Lavon  
P. O. Box 340  
Lavon, Texas 75166**

**Dear Mayor Sanson,**

**Enclosed is the Monthly Collection Report for:  
The City of Lavon tax collections for the month were:**

**November 2018  
\$471,845.20**

**Sincerely,**



**Kenneth L. Maun  
Tax Assessor Collector**

**Attachment**

**cc: Kim Dobbs, City Administrator/City Secretary**

**KM:kb**

Kenneth L Maun  
 Tax Assessor/Collector  
 Collin County  
 P O Box 8046  
 McKinney Tx 75070

Monthly Collection Status Report  
 November 2018

City of Lavon #18

	Collections Month of November	Cumulative Total 10/1/18 thru 11/30/18	% of Collections
<b>Current Tax Year Collections</b>			
Base M&O	\$229,314.99	\$239,808.74	34.40%
Base I&S	241,950.55	\$253,022.52	
Late Rendition Penalty	0.00	\$9.11	
P&I M&O	0.00	\$0.00	
P&I I&S	0.00	\$0.00	
P&I I&S Bond			
Attorney Fee	0.00	\$0.00	
Other	73.20	\$73.20	
<b>Subtotal</b>	<b>\$471,338.74</b>	<b>\$492,913.57</b>	<b>34.40%</b>
<b>Delinquent Tax Years Collections</b>			
Base M&O	\$361.30	-\$0.96	
Base I&S	19.21	\$12.26	
Late Rendition Penalty	38.05	\$59.69	
P&I M&O	83.87	\$105.41	
P&I I&S	4.03	\$7.37	
P&I I&S Bond			
Attorney Fee	75.97	\$96.93	
Other	0.00	0.00	
<b>Subtotal</b>	<b>\$582.43</b>	<b>\$280.70</b>	<b>0.02%</b>
<b>Combined Current &amp; Delinquent:</b>			
Base M&O	\$229,676.29	\$239,807.78	
Base I&S	\$241,969.76	\$253,034.78	
Late Rendition Penalty	38.05	68.80	
P&I M&O	83.87	105.41	
P&I I&S	4.03	7.37	
P&I I&S Bond			
Attorney Fee	75.97	96.93	
Other	73.20	73.20	
<b>Total Collections</b>	<b>\$471,921.17</b>	<b>\$493,194.27</b>	<b>34.42%</b>
<b>Original 2018 Tax Levy</b>		<b>\$1,432,697.93</b>	<b>100.00%</b>

Kenneth L Maun  
 Tax Assessor/Collector  
 Collin County  
 P O Box 8046  
 McKinney Tx 75070

Cumulative Comparative Collection Status Report  
 November 2018

City of Lavon #18

Current Tax Year Collections	Collections thru		Collections thru	
	November 2018	% Collections	November 2017	% Collections
Base M&O	\$492,831.26	34.40%	\$86,830.71	6.73%
Late Renditon Penalty	9.11		0.03	
P&I M&O	0.00		0.00	
Attorney Fee	0.00		0.00	
Other	73.20		0.00	
<b>Subtotal</b>	<u>\$492,913.57</u>	<b>34.40%</b>	<u>\$86,830.74</u>	<b>6.73%</b>
<b>Delinquent Tax Years Collections</b>				
Base M&O	\$11.30		-\$406.30	
Late Renditon Penalty	59.69		0.00	
P&I M&O	112.78		9.11	
Attorney Fee	96.93		0.00	
Other Fees	0.00		0.00	
<b>Subtotal</b>	<u>\$280.70</u>	<b>0.02%</b>	<u>-\$397.19</u>	<b>-0.03%</b>
<b>Combined Current &amp; Delinquent:</b>				
Base M&O	\$492,842.56		\$86,424.41	
P&I M&O	112.78		9.11	
Late Renditon Penalty	68.80		0.03	
Attorney Fee	96.93		0.00	
Other	73.20		0.00	
<b>Total Collections</b>	<u>\$493,194.27</u>	<b>34.42%</b>	<u>\$86,433.55</u>	<b>6.70%</b>
<b>Adjusted 2017 Tax Levy</b>			<u>\$1,289,865.40</u>	<b>100.00%</b>
<b>Original 2018 Tax Levy</b>	<u>\$1,432,697.93</u>	<b>100.00%</b>		

Kenneth L. Maun  
 Tax Assessor/Collector  
 Collin County  
 P O Box 8046  
 McKinney Tx 75070

Levy Outstanding Status Report  
 November 2018

City of Lavon #18

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 10/31/18	\$1,428,428.67	8,872.68
Base M&O Collections	471,265.54	380.51
Supplement/Adjustments	\$2.98	-\$45.57
Write-Off	0.00	0.00
Remaining Levy as of 11/30/18	<u>\$957,166.11</u>	<u>\$8,446.60</u>
Cumulative (From 10/01/18 thru 11/30/18)		
Original 2017 Tax Levy (as of 10/01/18)	\$1,432,697.93	8,660.76
Base M&O Collections	492,831.26	11.30
Supplement/Adjustments	17,299.44	-202.86
Write-Off	0.00	0.00
Remaining Levy as of 11/30/18	<u>\$957,166.11</u>	<u>\$8,446.60</u>

Kenneth L Maun  
Tax Assessor/Collector  
Collin County  
P O Box 8046  
McKinney Tx 75070

Monthly Distribution Report  
November 2018

City of Lavon #18

	Distribution Month of November	Distribution 10/1/18 thru 11/30/18
Weekly Remittances:		
Week Ending 11/2/18	\$11,647.94	\$11,647.94
Week Ending 11/9/18	\$9,321.93	\$9,321.93
Week Ending 11/16/18	\$3,628.67	\$4,580.32
Week Ending 11/23/18	\$6,475.49	\$19,901.83
Week Ending 11/30/18	\$440,769.27	\$447,156.81
Total Weekly Remittances	<u>\$471,843.30</u>	<u>\$492,608.83</u>
Overpayment from Prior Month	\$0.00	\$485.06
Manual Adjustment Refund	\$0.00	\$0.00
Commission Paid Delinquent Attorney	\$75.97	\$96.93
Entity Collection Fee	\$0.00	\$0.00
Judgement Interest	\$0.00	\$0.00
5% CAD Rendition Penalty	\$1.90	\$3.45
Total Disbursements	<u>\$471,921.17</u>	<u>\$493,194.27</u>
Carryover to Next Month	\$0.00	\$0.00

**Kenneth L. Maun  
Tax Assessor Collector  
Collin County  
2300 Bloomdale Rd  
P.O. Box 8046  
McKinney, Texas 75070  
972- 547-5020  
Metro 424-1460 Ext.5020  
Fax 972-547-5040**

**January 10, 2019**

**Mayor Vicki Sanson  
City of Lavon  
P. O. Box 340  
Lavon, Texas 75166**

**Dear Mayor Sanson,**

**Enclosed is the Monthly Collection Report for:  
The City of Lavon tax collections for the month were:**

**December 2018  
\$632,446.29**

**Sincerely,**



**Kenneth L. Maun  
Tax Assessor Collector**

**Attachment**

**cc: Kim Dobbs, City Administrator/City Secretary**

**KM:kb**

Kenneth L Maun  
Tax Assessor/Collector  
Collin County  
P O Box 8046  
McKinney Tx 75070

Monthly Collection Status Report  
December 2018

City of Lavon #18

	Collections Month of December	Cumulative Total 10/1/18 thru 12/31/18	% of Collections
<b>Current Tax Year Collections</b>			
Base M&O	\$307,739.75	\$547,548.49	78.54%
Base I&S	324,696.34	\$577,718.86	
Late Rendition Penalty	55.77	\$64.88	
P&I M&O	0.00	\$0.00	
P&I I&S	0.00	\$0.00	
P&I I&S Bond			
Attorney Fee	0.00	\$0.00	
Other	0.00	\$73.20	
<b>Subtotal</b>	<b>\$632,491.86</b>	<b>\$1,125,405.43</b>	<b>78.55%</b>
<b>Delinquent Tax Years Collections</b>			
Base M&O	-\$43.27	-\$44.23	
Base I&S	-2.30	\$9.96	
Late Rendition Penalty	0.00	\$59.89	
P&I M&O	0.00	\$105.41	
P&I I&S	0.00	\$7.37	
P&I I&S Bond			
Attorney Fee	0.00	\$96.93	
Other	0.00	0.00	
<b>Subtotal</b>	<b>-\$45.57</b>	<b>\$235.13</b>	<b>0.02%</b>
<b>Combined Current &amp; Delinquent:</b>			
Base M&O	\$307,696.48	\$547,504.26	
Base I&S	\$324,694.04	\$577,728.82	
Late Rendition Penalty	55.77	124.57	
P&I M&O	0.00	105.41	
P&I I&S	0.00	7.37	
P&I I&S Bond			
Attorney Fee	0.00	96.93	
Other	0.00	73.20	
<b>Total Collections</b>	<b>\$632,446.29</b>	<b>\$1,125,640.56</b>	<b>78.57%</b>
<b>Original 2018 Tax Levy</b>		<b>\$1,432,697.93</b>	<b>100.00%</b>

Kenneth L. Maun  
 Tax Assessor/Collector  
 Collin County  
 P O Box 8046  
 McKinney Tx 75070

Cumulative Comparative Collection Status Report  
 December 2018

City of Lavon #18

Current Tax Year Collections	Collections thru		Collections thru	
	December 2018	% Collections	December 2017	% Collections
Base M&O	\$1,125,287.35	78.54%	\$1,033,587.42	80.13%
Late Rendition Penalty	64.88		3.96	
P&I M&O	0.00		0.00	
Attorney Fee	0.00		0.00	
Other	73.20		0.00	
<b>Subtotal</b>	<b>\$1,125,405.43</b>	<b>78.55%</b>	<b>\$1,033,591.38</b>	<b>80.13%</b>
<b>Delinquent Tax Years Collections</b>				
Base M&O	-\$34.27		-\$228.73	
Late Rendition Penalty	59.69		0.00	
P&I M&O	112.78		24.95	
Attorney Fee	96.93		0.00	
Other Fees	0.00		0.00	
<b>Subtotal</b>	<b>\$235.13</b>	<b>0.02%</b>	<b>-\$203.78</b>	<b>-0.02%</b>
<b>Combined Current &amp; Delinquent:</b>				
Base M&O	\$1,125,233.08		\$1,033,358.69	
P&I M&O	112.78		24.95	
Late Rendition Penalty	124.57		3.96	
Attorney Fee	96.93		0.00	
Other	73.20		0.00	
<b>Total Collections</b>	<b>\$1,125,640.56</b>	<b>78.57%</b>	<b>\$1,033,387.60</b>	<b>80.12%</b>
Adjusted 2017 Tax Levy			<b>\$1,289,865.40</b>	100.00%
Original 2018 Tax Levy	<b>\$1,432,897.93</b>	100.00%		

Kenneth L. Maun  
 Tax Assessor/Collector  
 Collin County  
 P O Box 8046  
 McKinney Tx 75070

Levy Outstanding Status Report  
 December 2018

City of Lavon #18

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 11/30/18	\$957,166.11	8,446.60
Base M&O Collections	632,436.09	-45.57
Supplement/Adjustments	\$2,625.28	\$5,890.64
Write-Off	0.00	0.00
Remaining Levy as of 12/31/18	<u>\$327,355.30</u>	<u>\$14,382.81</u>
Cumulative (From 10/01/18 thru 12/31/18)		
Original 2017 Tax Levy (as of 10/01/18)	\$1,432,697.93	8,660.76
Base M&O Collections	1,125,267.35	-34.27
Supplement/Adjustments	19,924.72	5,687.78
Write-Off	0.00	0.00
Remaining Levy as of 12/31/18	<u>\$327,355.30</u>	<u>\$14,382.81</u>

