



AGENDA
JULY 16, 2019
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
WORK SESSION 6:00 PM
REGULAR MEETING 7:00 PM

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. BUDGET WORK SESSION

Discussion regarding the financial status for current Fiscal Year (FY) 2018-19, budget calendar, anticipated commitments, departmental service levels, fee schedule, and projected needs for FY 2019-20.

4. 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.

5. ITEMS OF INTEREST/COMMUNICATIONS

Members may identify community events, functions and other activities.

6. CONSENT AGENDA

Consent items are considered 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 July 2, 2019 meeting.

B. Accept the Heritage Public Improvement District #1 Assessment Report Summary dated 6/30/2019 and authorize the payment of invoices included therein.

7. ITEMS FOR CONSIDERATION

A. Discussion and action regarding Resolution No. **2019-07-03** amending Resolution No. **2019-03-04** regarding the creation of a Public Improvement District and ordering public improvements to be made for the benefit of such district; providing for a severability clause; and containing other matters relating to the subject. LakePointe Public Improvement District.

B. Discussion and action regarding Resolution No. **2019-07-04** determining the costs of certain public improvements to be financed by the LakePointe Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; directing the filing of the proposed assessment rolls with the city secretary to make available for public inspection; noticing a public hearing for August 20, 2019 to consider an ordinance levying assessments on property located within the Lakepointe Public Improvement District; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

C. Discussion and action regarding a volunteer proposal for programming at City Hall for senior citizens.

D. Discussion and action regarding board and commission appointments – Planning and Zoning Commission, Lavon Economic Development Corporation (LEDC) Board of Directors, Parks and Recreation Board and IFC Building Board of Appeals.

8. DEPARTMENT REPORTS

The City Council may receive and discuss the reports.

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

- A. Police Services – 1) Reports for traffic stops, calls for service, call breakout and consolidated activity; and 2) crime prevention and community relations officer’s report.
- B. Fire Services – 1) LVFD service and equipment reports and 2) EMS report.
- C. Public Works Services – 1) General public works and street maintenance report including projects, mowing and trash collection; 2) code enforcement report; and 3) sanitary sewer system report.
- D. Administration Services – 1) Financial Outlook; 2) Building Permits Report; 3) CWD Recycling Reports; 4) Collin County Tax Reports; 5) Sales Tax Report; 6) Lavon Economic Development Corporation Board Report; 7) TexStar Newsletter; 8) SH 205 Update; 9) Flags project report and 10) Community Survey Report.

9. 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.

- August 6, 2019 City Council Meeting – 6:00 p.m. Budget Work Session
- August 17, 2019 PlanLavon! City Council and Staff Retreat – 9 a.m. – 2 p.m.
- September 7, 2019 PlanLavon! Public Design Studio – for public to provide input and feedback
1:00 p.m. - 5:00 p.m.

10. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

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

This is to certify that this Agenda was duly posted on the City’s website at www.cityoflavon.com and at City Hall and on or before 6:00 PM on July 12, 2019.



Kim Dobbs, City Administrator | City Secretary



**CITY OF LAVON
CITY COUNCIL
Agenda Brief**

MEETING: July 16, 2019

ITEM: 3

Items:

BUDGET WORK SESSION

Discussion regarding the financial status for current Fiscal Year (FY) 2018-19, budget calendar, anticipated commitments, departmental service levels, fee schedule, and projected needs for FY 2019-20.

Attachments: Budget Planning Calendar
CCAD Preliminary Totals 07-05-2019
Comparative Tables – Tax Rates and Exemptions



City of Lavon Budget Planning Calendar 2019-2020

- May-Jun Department Directors work on budget projections and packets
- June 18 Budget Work Session
- July 16 Budget Work Session (6pm)
- July 25 Deadline for the appraisal district to certify values to taxing units
- July 26 Begin the calculation of effective and rollback tax rates.
- Aug 2 Post agenda for meeting to discuss proposed tax rate
- Aug 6 Budget Work Session - City Council meeting to discuss the tax rate.
If the proposed rate is equal to or lower than the calculated effective and rollback rate, publish form 50-818 prior to September 1st and schedule required hearings/meetings and adopt proposed rate. If the proposed rate will exceed the effective or rollback rate (whichever is lower), schedule 2 required public hearings and the adoption of the tax rate. Publish form 50-819 to include those dates prior to September 1st.
- Aug 7 Notify Collin County of proposed tax rate
- Aug 15 Deadline to post proposed budget on website
File with City Secretary office
- Aug 16 Submit newspaper notice of public hearing – proposed budget to local newspaper
- Aug 20 Budget Work Session (6pm)
- Aug 21 Notice of public hearing – proposed budget in local newspaper
- Aug 27 *Optional Special Meeting* City Council - Budget Work Session
- Aug 30 Post agenda for meeting
- Sept 3 **Public Hearings on proposed budget and fee schedule**
Schedule and announce the meeting date (9/17) to adopt tax rate
- Sept 13 Post agenda for meeting
- Sept 17 **City Council Meeting to adopt: Proposed Tax Rate**
Proposed Budget and fee schedule
- Sept 18 Send information to Collin County

COLLIN CENTRAL APPRAISAL DISTRICT
2019 PROJECTED TAXABLE JULY 5, 2019 (COMPARED WITH 2019 CERTIFIED TAXABLE APRIL 30, 2019)

TAXING ENTITY NAME	2018 CERTIFIED TAXABLE VALUE, SUPP#16, March 11, 2019	2019 CERTIFIED ESTIMATE OF TAXABLE VALUE, APRIL 30, 2019	2019 CERTIFIED ESTIMATE OF TAXABLE VALUE COMPARED TO 2018 SUPP #16	TAXABLE VALUE COMPLETED BY ARB, AS OF 7-5-19	LESS EXEMPTION ALREADY GRANTED ON PROPERTIES UNDER PROTEST, AS OF 7-5-19	ASSESSED VALUE UNDER PROTEST (LOWER VALUE USED BASED ON TAX CODE FORMULA) 7-5-19	PROJECTED TAXABLE, IF CERTIFIED 7-5-19 (ASSUMING "LOWER VALUE USED") ON OPEN PROTESTS	CALCULATED VARIANCE COMPARING JULY 3RD PROJ. TO APRIL 30TH CERTIFIED EST.	2019 ESTIMATED OVER-65 FREEZE TAXABLE LOSS, JULY 5, 2019	2019 ESTIMATED FREEZE ADJUSTED TAXABLE VALUE, JULY 5, 2019
CITIES & TOWNS										
CITY OF ALLEN	\$13,616,367,694	\$14,675,000,000	7.77%	\$ 14,035,172,197	\$ 10,240,266	\$ 435,986,197	\$ 14,460,918,128	-1.46%		N/A
CITY OF ANNA	\$1,119,367,967	\$1,250,000,000	11.67%	\$ 1,275,422,431	\$ 114,000	\$ 29,588,517	\$ 1,304,896,948	4.39%		N/A
CITY OF BLUE RIDGE	\$46,472,702	\$51,500,000	10.82%	\$ 53,785,718	\$ -	\$ 545,129	\$ 54,330,847	5.50%		N/A
CITY OF CARROLLTON	\$97,786,155	\$105,000,000	7.38%	\$ 120,906,871	\$ -	\$ 27,043	\$ 120,933,914	15.18%		N/A
CITY OF CELINA	\$1,468,016,005	\$1,690,000,000	15.12%	\$ 1,680,897,131	\$ 287,000	\$ 66,943,337	\$ 1,747,553,468	3.41%	\$128,648,525	\$1,561,351,475
CITY OF DALLAS	\$5,386,447,569	\$5,625,000,000	4.43%	\$ 5,570,462,667	\$ 26,547,692	\$ 112,558,722	\$ 5,656,473,697	0.56%		N/A
TOWN OF FAIRVIEW	\$1,936,762,474	\$2,055,000,000	6.10%	\$ 2,001,624,492	\$ 660,161	\$ 25,859,937	\$ 2,026,823,268	-1.37%		N/A
CITY OF FARMERSVILLE	\$236,194,711	\$250,000,000	5.84%	\$ 256,626,678	\$ 10,319	\$ 6,476,298	\$ 263,094,657	5.24%		N/A
CITY OF FRISCO	\$18,161,393,585	\$19,950,000,000	9.85%	\$ 19,271,340,960	\$ 44,802,011	\$ 548,067,918	\$ 19,774,606,867	-0.88%		N/A
CITY OF GARLAND	\$29,711,529	\$29,800,000	0.30%	\$ 27,429,568	\$ 310,164	\$ 2,207,708	\$ 29,327,112	-1.59%		N/A
CITY OF JOSEPHINE	\$105,649,424	\$118,000,000	11.69%	\$ 118,012,418	\$ 32,000	\$ 3,784,145	\$ 121,764,563	3.19%	\$13,106,141	\$104,893,859
CITY OF LAVON	\$328,180,147	\$360,000,000	9.70%	\$ 376,595,800	\$ 146,020	\$ 7,357,017	\$ 383,806,797	6.61%	\$40,531,451	\$319,468,549
LOWRY CROSSING	\$150,939,520	\$164,000,000	8.65%	\$ 162,742,374	\$ 17,500	\$ 5,517,800	\$ 168,242,674	2.59%	\$35,728,786	\$128,271,214
CITY OF LUCAS	\$1,306,591,993	\$1,430,000,000	9.45%	\$ 1,402,590,786	\$ 2,656,228	\$ 32,019,491	\$ 1,431,954,049	0.14%	\$169,101,754	\$1,260,898,246
CITY OF MCKINNEY	\$21,969,475,700	\$23,500,000,000	6.97%	\$ 23,086,325,563	\$ 111,260,967	\$ 728,567,830	\$ 23,703,632,426	0.87%		N/A
CITY OF MELISSA	\$1,036,992,575	\$1,190,000,000	14.75%	\$ 1,196,298,933	\$ 120,017	\$ 21,998,961	\$ 1,218,177,877	2.37%		N/A
CITY OF MURPHY	\$2,501,137,208	\$2,580,000,000	3.15%	\$ 2,516,656,639	\$ 812,000	\$ 80,194,497	\$ 2,596,039,136	0.62%		N/A
CITY OF NEVADA	\$102,258,398	\$111,000,000	8.55%	\$ 112,200,483	\$ 12,500	\$ 2,160,366	\$ 114,348,349	3.02%		N/A
TOWN OF NEW HOPE	\$54,783,639	\$59,000,000	7.70%	\$ 59,723,938	\$ 50,000	\$ 2,049,628	\$ 61,723,566	4.62%		N/A
CITY OF PARKER	\$933,102,279	\$1,025,000,000	9.85%	\$ 1,000,709,478	\$ 350,000	\$ 33,164,487	\$ 1,033,523,965	0.83%		N/A
CITY OF PLANO	\$41,483,155,003	\$44,400,000,000	7.03%	\$ 43,017,828,683	\$ 151,171,229	\$ 838,400,359	\$ 43,705,057,813	-1.57%	\$3,947,795,003	\$40,452,204,987

2019 PRELIMINARY TOTALS

CLA - LAVON CITY
Not Under ARB Review Totals

Property Count: 1,770

7/5/2019

9:12:53AM

Land		Value			
Homesite:		80,943,000			
Non Homesite:		26,124,331			
Ag Market:		15,650,010			
Timber Market:		0	Total Land	(+) 122,717,341	
Improvement		Value			
Homesite:		276,177,356			
Non Homesite:		19,689,222	Total Improvements	(+) 295,866,578	
Non Real		Count	Value		
Personal Property:	110		5,044,368		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 5,044,368
				Market Value	= 423,628,287
Ag	Non Exempt	Exempt			
Total Productivity Market:	15,650,010	0			
Ag Use:	68,991	0	Productivity Loss	(-)	15,581,019
Timber Use:	0	0	Appraised Value	=	408,047,268
Productivity Loss:	15,581,019	0	Homestead Cap	(-)	2,079,690
				Assessed Value	= 405,967,578
				Total Exemptions Amount (Breakdown on Next Page)	(-) 29,371,778
				Net Taxable	= 376,595,800

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	6,020,035	4,884,768	15,221.59	15,758.24	23			
OV65	39,907,227	35,177,678	111,144.97	111,155.18	161			
Total	45,927,262	40,062,446	126,366.56	126,913.42	184	Freeze Taxable	(-) 40,062,446	
Tax Rate	0.455700							
							Freeze Adjusted Taxable	= 336,533,354

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,659,949.05 = 336,533,354 * (0.455700 / 100) + 126,366.56

COLLIN COUNTY CITIES - TAX RATES

FY 18-19

Listed highest to lowest total rate - cities w paid police depts

Entity	Total Rate	Exemptions Offered	M & O Rate	I & S Rate
Dallas City (CDA)	0.77670	DP, FR, HS, OV65	0.5667	0.21
Farmersville City (CFC)	0.75000	DP, FR, GIT, OV65	0.403696	0.346304
Wylie City (CWY)	0.72585	DP, OV65	0.538206	0.187642
Sachse City (CSA)	0.72000	DP, OV65	0.525793	0.194207
Garland City (CGA)	0.70460	DP, FR, HS, OV65	0.394	0.3106
Princeton City (CPN)	0.68882	DP, FR, OV65	0.402494	0.286326
Celina City (CCL)	0.64500	DP, OV65	0.385416	0.259584
Richardson City (CRC)	0.62516	DP, OV65	0.37413	0.25103
Royse City (CRY)	0.62150	DP, OV65	0.4505	0.171
Melissa City (CML)	0.60954	DP, FR, OV65	0.441232	0.168309
Van Alstyne City (CVA)	0.59593	DP, FR, OV65	0.475451	0.120481
Carrollton City (CCR)	0.59497	DP, FR, HS, OV65	0.43022	0.16475
Anna City (CAN)	0.59129	FR, OV65	0.428122	0.163166
Josephine City (CJO)	0.58000	DP, FR, GIT, OV65	0.491312	0.088688
McKinney City (CMC)	0.52517	DP, FR, GIT, OV65	0.362389	0.162781
Prosper Town (CPR)	0.52000	DP, FR, HS, OV65	0.3675	0.1525
Allen City (CAL)	0.49800	DP, FR, OV65	0.393463	0.104537
Murphy City (CMR)	0.49000	DP, FR, GIT, OV65	0.308383	0.181617
Plano City (CPL)	0.46030	DP, FR, HS, OV65	0.3493	0.111
Lavon City (CLA)	0.45570	DP, FR?,GIT, HS, OV65	0.221741	0.233959
Frisco City (CFR)	0.44660	DP, FR, HS, OV65	0.293367	0.153233
Parker City (CPK)	0.36598	FR, GIT, OV65	0.31225	0.053734
Fairview Town (CFV)	0.34971	DP, OV65	0.227424	0.122285

Cities without paid police depts

Entity	Total Rate	Exemptions Offered	M & O Rate	I & S Rate
Blue Ridge City (CBL)	0.59411	DP, OV65	0.477813	0.116301
Weston City (CWS)	0.36000	DP, FR, OV65	0.36	0
St. Paul Town (CSP)	0.31731	FR, GIT, OV65	0.317305	0
Lucas City (CLU)	0.30322	DP, HS, OV65	0.202346	0.10087
Lowry Crossing City (CLC)	0.21412	DP, FR, OV65	0.214122	0
New Hope Town (CNH)	0.19600	DP, FR, GIT, OV65	0.196	0
Nevada City (CNV)	0.17927	FR, GIT, OV65	0.17927	0

information per CCAD

Collin Central Appraisal District

Tax Rates and Exemptions

2018 Tax Year

Entity	HS Amount	OV65 Amount	OV65 Freeze	DP Amount	DP Freeze	M & O Rate	I & S Rate	Total Rate
<u>Carrollton City (CCR)</u>	20.00% (\$5,000 min)	\$60,000		\$60,000		0.43022	0.16475	0.59497
<u>Dallas City (CDA)</u>	20.00% (\$5,000 min)	\$90,000		\$90,000		0.5667	0.21	0.7767
<u>Frisco City (CFR)</u>	10.00% (\$5,000 min)	\$80,000		\$80,000		0.293367	0.153233	0.4466
<u>Garland City (CGA)</u>	8.00% (\$5,000 min)	\$51,000		\$51,000		0.394	0.3106	0.7046
<u>Lavon City (CLA)</u>	1.00% (\$5,000 min)	\$20,000	Yes	\$20,000	Yes	0.221741	0.233959	0.4557
<u>Lucas City (CLU)</u>	8.00% (\$5,000 min)	\$50,000	Yes	\$50,000	Yes	0.202346	0.10087	0.303216
<u>Plano City (CPL)</u>	20.00% (\$5,000 min)	\$40,000	Yes	\$40,000	Yes	0.3493	0.111	0.4603
<u>Prosper Town (CPR)</u>	10.00% (\$5,000 min)	\$10,000	Yes	\$3,000	Yes	0.3675	0.1525	0.52
<u>Allen City (CAL)</u>	\$0	\$50,000		\$25,000		0.393463	0.104537	0.498
<u>Anna City (CAN)</u>	\$0	\$30,000		\$0		0.428122	0.163166	0.591288
<u>Blue Ridge City (CBL)</u>	\$0	\$10,000		\$10,000		0.477813	0.116301	0.594114
<u>Celina City (CCL)</u>	\$0	\$30,000	Yes	\$30,000	Yes	0.385416	0.259584	0.645
<u>Fairview Town (CFV)</u>	\$0	\$60,000		\$60,000		0.227424	0.122285	0.349709
<u>Farmersville City (CFC)</u>	\$0	\$10,000		\$20,000		0.403696	0.346304	0.75
<u>Josephine City (CJO)</u>	\$0	\$10,000	Yes	\$10,000	Yes	0.491312	0.088688	0.58
<u>Lowry Crossing City</u>	\$0	\$15,000	Yes	\$15,000	Yes	0.214122	0	0.214122
<u>McKinney City (CMC)</u>	\$0	\$65,000		\$65,000		0.362389	0.162781	0.52517
<u>Melissa City (CML)</u>	\$0	\$30,000		\$30,000		0.441232	0.168309	0.609541
<u>Murphy City (CMR)</u>	\$0	\$50,000		\$50,000		0.308383	0.181617	0.49
<u>Nevada City (CNV)</u>	\$0	\$10,000		\$0		0.17927	0	0.17927
<u>New Hope Town</u>	\$0	\$50,000		\$50,000		0.196	0	0.196
<u>Parker City (CPK)</u>	\$0	\$50,000		\$0		0.31225	0.053734	0.365984
<u>Princeton City (CPN)</u>	\$0	\$25,000	Yes	\$25,000	Yes	0.402494	0.286326	0.68882
<u>Richardson City (CRC)</u>	\$0	\$85,000		\$85,000		0.37413	0.25103	0.62516
<u>Royse City (CRY)</u>	\$0	\$6,000	Yes	\$5,000		0.4505	0.171	0.6215
<u>Sachse City (CSA)</u>	\$0	\$50,000	Yes	\$50,000	Yes	0.525793	0.194207	0.72
<u>St. Paul Town (CSP)</u>	\$0	\$50,000		\$0		0.317305	0	0.317305
<u>Van Alstyne City (CVA)</u>	\$0	\$5,000	Yes	\$0	Yes	0.475451	0.120481	0.595932
<u>Weston City (CWS)</u>	\$0	\$20,000	Yes	\$20,000	Yes	0.36	0	0.36
<u>Wylie City (CWY)</u>	\$0	\$30,000	Yes	\$30,000	Yes	0.538206	0.187642	0.725848



**MINUTES
JULY 2, 2019
LAVON CITY COUNCIL
REGULAR MEETING
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
7:00 P.M.**

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

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. **CITIZENS COMMENTS**
There were none.
4. **ITEMS OF INTEREST/COMMUNICATIONS**
 - Pancake Breakfast 9am on July 4th hosted by resident Charlie Allen.
 - First Assembly Church is hosting a Community Blood Drive July 13, 2019 10am-5pm

5. CONSENT AGENDA

- A. **Approve the Minutes of the June 18, 2019 Meeting.**
- B. **Approve Resolution No. 2019-07-01 authorizing the Mayor to execute an encroachment agreement with the City of Garland doing business as Garland Power & Light (GP&L) for the installation of a sanitary sewer line within a portion of a GP&L easement.**

MOTION: APPROVE THE CONSENT AGENDA AS WRITTEN.

MOTION MADE: WRIGHT
SECONDED: KELL
APPROVED: UNANIMOUS
Absent: Cook

6. ITEMS FOR CONSIDERATION

- A. **Public Hearing, discussion and action regarding the application of Meritage Homes of Texas, L.L.C. on behalf of owner Pacesetter homes for an amendment to the Planned Development – Single-Family (PD-SF) zoning district for the Lavon Farms addition to amend and expand the minimum roof pitch exception for a 4:12 roof pitch for sunrooms and porches to include attached garages on property consisting of 38.62 acres of land situated in the Drury Anglin Survey, Abstract No. 2, (Collin County CAD ID 2767400), generally located southwest of the intersection of FM 2755 and CR 483, Lavon, Collin County, TX .**

Presentation of request.

City Administrator Kim Dobbs provided background on the Lavon Farms Planned Development (PD) zoning district and the pending application. Stephen Pepper, Land Acquisition Manager, Meritage Homes made a presentation with photos and information regarding the request for the attached-garage roof pitch exception. Mr. Pepper confirmed that no other amendment was being requested other than the option for a 4:12 roof pitch for attached garages, similar to the existing provision for sunrooms

and porches. Mr. Pepper added that Meritage will be building on 75 of the 150 lots in the development.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:10 p.m. and invited comments in favor of or against the request. There being no comments, Mayor Sanson closed the public hearing at 7:11 p.m.

Discussion and action regarding the request and accompanying Ordinance 2019-07-01.

Ms. Dobbs stated that the requisite notice was posted on the website and published in the newspaper, notices were mailed and signs were posted on the property to provide notice of the proposed change. No property owner notices were received regarding the application. Mayor Sanson asked if purchasers would have the option of choosing no roof above the garage and Mr. Pepper stated they would.

MOTION: APPROVE ORDINANCE 2019-07-01 AMENDING THE PLANNED DEVELOPMENT – SINGLE-FAMILY (PD-SF) ZONING DISTRICT FOR THE LAVON FARMS ADDITION TO AMEND AND EXPAND THE MINIMUM ROOF PITCH EXCEPTION FOR A 4:12 ROOF PITCH FOR SUNROOMS AND PORCHES TO INCLUDE ATTACHED GARAGES ON PROPERTY CONSISTING OF 38.62 ACRES OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, (COLLIN COUNTY CAD ID 2767400), GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM 2755 AND CR 483, LAVON, COLLIN COUNTY, TX.

MOTION MADE: DILL
SECONDED: SERKLAND
APPROVED: UNANIMOUS
Absent: Cook

- B. Public hearing, discussion and action regarding a request of the owners of certain property to amend the Comprehensive Plan to change the future land use on property southeast of and in the vicinity of the intersection of SH 78 and FM 6 from commercial to a combination of commercial and residential uses.**

Presentation of request.

Ms. Dobbs provided background on the LakePointe development project proposed southeast of the intersection of FM 6 and SH 78. And the future land use designation of the entire property as Commercial. Ms. Dobbs further discussed the relationship of zoning applications and the comprehensive plan and stated that if a requested land use is shown on the Comprehensive Plan, the City's decision on a zoning case is discretionary, but if the requested use is not shown on the Comprehensive Plan, the City should amend the Comprehensive Plan or deny the request. The owner requested that the City amend the Comprehensive Plan and although not required, notice was posted on the website and published in the newspaper.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:19 p.m. and invited comments for or against the request. The following people spoke:

- Connie Miller, 208 Bois D'Arc, stated that the open space area appears to infringe on her property.
 - Stuart Bender, 626 Langdon, asked how long ago the zoning was approved for commercial use.
- Ms. Dobbs explained that the property was annexed on July 2 and had not yet been zoned.
- Joshua Murray, 1762 Lake Rd. stated the current plan is inaccurate.

There being no further comments Mayor Sanson closed the public hearing at 7:22 p.m.

Discussion and action regarding the request and accompanying Ordinance 2019-07-02.

Mr. Kell noted that the future land use plan and community vision assessment that Ideation Planning is in the process of updating will lay a foundation for the update to the Comprehensive Plan. Ms. Dobbs noted that the project is slated for completion in late fall. It was discussed that presently 200

acres of commercial in this location may be excessive and unlikely and that the concept was probably based on the information available at the time that the future land use plan was prepared.

MOTION: APPROVE ORDINANCE NO. 2019-07-02 AMENDING THE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION ON PROPERTY SOUTHEAST OF AND IN THE VICINITY OF THE INTERSECTION OF SH 78 AND FM 6 FROM COMMERCIAL TO A COMBINATION OF COMMERCIAL AND RESIDENTIAL USES.

MOTION MADE: KELL
SECONDED: WRIGHT
APPROVED: UNANIMOUS
Absent: Cook

- C. **Public hearing, discussion and action regarding the request of the owner of certain property to voluntarily annex property consisting of 200.9089 acres described as Samuel M Rainer Survey, Abstract No. 740, (CCAD Property ID 2663916), southeast of the intersection of SH 78 and FM 6, Collin County, Texas and the portion of FM 6 and the right-of-way adjacent to and abutting the property into the City of Lavon. *This is the second of two public hearings.***

Presentation of request.

Ms. Dobbs stated that this is a voluntary annexation of the entire property and pursuant to state law will include the portion of FM 6 adjacent to the property. Ms. Dobbs noted that notice of the hearing had been published and posted on the website.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:25 p.m. and invited comments for or against the request. Property owner Steve Lenart, Lenart Development Company, LLC spoke in favor of the petition. There being no further comments, Mayor Sanson closed the public hearing at 7:26 p.m.

Discussion and action regarding the request and accompanying Ordinance No. 2019-07-03.

Ms. Dobbs acknowledged that the LakePointe development agreement provided that annexation and zoning would occur concurrently with the sale of bonds and that the property owner/developer had requested that the City Council proceed with annexation and zoning ahead of the agreed schedule. Mr. Lenart confirmed that he wished to proceed ahead of the agreed schedule.

MOTION: APPROVE ORDINANCE NO. 2019-07-03 ANNEXING PROPERTY CONSISTING OF 200.9089 ACRES DESCRIBED AS SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 (CCAD PROPERTY ID 2663916), LAKEPOINTE ADDITION, SOUTHEAST OF THE INTERSECTION OF SH 78 AND FM 6, AND THE PORTION OF FM 6 AND THE RIGHT-OF-WAY ADJACENT TO AND ABUTTING THE PROPERTY INTO THE CITY OF LAVON, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; INCORPORATING AN EXECUTED MUNICIPAL SERVICES AGREEMENT; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY.

MOTION MADE: SERKLAND
SECONDED: DILL
APPROVED: UNANIMOUS
Absent: Cook

- D. Public hearing, discussion and action regarding the application of LDC Lavon, L.L.C. for a zoning change from agricultural (A) to Planned Development – Mixed Use (PD-MU) zoning district for property consisting of 200.9089 acres described as Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2663916), southeast of the intersection of SH 78 and FM 6, Collin County, Texas for seven hundred (700) residential lots and one (1) commercial lot.**

Presentation of request.

Ms. Dobbs provided background regarding the LakePointe development agreement and zoning change application. Ms. Dobbs specified that the Development Design Guidelines that form the basis for the proposed Planned Development (PD-MU) were presented in at least three open meetings where the public was given an opportunity to participate on January 22, 2019, February 19, 2019 and March 5, 2019, that last two of which the meeting packets contained the draft guides. It was noted that the PD provides for 700 single family units on fifty-foot and sixty-foot lots to be developed in three phases, twenty-seven acres of commercial/business park development that includes a maximum of twelve acres of limited multifamily and townhome development, and a non-residential buffer area. The proposed concept plan was reviewed. Ms. Dobbs acknowledged that the proposed zoning is consistent with the Comprehensive Plan. Mr. Lenart provided additional information regarding the multifamily units and the maximum height expected.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:34 p.m. and invited comments in favor of or opposition to the request. The following people spoke:

- Joshua Murray, 1762 Lake Rd., stated there was no plan and the population would double.

There being no further comments Mayor Sanson closed the meeting at 7:35 p.m.

Discussion and action regarding the request and accompanying Ordinance No. 2019-07-03.

Ms. Serkland asked the Police Chief Jones and Fire Chief Danny Anthony if there were any public safety concerns with the multi-family units and Chief Anthony advised that the fire department is equipped to service two (2) story buildings. Chief Jones advised that the police and fire had reviewed the proposed plans and that their comments had been resolved. Ms. Dobbs stated that the requisite notice was posted on the website and published in the newspaper, notices were mailed and signs were posted on the property to provide notice of the proposed change. One property owner notice was returned by Ms. Miller in opposition to the request. Ms. Miller stated that if the development does not cause additional drainage then issues her concerns were satisfactorily addressed.

MOTION: APPROVE ORDINANCE 2019-07-04 APPROVING A ZONING CHANGE FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT – MIXED USE (PD-MU) ZONING DISTRICT FOR PROPERTY CONSISTING OF 200.9089 ACRES DESCRIBED AS SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, (CCAD PROPERTY ID 2663916), LAKEPOINTE ADDITION, SOUTHEAST OF THE INTERSECTION OF SH 78 AND FM 6, COLLIN COUNTY, TEXAS FOR SEVEN HUNDRED (700) RESIDENTIAL LOTS AND (1) COMMERCIAL LOT.

MOTION MADE: DILL
SECONDED: WRIGHT
APPROVED: UNANIMOUS
Absent: Cook

- E. Discussion and action regarding Resolution No. 2019-07-02 authorizing the Mayor to execute an amendment to the professional services agreement for traffic engineering services with Lee Engineering for an update to the Thoroughfare System Map and transportation planning services from an amount not to exceed \$10,000.00 to \$12,000.00**

Ms. Dobbs provided background information regarding the engagement of Lee Engineering in January 2018 to prepare an update to the Thoroughfare Plan Map. Ms. Dobbs advised that the firm had provided a preliminary update several months ago that had been delayed due to pending work by

Collin County and the North Central Texas Council of Governments and the scope expanded to include meetings with property owners and developers.

MOTION: APPROVE RESOLUTION NO. 2019-07-02 AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR TRAFFIC ENGINEERING SERVICES WITH LEE ENGINEERING FOR AN UPDATE TO THE THOROUGHFARE SYSTEM MAP AND TRANSPORTATION PLANNING SERVICES FROM AN AMOUNT NOT TO EXCEED \$10,000.00 TO \$12,000.00.

MOTION MADE: KELL
SECONDED: DILL
APPROVED: UNANIMOUS
Absent: Cook

F. Discussion and action regarding Resolution No. 2019-07-03 expressing support for the 2020 Census.

Ms. Dobbs recapped a request from the Census Bureau for the City to provide a formal show of support for the coming Census efforts. It was noted that the Census indicated they would employ local residents in their efforts.

MOTION: APPROVE RESOLUTION NO. 2019-07-03 EXPRESSING SUPPORT FOR THE 2020 CENSUS.

MOTION MADE: SERKLAND
SECONDED: DILL
APPROVED: UNANIMOUS
Absent: Cook

7. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.

- July 16, 2019 Regular Meeting and 6:00 p.m. Budget Work Session
- August 3, 2019 10:30 a.m. NeSmith Ribbon Cutting
- August 17, 2019 PlanLavon! Retreat 9 a.m.- 2 p.m.
- September 7, 2019 PlanLavon! Public Meeting - Design Studio 1 p.m. - 5 p.m.

8. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:35 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 16th day of July 2019

Vicki Sanson
Mayor

ATTEST:

Kim Dobbs
City Administrator/City Secretary

OATH

STATE OF TEXAS:

COUNTY OF COLLIN

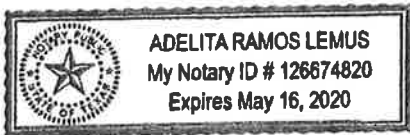
I, Mike Arterburn, being duly sworn state that I am the Tax Assessor-Collector for the mentioned District and that the foregoing report reflects a true and correct accounting of all taxes collected during the month stated herein.



Mike Arterburn, RTA

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 8th DAY OF July, 2019

(SEAL)





NOTARY PUBLIC, STATE OF TEXAS

My commission expires May 16, 2020



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

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1
ASSESSMENT REPORT SUMMARY
6/30/19**

Total Receivables As of	6/30/19	\$ 52,663.70	pg 2
Cash Balance As of	5/31/19	\$ 41,421.24	pg 3
June Receipts		\$ 9,140.90	pg 3
June Disbursements		\$ (30,675.89)	pg 3
July Disbursements:			
1 Wire Transfer & 1 Check		\$ (10,016.56)	pg 4
3 Invoices to be paid at a later date			
Cash Balance as of	7/1/19	\$ 9,869.69	pg 4

CURRENT COLLECTIONS & 4 YEAR HISTORICAL DATA						
Year	Collections 6/30/19	Adjustments 6/30/19	Reserve Uncollectibles	Collections 9/1/14 - 6/30/19	Receivables 6/30/19	Percent Collected
2018	8,376.54			684,930.80	50,437.76	93.14
2017				663,599.04	2,217.52	99.67
2016				599,554.03	8.42	99.99
2015				599,562.45		100.00
2014				600,372.72		100.00

Last Year's Percentage of Collections as of 6/30/18 93.04%

CURRENT CERTIFIED LEVY & 4 YEAR HISTORICAL DATA							
Year	Assessment Rates			Class 3	Original	Adjustments	Assessment
	Platted	Class 1	Class 2		Levy		Levy
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
						<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
					<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
					<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
					<u>600,372.72</u>		<u>600,372.72</u>

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1
ASSESSMENT REPORT
6/30/19**

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 - 6/30/19

2018	\$	684,930.80
2017	\$	18,140.06
2016	\$	2,176.85

(\$ 705,247.71)

TOTAL RECEIVABLE AS OF	6/30/19	\$	52,663.70
			=====

HERITAGE PUBLIC IMPROVEMENT DISTRICT #1
6/30/19

		<u>Month of</u> <u>6/30/19</u>	<u>Fiscal to Date</u> <u>10/1/18-6/30/19</u>
Cash Balance as of	5/31/19	\$ 41,421.24	\$ 15,937.53
 Receipts Deposited in the Assessment Acct (UTS):			
Current/Prior Assessments		8,376.54	701,501.27
Penalty & Interest		747.80	10,586.03
Atty's Fee-Del Coll			4,067.16
Overpayment Refunds		16.56	1,357.59
NSF Fees Paid			60.00
Court Filing Fees			2,523.13
Title Search Fee			764.36
Constable Fee			280.00
Notice to Purchaser			20.00
Escrow			
Assessment Fees Pd in Full			23,871.30
Stale Dated Checks			675.89
Reimb Bank Charges			256.90
Bank Interest			
TOTAL RECEIPTS:		\$ 9,140.90	\$ 745,963.63
 Disbursements Issued from the Assessment Acct (UTS):			
Transfer/Debt Service		30,000.00	740,000.00
Overpayment Refunds			1,339.02
Cashed Stale Dated Checks		675.89	675.89
TOTAL DISBURSEMENTS:		(\$ 30,675.89)	(\$ 742,014.91)
Cash Balance As of	6/30/19	\$ 19,886.25 =====	\$ 19,886.25 =====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1
6/30/19**

Disbursements For June 2019:

<u>Check #</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1120	Seterus, Inc	Stale Dated Overpayment Refund	675.89

Cash Balance As of 6/30/19 \$ 19,886.25

Disbursements For July 2019:

<u>Check #</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
W/T	Debt Service Fund on 7/10/19	Transfer of Funds	10,000.00
1003	Corelogic Tax Services LLC	Overpayment Refund	16.56

Total Disbursements: (\$ 10,016.56)

Cash Balance As of 7/1/19 \$ 9,869.69
=====

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

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
MuniCap, Inc	Professional Fees (Invoice #062019-144)	\$ 962.50
Ted A. Cox	Atty's Fee - Delinquent Coll	\$ 19.00
Mike Arterburn, A/C	July Fee	\$ 1,426.27

Total \$ 2,407.77

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1
6/30/19**

CURRENT COLLECTIONS & HISTORICAL DATA						
<u>Year</u>	<u>Collections</u> <u>6/30/19</u>	<u>Adjustments</u> <u>6/30/19</u>	<u>Reserve</u> <u>Uncollectibles</u>	<u>Collections</u> <u>9/1/07- 6/30/19</u>	<u>Receivables</u> <u>6/30/19</u>	<u>Percent</u> <u>Collected</u>
2018	8,376.54			684,930.80	50,437.76	93.14
2017				663,599.04	2,217.52	99.67
2016				599,554.03	8.42	99.99
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
6/30/19**

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
6/30/19**

Accounts Paid in Full:

- \$ 12,103.00** 2008 Reported as other fees collected on 12/08 report. Transferred to 2008
ID #2612590 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:
ID #2610999 (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:
ID #2612671 (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:
ID #2611110 \$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:
ID #2612674 \$8,654.82 as other fees & applied as full payment for **Account # R-9032-00A-0820-1**
- \$ 6,336.15** 2018 Received funds in the amount of \$6,336.15 on 1/19 report. Applied as follows:
ID #2610992 \$6,336.15 as other fees & applied as full payment for **Account # R-9095-00B-0080-1**
- \$ 8,880.33** 2018 Received funds in the amount of \$8,880.33 on 1/19 report. Applied as follows:
ID #2743500 \$8,880.33 as other fees & applied as full payment for **Account # R-11082-00F-0060-1**

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1
6/30/19**

Notes:

\$ 675.89 Check #1120 stale dated on 5/19 report. Check cashed on 6/19 bank statement.
(R909500C00101)

Installment Plans

<u>Year(s)</u>	<u>Name/Account Number</u>	<u>Payment Schedule</u>	<u>Current Yes/No</u>
2017	Lisa Kennelly R-9095-00J-0140-1	4/19 - 3/20 12 Months	Yes
2017	Brandon & Alyssa Sims R-9032-00L-0290-1	9/18 - 8/19 12 Months	Voided
2018	Dana Lewis R-11413-00C-0030-1	3/19-2/20 12 Months	Yes

INVOICE

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

Invoice Date 6/14/2019
Invoice # 062019-144

Balance Due \$962.50

Remit check to:

or

Wire Instructions:

Bill To:

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

MuniCap, Inc.
 8630 M Guilford Road #263
 Columbia, MD 21046

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

6/14/2019

Invoice #

062019-144

MuniCap, Inc.

8965 Guilford Road
 Suite 210
 Columbia, MD 21046

Terms Client #
 Net 30 1657

Item	DATE	Description	Hrs	Amount
Manager (JDA)	5/3/2019	Attend call and discuss availability of receiving monthly electronic statements. Work with trustee to build monthly generated account statements.	0.25	50.00
Manager (JDA)	5/10/2019	Review prepayments received to date. Work on bond redemption calculations. Review trust indenture to determine required notice to bondholders, minimum authorized denominations, and how redemption is to occur.	2.5	500.00
Assoc (MP)	5/10/2019	Research reinvestment information for trust accounts.	0.25	37.50
Assoc (KB)	5/13/2019	Process administrative invoices and certificates authorizing payment and forward for approval, as required by Trust Indenture.	0.25	37.50
Assoc (MP)	5/15/2019	Respond to inquiry from property owner regarding PID assessment billing process.	0.25	37.50
Manager (JDA)	5/17/2019	Reconcile trust accounts for April activity.	0.25	50.00
Assoc (MP)	5/17/2019	Respond to PID inquiry from property owner. Discuss PID billing timeline. Discuss mortgage company payment options and process.	0.5	75.00
Manager (JDA)	5/22/2019	Respond to title request about projected annual installments.	0.25	50.00
Sr Assoc (JLA)	5/28/2019	Assist with identification and provision of material information related to on-going compliance.	0.5	87.50
Assoc (MP)	5/30/2019	Respond to inquiry from homeowner regarding PID annual installment payment.	0.25	37.50
Subtotal Fees:				962.50
EIN: 03-0461891. Overdue accounts are subject to 1% monthly finance charge.			Total	\$962.50

AY

Billing Inquiries? Call (443) 539-4104

SP-E

June 14, 2019

Beverly Evans
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 Ms. Evans,

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 **\$962.50 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

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

June 24, 2019

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

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

Expenses/Fees:

Postage/Copy/Online Database Search Fees/Constable Fees/Deed Searches (June 2019)	\$2.00
Certified Copy of Property Deed (for Default Judgment Motion – Michael Bak Account)	9.00
Certified Copy of Property Deed (for Default Judgment Motion – Tina Thibodeaux Account)	8.00
TOTAL DUE THIS INVOICE	\$19.00

MONTH OF JUNE 2019

<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						
CNP UD	\$9.90	\$14.60		\$7.00		\$31.50
El Dorado UD	\$14.40	\$7.95	\$25.00	\$2.78		\$50.13
Encanto Real						
Fort Bend MUD #145						
Galveston MUD #14						
Galveston MUD #15	\$1.10	\$0.50			\$34.00 (Abstract Filing Fee)	\$35.60
Heritage PID	\$2.00				\$17.00 (Certified Deeds for Default Motion)	\$19.00
HC MUD #5	\$6.00	\$19.60		\$6.28		\$31.88
HC UD #16	\$19.10	\$29.10		\$7.00		\$55.20
HC MUD #104	\$12.10	\$7.80		\$2.11		\$22.01
HC MUD #200	\$4.00	\$7.30		\$5.56		\$16.86
HC MUD #211						
HC MUD #233						
HC MUD #238						
HC MUD #257	\$8.10	\$4.30				\$12.40
HC MUD #304	\$6.00	\$2.00		\$16.68		\$24.68
HC MUD #316						

Mike Arterburn, Tax A/C

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

Invoice

Date	Invoice #
7/1/2019	10144

Bill To
Heritage PID 1

Item	Description	Amount
Monthly Fee	July Tax Assessor-Collector Fee	1,020.60
2nd Quarter Billing	Office Expenses	405.67
Total		\$1,426.27
Payments/Credits		\$0.00
Balance Due		\$1,426.27



CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: July 16, 2019

ITEM: 7 – A

Item:

Discussion and action regarding Resolution No. 2019-07-03 amending Resolution No. 2019-03-04 regarding the creation of a Public Improvement District and ordering public improvements to be made for the benefit of such district; providing for a severability clause; and containing other matters relating to the subject. LakePointe Public Improvement District.

Background:

On March 19, 2019, after three public hearings, the City Council approved a resolution creating the LakePointe Public Improvement District (PID) and authorized the issuance of up to \$25,000,000.00 in bonds for the District to finance specific public improvements for the benefit of the property.

Subsequently, the developer retained additional legal counsel and an amendment to the original resolution has been prepared. The City's bond counsel reviewed and approved the proposed resolution regarding the estimated costs of authorized improvements to be assessed against the property in the District.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution
Resolution 2019-03-04

July 12, 2019

CITY OF LAVON, TEXAS
RESOLUTION NO. 2019-07-03

LakePointe PID Creation

A RESOLUTION AMENDING RESOLUTION NO. 2019-03-04 REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND ORDERING PUBLIC IMPROVEMENTS TO BE MADE FOR THE BENEFIT OF SUCH DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND CONTAINING OTHER MATTERS RELATING TO THE SUBJECT.

WHEREAS, the City of Lavon, Texas (the "City") is authorized by Chapter 372, Texas Local Government Code, as amended (the "Act") to create a public improvement district and to levy special assessments against property within the district to pay the costs of public improvement projects that confer a special benefit on property within the district;

WHEREAS, on or before January 14, 2019, there was submitted to and filed with the City Secretary of the City pursuant to the Act that certain "Petition for the Creation of a Public Improvement District Within the City of Lavon, Texas, for the LakePointe Development" (the "Petition") requesting the establishment of a public improvement district covering approximately 173.037 acres described in the Petition, and to be known as "LakePointe Public Improvement District" (the "District");

WHEREAS, the City Council of the City (the "City Council") received the Petition and determined that it satisfied the requirements of the Act;

WHEREAS, after providing the notices required by the Act and by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), on February 2, 2019 the City Council opened, conducted and continued a public hearing, on March 5, 2019 the City Council reopened, conducted and continued the public hearing, and on March 19, 2019 the City Council reopened, conducted and closed the public hearing, to determine the advisability of creating and establishing the District and undertaking the public improvement projects described in the Petition;

WHEREAS, all owners of property located within the District and all other interested persons were given the opportunity at such public hearing to speak for or against the creation of the District and the proposed public improvements;

WHEREAS, the City Council made findings based on the information contained in the Petition presented to the City Council and the comments received at the public hearing;

WHEREAS, the City Council adopted Resolution No. 2019-03-04 on March 19, 2019 authorizing the creation of the District and ordering public improvements to be made for the benefit of such District; and

WHEREAS, the City Council desires to amend Exhibit A to Resolution No. 2019-03-04 regarding the estimated costs of Authorized Improvements to be assessed against the property in the District. Now, therefore,

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

Section 1. The City Council hereby approves the statements contained in the preamble of this resolution and finds that all statements are true and correct and incorporate the same in the body of this resolution.

Section 2. The City Council hereby amends and restates, and replaces in its entirety, Exhibit A to Resolution No. 2019-03-04 with Exhibit A attached hereto and made a part hereof for all purposes.

Section 3. After adoption of this resolution, the City Secretary is authorized and directed to cause a copy of Resolution No. 2019-03-04, as amended by this resolution, to be published in a newspaper of general circulation within the City and in the part of the extraterritorial jurisdiction of the City in which the District is located.

Section 4. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2019.

CITY OF LAVON, TEXAS

Vicki Sanson, Mayor

ATTEST:

Kim Dobbs, City Administrator

EXHIBIT A

Proposed Authorized Improvements and Estimated Costs

The 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”).

The estimated total costs of the Authorized Improvements for the District are \$25,000,000. The estimated costs of the Authorized Improvements to be assessed against the property in the District are \$25,000,000. The City will pay none of the costs of the Authorized Improvements. The costs of the proposed Authorized Improvements not paid through assessments against the property in the District, if any, will be paid from sources other than the City or assessments of property owners.