Kenneth L Maun  
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Collin County  
P O Box 8046  
McKinney Tx 75070

Monthly Distribution Report  
December 2018

City of Lavon #18

	Distribution Month of December	Distribution 10/1/18 thru 12/31/18
Weekly Remittances:		
Week Ending 12/7/18	\$11,137.51	\$22,785.45
Week Ending 12/14/18	\$278,697.19	\$288,019.12
Week Ending 12/21/18	\$302,116.90	\$306,697.22
Week Ending 12/28/18	\$28,570.33	\$48,472.16
Week Ending 12/31/18	\$11,921.57	\$459,078.38
Total Weekly Remittances	<u>\$832,443.50</u>	<u>\$1,125,052.33</u>
Overpayment from Prior Month	\$0.00	\$485.06
Manual Adjustment Refund	\$0.00	\$0.00
Commission Paid Delinquent Attorney	\$0.00	\$96.93
Entity Collection Fee	\$0.00	\$0.00
Judgement Interest	\$0.00	\$0.00
5% CAD Rendition Penalty	\$2.79	\$6.24
Total Disbursements	<u>\$832,446.29</u>	<u>\$1,125,640.56</u>
Carryover to Next Month	\$0.00	\$0.00

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the Texas Comptroller's website if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

\*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

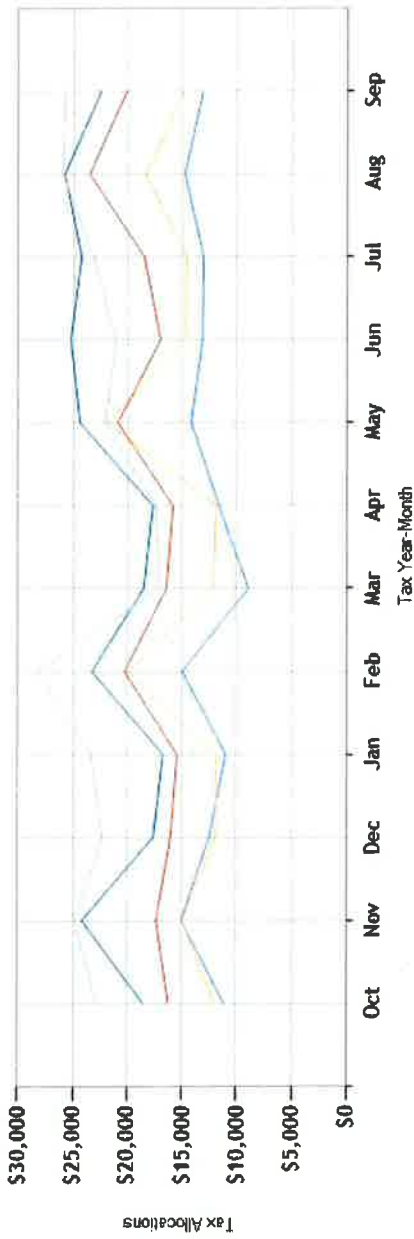
- View Grid Based on Fiscal Year
- View Grid With All Years

[Download to Excel](#)

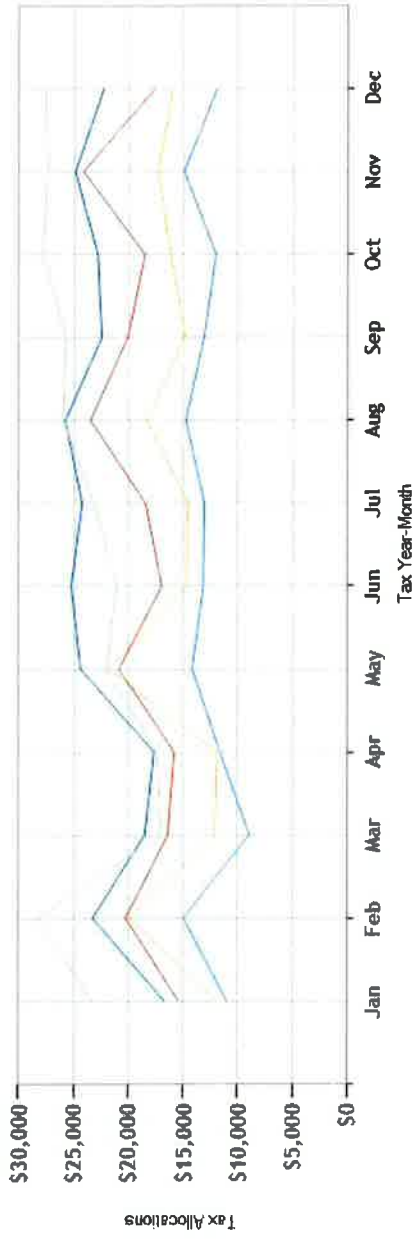
**By Calendar Year**

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2018	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$38,730	\$39,419	\$35,260	\$443,381
2017	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$27,837	\$27,458	\$27,603	\$286,962
2016	\$16,738	\$23,265	\$18,517	\$17,691	\$24,381	\$25,242	\$24,250	\$25,789	\$22,468	\$22,849	\$24,877	\$22,304	\$268,372
2015	\$15,458	\$20,264	\$16,418	\$15,845	\$20,890	\$16,999	\$18,497	\$23,514	\$20,100	\$18,554	\$24,151	\$17,624	\$228,313
2014	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$16,213	\$17,336	\$16,025	\$189,898
2013	\$10,998	\$14,996	\$8,945	\$11,649	\$14,195	\$13,186	\$13,097	\$14,801	\$13,139	\$12,032	\$14,975	\$11,935	\$153,947
2012	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$11,166	\$15,054	\$12,518	\$145,177
2011	\$8,568	\$12,089	\$7,877	\$8,777	\$13,275	\$11,177	\$9,920	\$13,226	\$10,718	\$9,075	\$15,224	\$9,414	\$129,340
2010	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$8,990	\$10,146	\$10,217	\$115,889
2009	\$7,074	\$12,022	\$7,044	\$7,416	\$13,001	\$9,537	\$9,769	\$10,693	\$13,639	\$11,983	\$12,813	\$9,335	\$124,325

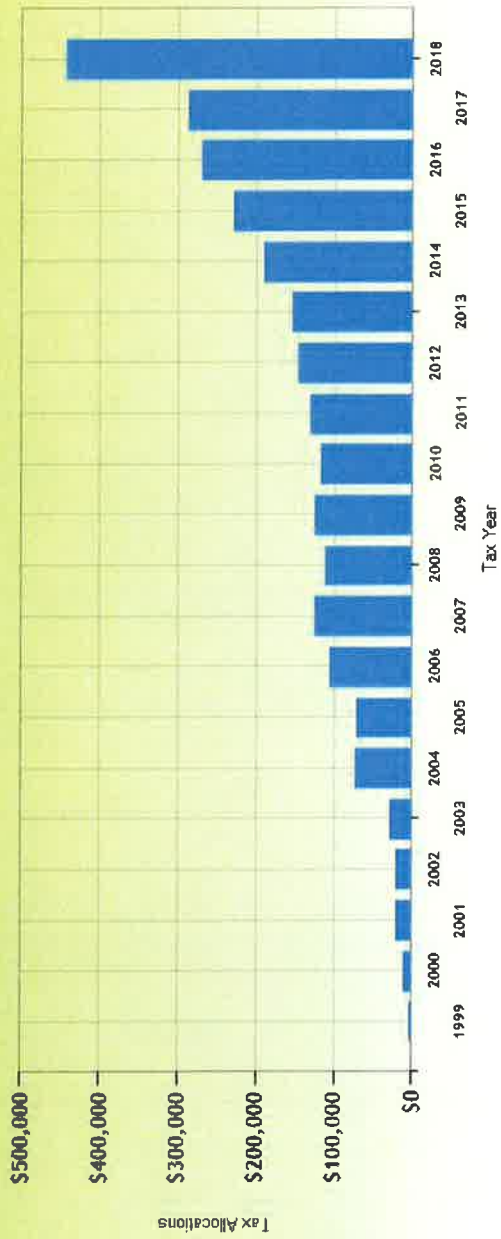
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



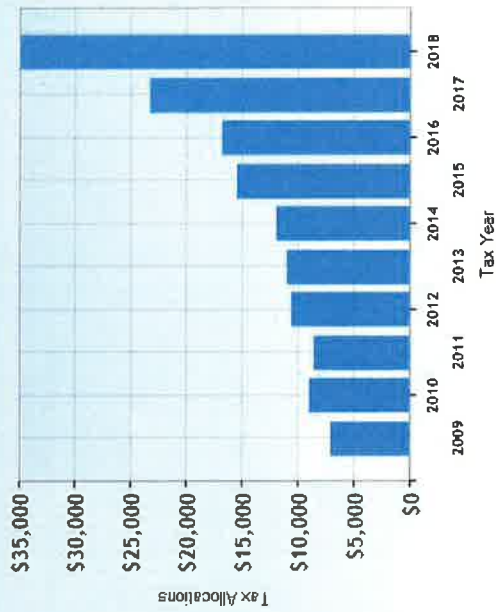
Monthly - Sales Tax Allocations - By Calendar Year



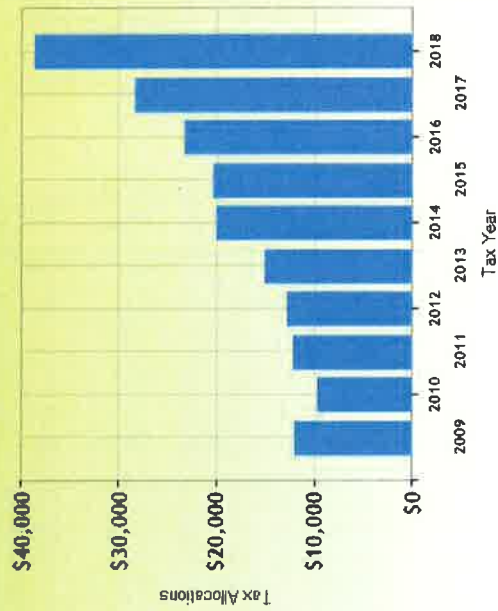
Yearly - Sales Tax Allocations - Past 20 Years



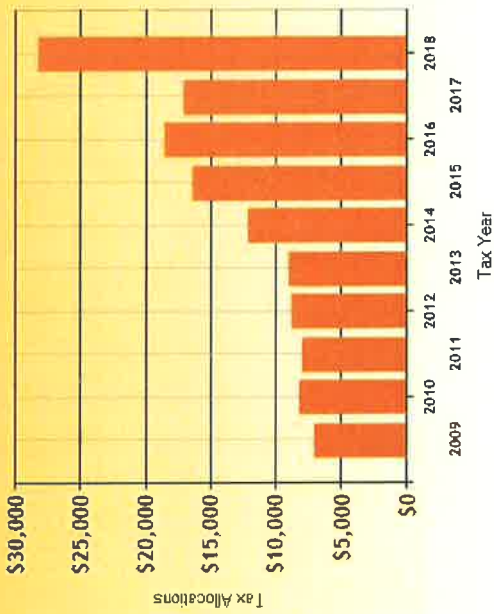
January - Sales Tax Allocations by Year



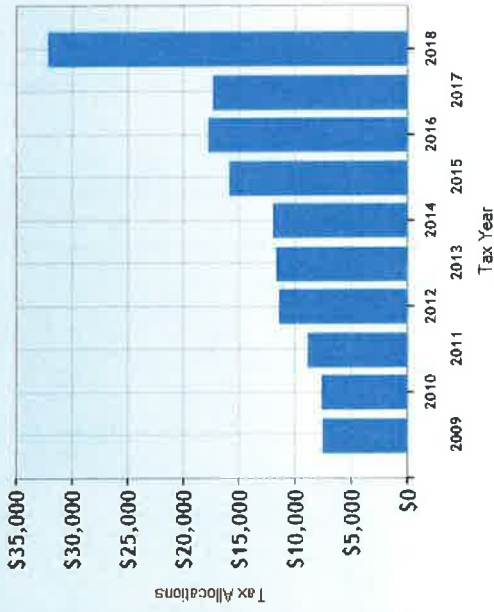
February - Sales Tax Allocations by Year



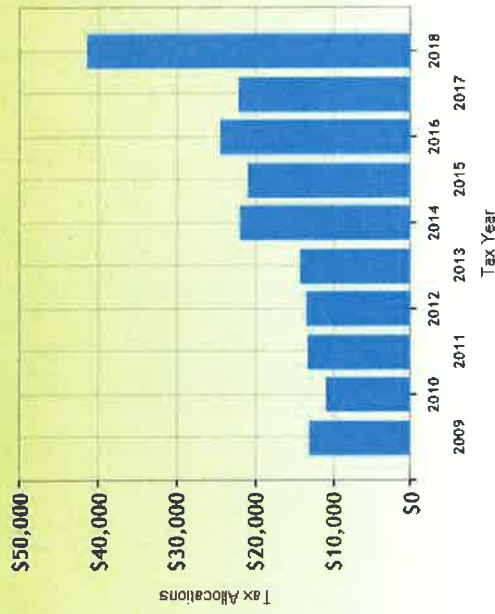
March - Sales Tax Allocations by Year



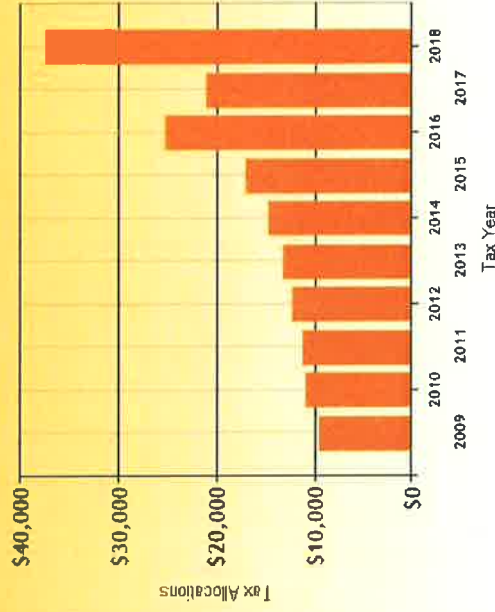
April - Sales Tax Allocations by Year

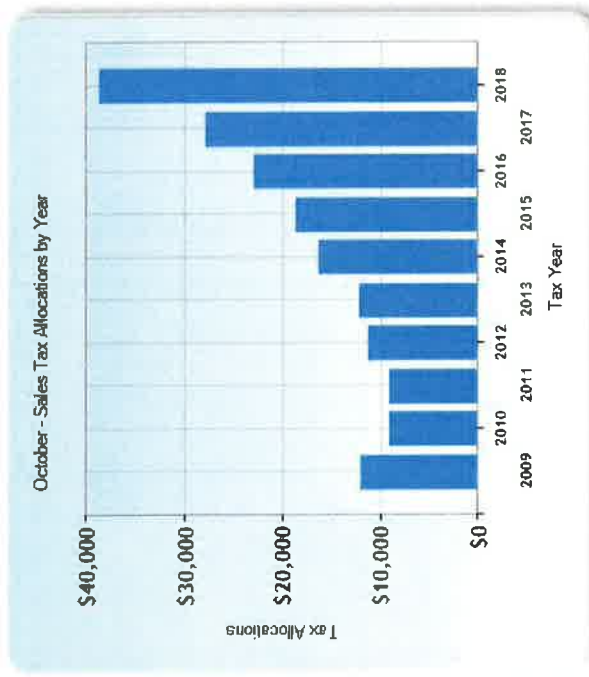
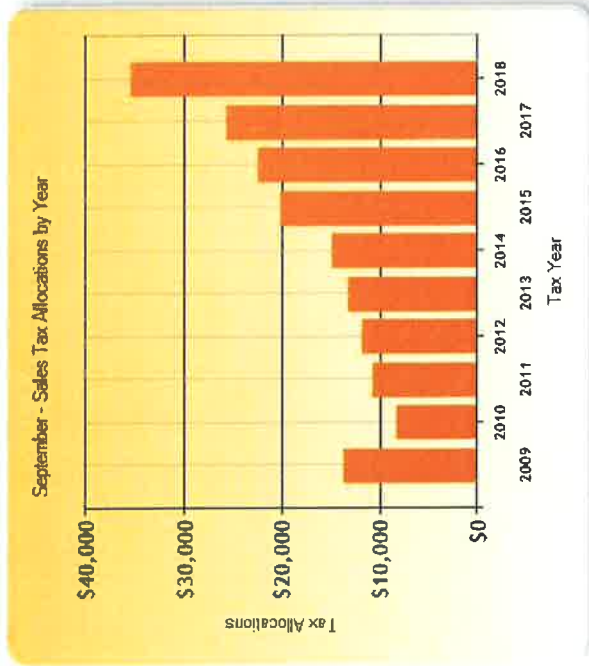
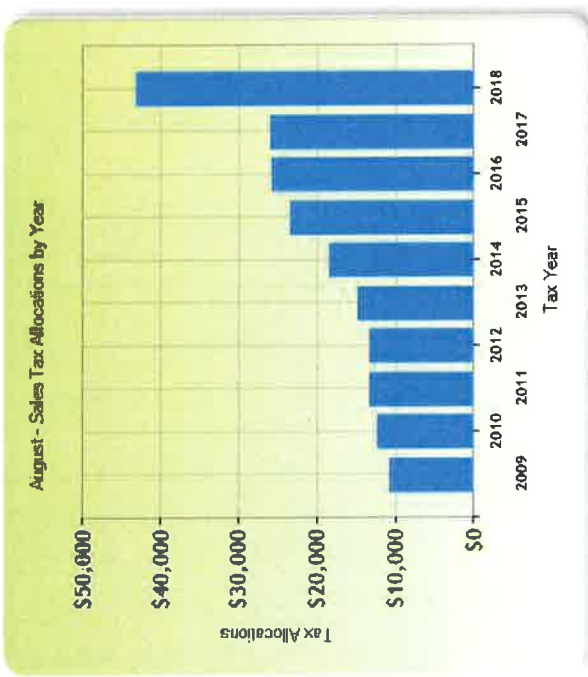
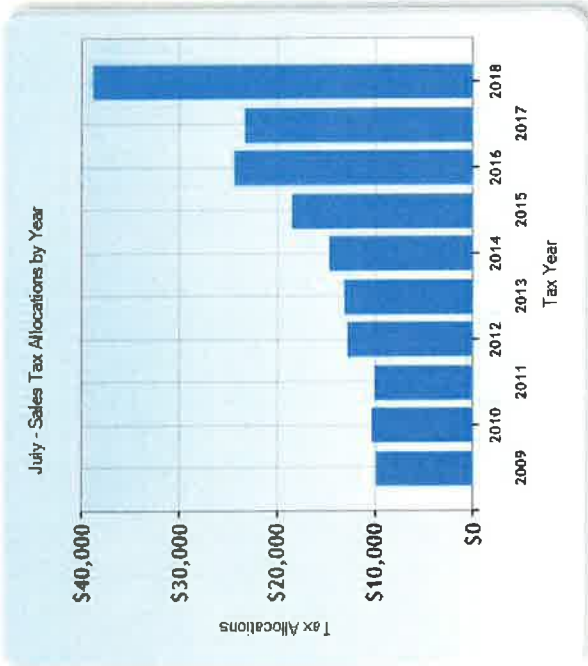


May - Sales Tax Allocations by Year

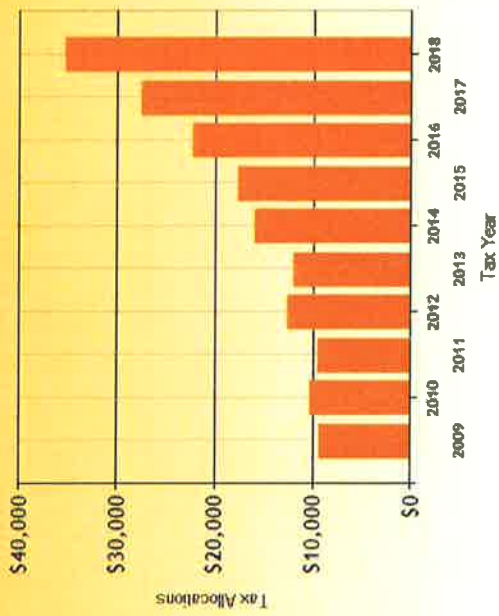


June - Sales Tax Allocations by Year

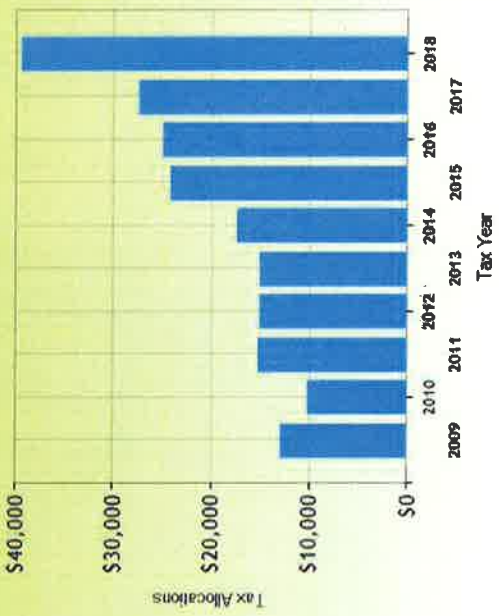




December - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year



**2833 - Lavon, City of (General Obligation Debt)**  
**Report - Lavon, City of (General Obligation Debt) / Sales Tax Data**

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the Texas Comptroller's website if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

\*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

- [View Grid Based on Fiscal Year](#)
- [View Grid With All Years](#)