CITY OF LAVON, TEXAS
RESOLUTION NO. 2019-03-04

COPY

LakePointe PID Creation

A RESOLUTION REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT AND ORDERING PUBLIC IMPROVEMENTS TO BE MADE FOR THE BENEFIT OF SUCH DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER MATTERS RELATING TO THE SUBJECT.

WHEREAS, the City of Lavon, Texas (the "City") is authorized by Chapter 372, Texas Local Government Code, as amended (the "Act") to create a public improvement district and to levy special assessments against property within the district to pay the costs of public improvement projects that confer a special benefit on property within the district;

WHEREAS, on or before January 14, 2019, there was submitted to and filed with the City Secretary of the City pursuant to the Act that certain "Petition for the Creation of a Public Improvement District Within the City of Lavon, Texas, for the Lakepointe Development" (the "Petition") requesting the establishment of a public improvement district covering approximately 173 acres described in the Petition and Exhibit B attached hereto, and to be known as "LakePointe Public Improvement District" (the "District");

WHEREAS, the City Council of the City (the "City Council") received the Petition and determined that it satisfied the requirements of the Act;

WHEREAS, after providing the notices required by the Act and by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended (the "Open Meetings Act"), the City Council conducted a public hearing on February 19, 2019, to determine the advisability of creating and establishing the District and undertaking the public improvement projects described in the Petition;

WHEREAS, all owners of property located within the public improvement district and all other interested persons were given the opportunity at such public hearing to speak for or against the creation of the District and the proposed public improvements; and

WHEREAS, the City Council has made findings based on the information contained in the petition presented to the City Council and the comments received at the public hearing. Now, therefore,

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

Section 1. The City Council hereby approves the statements contained in the preamble of this Resolution and finds that all statements are true and correct and incorporate the same in the body of this Resolution.

Section 2. The City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and determines that:

- (a) the Petition was filed with the City Secretary and was signed by 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 appraisal roll of the appraisal district in which the property is located, and by the record owners of real property liable for assessment under the proposal who:
 - (i) constitute more than 50 percent of all record owners of property that is liable for assessment under this proposal; or
 - (ii) owns 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;
- (b) the proposed public improvements described in the Petition are of the nature of the public improvements described in Section 372.003 of the Act and are advisable and desirable improvements for the District;
- (c) the proposed public improvements will promote the interests of the City and are of the nature that will confer a special benefit on all property within the District by enhancing the value of such property located within the District;
- (d) the nature of the proposed improvements and estimated costs thereof are set forth and described in Exhibit A attached hereto and made a part hereof for all purposes;
- (e) the boundaries of the District include all of the property that is set forth and described in Exhibit B attached hereto and made a part hereof for all purposes;
- (f) the assessment of costs of the proposed public improvements will be levied on each parcel of property within the District in a manner that results in imposing equal shares of the costs on property similarly benefitted;
- (g) the costs of the improvements shall be apportioned between the District and City such that all such costs are paid from the assessments levied on the property within the District and other sources available to the owners and developers of the property within the District, as further described in Exhibit A;
- (h) the management of the District will be by the City with the assistance of a third-party administrator and other consultants hired by the City and paid as part of the annual administrative cost of the District; and
- (i) the District shall be managed without the creation of an advisory body.

Section 3. Based on the foregoing, LakePointe Public Improvement District is hereby created, and the public improvements described in Exhibit A are authorized to be made in accordance with the service and assessment plan to be approved by the City Council.

Section 4. After adoption of this resolution, the City Secretary is authorized and directed to cause a copy of this resolution to be published in a newspaper of general circulation within the City.

Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. The authorization of the District pursuant to this resolution shall take effect upon publication of this resolution as provided above.

PASSED AND APPROVED THIS THE 19 DAY OF March, 2019.

CITY OF LAVON, TEXAS



Vicki Sanson, Mayor

ATTEST:



Kim Dobbs, City Administrator



EXHIBIT A

Proposed Improvements and Estimated Costs

The improvements 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”).

The estimated total costs of the Authorized Improvements for the District are \$25,000,000. The estimated costs of the Authorized Improvements to be assessed against the property in the District are \$8,840,000., in addition to costs of operating and maintaining the Authorized Improvements, the issuance of bonds and establishing, administering and operating the District to be assessed against the property in the District. The City will pay none of the costs of the Authorized Improvements. The remaining costs of the proposed Authorized Improvements, if any, will be paid from sources other than the City or assessments of property owners.

EXHIBIT B

Boundaries

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION - 173.037 Acres of Land

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.



**CITY OF LAVON
CITY COUNCIL
Agenda Brief**

MEETING: July 16, 2019

ITEM: 7 – B

Item:

Discussion and action regarding Resolution No. 2019-07-04 determining the costs of certain public improvements to be financed by the LakePointe Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; directing the filing of the proposed assessment rolls with the city secretary to make available for public inspection; noticing a public hearing for August 20, 2019 to consider an ordinance levying assessments on property located within the Lakepointe Public Improvement District; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Background:

On March 19, 2019, after three public hearings, the City Council approved a resolution creating the LakePointe Public Improvement District (PID) and authorized the issuance of up to \$25,000,000.00 in bonds for the District to finance specific public improvements for the benefit of the property.

A preliminary Service and Assessment Plan (SAP) has been prepared that sets forth the estimated total costs of the improvements and the proposed assessment roll that establishes the assessments to be levied against each property.

On June 4, 2019, the developer's requested that action on this resolution be tabled to allow their new legal counsel time to get up to speed. The City Council tabled the item with no action taken. At this time, the developer and city's consulting team have reviewed and approved the proposed resolution form.

Staff Notes:

Approval is recommended.

Attachment: Proposed Resolution and SAP

July 12, 2019

CITY OF LAVON, TEXAS

RESOLUTION NO. 2019-07-04

A RESOLUTION OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS TO BE FINANCED BY THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR AUGUST 20, 2019 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Lavon, Texas (the "City"), to create a public improvement district within the extraterritorial jurisdiction (the "ETJ") and the corporate limits of the City; and

WHEREAS, on February 2, 2019 the City Council opened, conducted and continued a public hearing, on March 5, 2019 the City Council reopened, conducted and continued a public hearing, and on March 19, 2019 the City Council reopened, conducted and closed a public hearing to consider a petition received by the City on or before January 14, 2019 entitled "Petition for the Creation of a Public Improvement District Within the City of Lavon, Texas, for the LakePointe Development" requesting the creation of a public improvement district; and

WHEREAS, on March 19, 2019, the City Council approved Resolution No. 2019-03-04 (the "Original Authorization Resolution"), authorizing, establishing and creating the LakePointe Public Improvement District (the "District"); and

WHEREAS, on July 16, 2019, the City Council approved Resolution No. 2019-07-03 amending the Original Authorization Resolution (as amended, the "Authorization Resolution")

regarding the estimated costs of authorized improvements to be assessed against the property in the District; and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$25,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, on July 2, 2019 the City annexed the portion of the District that was in the ETJ into the corporate limits of the City; and

WHEREAS, the City Council and the City staff have been presented a "LakePointe Public Improvement District Preliminary Service and Assessment Plan", including the proposed assessment roll attached thereto (the "Proposed Assessment Roll"), dated July 12, 2019 (collectively, the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the public hearing (the "Assessment Hearing"); and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the total costs of the Improvement Area #1 Improvements and Major Improvements to be financed by the District are as set forth in Exhibit C of the Preliminary SAP, which costs do not include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

SECTION 4. The City Council's final determination and approval of the costs of the Improvement Area #1 Improvements and Major Improvements, or any portions thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council expressly defers the levy of assessments against property within future improvement areas for improvement area-specific improvements that will benefit only the property within each subsequent improvement area until such time as the costs of such improvement area-specific improvements can be determined with certainty.

SECTION 7. The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 8. The City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing as defined above) to be held on **August 20, 2019 at 7:00 p.m.** at Lavon City Hall, 120 School Road, Lavon, Texas 75166, at which the City Council shall, among other actions,

hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 9. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on **August 20, 2019**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the City, on or before August 9, 2019 as required by Section 372.016(b) of the Act.

SECTION 10. When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before August 9, 2019 to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on August 20, 2019 as required by Section 372.016(c) of the Act.

SECTION 11. City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the August 20, 2019 meeting of the City Council.

SECTION 12. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 16th day of July 2019.

Vicki Sanson, Mayor

ATTEST:

Kim Dobbs, City Administrator

EXHIBIT A

PRELIMINARY SERVICE AND ASSESSMENT PLAN

LakePointe Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN

VERSION 4.1 7/12/19



AUSTIN, TX | KELLER, TX

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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this Service and Assessment Plan or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On March 19, 2019, the City Council of the City of Lavon, Texas passed and approved Resolution No. 2019-03-04 authorizing the establishment of the LakePointe Public Improvement District in accordance with Chapter 372, Texas Local Government Code, and on July 16, 2019 the City Council passed and approved Resolution ____ amending Resolution No. 2019-03-04, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 173.037 acres located within the corporate limits of the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the assessment against each parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll for Improvement Area #1 is included as **Exhibit F-1**. The Assessment Roll for the Major Improvement Area is included as **Exhibit G-1**.

SECTION I: DEFINITIONS

“Actual Costs” mean with respect to Authorized Improvements, the Owner’s demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees of up to 4% of costs, if the Owner is serving as the construction manager but not the general contractor; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges.

“Additional Interest” means the amount collected by application of the Additional Interest Rate.

“Additional Interest Rate” means the 0.50% additional interest rate charged on Assessments pursuant to Section 372.018 of the PID Act.

“Administrator” means an employee or designee of the City who shall have the responsibilities provided in this Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the creation and operation of the District and the construction of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan, the Indentures, and the PID Act with respect to the PID Bonds, including continuing disclosure requirements; (9) the paying agent/registrar and Bond Trustee in connection with PID Bonds, including their respective legal counsel; and (10) administering the construction of the

Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

“Annual Service Plan Update” means an update to this Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions of this Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

“Assessment Plan” assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

“Assessment Roll” means the Improvement Area #1 Assessment Roll, and/or the Major Improvement Area Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan.

“Authorized Improvements” means public improvements of which estimated costs are shown on **Exhibit C**, depicted on **Exhibit H-1** and **Exhibit H-2**, and described in **Section III** as authorized by Section 372.003 of the PID Act.

“Bond Trustee” means a trustee (or successor trustee) under the applicable Indenture.

“City” means the City of Lavon, Texas.

“City Council” means the governing body of the City.

“County” means Collin County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“District” means the LakePointe Public Improvement District containing approximately 173.037 acres located within the corporate limits of the City, and more specifically described in **Exhibit A-1** and depicted on **Exhibit B-1**.

“District Formation and Bond Issuance Costs” means the costs and expenses associated with forming the District and costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds, including debt service reserve fund, capitalized interest and underwriter’s discount.

“Improvement Area #1” means approximately 53.425 acres located within the District, more specifically described in **Exhibit A-2** and depicted on **Exhibit B-2**.

“Improvement Area #1 Annual Installment” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1 Bonds” means those certain “City of Lavon, Texas Special Assessment Revenue Bonds, Series 2019 (LakePointe Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

“Improvement Area #1 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property and are described in **Section III.A**, shown on **Exhibit C**, and depicted on **Exhibit H-1**.

“Improvement Area #1 Initial Parcel” means all Assessed Property located within Improvement Area #1, against which the entire Improvement Area #1 Assessment is levied, as shown on the Improvement Area #1 Assessment Roll.

“Improvement Area #1 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; and (3) Improvement Area #1’s pro rata share of District Formation and Bond Issuance Costs.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of each series of PID Bonds, as amended from time to time, between the City and a Bond Trustee setting forth terms and conditions related to a series of PID Bonds.

“Lot” means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated final average home value of the Lot as of the date of the recorded subdivision plat as determined by the Administrator and confirmed by the City Council.

“Major Improvement Area” means approximately 119.612 acres located within the District, and more specifically described in **Exhibit A-3** and depicted on **Exhibit B-3**.

“Major Improvement Area Annual Installment” means the Annual Installment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

“Major Improvement Area Assessed Property” means any Parcel within the Major Improvement Area against which an Assessment is levied.

“Major Improvement Area Assessment” means an assessment levied against a Parcel within the Major Improvement Area and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Major Improvement Area Assessment Roll” means the Assessment Roll for the Major Improvement Area Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this Service and Assessment Plan as **Exhibit G-1**.

“Major Improvement Area Bonds” means those certain “City of Lavon, Texas Special Assessment Revenue Bonds, Series 2019 (LakePointe Public Improvement District Major Improvement Area Project)” that are secured by Major Improvement Area Assessments.

“Major Improvement Area Initial Parcel” means the all Assessed Property located within the Major Improvement Area, which is more particularly described by metes and bounds on **Exhibit A-3**, against which the entire Major Improvement Area Assessment is levied as shown on Major Improvement Area Assessment Roll.

“Major Improvement Area Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to the Major Improvement Area; and (2) the Major Improvement Area share of the District Formation and Bond Issuance Costs.

“Major Improvements” means those Authorized Improvements that confer special benefit to all the Assessed Property within the District, and as further described in **Section III.B.** and depicted on **Exhibit H-2.**

“Maximum Assessment” means, for each lot type, the highest practical amount that results in an equivalent tax rate of \$3.09 per \$100 of estimated buildout value for each new Lot Type, taking into consideration the tax rate of all taxing entities as shown on **Exhibit I.** The Maximum Assessment shall only be calculated upon the filing of a final plat with the City.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council. Property is identified as Non-Benefitted Property at the time the Assessments are (1) imposed or (2) reallocated pursuant to a subdivision of a Parcel that is not assessed.

“Owner” means LDC Lavon, LLC, a Texas limited liability company, Lavon LakePointe Development, LLC, a Texas limited liability company, and any successor owner of property in the District or any portion thereof.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

“Prepayment” means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal,

interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

“Prepayment Costs” means interest, including Additional Interest and penalty interest, and Annual Collection Costs to the date of Prepayment.

“Service and Assessment Plan” means this LakePointe Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

“Water Improvements” means the water facility improvements depicted on **Exhibit H-3** that will serve the District, the cost of which is not reimbursable to the Developer through PID Bond proceeds. The Water Improvements will be owned by the Bear Creek Special Utility District.

SECTION II: THE DISTRICT

The District includes approximately 173.037 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Development of the District is anticipated to include approximately 700 single-family homes.

Improvement Area #1 includes approximately 53.425 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2**. Development of Improvement Area #1 is anticipated to include approximately 223 single-family homes.

The Major Improvement Area includes approximately 119.612 non-contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-3**. Development of the Major Improvement Area is anticipated to include approximately 477 single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. Allocation of the Authorized Improvements is shown on **Exhibit C**.

A. Improvement Area #1 Improvements

All Improvement Area #1 Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Sewer*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Improvement Area #1.

- *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within the Improvement Area #1.

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements in Improvement Area #1. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be

submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

B. Major Improvements

All Major Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

▪ *Right of Way*

Within the dedicated streets, all related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, sod and irrigation, and re-vegetation of all disturbed areas within the right-of-way are included.

▪ *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide wastewater service to all Lots within the District.

▪ *Storm Sewer*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control, and all necessary appurtenances to provide storm drainage for all Lots in the District.

▪ *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. The pavement improvements will provide street access to each Lot within the District.

▪ *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements constituting Major Improvements. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

- *Hardscape and Landscape*

Improvements consist of installation of landscaping, including irrigation, in open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

- *PID Creation Cost*

Includes legal fees, PID consultant fees, engineering fees and reimbursement of City consulting fees.

C. District Formation and Bond Issuance Costs

- *First Year Annual Collection Costs [Note: Make same change on the Authorized Improvements & Sources and Uses Table]*

Includes firstyear District administration reserves, and costs and expenses directly associated with forming the District.

- *Debt Service Reserve Fund*

Equals the amount required under an Indenture in connection with the issuance of a particular series of PID Bonds.

- *Capitalized Interest*

Equals the amount required under an Indenture in connection with the issuance of a particular series of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds plus a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must

be reviewed and updated at least annually and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation and Bond Issuance Costs. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future Owners and developers of the Assessed Property.

A. Assessment Methodology for Improvement Area #1

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the costs of the Improvement Area #1 Projects shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across all Improvement Area #1 Assessed Property based on the ratio of the estimated build out value of each Parcel designated as Improvement Area #1 Assessed Property to the estimated build out value for all Improvement Area #1 Assessed Property. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Projects.

B. Assessment Methodology for the Major Improvement Area

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the costs of the Major Improvement Area Projects shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Major Improvement Area Assessment across all Major Improvement Area Assessed Property based on the ratio of the estimated build out value of each Parcel designated as Major Improvement Area Assessed Property to the estimated build out value for all Major Improvement Area Assessed Property. Currently the Major Improvement Area Initial Parcel is the only Parcel within the Major Improvement Area, and as such, the Major Improvement Area Initial Parcel is allocated 100% of the Major Improvement Area Projects.

C. Assessments

The Improvement Area #1 Assessment will be levied on the Improvement Area #1 Initial Parcel in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision of the Improvement Area #1 Initial Parcel, Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Major Improvement Area Assessment will be levied on the Major Improvement Area Initial Parcel in the amount shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit G-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit G-2**. Upon division or subdivision of the Major Improvement Area Initial Parcel, the Major Improvement Area Assessment will be reallocated pursuant to **Section VI**.

D. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*
 - The costs of the Improvement Area #1 Projects equal \$7,498,036 as shown on **Exhibit C**; and
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects; and
 - The Improvement Area #1 Initial Parcel will be allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equals

\$5,585,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;

- The special benefit ($\geq \$7,498,036$) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Projects is equal to or greater than the amount of the Improvement Area #1 Assessment (\$5,585,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Projects; and
 - At the time the City Council approved the Service and Assessment Plan, LDC Lavon, LLC owned 100% of the Improvement Area #1 Initial Parcel. LDC Lavon, LLC acknowledged that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Initial Parcel and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. LDC Lavon, LLC ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.
- *Major Improvement Area*
- The costs of the Major Improvement Area Projects equal \$2,982,134, as shown on **Exhibit C**; and
 - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects equal to or greater than the Actual Cost of the Major Improvement Area Projects; and
 - The Major Improvement Area Initial Parcel will be allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Projects, which equal \$2,980,000 as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit G-1**;
 - The special benefit ($\geq \$2,982,134$) received by the Major Improvement Area Initial Parcel from the Major Improvement Area Projects is greater than or equal to the amount of the Major Improvement Area Assessment (\$2,980,000) levied on the Major Improvement Area Initial Parcel for the Major Improvement Area Projects; and
 - At the time the City Council approved the Service and Assessment Plan, LDC Lavon, LLC owned 100% of the Major Improvement Area Initial Parcel. LDC Lavon, LLC acknowledged that the Major Improvement Area Projects confer a special benefit on the Major Improvement Area Initial Parcel and consented to the imposition of

the Major Improvement Area Assessments to pay for the Actual Costs associated therewith. LDC Lavon, LLC has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of Major Improvement Area Assessment on the Major Improvement Area Initial Parcel.

E. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

F. Additional Interest

The interest rate on Assessments levied on the Assessed Property may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Additional Interest shall be collected as part of each Annual Installment and shall be deposited into a reserve account or accounts and segregated from other funds of the City, pursuant to the Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the estimated buildout value of the newly divided Assessed Property

D = the sum of the estimated buildout value for all of the newly divided Assessed Properties

The calculation of the buildout value of an Assessed Property shall be performed by the Administrator and confirmed by the City Council based on information from the Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on buildout value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated average buildout value of all newly subdivided Lots with same Lot Type

D = the sum of the estimated average buildout value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an estimated buildout value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council.

B. Mandatory Prepayment of Assessments

1. Transfer to exempt person or entity

If an Assessed Property or portion thereof is transferred to a person or entity that is exempt from payment of the Assessment, the Owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the Owner of an Assessed Property causes the Assessed Property or a portion thereof to become Non-Benefited Property, the Owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

2. Maximum Assessment exceeded at plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat.

C. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment levied to pay the costs of such Authorized Improvements on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds payable out of such Assessments.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

D. Prepayment of Assessments

The Owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from the Additional Interest. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest (including penalty interest): (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the Owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit J**.

If an Assessment is paid in part, with interest (including penalty interest): (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

E. Payment of Assessment in Annual Installments

Exhibit F-2 shows the estimated Annual Installments for Improvement Area #1, and **Exhibit G-2** shows the estimated Annual Installments for the Major Improvement Area. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Collin Central Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs shall be paid for by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Bond Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the PID Bonds shall be due when billed and shall be delinquent if not paid prior to February 1, 2020.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Major Improvement Area Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the Owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the Owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the Owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an Owner the Administrator shall provide a written response to the City Council and the Owner within 30 days of such referral. The City Council shall consider the Owner's notice of error and the Administrator's response at a public meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the Owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to Owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by Owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the Owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit A-3	Major Improvement Area Legal Description
Exhibit B-1	Map of the District
Exhibit B-2	Map of Improvement Area #1
Exhibit B-3	Map of Major Improvement Area
Exhibit C	Allocation of Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses of Funds
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Major Improvement Area Assessment Roll
Exhibit G-2	Major Improvement Area Annual Installments
Exhibit H-1	Maps of Improvement Area #1 Improvements
Exhibit H-2	Maps of Major Improvements
Exhibit I	Maximum Assessment and Tax Rate Equivalent
Exhibit J	Form of Notice of PID Assessment Termination

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

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 A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

IMPROVEMENT AREA # 1 LEGAL DESCRIPTION - Lakepointe Phase I

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northerly corner of MJKART tract, as described in Doc. No. 20120906001115340 in said Deed Records, and being in the east line of said Highway 78 (120' R.O.W.) same being in the west line of said 200.9089 acre tract;

THENCE, North 33°42'56" East, along the east line of said Highway 78 and the west line of said 200.9089 acre tract, for a distance of 1289.45 feet, to a 5/8 inch iron found with a Txdot Aluminum cap at the point of curvature of a curve to the left, having a radius of 5729.58, a central angle of 01°15'53";
THENCE, continuing along said east and west lines and with curve to the left for an arc distance of 126.48 feet (Chord Bearing North 33°13'22" East – 126.48 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 56°17'04" East, departing said lines, for a distance of 103.06 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, continuing along said curve to the left for an arc distance of 554.32 feet (Chord Bearing South 72°34'19" East – 546.89 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 406.13 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left for an arc distance of 480.00 feet, a central angle of 24°35'24";

THENCE, continuing along said curve to the left for an arc distance of 206.01 feet (Chord Bearing North 78°50'44" East – 204.43 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 23°26'58" East, for a distance of 170.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02°37'39";

THENCE, continuing along said curve to the right for an arc distance of 29.81 feet (Chord Bearing South 67°51'51" West – 29.81 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 07°55'56" East, for a distance of 108.68 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 01°09'20" West, at 59.54 feet, passing a ½ inch iron rod found at an ell corner in the east line of said 200.9089 acre tract, for a total distance of 339.85 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, departing said east line, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°09'20" West, for a distance of 10.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 546.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the right for an arc distance of 347.70 feet (Chord Bearing North 82°27'13" West – 346.98), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 14°52'24" West, for a distance of 680.06 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the left for an arc distance of 510.69 feet (Chord Bearing South 82°18'48" East – 509.58 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.88 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 88°51'33" East, for a distance of 7.73 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 340.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 7.65 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 365.96 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the right for an arc distance of 686.07 feet (Chord Bearing North 81°52'38" West – 648.37 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the right for an arc distance of 120.57 feet (Chord Bearing North 09°44'11" East – 120.55 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the right for an arc distance of 195.92 feet (Chord Bearing North 72°34'22" West – 195.88 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the left for an arc distance of 180.25 feet (Chord Bearing North 74°47'36" West – 180.08 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the right for an arc distance of 140.04 feet (Chord Bearing North 45°16'41" West – 98.55 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°16'47" West, for a distance of 179.09 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 200.9089 acre tract;

THENCE, North 11°02'32" West, along the west line of said 200.9089 acre tract, for a distance of 490.85 feet, to the POINT OF BEGINNING and containing 53.425 acres of land.