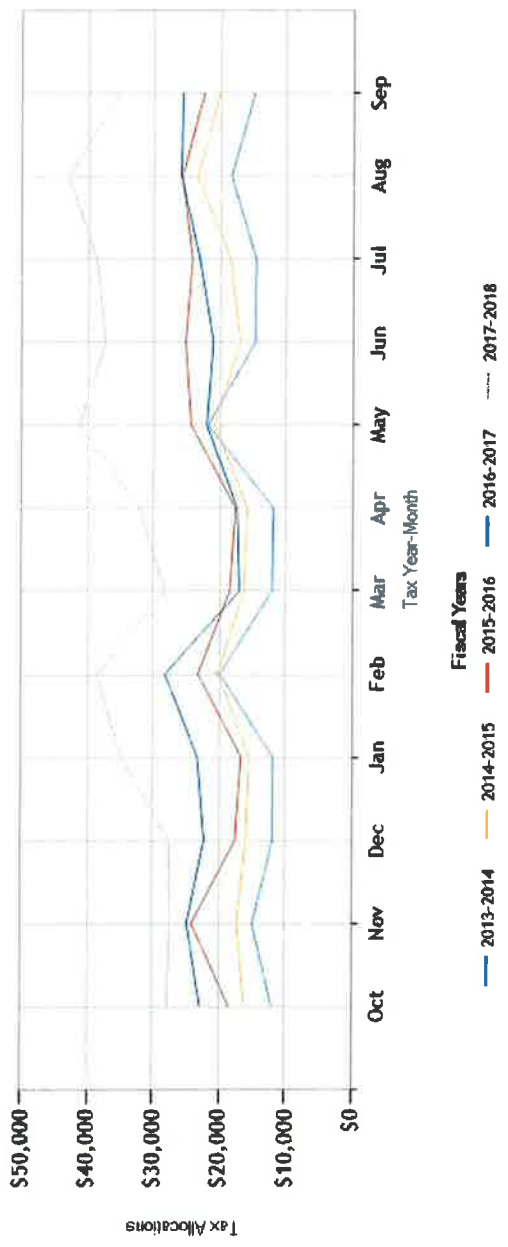
[Download to Excel](#)

**By Calendar Year**

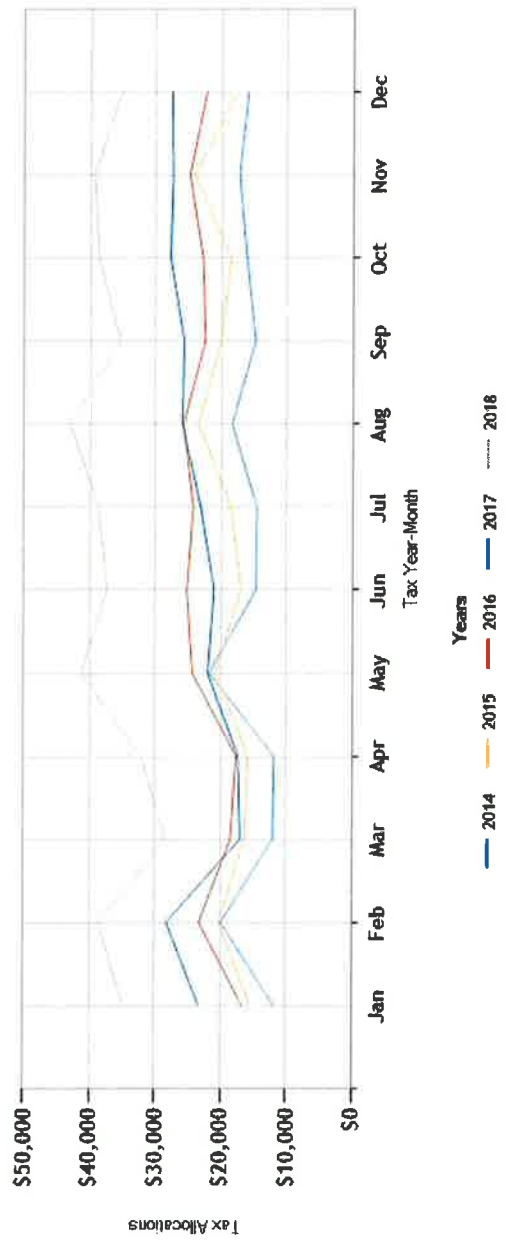
Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2019	\$35,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,116
2018	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$38,730	\$39,419	\$35,260	\$443,381
2017	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$27,837	\$27,458	\$27,603	\$286,962
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2014	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$16,213	\$17,336	\$16,025	\$189,898
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2012	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$11,166	\$15,054	\$12,518	\$145,177
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2010	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$8,990	\$10,146	\$10,217	\$115,889

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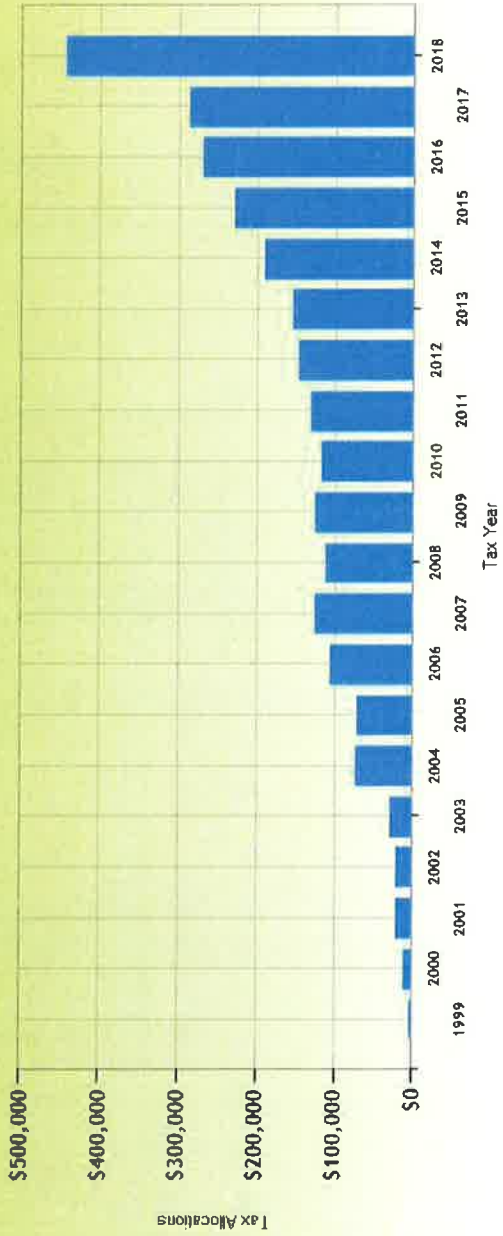
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



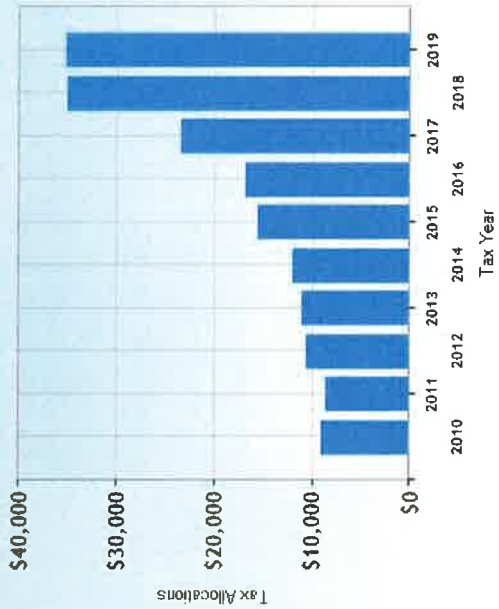
Monthly - Sales Tax Allocations - By Calendar Year



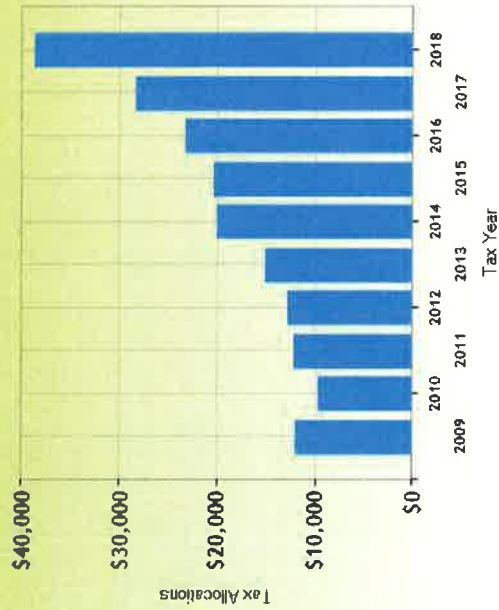
Yearly - Sales Tax Allocations - Past 20 Years



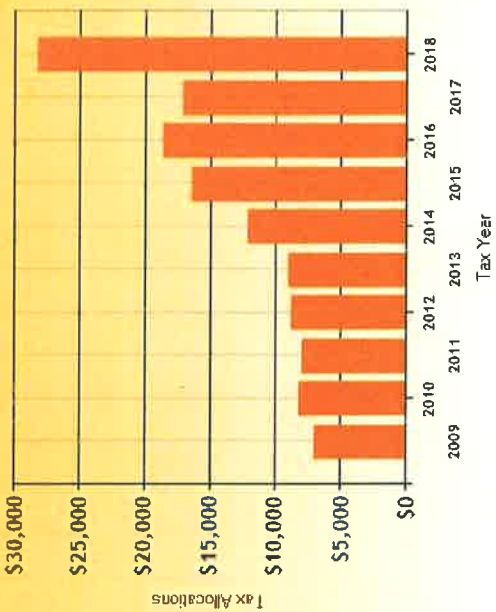
January - Sales Tax Allocations by Year



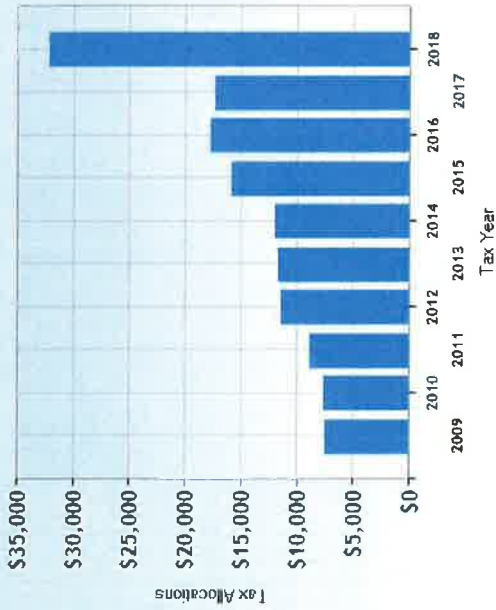
February - Sales Tax Allocations by Year



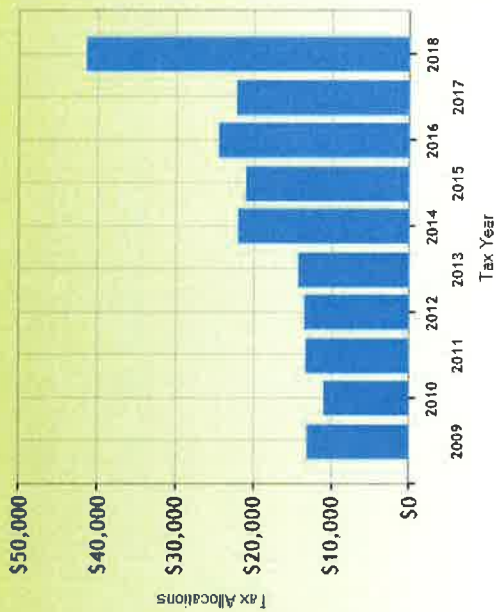
March - Sales Tax Allocations by Year



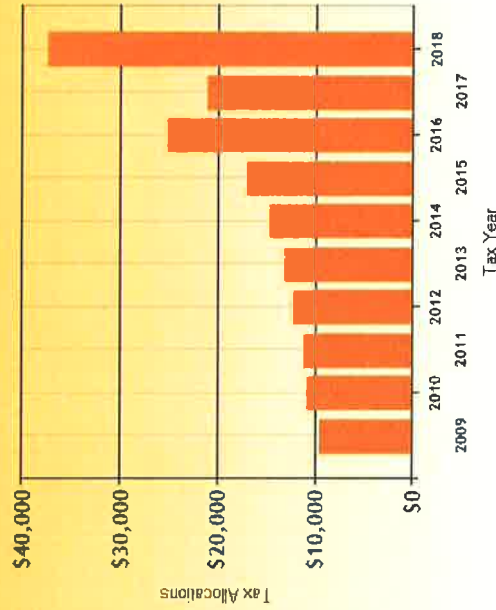
April - Sales Tax Allocations by Year

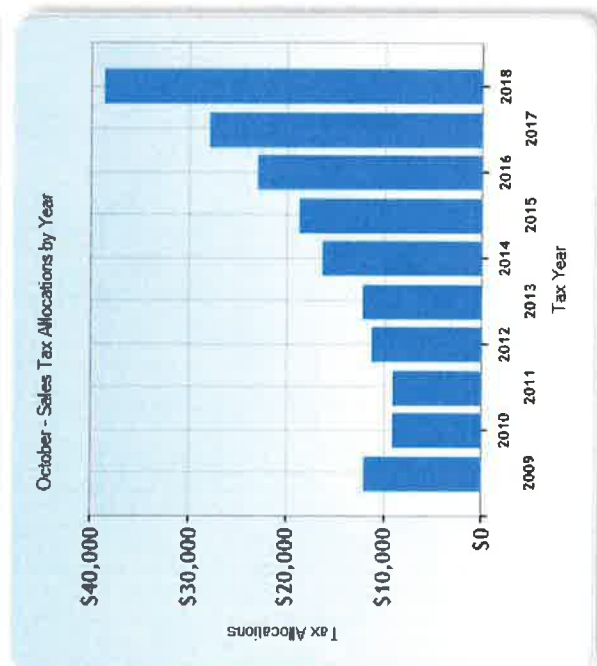
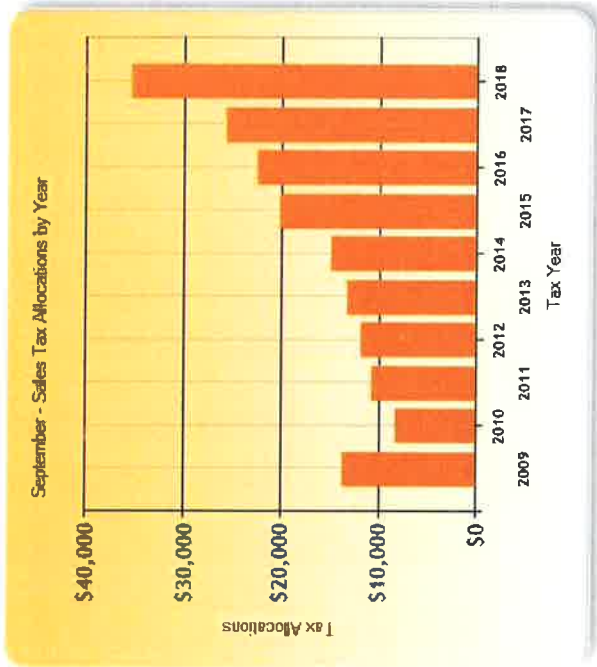
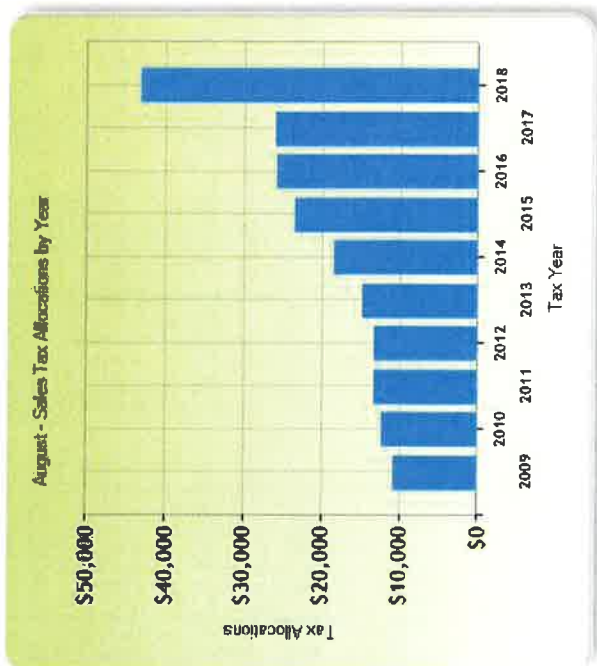
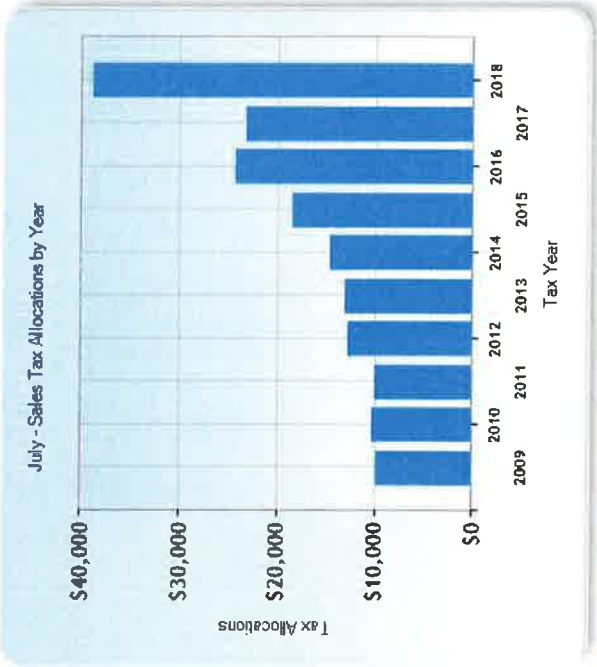


May - Sales Tax Allocations by Year

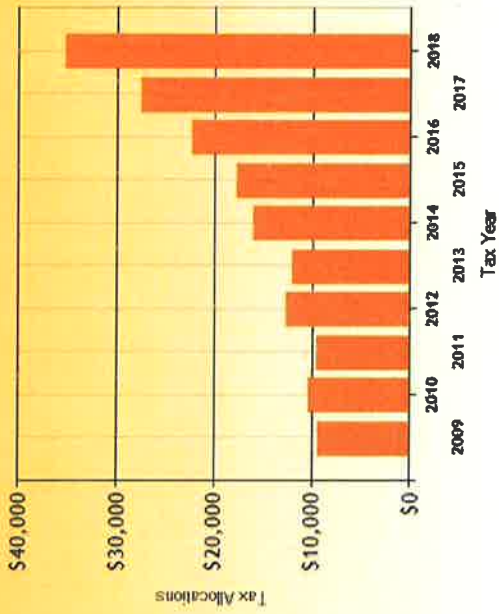


June - Sales Tax Allocations by Year

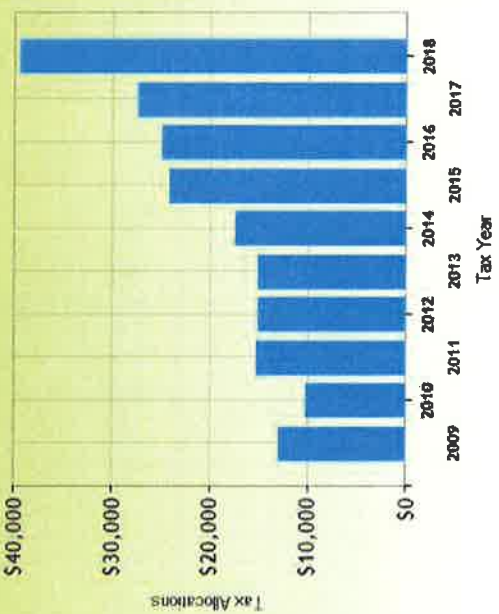




December - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year





## Monthly Newsletter - November 2018

### Performance

#### As of November 30, 2018

Current Invested Balance	\$6,683,233,268.87
Weighted Average Maturity (1)	43 Days
Weighted Average Maturity (2)	103 Days
Net Asset Value	0.999949
Total Number of Participants	886
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$12,390,035.38
Management Fee Collected	\$326,395.93
% of Portfolio Invested Beyond 1 Year	8.53%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

#### November Averages

Average Invested Balance	\$6,618,323,736.86
Average Monthly Yield, on a simple basis	2.2176%
Average Weighted Average Maturity (1)*	41 Days
Average Weighted Average Maturity (2)*	102 Days

#### Definition of Weighted Average Maturity (1) & (2)

- (1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.
- (2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

\* The maximum management fee authorized for the TexSTAR Cash Reserve Fund is 12 basis points. This fee may be waived in full or in part in the discretion of the TexSTAR co-administrators at any time as provided for in the TexSTAR Information Statement.

### New Participants

We would like to welcome the following entities who joined the TexSTAR program in November:

- ★ Imperial Redevelopment District    ★ City of Marfa

### Holiday Reminders

In observance of the Christmas holiday, **TexSTAR will be closed Tuesday, December 25, 2018**. All ACH transactions initiated on Monday, December 24th will settle on Wednesday, December 26th.

In observance of the New Year's Day holiday, **TexSTAR will be closed Tuesday, January 1, 2019**. All ACH transactions initiated on Monday, December 31st will settle on Wednesday, January 2nd.

Notification of any early transaction deadlines on the business day preceding the holiday will be sent by email to the primary contact on file for all TexSTAR participants. Please plan accordingly for your liquidity needs.

### Economic Commentary

Market volatility persisted into November as concerns about further escalations in the US-China trade dispute, a poorer earnings growth outlook and a plunge in energy prices, exacerbated the already depressed market sentiment. Markets worried that the administration would raise tariffs from 10% to 25% on \$200 billion of Chinese goods at the start of 2019. The U.S. economy has maintained its growth momentum despite rising volatility and increased uncertainty over global growth and trade policy. Data released in November highlighted the strength of the consumer as demonstrated by spending and consumer confidence data. Measures of business investment activity remain elevated while measures of housing activity remain weak. Labor market conditions continued to tighten as wages gradually rose, reaching a new cycle high. The unemployment rate stands at 3.7%, the lowest level since the 1960s.

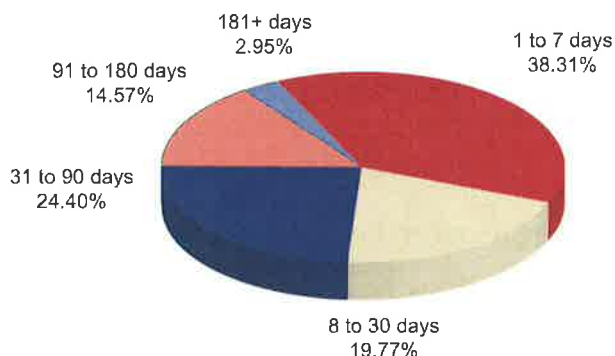
The Federal Reserve Open Market Committee (FOMC) kept the fed funds rate unchanged at its November meeting as expected. On November 28, Fed Chairman Powell delivered a speech that was considered dovish by markets, suggesting that the Fed policy was "just below" the broad range of estimates of the neutral interest rate. The market is still pricing in over a 70% probability of a rate hike in December and roughly two rate hikes in the first half of 2019. We expect above-trend growth in the U.S. to allow the Fed to continue hiking rates. Our base case is that the Fed will raise rates in December and continue through the middle of 2019 at a once per quarter pace as the unemployment rate trends further below estimates of the non-accelerating inflation rate of unemployment (NAIRU), wages rise and core inflation creeps higher. At the same time, we expect the Fed to transition away from providing the market "forward guidance" and place more emphasis on providing the market with real-time feedback, becoming increasingly data dependent with regard to additional rate hikes.