EXHIBIT A-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

MAJOR IMPROVEMENTS AREA LEGAL DESCRIPTION Lakepointe Phase II (North) & Phase III

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most easterly southeast corner of said 200.9089 acre tract;
THENCE, North 88°51'38" West, along a south line of said 200.9089 acre tract, for a distance of 871.25 feet, to a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract;
THENCE, North 01°09'20" East, for a distance of 59.54 feet, to a point;
THENCE, North 07°55'56" West, for a distance of 108.68 feet, to a point on a non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 02°37'39";
THENCE, along said curve to the left for an arc distance of 29.81 feet (Chord Bearing North 67°51'51" East – 29.81 feet), to a point;
THENCE, North 23°26'58" West, for a distance of 170.00 feet, to a point on a curve to the right, having a radius of 480.00 feet, a central angle of 24°35'24";
THENCE, along said curve to the right for an arc distance of 206.01 feet (Chord Bearing South 78°50'44" West – 204.43 feet), to a point at the point of tangency;

THENCE, North 88°51'33" West, for a distance of 406.13 feet, to a point at the point of curvature of a curve to the right, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, with said curve to the right for an arc distance of 554.32 feet (Chord Bearing North 72°34'19" West – 546.89 feet), to a point at the point of tangency;

THENCE, North 56°17'04" West, for a distance of 103.06 feet, to a point in the east line of said Highway 78 (120' R.O.W.) and the west line of said 200.9089 acre tract, being on a curve to the left, having a radius of 5729.58 feet, a central angle of 10°36'49";

THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 1061.36 feet (Chord Bearing North 27°17'01" East – 1059.84 feet), to a point;
THENCE, South 88°51'33" East, departing said east and west lines, for a distance of 168.46 feet, to a point;
THENCE, North 33°46'44" East, for a distance of 344.38 feet, to a point;
THENCE, South 88°51'33" East, for a distance of 624.63 feet, to a point;
THENCE, North 01°01'15" East, for a distance of 9.75 feet, to a point;
THENCE, South 88°58'45" East, for a distance of 120.00 feet, to a point;
THENCE, South 01°01'15" West, for a distance of 300.00 feet, to a point;
THENCE, South 88°51'33" East, for a distance of 579.95 feet, to a point in the east line of said 200.9089 acre tract;
THENCE, South 01°00'58" West, along the east line of said 200.9089 acre tract, for a distance of 1449.67 feet, to the POINT OF BEGINNING and containing 62.157 acres of land.

LEGAL DESCRIPTION
Lakepointe Phase II (South)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southeast corner of said 200.9089 acre tract, 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°03'07" West, along the south line of said 200.9089 acre and the north line of said Northeast Texas Rural Rail Transportation District, for a distance of 1656.82 feet, to a ½ inch iron rod found at the most southerly southwest corner of said 200.9089 acre tract;

THENCE, North 23°30'56" West, departing said north line and along the west line of said 200.9089 acre tract, for a distance of 173.19 feet, to a ½ inch iron rod found;

THENCE, North 01°53'11" West, continuing along said west line, for a distance of 530.40 feet, to a ½ inch iron rod found;

THENCE, South 84°43'14" West, continuing along said west line, for a distance of 236.18 feet, to a ½ inch iron rod found;

THENCE, North 06°53'43" West, continuing along said west line, for a distance of 748.23 feet, to a ½ inch iron rod found;

THENCE, South 89°16'47" East, continuing along said west line, at 64.98 feet passing a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract and continuing for a total distance of 244.07 feet, to a point being on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the left for an arc distance of 140.04 feet (Chord Bearing South 45°16'41" East – 98.55 feet), to a point on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East – 180.08 feet), to a point at the point of reverse curvature of a curve to the left, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the left for an arc distance of 195.92 feet (Chord Bearing South 72°34'22" East – 195.88 feet), to a point on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West – 120.55 feet), to a point on a curve to the left, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the left for an arc distance of 686.07 feet (Chord Bearing South 81°52'38" East – 648.37 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.96 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 7.65 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 340.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 7.73 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 365.88 feet, to a point of curvature of a curve to the right, having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the right for an arc distance of 510.69 feet (Chord Bearing North 82°18'48" West – 509.58 feet), to a point;

THENCE, North 14°52'24" East, for a distance of 680.06 feet, to a point on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East – 346.98 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 546.28 feet, to a point;

THENCE, North 01°09'20" East, for a distance of 10.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 120.00 feet, to a point in the east line of said 200.9089 acre tract;

THENCE, South 01°09'20" West, along the east line of said 200.9089 acre tract, for a distance of 1762.46 feet, to the POINT OF BEGINNING and containing 57.455 acres of land.

EXHIBIT B-1 – MAP OF THE DISTRICT

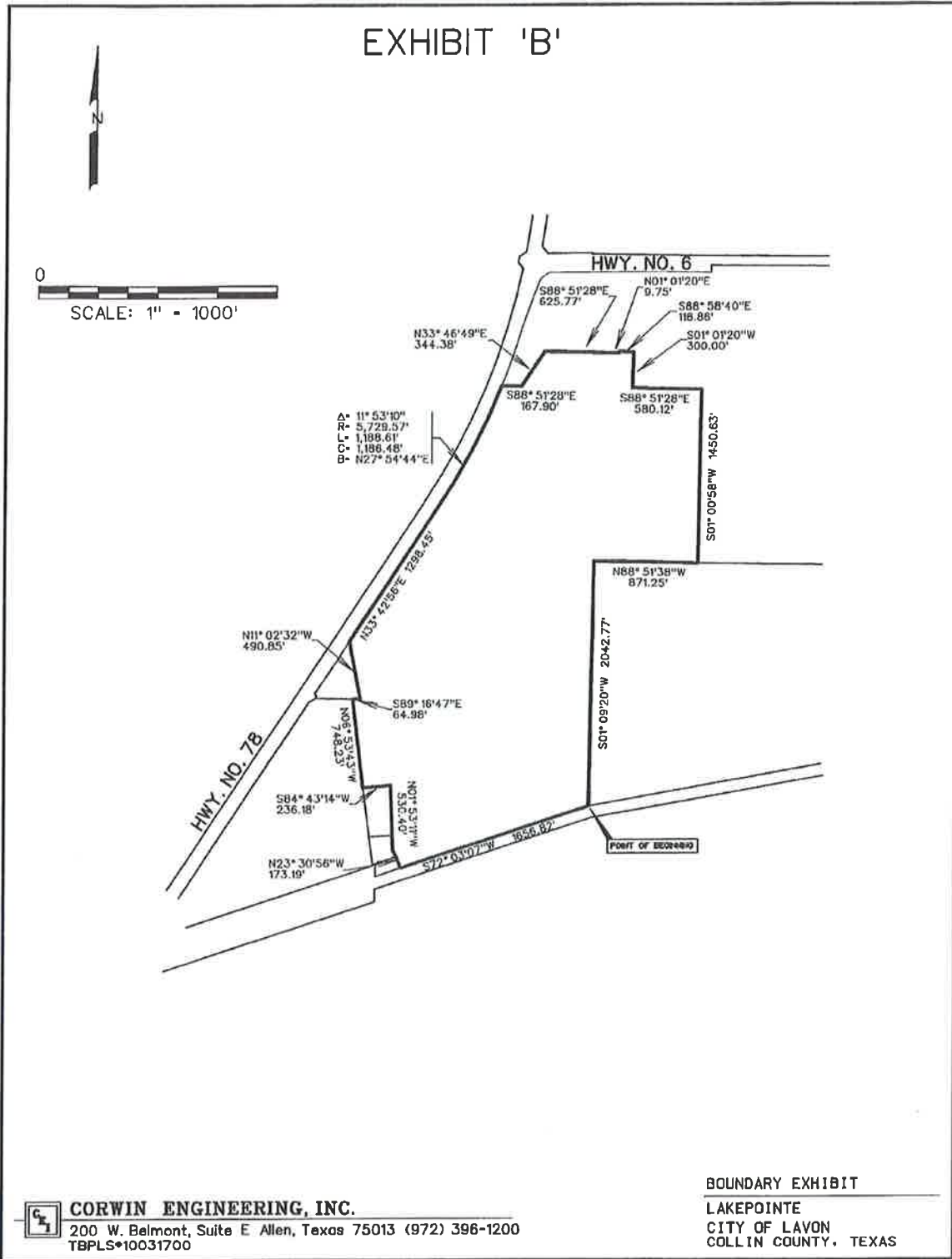


EXHIBIT B-2 – MAP OF IMPROVEMENT AREA #1

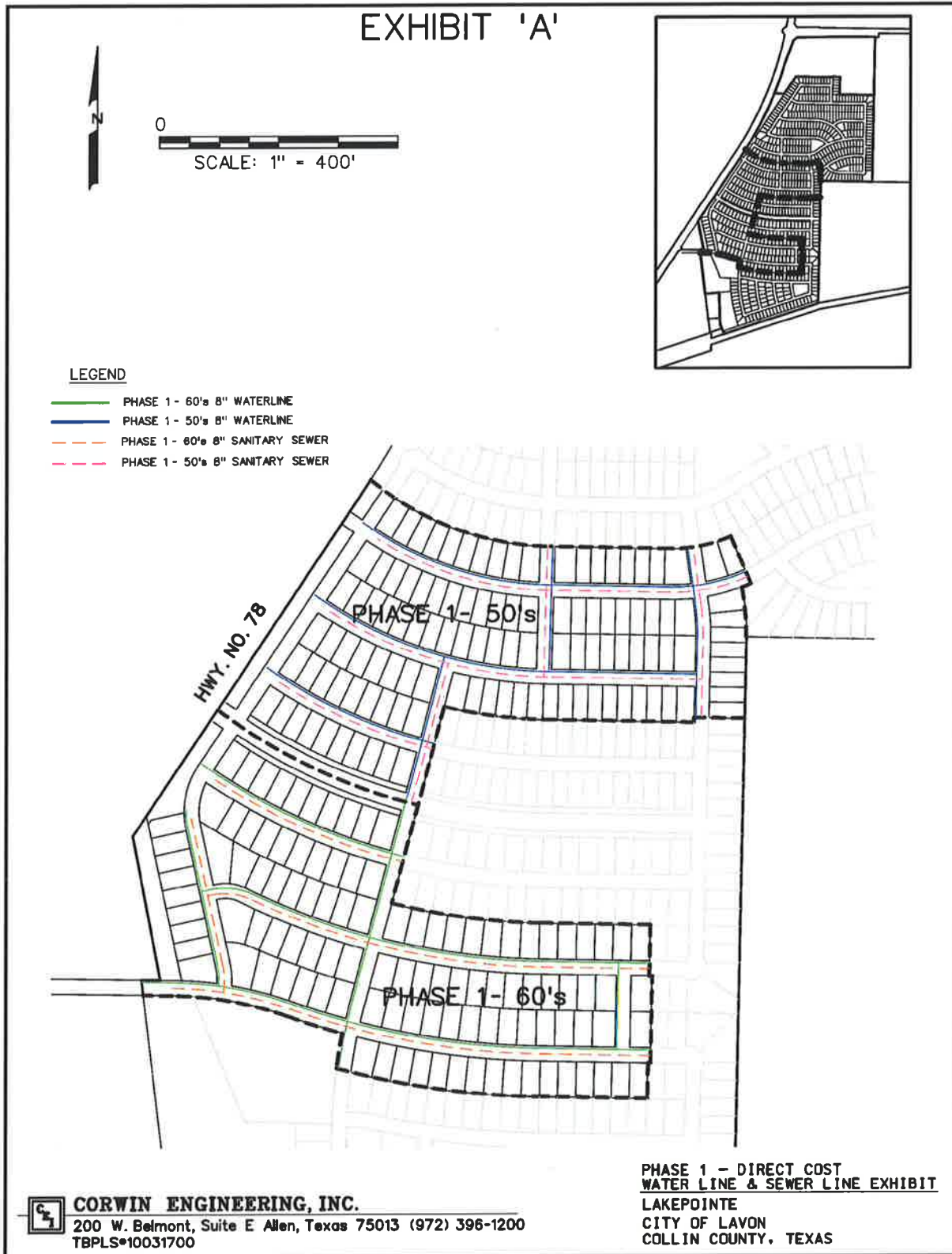


EXHIBIT B-3 – MAP OF MAJOR IMPROVEMENT AREA

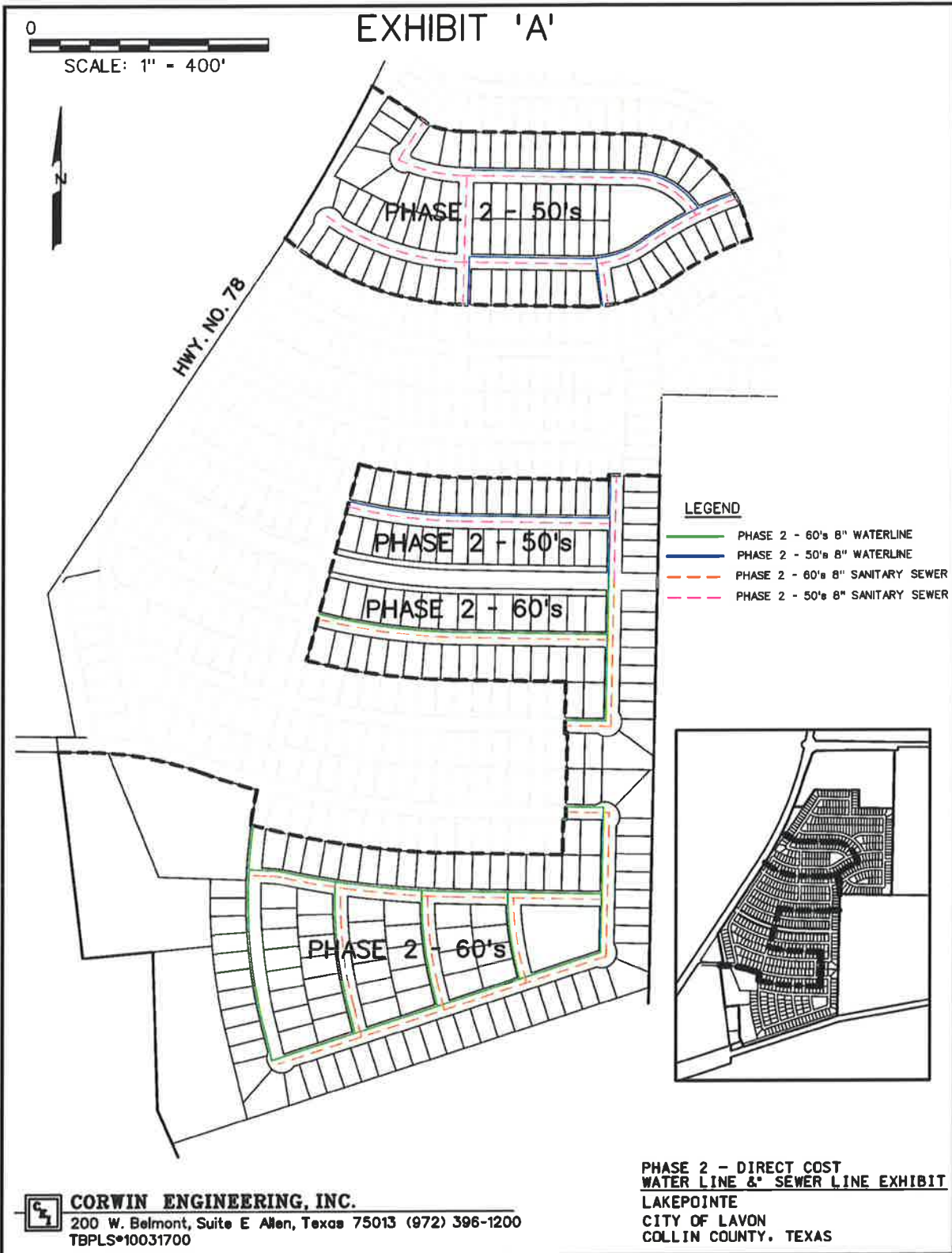
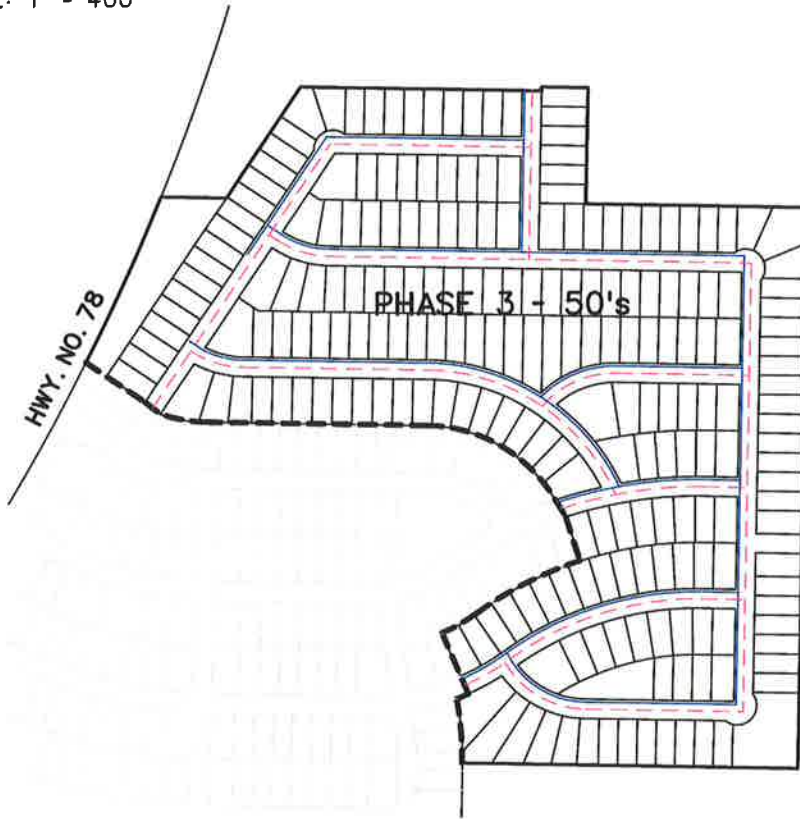
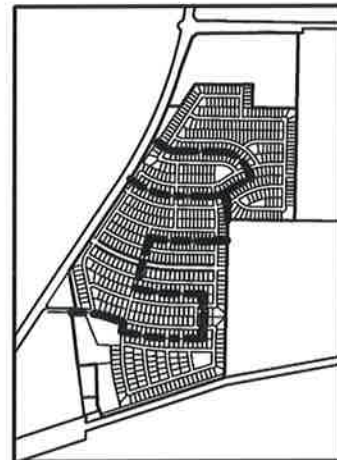


EXHIBIT 'A'



LEGEND

- PHASE 3 - 50's 8" WATERLINE
- - - PHASE 3 - 50's 8" SANITARY SEWER



CORWIN ENGINEERING, INC.
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200
TBPLS*10031700

**PHASE 3 - DIRECT COST
WATER LINE & SEWER LINE EXHIBIT
LAKEPOINTE
CITY OF LAVON
COLLIN COUNTY, TEXAS**

EXHIBIT C – ALLOCATION OF AUTHORIZED IMPROVEMENTS

	Total Costs ¹		Non-District Property		Improvement Area #1		Major Improvement Area	
		Cost	%	Cost	%	Cost	%	Cost
<i>Improvement Area #1 Improvements</i>								
Sewer	\$ 579,178	\$ -	0.00%	\$ -	100.00%	\$ 579,178	0.00%	\$ -
Storm Sewer	1,315,800	-	0.00%	-	100.00%	1,315,800	0.00%	-
Pavement	1,893,868	-	0.00%	-	100.00%	1,893,868	0.00%	-
Engineering, Design, Fees and Construction Management	1,343,808	-	0.00%	-	100.00%	1,343,808	0.00%	-
	<u>\$ 5,132,655</u>	<u>\$ -</u>				<u>\$ 5,132,655</u>		<u>\$ -</u>
<i>Major Improvements²</i>								
Right of Way	\$ 172,000	\$ -	32.22%	\$ 55,422	32.22%	\$ 55,422	67.78%	\$ 116,578
Sewer ³	1,116,009	77,861	32.22%	77,861	32.22%	334,516	67.78%	703,632
Storm Sewer	32,250	-	32.22%	-	32.22%	10,392	67.78%	21,858
Pavement	679,776	-	32.22%	-	32.22%	219,040	67.78%	460,736
Engineering, Design, Fees and Construction Management	232,691	-	32.22%	-	32.22%	74,979	67.78%	157,713
Hardscape and Landscape	667,575	-	32.22%	-	32.22%	215,108	67.78%	452,467
PID Creation Cost	521,375	-	32.22%	-	32.22%	167,999	67.78%	353,376
	<u>\$ 3,421,677</u>	<u>\$ 77,861</u>				<u>\$ 1,077,456</u>		<u>\$ 2,266,359</u>
<i>District Formation and Bond Issuance Costs</i>								
1st Year Collection Costs	\$ 60,000	\$ -				\$ 30,000		\$ 30,000
Debt Service Reserve Fund	608,675	-				392,250		216,425
Capitalized Interest	478,525	-				307,175		171,350
Underwriter Discount	256,950	-				167,550		89,400
Cost of Issuance	599,550	-				390,950		208,600
	<u>\$ 2,003,700</u>	<u>\$ -</u>				<u>\$ 1,287,925</u>		<u>\$ 715,775</u>
Total	\$ 10,558,031	\$ 77,861				\$ 7,498,036		\$ 2,982,134

Notes:

¹All costs include an 7.5% contingency cost

²Major Improvements are allocated to each Improvement Area based on that Improvement Area's pro rata share of the total buildout value.

³The Bear Creek Trunk Sewer is oversized to provide sewer to property outside of the District, and the oversized portion is not allocated to Assessed Property. Per the Developer, of the entire cost of the sewer, only \$683,000 benefits the District and is considered an Authorized Improvement Cost.