This information is an excerpt from an economic report dated November 2018 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.

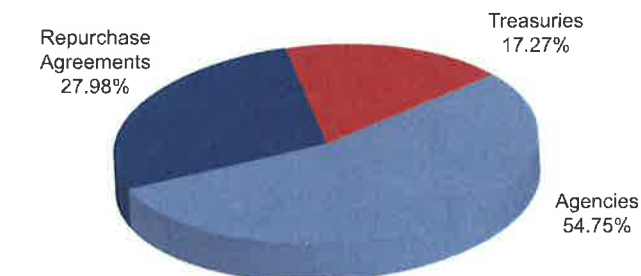
**For more information about TexSTAR, please visit our web site at [www.texstar.org](http://www.texstar.org).**

## Information at a Glance

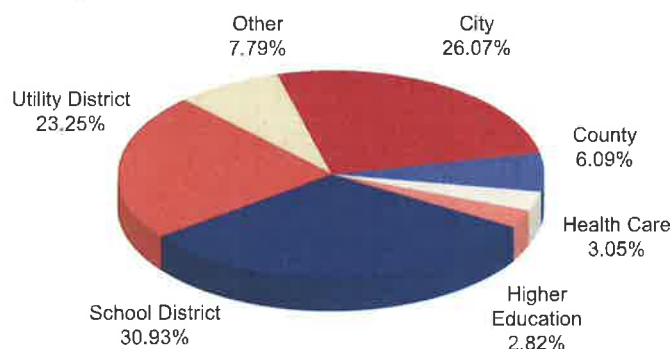
### Portfolio by Type of Investment As of November 30, 2018



### Distribution of Participants by Type As of November 30, 2018



### Portfolio by Maturity As of November 30, 2018



## Historical Program Information

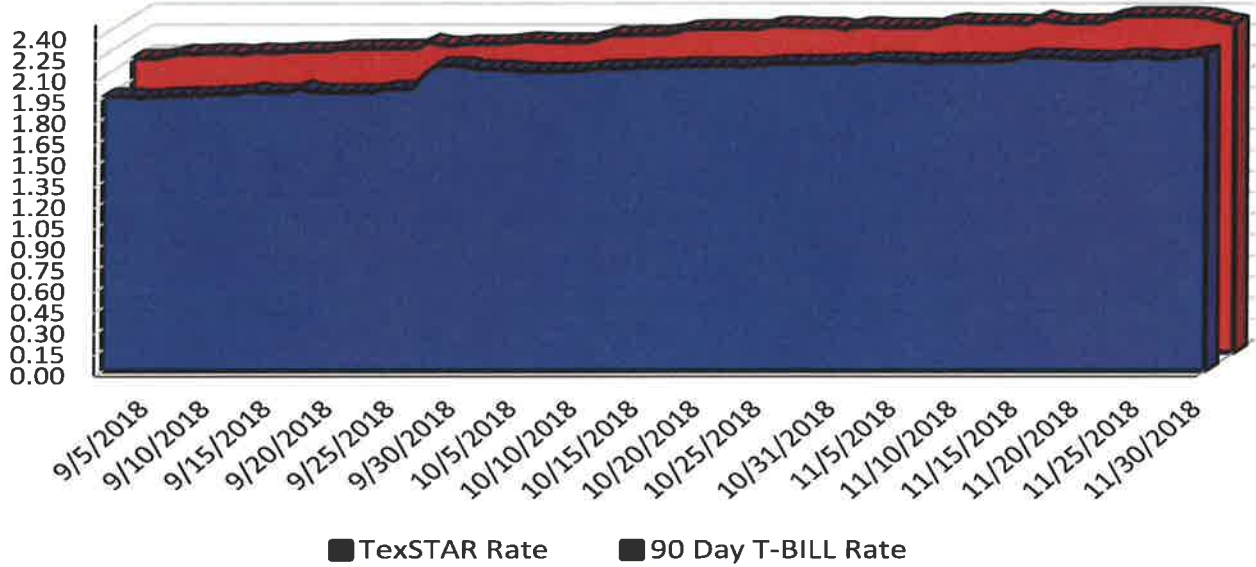
Month	Average Rate	Book Value	Market Value	Net Asset Value	WAM (1)*	WAM (2)*	Number of Participants
Nov 18	2.2176%	\$6,683,233,268.87	\$6,682,898,473.43	0.999949	41	102	886
Oct 18	2.1615%	6,581,942,899.40	6,581,269,831.00	0.999897	41	101	884
Sep 18	1.9995%	6,458,418,968.50	6,458,002,746.78	0.999935	30	96	883
Aug 18	1.9225%	6,701,017,159.16	6,701,228,119.73	0.999971	24	91	879
Jul 18	1.8965%	6,837,425,331.68	6,837,427,966.67	1.000000	19	84	877
Jun 18	1.8300%	6,250,002,595.51	6,250,027,195.61	0.999991	26	99	874
May 18	1.7258%	6,489,773,533.02	6,489,474,005.73	0.999953	29	106	868
Apr 18	1.6304%	6,358,425,417.53	6,358,101,312.82	0.999949	18	99	861
Mar 18	1.4995%	6,461,363,510.56	6,460,804,379.93	0.999892	28	105	857
Feb 18	1.3518%	7,130,310,070.00	7,129,718,573.04	0.999917	28	97	854
Jan 18	1.2900%	7,090,345,755.93	7,090,199,741.00	0.999979	31	83	853
Dec 17	1.1762%	6,518,450,917.63	6,518,448,483.33	0.999984	36	82	853

## Portfolio Asset Summary as of November 30, 2018

	Book Value	Market Value
Uninvested Balance	\$ 231.77	\$ 231.77
Accrual of Interest Income	3,236,790.14	3,236,790.14
Interest and Management Fees Payable	(12,418,307.59)	(12,418,307.59)
Payable for Investment Purchased	0.00	0.00
Repurchase Agreement	1,872,443,999.86	1,872,443,999.86
Government Securities	4,819,970,554.69	4,819,635,759.25
<b>Total</b>	<b>\$ 6,683,233,268.87</b>	<b>\$ 6,682,898,473.43</b>

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

# TexSTAR versus 90-Day Treasury Bill



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The TexSTAR management fee may be waived in full or in part at the discretion of the TexSTAR co-administrators and the TexSTAR rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment at \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the TexSTAR pool to the T-Bill Yield, you should know that the TexSTAR pool consist of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-day T-Bill. The TexSTAR yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

## Daily Summary for November 2018

Date	Mny Mkt Fund Equiv. [SEC Std.]	Daily Allocation Factor	TexSTAR Invested Balance	Market Value Per Share	WAM Days (1)*	WAM Days (2)*
11/1/2018	2.1889%	0.000059971	\$6,630,417,406.62	0.999893	44	98
11/2/2018	2.2064%	0.000060449	\$6,618,374,536.24	0.999885	43	101
11/3/2018	2.2064%	0.000060449	\$6,618,374,536.24	0.999885	43	101
11/4/2018	2.2064%	0.000060449	\$6,618,374,536.24	0.999885	43	101
11/5/2018	2.2047%	0.000060404	\$6,644,840,731.51	0.999888	42	99
11/6/2018	2.2019%	0.000060326	\$6,660,094,501.65	0.999886	41	98
11/7/2018	2.1925%	0.000060069	\$6,498,499,000.22	0.999887	41	100
11/8/2018	2.2022%	0.000060334	\$6,510,879,953.70	0.999896	41	99
11/9/2018	2.2019%	0.000060325	\$6,567,629,889.63	0.999861	41	103
11/10/2018	2.2019%	0.000060325	\$6,567,629,889.63	0.999861	41	103
11/11/2018	2.2019%	0.000060325	\$6,567,629,889.63	0.999861	41	103
11/12/2018	2.2019%	0.000060325	\$6,567,629,889.63	0.999861	41	103
11/13/2018	2.2006%	0.000060291	\$6,535,575,941.08	0.999886	43	104
11/14/2018	2.2133%	0.000060639	\$6,495,283,483.22	0.999880	44	108
11/15/2018	2.2369%	0.000061284	\$6,571,120,369.56	0.999890	43	106
11/16/2018	2.2323%	0.000061160	\$6,743,358,523.39	0.999895	40	101
11/17/2018	2.2323%	0.000061160	\$6,743,358,523.39	0.999895	40	101
11/18/2018	2.2323%	0.000061160	\$6,743,358,523.39	0.999895	40	101
11/19/2018	2.2227%	0.000060896	\$6,650,097,880.54	0.999911	40	104
11/20/2018	2.2207%	0.000060842	\$6,655,874,605.98	0.999909	41	103
11/21/2018	2.2175%	0.000060754	\$6,579,070,483.27	0.999899	41	103
11/22/2018	2.2175%	0.000060754	\$6,579,070,483.27	0.999899	41	103
11/23/2018	2.2337%	0.000061196	\$6,614,444,334.13	0.999898	39	100
11/24/2018	2.2337%	0.000061196	\$6,614,444,334.13	0.999898	39	100
11/25/2018	2.2337%	0.000061196	\$6,614,444,334.13	0.999898	39	100
11/26/2018	2.2239%	0.000060929	\$6,700,014,493.75	0.999899	38	98
11/27/2018	2.2200%	0.000060823	\$6,680,320,040.68	0.999894	38	98
11/28/2018	2.2334%	0.000061190	\$6,691,304,384.94	0.999889	43	103
11/29/2018	2.2476%	0.000061578	\$6,584,963,337.17	0.999895	43	104
11/30/2018	2.2591%	0.000061894	\$6,683,233,268.87	0.999949	43	103
Average	2.2176%	0.000060756	\$6,618,323,736.86		41	102



**TexSTAR Participant Services**  
1201 Elm Street, Suite 3500  
Dallas, TX 75270  
1-800-839-7827

### ***TexSTAR Board Members***

William Chapman	Central Texas Regional Mobility Authority	Governing Board President
Nell Lange	City of Frisco	Governing Board Vice President
Eric Cannon	City of Allen	Governing Board Treasurer
David Medanich	Hilltop Securities	Governing Board Secretary
Jennifer Novak	J.P. Morgan Asset Management	Governing Board Asst. Sec./Treas.
Monte Mercer	North Central TX Council of Government	Advisory Board
Becky Brooks	City of Grand Prairie	Advisory Board
Nicole Conley	Austin ISD	Advisory Board
David Pate	Richardson ISD	Advisory Board
James Mauldin	University of North Texas System	Advisory Board
Ron Whitehead	Qualified Non-Participant	Advisory Board



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Investment Management Services offered through J.P. Morgan Asset Management Inc. and/or its affiliates. Marketing and Enrollment duties are offered through HilltopSecurities and/or its affiliates. HilltopSecurities and J.P. Morgan Asset Management Inc. are separate entities.

## Kim Dobbs

---

**From:** Thomas Brocato [tbrocato@lglawfirm.com]  
**Sent:** Monday, January 7, 2019 5:26 PM  
**To:** Thomas Brocato  
**Cc:** Georgia Crump; GMG  
**Subject:** Atmos Refund Letter  
**Attachments:** Atmos Notice of Intent to Reduce Gas Utility Rates within Incorporated A....pdf

I hope that everyone had a happy new year. Attached you find a letter that you may have received from Atmos over the holidays. The letter outlines refunds that will be made by Atmos pursuant to the reduction in the federal corporate tax rate last year. No action is necessary regarding this filing. Ratepayers within ACSC cities will receive a total of \$5,242,155 in the form of a one-time bill credit on February bills. Please feel free to contact us if you have questions. Thomas

### THOMAS L. BROCATO

Partner  
512-322-5857 Direct  
512-914-5061 Cell  
Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Ave., Suite 1900, Austin, TX 78701  
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[News](#) | [vCard](#) | [Bio](#)



**\*\*\*\*ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT \*\*\*\***

**A "REPLY TO ALL" OF THIS EMAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO LEGAL COUNSEL.**

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Chris Felan  
Vice President  
Rates & Regulatory Affairs

December 19, 2018

To the Honorable Mayor and City Manager

Re: *Atmos Energy Corporation's Notice of Intent to Reduce Gas Utility Rates within the Incorporated Areas of the Mid-Tex Division*

Dear Mayor and City Manager:

For several years, Atmos Energy Corporation ("Atmos Energy" or the "Company") has successfully operated under an annual Rate Review Mechanism ("RRM") tariff to establish cost of service rates charged to customers within your City. The RRM tariff process has fostered a collaborative relationship between Atmos Energy and its municipal regulators that has resulted in a safer and more reliable gas distribution system. The RRM Tariff also provides a vehicle through which changes in the cost of providing gas utility service can be timely and cost effectively passed on to customers.

Effective January 1, 2018, the Tax Cuts and Jobs Act of 2017 ("the Act") reduced the federal corporate tax rate from 35% to 21%. Atmos Energy is committed to ensuring that its customers receive the benefits of this reduction in the federal corporate tax rate.

Effective April 1, 2018 new tariffs for Atmos Energy Corp.'s Mid-Tex Division (the "Mid-Tex Division") reduced the then-current base rates charged to customers to reflect the change in the federal corporate tax rate to 21% from 35%. Pursuant to Section 104.111 of the Gas Utility Regulatory Act ("GURA"), the Mid-Tex Division submits this filing to provide customers with a refund that captures the change in the corporate tax rate. The refund is calculated based on charges to customers for gas service provided between January 1, 2018 through March 31, 2018, the time during which the Mid-Tex Division's rates reflected a corporate tax rate of 35% instead of 21%.

The total amount of the refund for customers within the cities of the Mid-Tex Division with whom this filing is being made is \$1,644,578, as shown in Exhibit A. Exhibit A demonstrates that this refund will be allocated back to customers by class. The Mid-Tex Division will issue refunds to affected customers in the form of a one-time monthly bill credit no later than the first billing cycle of February 2019.

A revised Rider SUR – Surcharges tariff is attached as Exhibit B and sets forth the one-time refund applicable to the customer classes served within the Mid-Tex Division.

Atmos Energy Corporation  
5420 LBJ Freeway, Suite 1862  
Dallas, TX 75240  
P 214-206-2568 | F 214-206-2126 | Christopher.Felan@atmosenergy.com

The Company believes that the reduction in rates can be effectuated either by operation of law, thus requiring no action by the City, or by resolution. Under either scenario, the cost of service savings associated with the federal corporate tax reduction will be passed onto customers within the City in a timely and cost effective manner.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Chris Felan". The signature is written in a cursive style with a large initial "C" and a long, sweeping tail on the "l".

Chris Felan

**Atmos Energy- Mid Tex Division  
Tax Cuts and Jobs Act ("TCJA") Impact Summary  
January 1, 2018 - March 31, 2018**

Summary of Approved Credit Amounts			
Customer Class	Customer Counts <sup>1</sup>	Credit Amount - \$	Total Credited
	(a)	(b)=(c/a)	(c)
Residential	267,896	\$ (4.88)	\$ (1,308,012)
Commercial	20,769	\$ (15.23)	\$ (316,240)
Industrial	16	\$ (131.68)	\$ (2,107)
Transport	86	\$ (211.84)	\$ (18,218)
<b>Total</b>			<b>(1,644,578)</b>

1. Reflects actual customer counts in October 2018.

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RIDER:</b>	<b>SUR – SURCHARGES</b>	
<b>APPLICABLE TO:</b>	Entire Division	
<b>EFFECTIVE DATE:</b>	Bills Rendered on or after 2/01/2019	<b>PAGE:</b>

**Application**

Applicable to customer classes as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

**Monthly Calculation**

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

The following negative surcharge as authorized by city regulators shall be credited to affected customer's bills in the form of a one-time monthly bill credit no later than the first billing cycle of February 2019 as follows:

<b>Rate Schedule</b>	
R – Residential Sales	\$(4.88)
C – Commercial Sales	\$(15.23)
I – Industrial Sales	\$(131.68)
T - Transportation	\$(211.84)

The rates are effective for the following Cities on or after 2/01/2019:

- |               |                |                 |
|---------------|----------------|-----------------|
| ABBOTT        | BANGS          | BOGATA          |
| ALBA          | BARDWELL       | BONHAM          |
| ALMA          | BARRY          | BREMOND         |
| ALVORD        | BARTLETT       | BRONTE          |
| ANNONA        | BARTONVILLE    | BROWNSBORO      |
| ANSON         | BELLEVUE       | BRUCEVILLE-EDDY |
| ARCHER CITY   | BELLS          | BRYAN           |
| ATHENS        | BELTON         | BUCKHOLTS       |
| AURORA        | BENJAMIN       | BUFFALO GAP     |
| AUSTIN        | BERTRAM        | BURNET          |
| AVERY         | BLACKWELL      | BYERS           |
| BAIRD         | BLANKET        | CALDWELL        |
| BALCH SPRINGS | BLOOMING GROVE | CALVERT         |
| BALLINGER     | BLUE MOUND     | CAMERON         |
| BANDERA       | BLUM           | CAMPBELL        |

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RIDER:</b>	<b>SUR – SURCHARGES</b>	
<b>APPLICABLE TO:</b>	Entire Division	
<b>EFFECTIVE DATE:</b>	Bills Rendered on or after 2/01/2019	<b>PAGE:</b>

**Cities with Rate Effective on or after 2/01/2019 (Continued)**

CARBON	FRANKLIN	JEWETT
CASHION COMMUNITY	FRANKSTON	JOSEPHINE
CEDAR PARK	FREDERICKSBURG	JOSHUA
CHANDLER	GATESVILLE	KERENS
CHICO	GEORGETOWN	KNOLLWOOD
CHILDRESS	GLEN ROSE	KNOX CITY
CHILLICOTHE	GLENN HEIGHTS	KOSSE
CLIFTON	GODLEY	KURTEN
COCKRELL HILL	GOLDTHWAITE	LACY-LAKEVIEW
COLEMAN	GOODLOW	LADONIA
COLLINSVILLE	GORDON	LAKE DALLAS
COMMERCE	GOREE	LAKEPORT
COMO	GORMAN	LAMPASAS
COOPER	GRANBURY	LANCASTER
COPPER CANYON	GRANDVIEW	LAVON
COPPERAS COVE	GRANGER	LAWN
CORSICANA	GREENVILLE	LEANDER
COVINGTON	GROESBECK	LEONA
COYOTE FLATS	GUSTINE	LEONARD
CRAWFORD	HAMLIN	LEXINGTON
CROSS ROADS	HAMILTON	LINDSAY
CUMBY	HAWLEY	LIPAN
DAWSON	HEARNE	LITTLE RIVER ACADEMY
DECATUR	HEATH	LLANO
DELEON	HEBRON	LOMETA
DEPORT	HENRIETTA	LONE OAK
DETROIT	HICKORY CREEK	LONGVIEW
DODD CITY	HICO	LORAIN
DOUBLE OAK	HILLSBORO	LOTT
DUBLIN	HOLLAND	LUEDERS
EARLY	HOLLIDAY	MABANK
ECTOR	HOWE	MALONE
EDOM	HUBBARD	MANOR
ELECTRA	HUTCHINS	MARBLE FALLS
EMHOUSE	HUTTO	MARLIN
EUSTACE	IMPACT	MART
EVANT	IREDELL	MAYPEARL
FAIRFIELD	ITALY	MCGREGOR
FERRIS	ITASCA	MCLENDON-CHISHOLM

**MID-TEX DIVISION  
ATMOS ENERGY CORPORATION**

<b>RIDER:</b>	<b>SUR – SURCHARGES</b>	
<b>APPLICABLE TO:</b>	<b>Entire Division</b>	
<b>EFFECTIVE DATE:</b>	<b>Bills Rendered on or after 2/01/2019</b>	<b>PAGE:</b>

**Cities with Rate Effective on or after 2/01/2019 (Continued)**

MEGARGEL	QUANAH	SUN VALLEY
MERIDIAN	QUINLAN	SUNNYVALE
MERKEL	RANGER	TALTY
MEXIA	RAVENNA	TAYLOR
MIDWAY	RENO (LAMAR COUNTY)	TEAGUE
MILES	RETREAT	TEHUACANA
MILFORD	RICE	THORNDALE
MILLSAP	RIESEL	THORNTON
MOBILE CITY	RIO VISTA	THRALL
MOODY	ROBERT LEE	THROCKMORTON
MORAN	ROBY	TIOGA
MORGAN	ROCHESTER	TOCO
MUENSTER	ROCKDALE	TOM BEAN
MUNDAY	ROGERS	TRENT
MURCHISON	ROSEBUD	TRENTON
NEVADA	ROSS	TRINIDAD
NEW CHAPEL HILL	ROTAN	TROY
NEWCASTLE	ROUND ROCK	TUSCOLA
NOLANVILLE	ROXTON	TYE
NORMANGEE	RULE	VALLEY MILLS
NOVICE	RUNAWAY BAY	VALLEY VIEW
OAK POINT	SADLER	VAN ALSTYNE
OAKWOOD	SAINT JO	WALNUT SPRINGS
O'BRIEN CO-OP GIN	SAN ANGELO	WEINERT
OGLESBY	SAN SABA	WEST
OLNEY	SANCTUARY	WESTWORTH VILLAGE
PALMER	SANGER	WHITEHOUSE
PARADISE	SANTA ANNA	WHITEWRIGHT
PECAN GAP	SAVOY	WHITNEY
PENELOPE	SCURRY	WILMER
PFLUGERVILLE	SEYMOUR	WINDOM
PILOT POINT	SHADY SHORES	WINTERS
PLEASANT VALLEY	SOMERVILLE	WIXON VALLEY
POINT	SOUTH MOUNTAIN	WOLFE CITY
POST OAK BEND	SOUTHMAYD	WORTHAM
POWELL	STAR HARBOR	YANTIS
POYNOR	STOCKTON BEND	
PRINCETON	STRAWN	
PUTNAM	STREETMAN	



Chris Felan  
Vice President  
Rates & Regulatory Affairs

December 19, 2018

City Official

Re: Rider GCR - Rate Filing under Docket No. 10170

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the January 2019 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Chris Felan".