EXHIBIT D – SERVICE PLAN

Improvement Area #1					
Installments Due	1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2024
<i>Improvement Area #1 Bonds</i>					
Principal	\$ -	\$ 85,000	\$ 85,000	\$ 90,000	\$ 95,000
Interest	307,175	307,175	302,500	297,825	292,875
Capitalized Interest	(307,175)	-	-	-	-
Total Debt Service on IA #1 Bonds	(1)	\$ 392,175	\$ 387,500	\$ 387,825	\$ 387,875
Annual Collection Costs	(2)	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473
Additional Interest Reserve	(3)	\$ 27,925	\$ 27,925	\$ 27,500	\$ 27,075
Total Improvement Area #1 Annual Installment	(4) = (1) + (2) + (3)	\$ 58,525	\$ 451,312	\$ 446,836	\$ 447,373
				\$ 447,373	\$ 447,622

Major Improvement Area					
Installments Due	1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2024
<i>Major Improvement Area Bonds</i>					
Principal	\$ -	\$ 40,000	\$ 45,000	\$ 45,000	\$ 50,000
Interest	171,350	171,350	169,050	166,463	163,875
Capitalized Interest	(171,350)	-	-	-	-
Total Debt Service on MIA Bonds	(1)	\$ 211,350	\$ 214,050	\$ 211,463	\$ 213,875
Annual Collection Costs	(2)	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473
Additional Interest Reserve	(3)	\$ 14,900	\$ 14,900	\$ 14,700	\$ 14,475
Total Major Improvement Area Installment	(4) = (1) + (2) + (3)	\$ 45,500	\$ 257,462	\$ 260,586	\$ 258,410
				\$ 258,410	\$ 261,247

EXHIBIT E – SOURCES AND USES OF FUNDS

	Improvement Area #1	Major Improvement Area
Sources of Funds		
Bond Par Amount	\$ 5,585,000	\$ 2,980,000
Owner Advance A ²	1,913,036	2,134
Owner Advance B ¹	1,665,000	
Developer Water Improvement Cash Contribution ²	-	1,741,518
Total Sources	\$ 9,163,036	\$ 4,723,652
Uses of Funds		
Improvement Area #1 Improvements	\$ 5,132,655	\$ -
Major Improvements	1,077,456	2,266,359
	\$ 6,210,111	\$ 2,266,359
Developer Water Improvement Private Cost	\$ -	\$ 1,741,518
Construction Reserves	\$ 1,665,000	\$ -
	\$ 1,665,000	\$ 1,741,518
<i>District Formation and Bond Issuance Costs</i>		
1st Year Annual Collection Costs	\$ 30,000	\$ 30,000
Debt Service Reserve Fund	392,250	216,425
Capitalized Interest	307,175	171,350
Underwriter Discount	167,550	89,400
Cost of Issuance	390,950	208,600
	\$ 1,287,925	\$ 715,775
Total Uses	\$ 9,163,036	\$ 4,723,652

Notes:

¹Reimbursable to Owner per the terms of the Improvement Area #1 Reimbursement Obligation.

²Not reimbursable to Owner

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Parcel ID	Outstanding Assessment	Annual Installment Due 1/31/20
Improvement Area #1 Assessed Property	\$ 5,585,000.00	\$ 58,525.00
Total	\$ 5,585,000.00	\$ 58,525.00

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installments Due	Principal	Interest	Additional Interest Reserve	Capitalized Interest	Reserve Fund Release	Annual Collection Costs	Total Installment
1/31/2020	\$ -	\$ 307,175.00	\$ 27,925.00	\$ (307,175.00)	\$ -	\$ 30,600.00	\$ 58,525.00
1/31/2021	\$ 85,000.00	\$ 307,175.00	\$ 27,925.00	\$ -	\$ -	\$ 31,212.00	\$ 451,312.00
1/31/2022	\$ 85,000.00	\$ 302,500.00	\$ 27,500.00	\$ -	\$ -	\$ 31,836.24	\$ 446,836.24
1/31/2023	\$ 90,000.00	\$ 297,825.00	\$ 27,075.00	\$ -	\$ -	\$ 32,472.96	\$ 447,372.96
1/31/2024	\$ 95,000.00	\$ 292,875.00	\$ 26,625.00	\$ -	\$ -	\$ 33,122.42	\$ 447,622.42
1/31/2025	\$ 100,000.00	\$ 287,650.00	\$ 26,150.00	\$ -	\$ -	\$ 33,784.87	\$ 447,584.87
1/31/2026	\$ 105,000.00	\$ 282,150.00	\$ 25,650.00	\$ -	\$ -	\$ 34,460.57	\$ 447,260.57
1/31/2027	\$ 115,000.00	\$ 276,375.00	\$ 25,125.00	\$ -	\$ -	\$ 35,149.78	\$ 451,649.78
1/31/2028	\$ 120,000.00	\$ 270,050.00	\$ 24,550.00	\$ -	\$ -	\$ 35,852.78	\$ 450,452.78
1/31/2029	\$ 125,000.00	\$ 263,450.00	\$ 23,950.00	\$ -	\$ -	\$ 36,569.83	\$ 448,969.83
1/31/2030	\$ 135,000.00	\$ 256,575.00	\$ 23,325.00	\$ -	\$ -	\$ 37,301.23	\$ 452,201.23
1/31/2031	\$ 140,000.00	\$ 249,150.00	\$ 22,650.00	\$ -	\$ -	\$ 38,047.25	\$ 449,847.25
1/31/2032	\$ 150,000.00	\$ 241,450.00	\$ 21,950.00	\$ -	\$ -	\$ 38,808.20	\$ 452,208.20
1/31/2033	\$ 155,000.00	\$ 233,200.00	\$ 21,200.00	\$ -	\$ -	\$ 39,584.36	\$ 448,984.36
1/31/2034	\$ 165,000.00	\$ 224,675.00	\$ 20,425.00	\$ -	\$ -	\$ 40,376.05	\$ 450,476.05
1/31/2035	\$ 175,000.00	\$ 215,600.00	\$ 19,600.00	\$ -	\$ -	\$ 41,183.57	\$ 451,383.57
1/31/2036	\$ 185,000.00	\$ 205,975.00	\$ 18,725.00	\$ -	\$ -	\$ 42,007.24	\$ 451,707.24
1/31/2037	\$ 195,000.00	\$ 195,800.00	\$ 17,800.00	\$ -	\$ -	\$ 42,847.39	\$ 451,447.39
1/31/2038	\$ 205,000.00	\$ 185,075.00	\$ 16,825.00	\$ -	\$ -	\$ 43,704.34	\$ 450,604.34
1/31/2039	\$ 215,000.00	\$ 173,800.00	\$ 15,800.00	\$ -	\$ -	\$ 44,578.42	\$ 449,178.42
1/31/2040	\$ 230,000.00	\$ 161,975.00	\$ 14,725.00	\$ -	\$ -	\$ 45,469.99	\$ 452,169.99
1/31/2041	\$ 240,000.00	\$ 149,325.00	\$ 13,575.00	\$ -	\$ -	\$ 46,379.39	\$ 449,279.39
1/31/2042	\$ 255,000.00	\$ 136,125.00	\$ 12,375.00	\$ -	\$ -	\$ 47,306.98	\$ 450,806.98
1/31/2043	\$ 270,000.00	\$ 122,100.00	\$ 11,100.00	\$ -	\$ -	\$ 48,253.12	\$ 451,453.12
1/31/2044	\$ 285,000.00	\$ 107,250.00	\$ 9,750.00	\$ -	\$ -	\$ 49,218.18	\$ 451,218.18
1/31/2045	\$ 300,000.00	\$ 91,575.00	\$ 8,325.00	\$ -	\$ -	\$ 50,202.54	\$ 450,102.54
1/31/2046	\$ 315,000.00	\$ 75,075.00	\$ 6,825.00	\$ -	\$ -	\$ 51,206.59	\$ 448,106.59
1/31/2047	\$ 330,000.00	\$ 57,750.00	\$ 5,250.00	\$ -	\$ -	\$ 52,230.73	\$ 445,230.73
1/31/2048	\$ 350,000.00	\$ 39,600.00	\$ 3,600.00	\$ -	\$ -	\$ 53,275.34	\$ 446,475.34
1/31/2049	\$ 370,000.00	\$ 20,350.00	\$ 1,850.00	\$ -	\$ (392,250.00)	\$ 54,340.85	\$ 54,290.85
Total	\$ 5,585,000.00	\$ 6,029,650.00	\$ 548,150.00	\$ (307,175.00)	\$ (392,250.00)	\$ 1,241,383.22	\$ 12,704,758.22

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

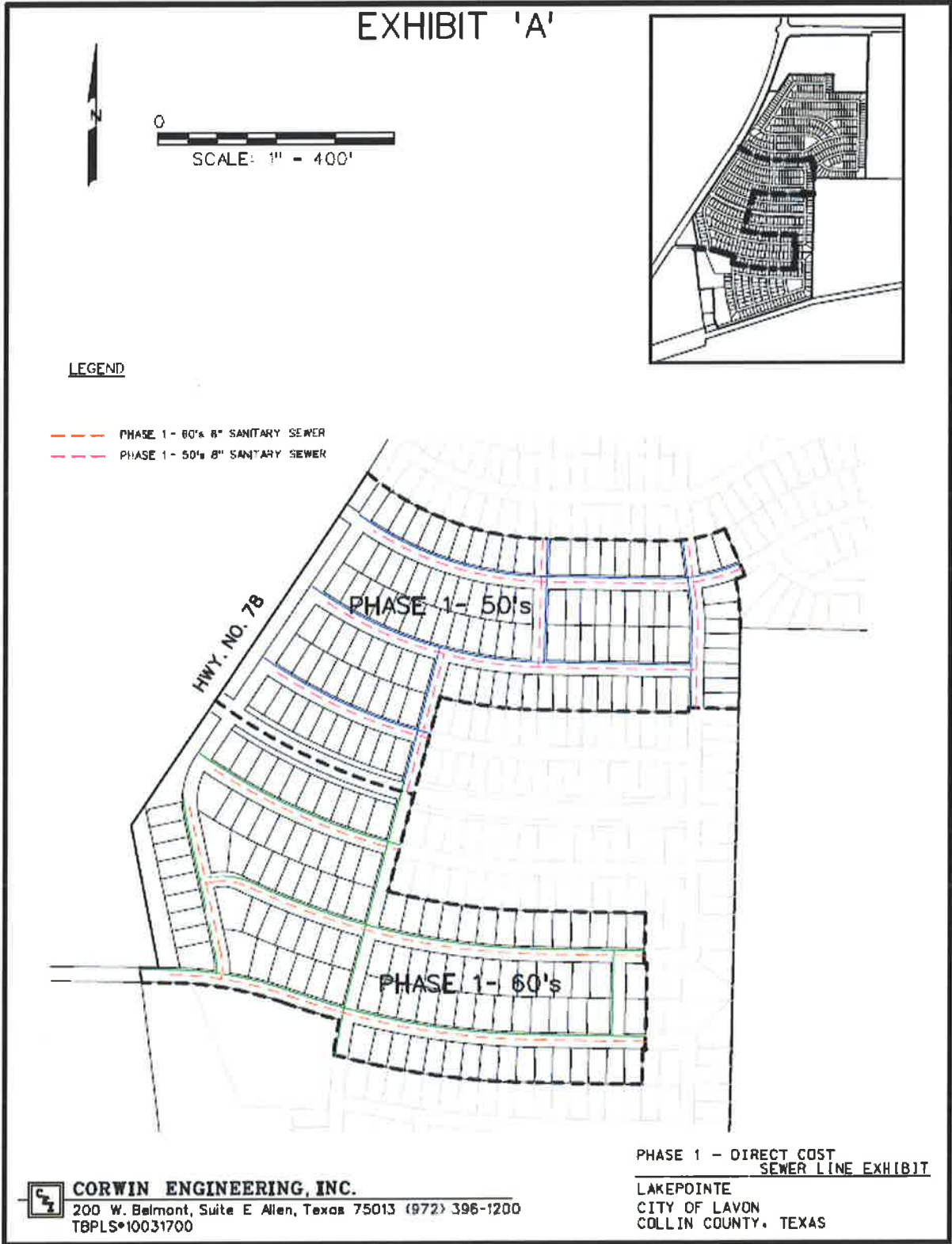
Parcel ID	Outstanding Assessment	Annual Installment Due 1/31/20
Major Improvement Area Assessed Property	\$ 2,980,000.00	\$ 45,500.00
Total	\$ 2,980,000.00	\$ 45,500.00

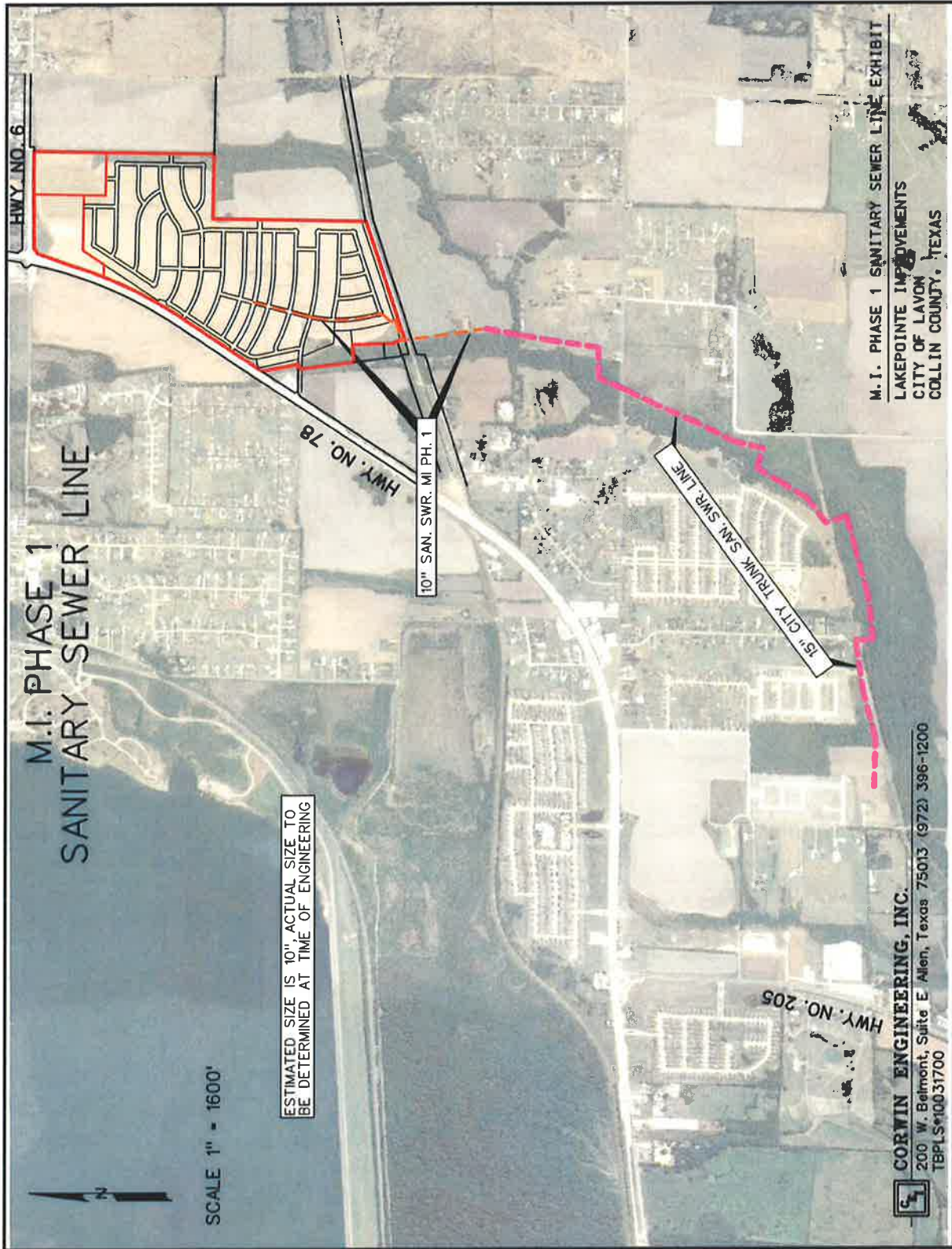
EXHIBIT G-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Installments Due	Principal	Interest	Additional Interest Reserve	Capitalized Interest	Reserve Fund Release	Annual Collection Costs	Total Installment
1/31/2020	\$ -	\$ 171,350.00	\$ 14,900.00	\$ (171,350.00)	\$ -	\$ 30,600.00	\$ 45,500.00
1/31/2021	\$ 40,000.00	\$ 171,350.00	\$ 14,900.00	\$ -	\$ -	\$ 31,212.00	\$ 257,462.00
1/31/2022	\$ 45,000.00	\$ 169,050.00	\$ 14,700.00	\$ -	\$ -	\$ 31,836.24	\$ 260,586.24
1/31/2023	\$ 45,000.00	\$ 166,462.50	\$ 14,475.00	\$ -	\$ -	\$ 32,472.96	\$ 258,410.46
1/31/2024	\$ 50,000.00	\$ 163,875.00	\$ 14,250.00	\$ -	\$ -	\$ 33,122.42	\$ 261,247.42
1/31/2025	\$ 55,000.00	\$ 161,000.00	\$ 14,000.00	\$ -	\$ -	\$ 33,784.87	\$ 263,784.87
1/31/2026	\$ 55,000.00	\$ 157,837.50	\$ 13,725.00	\$ -	\$ -	\$ 34,460.57	\$ 261,023.07
1/31/2027	\$ 60,000.00	\$ 154,675.00	\$ 13,450.00	\$ -	\$ -	\$ 35,149.78	\$ 263,274.78
1/31/2028	\$ 60,000.00	\$ 151,225.00	\$ 13,150.00	\$ -	\$ -	\$ 35,852.78	\$ 260,227.78
1/31/2029	\$ 65,000.00	\$ 147,775.00	\$ 12,850.00	\$ -	\$ -	\$ 36,569.83	\$ 262,194.83
1/31/2030	\$ 70,000.00	\$ 144,037.50	\$ 12,525.00	\$ -	\$ -	\$ 37,301.23	\$ 263,863.73
1/31/2031	\$ 75,000.00	\$ 140,012.50	\$ 12,175.00	\$ -	\$ -	\$ 38,047.25	\$ 265,234.75
1/31/2032	\$ 80,000.00	\$ 135,700.00	\$ 11,800.00	\$ -	\$ -	\$ 38,808.20	\$ 266,308.20
1/31/2033	\$ 85,000.00	\$ 131,100.00	\$ 11,400.00	\$ -	\$ -	\$ 39,584.36	\$ 267,084.36
1/31/2034	\$ 85,000.00	\$ 126,212.50	\$ 10,975.00	\$ -	\$ -	\$ 40,376.05	\$ 262,563.55
1/31/2035	\$ 90,000.00	\$ 121,325.00	\$ 10,550.00	\$ -	\$ -	\$ 41,183.57	\$ 263,058.57
1/31/2036	\$ 100,000.00	\$ 116,150.00	\$ 10,100.00	\$ -	\$ -	\$ 42,007.24	\$ 268,257.24
1/31/2037	\$ 105,000.00	\$ 110,400.00	\$ 9,600.00	\$ -	\$ -	\$ 42,847.39	\$ 267,847.39
1/31/2038	\$ 110,000.00	\$ 104,362.50	\$ 9,075.00	\$ -	\$ -	\$ 43,704.34	\$ 267,141.84
1/31/2039	\$ 115,000.00	\$ 98,037.50	\$ 8,525.00	\$ -	\$ -	\$ 44,578.42	\$ 266,140.92
1/31/2040	\$ 125,000.00	\$ 91,425.00	\$ 7,950.00	\$ -	\$ -	\$ 45,469.99	\$ 269,844.99
1/31/2041	\$ 130,000.00	\$ 84,237.50	\$ 7,325.00	\$ -	\$ -	\$ 46,379.39	\$ 267,941.89
1/31/2042	\$ 135,000.00	\$ 76,762.50	\$ 6,675.00	\$ -	\$ -	\$ 47,306.98	\$ 265,744.48
1/31/2043	\$ 145,000.00	\$ 69,000.00	\$ 6,000.00	\$ -	\$ -	\$ 48,253.12	\$ 268,253.12
1/31/2044	\$ 155,000.00	\$ 60,662.50	\$ 5,275.00	\$ -	\$ -	\$ 49,218.18	\$ 270,155.68
1/31/2045	\$ 160,000.00	\$ 51,750.00	\$ 4,500.00	\$ -	\$ -	\$ 50,202.54	\$ 266,452.54
1/31/2046	\$ 170,000.00	\$ 42,550.00	\$ 3,700.00	\$ -	\$ -	\$ 51,206.59	\$ 267,456.59
1/31/2047	\$ 180,000.00	\$ 32,775.00	\$ 2,850.00	\$ -	\$ -	\$ 52,230.73	\$ 267,855.73
1/31/2048	\$ 190,000.00	\$ 22,425.00	\$ 1,950.00	\$ -	\$ -	\$ 53,275.34	\$ 267,650.34
1/31/2049	\$ 200,000.00	\$ 11,500.00	\$ 1,000.00	\$ -	\$ (216,425.00)	\$ 54,340.85	\$ 50,415.85
Total	\$ 2,980,000.00	\$ 3,385,025.00	\$ 294,350.00	\$ (171,350.00)	\$ (216,425.00)	\$ 1,241,383.22	\$ 7,512,983.22

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS





M.I. PHASE 1
SANITARY SEWER LINE

HWY. NO. 6

HWY. NO. 78

10" SAN. SWR. MI PH. 1

15" CITY TRUNK SAN. SWR. LINE

HWY. NO. 205



SCALE 1" = 1600'

ESTIMATED SIZE IS 10", ACTUAL SIZE TO BE DETERMINED AT TIME OF ENGINEERING

M.I. PHASE 1 SANITARY SEWER LINE EXHIBIT
LAKEPOINTE IMPROVEMENTS
CITY OF LAVON
COLLIN COUNTY, TEXAS

CORWIN ENGINEERING, INC.
200 W. Belmont, Suite E. Allen, Texas 75013 (972) 396-1200
TBPLS#10031700

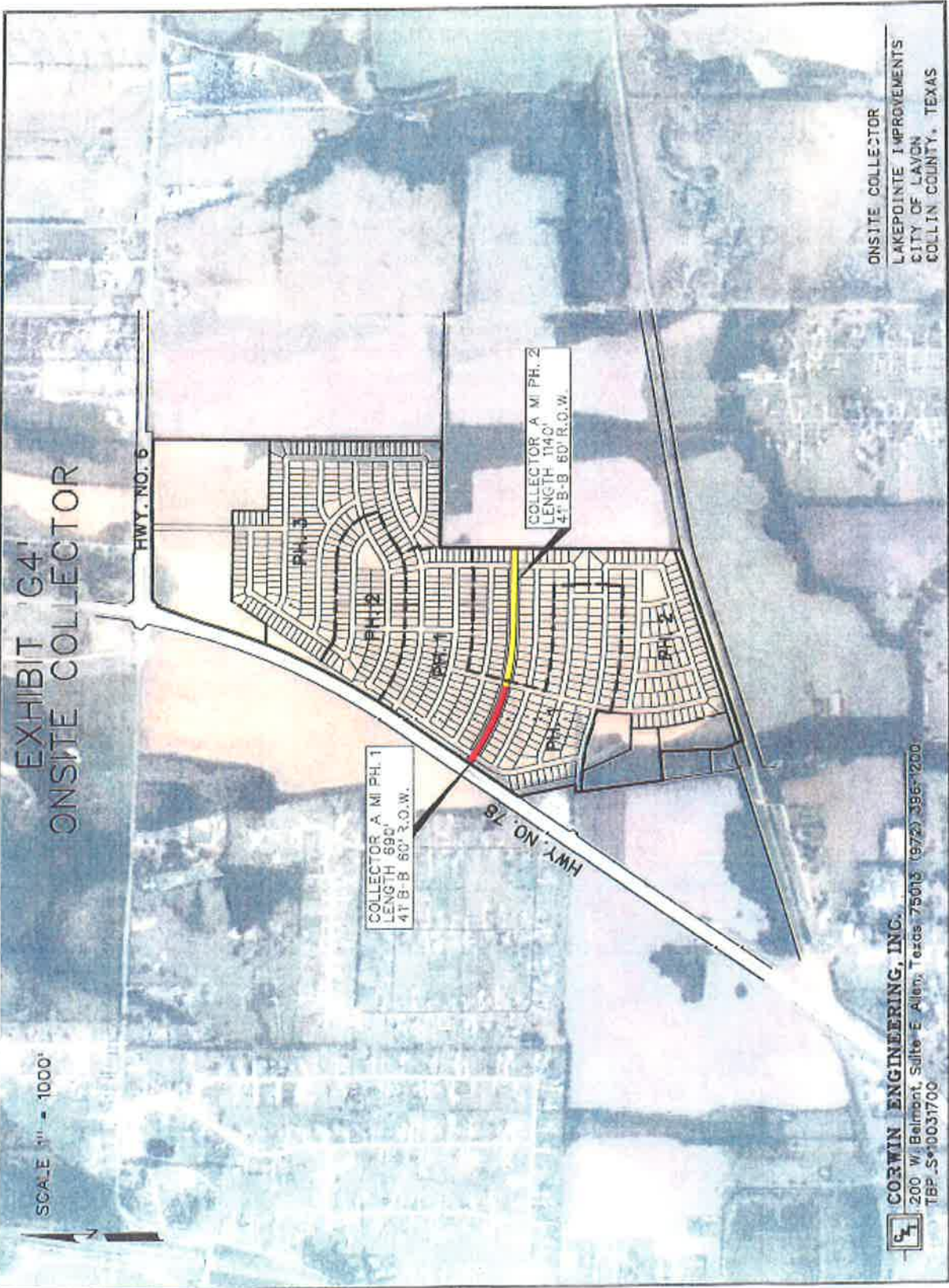




EXHIBIT H-3 – MAP OF WATER IMPROVEMENTS

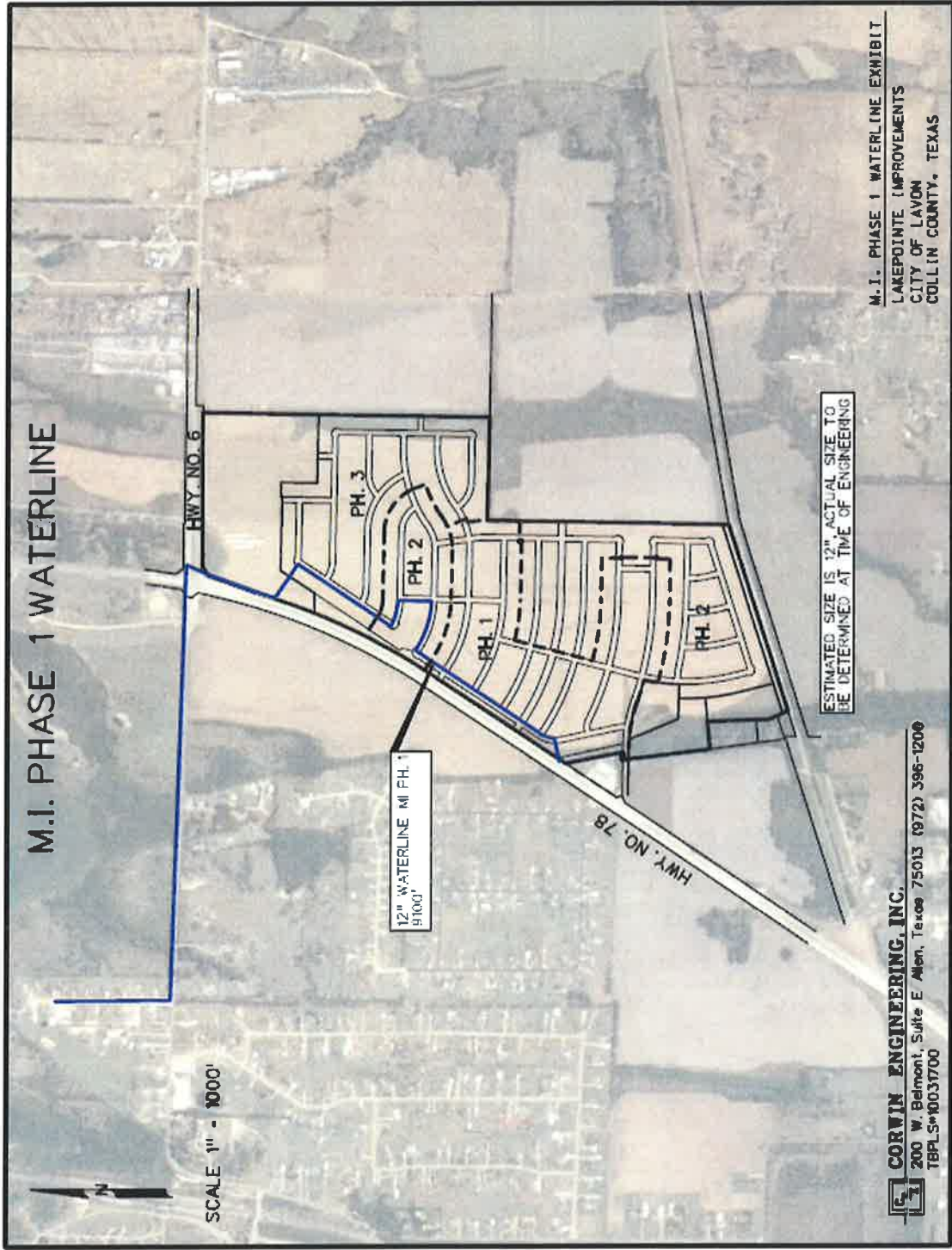


EXHIBIT I – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ¹	Estimated AV Per Unit ¹	Total Assessed Value	% Allocation	Assessments		Maximum Assessment Per Lot		Average Annual Installment			Average Annual Installment Per Lot		MIA Bond Equivalent Tax Rate	IA Bond Equivalent Tax Rate	
					Major Improvement Area Bond	Improvement Area Bond	Major Improvement Area Bond	Improvement Area Bond	Major Improvement Area Bond	Improvement Area Bond	Major Improvement Area Bond	Improvement Area Bond				
Improvement Area #1																
50'	114	\$ 275,000	\$ 31,350,000	15.77%	\$ -	\$ 2,733,642	\$ -	\$ 23,979.31	\$ -	\$ 220,117	\$ -	\$ 1,930.85	\$ -	\$ 0.7021	\$ -	\$ 0.7021
60'	109	300,000	32,700,000	16.45%	-	2,851,358	-	26,159.25	-	229,595	-	2,106.38	-	0.7021	-	0.7021
Subtotal	223		\$ 64,050,000	32.22%	\$ -	\$ 5,585,000			\$ -	\$ 449,712			\$ -	\$ 0.7021		\$ -
Major Improvement Area																
50'	335	\$ 275,000	\$ 92,125,000	46.35%	\$ 2,037,725	\$ -	\$ 6,082.76	\$ -	\$ 181,135	\$ -	\$ 540.70	\$ -	\$ 0.1966	\$ -	\$ 0.1966	\$ -
60'	142	300,000	42,600,000	21.43%	942,275	-	6,635.74	-	83,760	-	589.86	-	0.1966	-	0.1966	-
Subtotal	477		\$134,725,000	67.78%	\$ 2,980,000	\$ -			\$ 264,895	\$ -			\$ 0.1966	\$ -		\$ -
Total	700		\$198,775,000		\$ 2,980,000	\$ 5,585,000			\$ 264,895	\$ 449,712						

Note:

¹As reported by the Owner.

EXHIBIT J – FORM OF NOTICE OF PID ASSESSMENT TERMINATION



P3Works, LLC
350 Rufe Snow Drive, Suite 200
Keller, TX 76248

[Date]
Collin County Clerk's Office
Honorable [County Clerk]
Collin County Administration Building
2300 Bloomdale Rd
Suite 2106
McKinney, TX 75071

Re: City of Lavon Lien Release documents for filing

Dear Ms./Mr. [County Clerk],

Enclosed is a lien release that the City of Lavon is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Lavon
Attn: [City Secretary]
PO Box 340
120 School Road
Lavon, TX 75166

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

[legal description], a subdivision in Collin County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Collin County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Collin County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said Lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF LAVON, TEXAS,
A Texas general law municipality,

By: _____
[Manager Name], City Administrator

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [City Manager], City Administrator for the City of Lavon, Texas, a Texas general law municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT B
CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Lavon, Texas on August 20, 2019 at 7:00 p.m. at 120 School Road, Lavon, Texas 75166. The public hearing will be held to consider proposed assessments to be levied against the assessable property within the LakePointe Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The proposed Authorized Improvements to be undertaken at this time include street and roadway, improvements, right-of-way improvements, sanitary sewer collection system improvements, storm sewer collection system improvements, sidewalks, park, hardscape, landscape and open space improvements, and costs related to the creation, establishment, administration and operation of the District.

The total costs of the Authorized Improvements for the Major Improvement Area and for Improvement Area #1, including the costs of creating the District and issuing the bonds, is \$10,480,170.00. The total costs of Authorized Improvements to benefit future improvement areas within the District cannot be determined with certainty at this time, but shall not exceed an additional \$14,519,830.00.

The boundaries of the District include approximately ±173.037 acres of land situated in the Samuel M. Rainer 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.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll relating to the Authorized Improvements (collectively, the "Assessment Roll"), which Assessment Rolls include the assessments to be levied against each parcel in the District, is available for public inspection at the office of the City Secretary, 120 School Road, Lavon, Texas 75166.



CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: July 16, 2019

ITEM: 7- C

Item:

Discussion and action regarding a volunteer proposal for programming at City Hall for senior citizens.

Background:

In June, Mayor Sanson received a proposal and met with the staff and volunteers regarding senior citizen programming at City Hall:

Good Morning Mayor Sanson,

I wanted to take a moment to run an idea by you and see what your thoughts might be about this.

As far as I am aware, the city of Lavon does not have a dedicated senior center or any regularly organized events for the seniors of our community. From my understanding, our community churches hold an event for seniors once a month but otherwise, seniors who may be looking for a daily or weekly gathering look to Wylie or other surrounding communities for these activities.

It has been heavy on my heart, that we, the community of Lavon, do not have a dedicated circle of community around the senior citizens of this fast-growing area. I know that our churches fill many of the needs, but I believe that we could do better in terms of providing our senior neighbors with a place to congregate regularly and for an organized reason.

How would you feel, as Mayor of our wonderful little city, about a weekly senior citizen gathering at the city hall? I envision something like this: 11:00-1:00 (to start with) every Wednesday afternoon. Card games, bingo, fellowship, etc. and a light lunch (as provided by volunteers).

This could, and should, cost the city nearly nothing with the exception of the use of the city hall facility.

Has this been discussed before? And, if so, what are the current limitations to doing something like this? If there is interest within the city and current council, what would be the expectation of the volunteers who would be willing to participate to get something like this off and running?

I appreciate your time and look forward to hearing your thoughts about this idea!

When the Mayor and staff met and exchanged ideas with the volunteers, the following details were discussed:

- The program is seeking regular use of the community room one day (possibly weekly), scheduled in advance for a couple of hours mid-day for a program.
- The program will be organized and run by private citizen volunteers that would not be appointed or directly affiliated with the City.
- The volunteers would schedule and promote the gatherings, provide the activities and refreshments, set up and clean up. There would be no city funding or staff time requested.
- Staff checked with the City Attorney who cautioned that the City cannot allow any bingo or poker where people pay to play. Program participants could pay for refreshments or activities, just no specific “buy-in” to play poker or bingo (gaming laws).
- The City’s current insurance coverages are adequate to accommodate the facility use and the room is handicap accessible.

Mayor Sanson suggested that the volunteers present the proposal to the City Council to determine if this is a program proposal that the City Council would support.

If there are any questions, please contact the city staff.

July 12, 2019



CITY OF LAVON CITY COUNCIL Agenda Brief

MEETING: July 16, 2019

ITEM: 7- D

Item:

Discussion and action regarding board and commission appointments – Planning and Zoning Commission, Lavon Economic Development Corporation (LEDC) Board of Directors, Parks and Recreation Board and IFC Building Board of Appeals.

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.

Openings and potential openings exist on the above-listed boards.

Attachments: Spreadsheet – Boards & Commissions
Volunteer Applications

July 12, 2019

City of Lavon Boards & Commissions

July 2019

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
City Council Members				Elected
Mayor	6/19/2018	Vicki Sanson	11/2019	
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	1/15/2019	Ted Dill	11/2019	
Place Five	11/21/2016	Mindi Serkland	11/2020	
Economic Development Corp Board of Directors				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			7/15/2019	<i>Larry Munson resigned</i>
Place 5	7/17/2018	Dustin Cowin	7/15/2020	
Place 6	7/18/2017	John Kell	7/15/2019	
Place 7	1/20/2009	David Piekarski	7/15/2020	
Planning & Zoning Commission				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			6/1/2020	<i>Tom Ormsby passed away</i>
Seat 5, Chair	8/16/2011	David Rosenquist	6/1/2021	
	ex officio	Vicki Sanson	6/1/2021	<i>Council Liaison</i>
Parks & Recreation Board				5 members, CC liaison; residency req
Seat 1	4/17/2012	Mike Gulino	1/1/2021	
Seat 2	1/16/2018	Kelly Turk	1/1/2020	
Seat 3	5/1/2018	Ashley Lambert	1/1/2021	
Seat 4, Chair	4/17/2012	Bradley Tiegs	1/1/2020	
Seat 5 - Council	11/6/2018	Mindi Serkland	1/1/2021	<i>Council Liaison</i>
Alternate	1/15/2019	Michael Smith	1/1/2020	
TIF (TIRZ #1)				5 members, Mayor appt; Council consent
Seat 1	1/2/2009	David Hawkins	1/1/2020	
Seat 2	1/15/2019	Tracy Filo	1/1/2021	
Seat 3, Chair	1/6/2015	Chris Kane	1/1/2020	
Seat 4	1/17/2017	Chuck Teske	1/1/2021	
Seat 5	1/2/2009	Darlene Hurth	1/1/2020	
IFC Building Board of Appeals				8 members
Seat 1	9/18/2018	Joe Wetzal	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	Jason Browning	---	<i>Fire Marshal - Ex Officio</i>
LVFD Board of Directors				3 members
Seat 1	6/19/2018	Mindi Serkland	6/19/2020	
Seat 2	6/19/2018	Mike Jones	6/19/2021	
Seat 3	6/19/2018	Kelly Turk	6/19/2020	

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 mjsmith@lavon.net

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, ~~MS~~ 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	Leon Marshall
Street Address	283 Childress Dr
City ST ZIP Code	Lorton TX 75166
Home Phone	[REDACTED]
Work Phone	
E-Mail Address	[REDACTED]

Occupational Information

Current Occupation	Fire Department and buices/maintenance
Company Name	Lorton Fire Dept and buices
Work Phone	
Work Email Address	[REDACTED]

Educational Information

High School/Ged	Miami Carol City High School
Higher Education	Some college at Broward Community College and University of Miami
Organization or Group Memberships	Lorton FD Protestant Christian Fellowship (associate pastor)

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.

I have over 29 years of customer service/management experience. Leading as many as 175 individuals during the course of the 29 years. I am over the finance committee at church in Sachse and praysburg in Miami, FL. I am always volunteering some where in the community or at church.

RECEIVED

MAY 21 2019

Please complete front and back of this form

CITY OF LORTON

Previous Volunteer Experience

Summarize your previous volunteer experience. Please include Boards or Commissions on which you previously served.

New Hope Worship Center - Board of Directors - Finance - Youth Director
 associate pastor
 Pursuit Christian Church - Finance Director - Greeter - Associate Pastor
 Lavan VFD - Fire Fighter
 Anything else I can do in my community

Board Interest

Thank you for your interest in serving the City of Lavan. 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	A N Y
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 Lavan.

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 Lavan I choose to allow not allow public access to my home address, home phone number or whether I have family members.

Name (printed)	Leon Marshall
Signature	<i>Leon Marshall</i>
Date	5/21/19

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 Lavan.

Please return completed application to the City Secretary, City of Lavan, 120 School Road, Lavan, TX 75166. (All applications will be retained by the City of Lavan for a period of one year.)

Please complete front and back of this form

Volunteer/Board & Commission Application



Contact Information

Name: Rachel Dumas
 Street Address: 680 Lakeridge Dr.
 City ST ZIP Code: Lavon, TX 75166
 Home Phone: [Redacted]
 Work Phone: [Redacted]
 E-Mail Address: [Redacted]

Occupational Information

Current Occupation: Export Compliance
 Company Name: Solvay
 Work Phone: [Redacted]
 Work Email Address: [Redacted]

Educational Information

High School/Ged: A&M Consolidated High School
 Higher Education: Texas A&M University
 Organization or Group Memberships: International Compliance Professionals Association (ICPA), Daughters of the Republic of Texas

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.

I have had a lot of experience in budgeting, committee work and rules of order through multiple jobs and volunteer positions I have held in the past, and that I currently hold. In my current job I am on two special project committees that aim to transform our operation into a leaner and more efficient work flow, to increase revenue and cash flow. I am actively engaged in our community school district through my appointment to the district improvement committee as one of the two parents appointed. Seeing healthy economic growth in our town is foremost on my mind.

Please complete front and back of this form

RECEIVED

MAR 09 2019

CITY OF LAVON

Previous Volunteer Experience

Summarize your previous volunteer experience. Please include Boards or Commissions on which you previously served.

President of DFW Organization of Women in International Trade (Past)
Secretary of International Compliance Professional Association (Past)
Fundraising Chair of Parent Teacher Fellowship - Firewheel Christian (Past)
Secretary of Parent Teacher Organization at NeSmith (Past)
Member of CISD District Improvement Committee (Current)

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	<input checked="" type="checkbox"/>
Planning & Zoning	<input type="checkbox"/>
Parks & Recreation	<input type="checkbox"/>
Any Sub Committee	<input type="checkbox"/>

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.

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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)	Rachel Dumas
Signature	Rachel Dumas
Date	July 8, 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.

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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: July 16, 2019

ITEM: 8

Item:

DEPARTMENT REPORTS

The City Council may receive and discuss the reports.

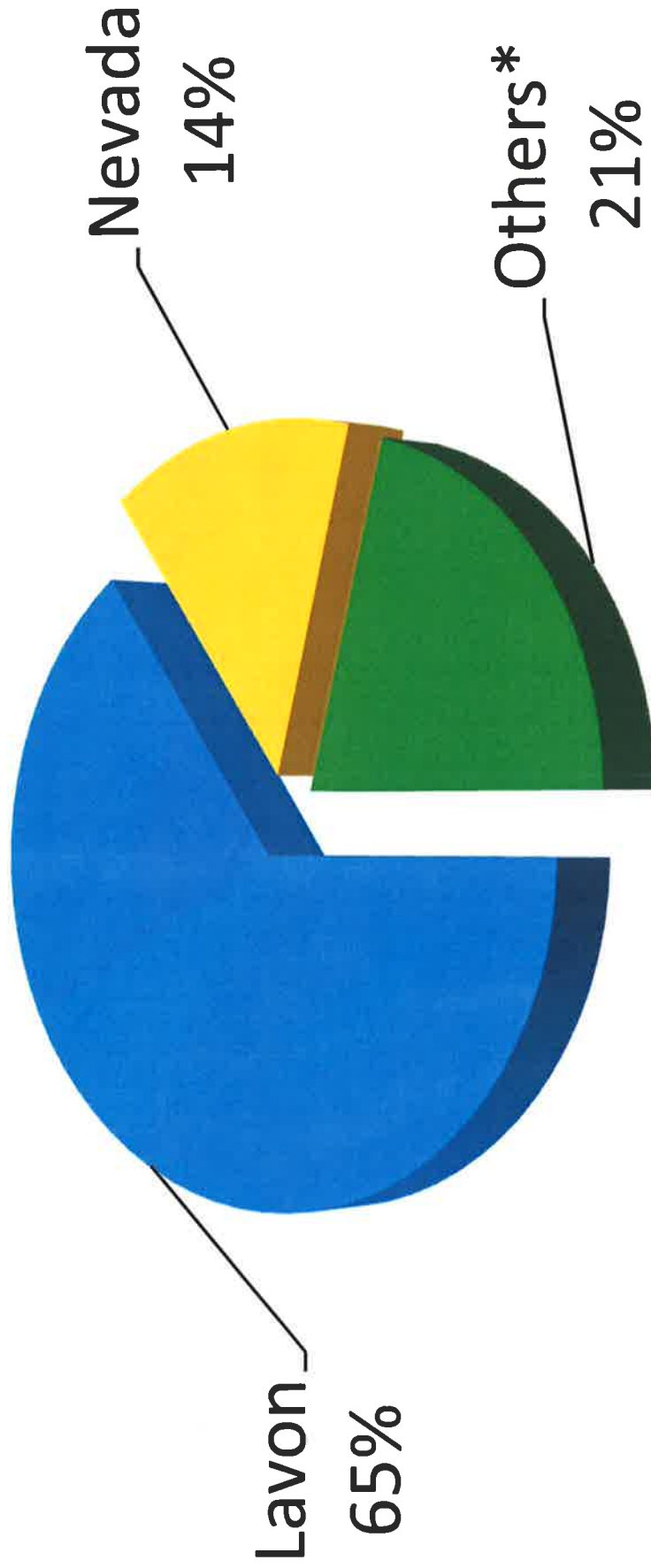
- A.** Police Services – 1) Reports for traffic stops, calls for service, call breakout and consolidated activity; and 2) crime prevention and community relations officer’s report.
- B.** Fire Services – 1) LVFD service and equipment reports and 2) EMS report.
- C.** Public Works Services – 1) General public works and street maintenance report including projects, mowing and trash collection; 2) code enforcement report; and 3) sanitary sewer system report.
- D.** Administration Services – 1) Financial Outlook; 2) Building Permits Report; 3) CWD Recycling Reports; 4) Collin County Tax Reports; 5) Sales Tax Report; 6) Lavon Economic Development Corporation Board Report; 7) TexStar Newsletter; 8) SH 205 Update; 9) Flags project report and 10) Community Survey Report.