Attachment

**RECEIVED**  
**DEC 26 2018**  
**CITY OF LAVON**

ATMOS ENERGY CORPORATION  
MID-TEX DIVISION  
STATEMENT OF RIDER GCR  
January, 2019  
PREPARED IN ACCORDANCE WITH  
GAS UTILITIES DOCKET NO. 10170

**Part (a) - Mid-Tex Commodity Costs**

Line	(a)	(b)
1	Estimated Gas Cost per Unit:	\$0.28535
2	Estimated City Gate Deliveries:	276,897,990
3	Estimated Gas Cost:	<u>\$79,012,841</u>
4	Lost and Unaccounted For Gas %	2.5932%
5	Estimated Lost and Unaccounted for Gas	\$2,048,961
6	Total Estimated City Gate Gas Cost:	<u>\$81,061,802</u>
7	Estimated Sales Volume:	289,510,160
8	Estimated Gas Cost Factor - (EGCF)	<u>0.28000</u>
9	Reconciliation Factor - (RF):	(0.01309)
10	Taxes (TXS):	0.00000
11	Adjustment - (ADJ):	0.00000
12	Gas Cost Recovery Factor - (GCRF)	<u>0.26691 per Ccf</u>

Btu Factor  
0.1024

Per MMBtu  
\$2.6065

**Part (b) - Pipeline Services Costs**

Line	(a)	(b)	(c)	(d)	(e)
	<b>Fixed Costs</b>		<b>Rate R - Residential</b>	<b>Rate C - Commercial</b>	<b>Rate I - Industrial Service</b>
13	Fixed Costs Allocation Factors [Set by GUID 10170]	100.0000%	64.3027%	30.5476%	5.1497%
14	a. Current Month Fixed Costs of Pipeline Services	\$31,146,992	20,028,357	9,514,658	1,603,977
15	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
16	Net Fixed Costs	<u>\$31,146,992</u>	<u>\$20,028,357</u>	<u>\$9,514,658</u>	<u>\$1,603,977</u>
	<b>Commodity Costs</b>				
17	a. Estimated Commodity Cost of Pipeline Services	(\$6,978,888)	(4,581,309)	(2,143,273)	(254,306)
18	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
19	Net Commodity Cost of Pipeline Services	<u>(\$6,978,888)</u>	<u>(\$4,581,309)</u>	<u>(\$2,143,273)</u>	<u>(\$254,306)</u>
20	<b>Total Estimated Pipeline Costs (Line 16 + Line 19)</b>	\$24,168,104	\$15,447,048	\$7,371,385	\$1,349,671
21	Estimated Billed Volumes		75,929,590 Ccf	47,701,760 Ccf	4,668,558 MMBtu
22	Pipeline Cost Factor (PCF) [Line 20 / Line 21]		0.20340 Ccf	0.15450 Ccf	\$0.2891 MMBtu
23	Gas Cost Recovery Factor - (GCRF) [Line 12]		0.26691 Ccf	0.26691 Ccf	\$2.6065 MMBtu
24	<b>Rider GCR</b>		<u>0.47031 Ccf</u>	<u>0.42141 Ccf</u>	<u>Rate I - \$2.8956 MMBtu</u>
25					<u>Rate T - \$0.2891 MMBtu</u>

<sup>1</sup> Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1024 is used to convert from Ccf.





# CITY OF LAVON CITY COUNCIL Agenda Brief

**MEETING: January 15, 2019**

**ITEM: 13 – A**

**Item:**

**RECONVENE FROM EXECUTIVE SESSION**

Consider any action necessary as a result of each item listed in executive session, including the following:

- A. Discussion and action regarding an appointment for the unexpired term of City Council Member Place Four (4) that will expire in November 2019.

**Background:**

Place 4 City Council Member Tim Davis resigned his place effective December 21, 2018 due to his relocation to another city. The Local Government Code provides for the appointment of a vacant place on the City Council. Because Mr. Davis was serving the second of a two year term, the appointment shall be for an unexpired term ending in November when the regular election will be conducted on November 5, 2019.

**Code Excerpts:**

**Texas Local Government Code**

**Sec. 22.010. FILLING VACANCY ON GOVERNING BODY OR IN OTHER MUNICIPAL OFFICE.** (a) If for any reason a single vacancy exists on the governing body of the municipality, a majority of the remaining members who are present and voting, excluding the mayor, may fill the vacancy by appointment unless an election to fill the vacancy is required by Section 11, Article XI, Texas Constitution. The mayor may vote on the appointment only if there is a tie.

(a-1) A person serving as a member of the governing body is not, because of that service, ineligible to be appointed to fill a vacancy in the office of mayor of the municipality, but the person may not vote on the person's own appointment.

(b) The person appointed to fill the vacancy serves until the next regular municipal election.

(c) In lieu of appointing a person to fill a vacancy on the governing body, a special election may be ordered to elect a person to fill the vacancy.

The Texas Local Government Code and Texas Election Code provide for eligibility criteria for candidates for City Council Member. A worksheet is attached that outlines the eligibility criteria.

January 10, 2019

CANDIDATE : \_\_\_\_\_

REVIEWED : \_\_\_\_\_

**ELECTION CODE**

**TITLE 9. CANDIDATES**

**CHAPTER 141. CANDIDACY FOR PUBLIC OFFICE GENERALLY**

**SUBCHAPTER A. ELIGIBILITY FOR PUBLIC OFFICE**

**Sec. 141.001. ELIGIBILITY REQUIREMENTS FOR PUBLIC OFFICE.**

(a) To be eligible to be a candidate for, or elected or appointed to, a public elective office in this state, a person must:

- \_\_\_\_\_ (1) be a United States citizen;
- \_\_\_\_\_ (2) be 18 years of age or older on the first day of the term to be filled at the election or on the date of appointment, as applicable;
- \_\_\_\_\_ (3) have not been determined by a final judgment of a court exercising probate jurisdiction to be:
  - (A) totally mentally incapacitated; or
  - (B) partially mentally incapacitated without the right to vote;
- \_\_\_\_\_ (4) have not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities;
- (5) have resided continuously in the state for 12 months and in the territory from which the office is elected for six months immediately preceding the following date:
  - (A) for a candidate whose name is to appear on a general primary election ballot, the date of the regular filing deadline for a candidate's application for a place on the ballot;
  - (B) for an independent candidate, the date of the regular filing deadline for a candidate's application for a place on the ballot;
  - (C) for a write-in candidate, the date of the election at which the candidate's name is written in;
  - (D) for a party nominee who is nominated by any method other than by primary election, the date the nomination is made; and
  - (E) for an appointee to an office, the date the appointment is made;
- \_\_\_\_\_ (6) on the date described by Subdivision (5), be registered to vote in the territory from which the office is elected; and
- (7) satisfy any other eligibility requirements prescribed by law for the office.

(b) A statute outside this code supersedes Subsection (a) to the extent of any conflict.

CANDIDATE : \_\_\_\_\_

## SUBCHAPTER B. APPLICATION FOR PLACE ON BALLOT

### Sec. 141.031. GENERAL REQUIREMENTS FOR APPLICATION.

(a) A candidate's application for a place on the ballot that is required by this code must:

- \_\_\_\_\_ (1) be in writing;
- \_\_\_\_\_ (2) be signed and sworn to by the candidate and indicate the date that the candidate swears to the application;
- \_\_\_\_\_ (3) be timely filed with the appropriate authority; and
- \_\_\_\_\_ (4) include:
  - \_\_\_\_\_ (A) the candidate's name;
  - \_\_\_\_\_ (B) the candidate's occupation;
  - \_\_\_\_\_ (C) the office sought, including any place number or other distinguishing number;
  - \_\_\_\_\_ (D) an indication of whether the office sought is to be filled for a full or unexpired term if the office sought and another office to be voted on have the same title but do not have place numbers or other distinguishing numbers;
  - \_\_\_\_\_ (E) a statement that the candidate is a United States citizen;
  - \_\_\_\_\_ (F) a statement that the candidate has not been determined by a final judgment of a court exercising probate jurisdiction to be:
    - (i) totally mentally incapacitated; or
    - (ii) partially mentally incapacitated without the right to vote;
  - \_\_\_\_\_ (G) a statement that the candidate has not been finally convicted of a felony from which the candidate has not been pardoned or otherwise released from the resulting disabilities;
  - \_\_\_\_\_ (H) the candidate's date of birth;
  - \_\_\_\_\_ (I) the candidate's residence address or, if the residence has no address, the address at which the candidate receives mail and a concise description of the location of the candidate's residence;
  - \_\_\_\_\_ (J) the candidate's length of continuous residence in the state and in the territory from which the office sought is elected as of the date the candidate swears to the application;
  - \_\_\_\_\_ (K) the statement: "I, \_\_\_\_\_, of \_\_\_\_\_ County, Texas, being a candidate for the office of \_\_\_\_\_, swear that I will support and defend the constitution and laws of the United States and of the State of Texas";
  - \_\_\_\_\_ (L) a statement that the candidate is aware of the nepotism law, Chapter 573, Government Code; and
  - \_\_\_\_\_ (M) a public mailing address and any available electronic mail address at which the candidate receives correspondence relating to the candidate's campaign.

**CANDIDATE :** \_\_\_\_\_

**Sec. 141.031. GENERAL REQUIREMENTS FOR APPLICATION, cont.**

(b) Instead of the statement required by Subsection (a)(4)(F), a candidate eligible for office because of Section 1.020(a) shall include in the application a statement that the person's mental capacity has been completely restored by a final judgment of a court.

(c) Instead of the statement required by Subsection (a)(4)(F), a candidate eligible for office because of Section 1.020(b) shall include in the application a statement that the person's guardianship has been modified to include the right to vote or the person's mental capacity has been completely restored, as applicable, by a final judgment of a court.

(d) The secretary of state may prescribe a different form for an application for a place on the ballot for each of the following:

- (1) an office of the federal government;
- (2) an office of the state government; or
- (3) an office of a political party.

**Sec. 141.032. REVIEW OF APPLICATION; NOTICE TO CANDIDATE.**

(a) On the filing of an application for a place on the ballot, the authority with whom the application is filed shall review the application to determine whether it complies with the requirements as to form, content, and procedure that it must satisfy for the candidate's name to be placed on the ballot.

(b) Except as provided by Subsection (c), the review shall be completed not later than the **fifth day** after the date the application is received by the authority.

(c) If an application is accompanied by a petition, the petition is considered part of the application, and the review shall be completed as soon as practicable after the date the application is received by the authority. However, the petition is not considered part of the application for purposes of determining compliance with the requirements applicable to each document, and a deficiency in the requirements for one document may not be remedied by the contents of the other document.

(d) A determination under this section that an application complies with the applicable requirements does not preclude a subsequent determination that the application does not comply, subject to Section 141.034.

(e) If an application does not comply with the applicable requirements, the authority shall reject the application and immediately deliver to the candidate written notice of the reason for the rejection.

(f) This section does not apply to a determination of a candidate's eligibility.

(g) After the filing deadline:

- (1) a candidate may not amend an application filed under Section 141.031; and
- (2) the authority with whom the application is filed may not accept an amendment to an application filed under Section 141.031.

CANDIDATE : \_\_\_\_\_

**LOCAL GOVERNMENT CODE  
TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT  
SUBTITLE B. MUNICIPAL FORM OF GOVERNMENT  
CHAPTER 22. ALDERMANIC FORM OF GOVERNMENT IN TYPE A GENERAL-  
LAW MUNICIPALITY**

**SUBCHAPTER B. GOVERNING BODY**

**Sec. 22.032. QUALIFICATIONS OF MEMBERS OF GOVERNING BODY.**

- \_\_\_\_\_ (a) To be eligible for the office of mayor of the municipality, a person must be a  
\_\_\_\_\_ registered voter and must have  
\_\_\_\_\_ resided within the municipal limits for at least the 12 months preceding  
the election day. For purposes of this subsection, residency in an area  
while the area was not within the municipal limits is considered as  
residency within the limits if the area is a part of the municipality on  
election day.
- \_\_\_\_\_ (b) To be eligible for the office of alderman of the municipality, a person must be a  
\_\_\_\_\_ registered voter and must  
\_\_\_\_\_ reside on election day in the ward from which the person may be elected.

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