Activity Levels



May '19

Call Breakout



* May include other cities and /or unincorporated areas of the County



LAVON POLICE DEPARTMENT

Community Liaison Program Update

Community Liaison Officer Carissa Vargas-Flournoy

1 July 2019



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 July 1, 2019.

Facebook:

<http://www.facebook.com/lavonpolice>

Page Likes:

1,038 likes (increase of 65)

Most Popular Posts:

2,279 reached – Community Camera Program

Twitter:

<http://www.twitter.com/lavonpolice>

Page Followers:

62 (increase of 2)

Most Recent Tweet:

CISD Back to School

Instagram:

<http://www.instagram.com/lavonpolice>

Page Followers:

226 (increase of 0)

Most Recent Post:

Drug Take Back

Community Outreach & Upcoming Programs -

Wednesday, June 5 – Thursday, June 6, 2019 – Babysitter Club – Lavon PD and FD taught the Babysitter Training Class, which is designed specifically for new babysitter ages 11-16 years old. During this class sitters were taught safety with children, first aid and CPR.

Tuesday, June 11 – Camp 911 – LPD participated in Camp 911 where we educated on bike safety, cross walks & what to do when you see things that “just doesn’t look right!” We also provided a photo ID card to all Camp 911 participants and a fingerprint kit!

Tuesday, October 1 – National Night Out 2019 – Lavon Police Department officially registered and planning is underway for National Night Out 2019! NNO will be on Tuesday, October 1st from 6:30pm – 8:30pm. Business sponsorships have extended for NNO and will run through July 31st.

Important dates LPD will be participating in, or attending :

Saturday, August 10, 2019 – CISD Back to School Bash

Monday, September 9, 2019 – CISD Homecoming Parade & Festival

Tuesday, October 1, 2019 – National Night Out

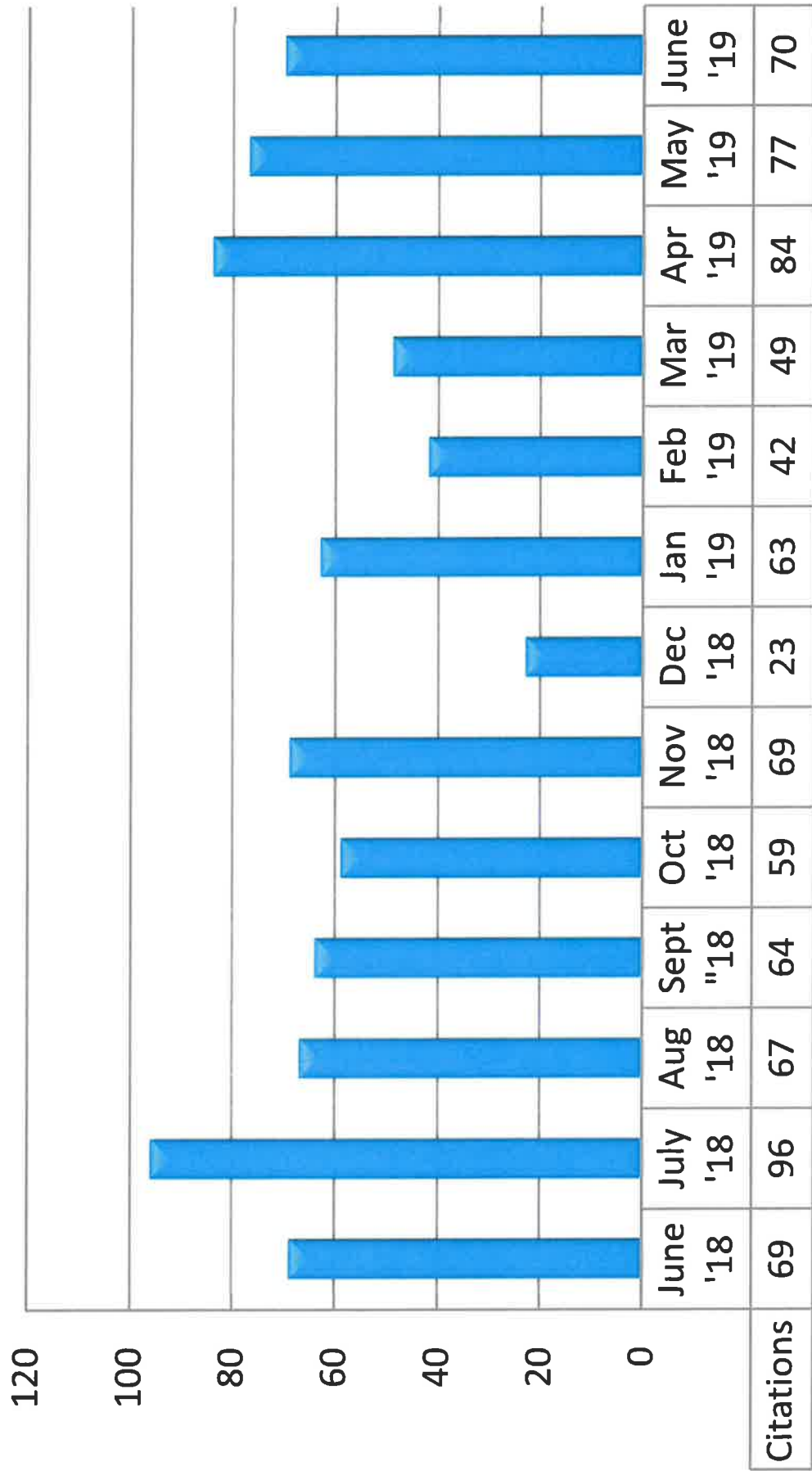
Community Relation Highlights

- 2019 Department pictures are being planned for this summer and will be featured in National Night Out bags
- During the month of May 2019, Lavon PD’s Facebook page had two posts that reached over 3,700 people – “Sierra Leone” scam & Traffic Alert of an accident at SH 78 & SH 205.
- A June 22, 2019 Facebook post educating citizens about the REAL ID Act also received 72 shares.
- During the month of June 2019, Lavon PD’s Facebook page reached over 1,000 likes!
- We have conducted 12 car seat checks in the month of June with 8 families and provided online education to an additional 6 families.
- I am still working with Twitter to regain access to the Lavon Police account, at this time the account has been frozen due to a validation process.

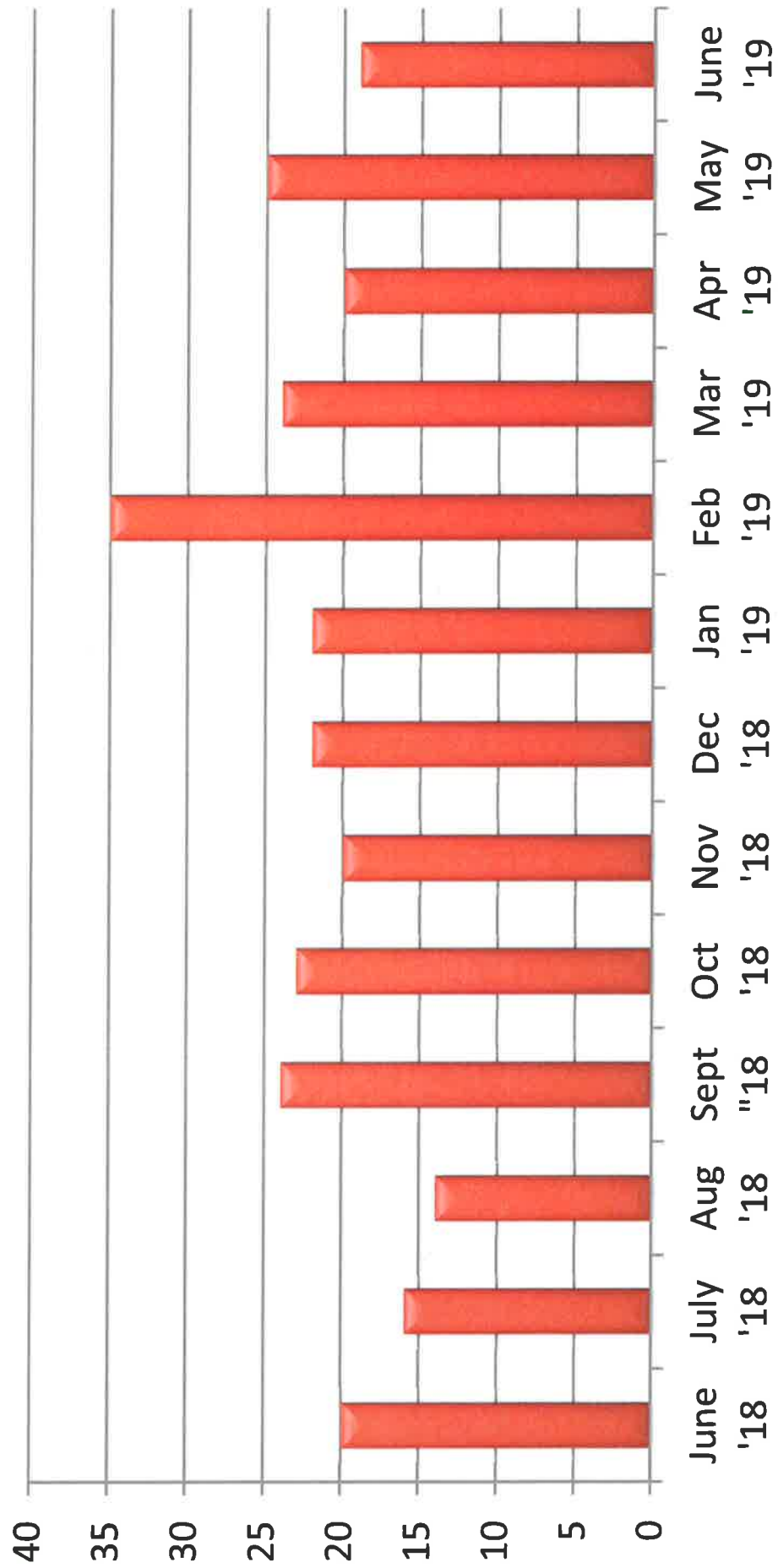
Officers Down

As of this report, Texas leads the Nation for In The Line Of Duty Deaths for 2019, with June being the highest month so far. In addition to these deaths, there have been several off duty deaths of law enforcement as well. We ask for continued prayers for our Brothers and Sisters in Blue.

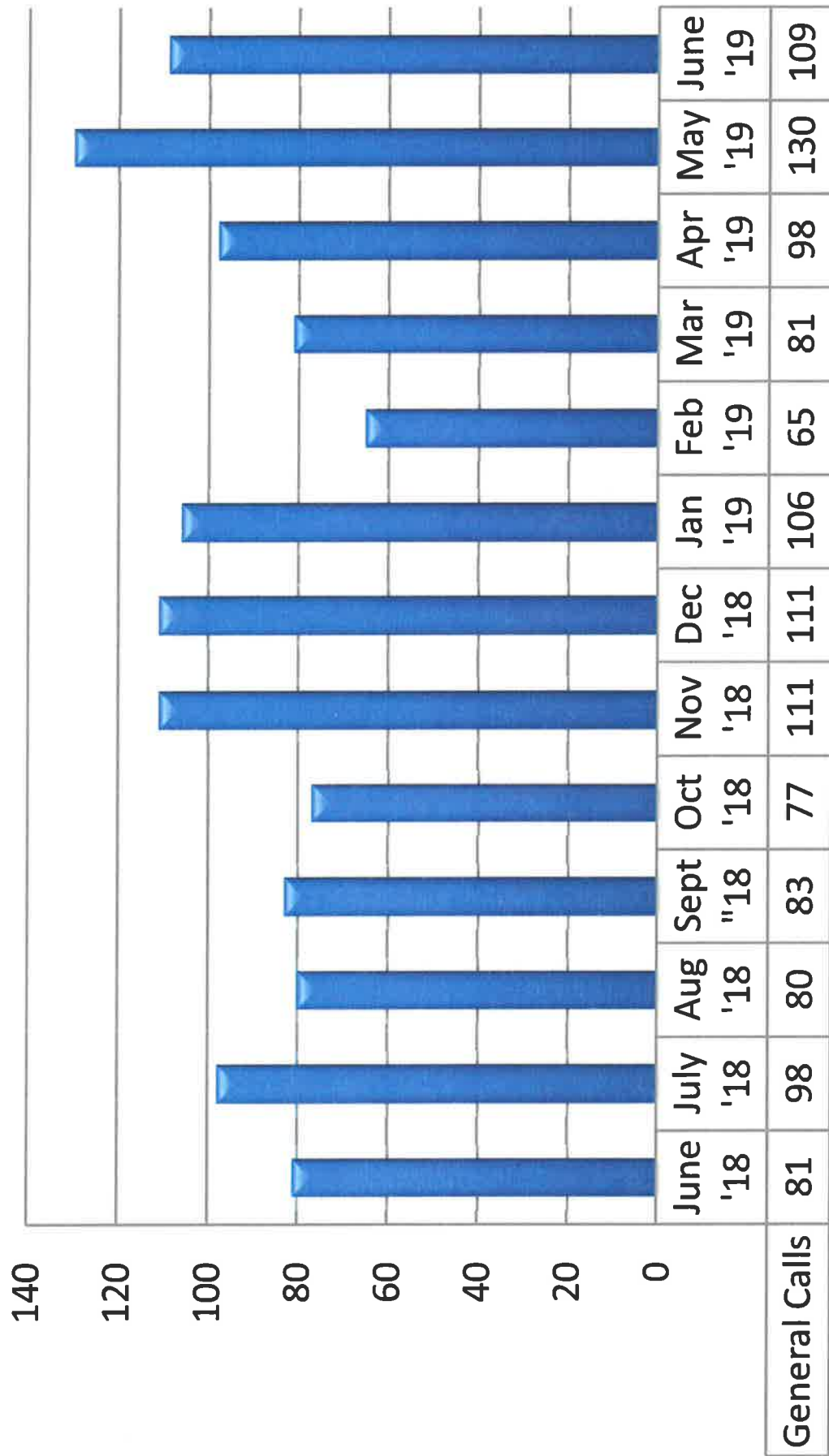
Citations



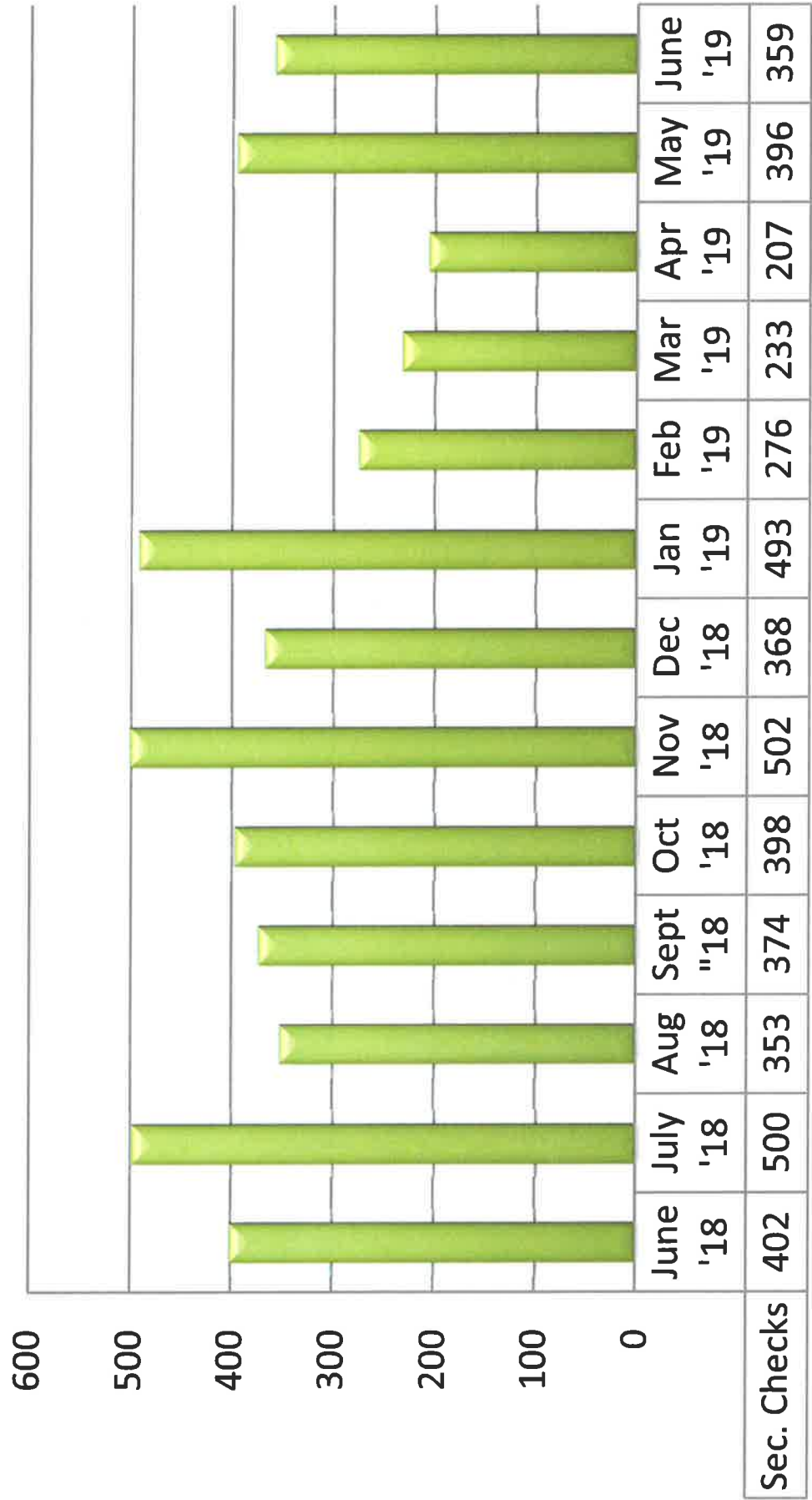
Criminal Offenses (excludes "C" Traffic)



General Calls



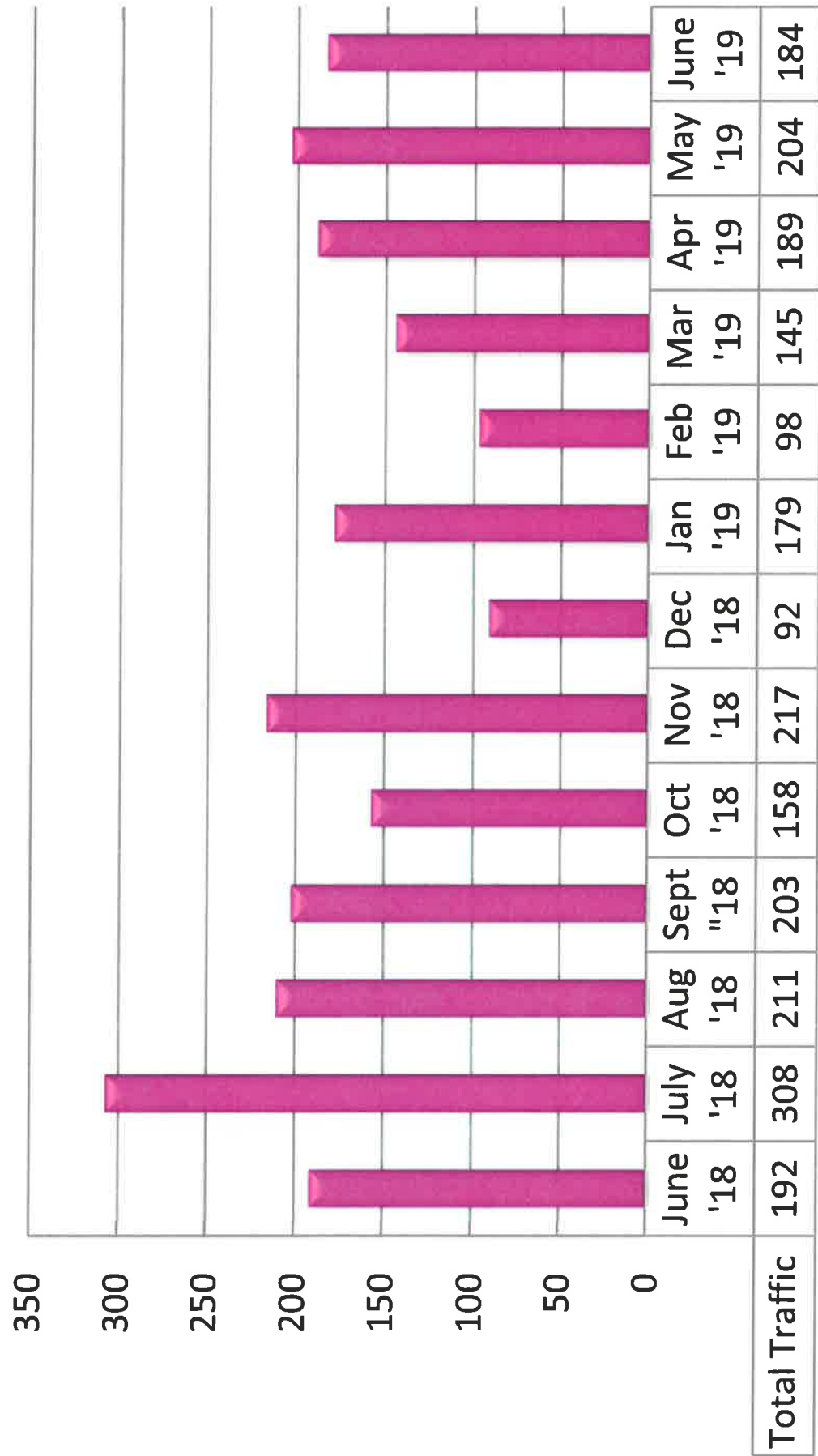
Security Checks



Law Enforcement Calls



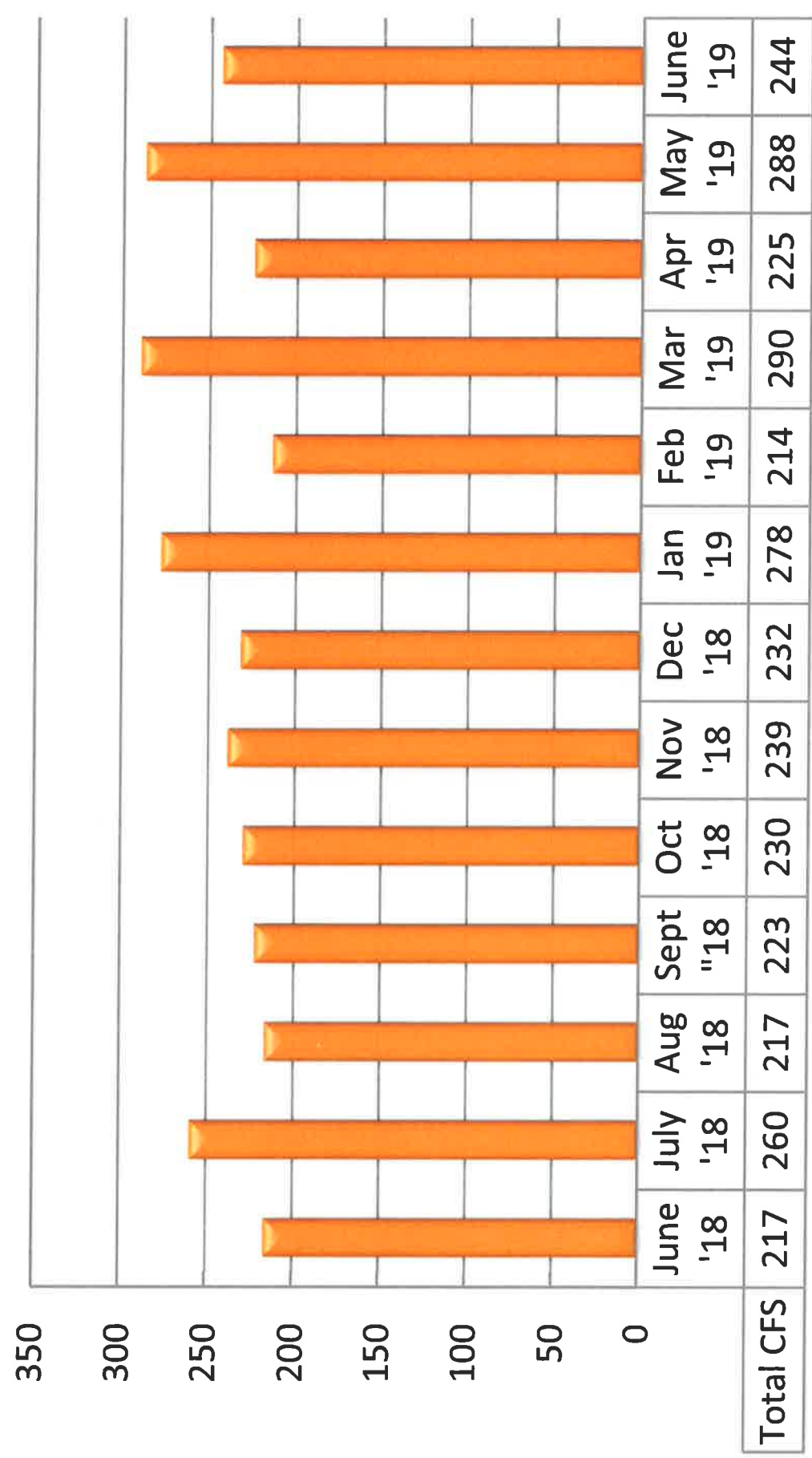
Total Traffic



Warnings



Total Calls For Service





Custom Apr 1, 2019 - Jun 30, 2019

09:16

MM:SS

Average Response Time

28%

OF RESPONSES

Response Time < 10:00

91

DAYS

In Calendar Time Box

32

UNIT RESPONSES

In Selected Time Box



Counts	% Rows	% Columns	% All											
Week Ending	4/7/19	4/14/19	4/21/19	4/28/19	5/5/19	5/12/19	5/19/19	5/26/19	6/2/19	6/9/19	6/16/19	6/23/19	6/30/19	Total
00:00 - 04:59								1						1
05:00 - 07:59	1	1			1	1	1			2			1	8
08:00 - 08:59					1						1	2	1	5
09:00 - 09:59			1	1	1	1	1							5
10:00 - 11:59	1			1		1	1			1	2	1	1	9
12:00 - 14:59									2				1	3
15:00 - 16:59							1							1
17:00 - 17:59														
18:00 - 19:59														
20:00 - 29:59														
30:00 - 1:29:59														
Total	2	1	1	2	3	3	4	1	2	3	3	3	4	32
Exceptions														0



Custom v Apr 1, 2019 - Jun 30, 2019 v

09:16

MM:SS
Average Response Time

28%

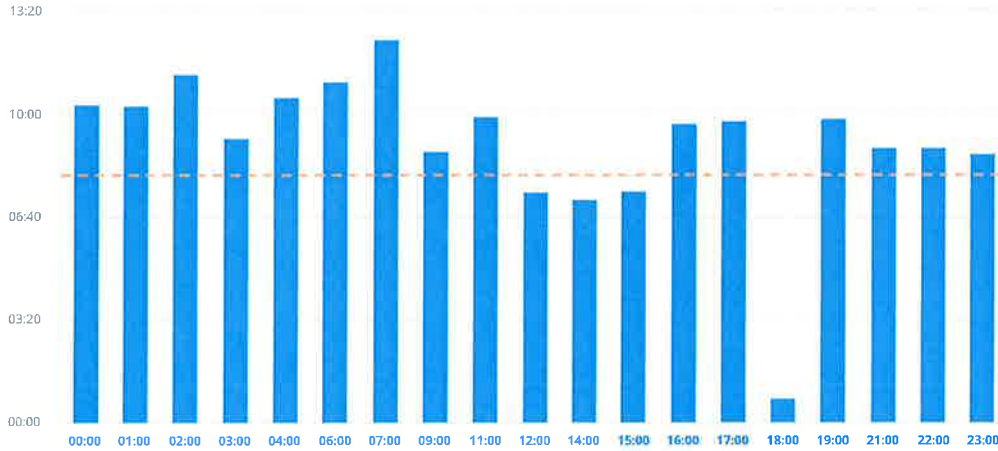
OF RESPONSES
Response time < 05:00

91

DAYS
In Selected Time Slice

32

UNIT RESPONSES
In Selected Time Slice



Counts

% Rows

% Columns

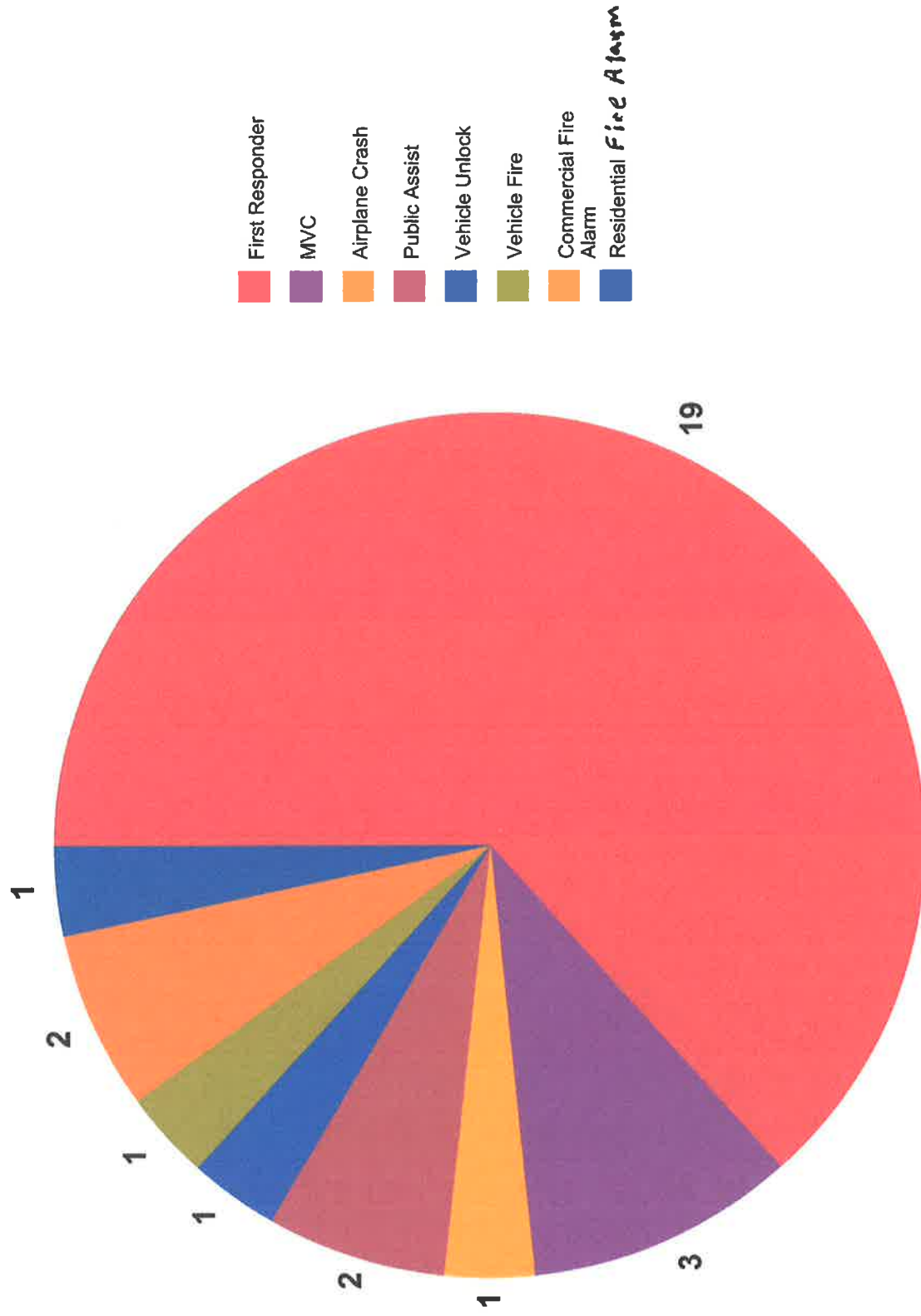
% All

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
00:00					1							1
01:00					1							1
02:00					1							1
03:00			1	1								2
04:00					1							1
06:00					2	1						3
07:00						1						1
09:00			1									1
11:00					2	1						3
12:00		1										1
14:00		1										1
15:00		2			1							3
16:00		1	1				1					3
17:00		2						1				3
18:00	1											1
19:00				1	1							2
21:00			1									1

22:00		1			1					2
23:00			1							1
Total	1	8	5	5	9	3	1			32
Exceptions										0

Total Calls for June - 30



Account	Ordinary Income/Expense	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Actual	Feb 2019 Actual	Mar 2019 Actual	Apr 2019 Actual	May 2019 Actual	June 2019 Actual	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2018-2019 Budget
10 1200	Transfers to GF														
10 1201	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 3675	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 3676	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
10 3680	Reimbursement to GF from sewk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,404.33	150,404.33	150,404.34	451,213.00	451,213.00
	Public Safety Radios	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,020.67	9,020.67	9,020.66	27,062.00	27,062.00
	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	183,756.00	183,756.00	186,828.00	783,341.00	783,341.00
	Judicial Branch														
10 1301	Court Fees	200.00	190.00	210.00	90.00	60.00	70.00	250.00	330.00	340.00	420.00	420.00	420.00	3,000.00	3,000.00
	Total Judicial Branch	200.00	190.00	210.00	90.00	60.00	70.00	250.00	330.00	340.00	420.00	420.00	420.00	3,000.00	3,000.00
	Legislative Branch														
10 1400	Administrative Fee	1,050.00	1,300.00	1,600.00	1,571.26	900.00	1,350.00	1,850.00	1,700.00	1,650.00	1,376.24	1,376.24	1,376.26	17,100.00	17,000.00
10 1401	Banking Interest	315.64	207.65	386.10	471.01	434.67	826.08	341.52	826.08	500.00	837.59	837.59	837.60	6,428.00	6,428.00
10 1403	Late Fees	2,367.30	2,075.85	2,127.08	2,203.88	2,721.23	2,697.53	3,021.25	1,919.67	2,201.34	1,700.00	1,700.00	1,700.00	28,435.13	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	0.50
10 1410	Community Center/Pavilion Ren	2,505.00	470.00	760.00	705.00	605.00	2,215.00	520.00	1,483.00	555.00	0.00	0.00	182.00	10,000.00	10,000.00
	Total Legislative Branch	6,238.44	4,053.50	4,873.18	4,951.15	4,660.90	6,695.06	5,792.77	5,928.75	4,906.34	3,913.83	3,913.83	4,095.86	59,963.63	53,428.00
	Operations Division														
10 1500	Food Service Inspection Permits	0.00	319.24	2,170.00	620.00	400.00	50.00	10.00	0.00	0.00	0.00	0.00	430.78	4,000.00	4,000.00
10 1501	General Permit Fees	5,465.00	12,290.74	8,308.25	6,974.40	3,642.90	2,396.55	6,445.50	5,640.50	2,483.95	0.00	0.00	0.00	53,647.79	46,000.00
10 1502	New Building Permit Fees	18,677.40	0.00	0.00	7,877.40	0.00	3,451.50	0.00	0.00	0.00	2,483.70	0.00	2,500.00	35,000.00	35,000.00
10 1503	OSSF Permit Fees	400.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	800.00	500.00
10 1504	PD Fines / Fees	5,143.56	3,235.41	2,495.18	5,077.07	4,937.99	5,497.41	6,623.32	5,354.98	6,168.00	6,822.36	6,822.36	6,822.36	65,000.00	65,000.00
10 1505	PD Warrant Fines / Fees	521.20	342.14	8.86	590.90	359.10	173.80	515.10	0.00	0.00	772.76	772.76	772.76	5,000.00	5,000.00
10 1508	Sale of Property	30.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	4,789.00	0.00	0.00	0.00	2,000.00	2,000.00
10 1508	PD Contract	0.00	0.00	0.00	0.00	10,750.00	0.00	0.00	0.00	0.00	10,750.00	16,125.00	16,125.00	84,500.00	84,500.00
10 1513	Infrastructure Inspection Fees	0.00	0.00	0.00	0.00	0.00	79,799.96	0.00	61,362.13	71,455.51	0.00	0.00	0.00	212,617.60	166,000.00
10 1514	Building Rent - LEDC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	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	0.00	0.00	0.00	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
	Total Operations Division	30,237.16	16,177.53	12,982.29	21,139.77	20,084.99	91,369.22	24,343.92	72,757.61	87,077.06	21,338.82	23,720.12	27,150.90	448,389.39	391,000.00
	Prior Year Carryover														
10 1570	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	2,186.46	7,460.96	0.00	12.98	21,985.81	0.00	197.17	7,817.39	0.00	33,446.45	33,446.45	33,446.45	140,000.00	140,000.00
10 1601	Property Tax	9,724.43	19,268.95	512,549.06	224,754.01	28,250.54	5,315.03	3,330.43	1,909.92	847.67	0.00	0.00	0.00	805,950.04	709,633.00
10 1602	Sales & Use Tax	19,365.11	19,709.43	17,630.06	17,557.91	20,798.10	16,147.86	17,374.37	21,205.22	16,701.45	6,302.98	6,302.98	6,303.00	185,398.47	175,000.00
	Total Taxes	31,276.00	46,439.24	530,179.12	242,324.88	71,034.45	21,462.86	20,901.97	30,932.53	17,549.12	39,749.43	39,749.43	39,749.45	1,131,348.51	1,024,633.00
	Total Income	577,722.80	91,193.27	572,577.59	292,838.60	120,183.34	143,930.19	75,561.66	134,281.89	134,205.52	249,180.08	251,561.38	268,244.21	2,911,460.53	2,740,840.00
	Expense														
	Judicial Branch														
20 6001	Credit Card Fees	103.31	151.89	161.83	64.77	95.52	78.51	73.87	95.69	131.34	747.75	747.75	747.77	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	714.37	710.71	710.71	714.37	710.71	714.37	710.71	710.71	710.71	8,603.66	8,603.66
20 6250	Office Supplies	86.47	87.62	15.99	71.60	203.08	97.07	7.98	111.43	48.92	263.28	263.28	263.28	1,500.00	1,500.00
20 6302	Payroll - Municipal Court Staff	4,142.00	6,227.64	4,374.73	6,104.17	4,372.99	4,381.17	4,173.95	4,407.94	4,101.54	6,484.62	6,484.62	6,484.64	61,740.00	61,740.00
20 6303	Payroll - Judge	225.00	300.00	0.00	225.00	282.50	412.50	600.00	225.00	225.00	341.67	341.67	341.66	3,500.00	3,500.00
20 6303	Payroll - Prosecutor	200.00	375.00	0.00	300.00	225.00	450.00	600.00	300.00	300.00	250.00	250.00	250.00	3,500.00	3,500.00
20 6400	Postal Fees	0.00	56.70	0.00	50.00	0.00	27.50	0.00	27.50	0.00	96.10	96.10	96.10	450.00	450.00
20 6600	Training	0.00	0.00	0.00	300.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	1,000.00
	Total Judicial Branch	5,451.15	7,909.56	5,263.26	7,829.91	5,988.80	6,157.46	6,170.17	5,878.27	5,521.17	8,894.12	9,069.13	9,529.66	83,643.66	83,643.66

Account	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Actual	Feb 2019 Actual	Mar 2019 Actual	Apr 2019 Actual	May 2019 Actual	June 2019 Actual	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2018-2019 Budget
Administration														
30 8010 Advertising & Notices	1,532.86	169.66	0.00	257.99	492.30	75.00	75.00	717.36	1,450.54	936.50	936.50	936.49	7,580.00	7,500.00
30 8011 Automobile Allowance	200.00	200.00	200.00	300.00	100.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	2,400.00
30 8015 Building Supplies	268.82	21.98	272.03	113.51	32.19	120.86	139.06	26.16	75.78	309.87	309.87	309.85	2,000.00	2,000.00
30 8021 Cell Phone - Staff	37.10	36.84	0.00	37.10	0.00	0.00	0.00	0.00	42.08	50.00	50.00	50.00	302.86	1,500.00
30 8060 Computer (Server/Software)	16.23	16.23	16.23	16.23	16.23	16.23	16.23	16.23	16.23	5,017.98	5,017.98	5,017.97	15,200.00	15,200.00
30 8065 Council Supplies	0.00	43.30	29.99	0.00	66.20	18.43	104.85	12.88	124.44	366.64	366.64	366.64	1,500.00	1,500.00
30 8070 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 8080 CPA	0.00	0.00	0.00	393.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	606.25	1,000.00	1,000.00
30 8081 Drinking Water/Gatorade All	63.84	0.00	46.80	57.76	0.00	39.80	0.00	0.00	0.00	257.33	257.33	257.34	1,000.00	1,000.00
30 8100 Dues & Fees	75.00	489.50	65.00	399.00	1,302.50	-208.83	129.66	0.00	0.00	959.39	959.39	959.37	5,130.00	5,130.00
30 8101 Elections	0.00	0.00	0.00	1,932.81	62.50	0.00	0.00	0.00	0.00	5,504.69	5,504.69	0.00	7,500.00	7,500.00
30 8103 Health Insurance	2,210.91	2,196.27	2,196.27	2,196.27	2,196.27	2,196.27	2,196.27	2,196.27	2,210.91	2,196.27	2,196.27	10,196.81	34,414.64	34,400.00
30 8104 Community Events	440.88	814.42	1,714.06	49.95	0.00	1,544.60	485.45	182.33	167.69	0.00	0.00	600.82	6,000.00	6,000.00
30 8105 Mitage & Meals	133.00	24.79	0.00	0.00	7.57	55.74	47.31	67.16	107.54	186.75	186.75	186.75	1,000.00	1,000.00
30 8250 Office Supplies	339.88	240.92	182.09	158.34	224.99	213.42	254.16	77.16	143.93	555.04	555.04	555.03	3,500.00	3,500.00
30 8251 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	586.05	0.00	0.00	0.00	750.00	750.00
30 8252 Office Equipment	622.50	0.00	0.00	0.00	348.60	0.00	0.00	0.00	0.00	1,100.00	1,100.00	1,278.90	4,500.00	4,500.00
30 8300 Payroll - Admin Staff	16,596.72	17,451.72	16,596.72	24,890.08	16,549.22	16,596.72	16,596.72	16,596.72	16,597.93	18,429.48	18,429.48	18,429.48	213,691.00	213,691.00
30 8324 Comm Center Events Coord	440.00	450.00	750.00	460.00	500.00	430.00	710.00	250.00	615.00	965.00	965.00	965.00	7,500.00	7,500.00
30 8400 Postal Fees	0.00	0.00	0.00	3.52	0.00	0.00	0.00	75.00	0.00	57.16	57.16	57.16	250.00	250.00
30 8450 Sales Tax Rebate	0.00	0.00	0.00	9,828.51	0.00	0.00	0.00	0.00	0.00	5,171.49	0.00	0.00	15,000.00	15,000.00
30 8500 Software	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
30 8600 Training	385.76	15.00	30.00	30.00	0.00	45.00	45.00	60.00	644.74	644.74	644.74	644.74	2,500.00	2,500.00
30 7000 Electric	552.54	412.22	326.14	297.30	333.46	368.02	372.97	372.97	496.07	513.65	513.65	513.65	5,000.00	5,000.00
30 7002 Natural Gas	50.15	104.61	480.10	638.83	662.56	676.20	112.37	52.84	48.49	558.01	558.01	558.01	4,500.00	4,500.00
30 7003 Telephone	511.13	532.17	512.97	514.26	525.05	423.45	420.11	420.11	163.92	718.95	718.95	718.93	6,200.00	6,200.00
30 7004 Water	257.63	36.56	35.34	43.30	43.30	42.66	43.93	46.49	47.13	51.22	51.22	51.22	750.00	750.00
Total Administration	25,194.31	23,691.45	24,590.58	43,021.05	23,912.94	23,278.59	22,331.11	21,746.12	23,823.73	39,745.47	40,432.92	44,050.23	355,808.50	356,911.00
Operations Division														
Fire Capital Outlay														
50 8009 Fire Engine 2013 Spartan	0.00	0.00	0.00	22,501.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,501.41	22,501.41
50 8113 FD Furnishings	6,712.76	8,951.06	5,040.00	94.46	0.00	930.00	0.00	71.89	2,574.00	0.00	3,697.72	0.00	28,071.89	28,000.00
50 8117 Fire Quick Response	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,862.83	0.00	0.00	9,999.17	29,862.00	29,862.00
50 8118 FD-EOC-PD Snings	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
50 8119 Fire Radios	2,531.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,805.46	2,500.00	1,805.90	2,500.00	16,142.46	9,337.00
50 8020 Fire Marshal Vehicle	0.00	0.00	12,802.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,802.70	12,803.00
Total Fire Capital Outlay	9,243.86	8,951.06	17,642.97	22,585.87	0.00	930.00	0.00	71.89	29,242.29	2,500.00	5,503.62	12,499.20	109,380.46	102,503.00
Fire Operations														
40 5000 ALS medical Supplies	0.00	0.00	141.07	0.00	0.00	0.00	0.00	0.00	0.00	500.00	308.93	0.00	950.00	950.00
40 5001 Apparatus Upgrades/Repairs	13.77	1,182.95	23.97	0.00	0.00	412.03	148.90	184.65	0.00	1,250.00	1,250.00	533.73	5,000.00	5,000.00
40 5002 Asset Tags/Metal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00	300.00	300.00
40 5007 City Radio/Antenna/Install	0.00	0.00	17.75	0.00	0.00	0.00	0.00	0.00	0.00	600.00	592.25	0.00	1,210.00	1,210.00
40 5008 Cleaning - FD	350.00	350.00	350.00	175.00	175.00	175.00	0.00	0.00	0.00	0.00	25.00	0.00	1,600.00	1,600.00
40 5010 Computer/IT Items/Printer	36.92	0.00	643.15	76.62	0.00	0.00	2,400.00	333.29	315.55	1,848.16	1,848.16	1,848.16	9,350.00	9,350.00
40 6002 Equipment Maint and Repair	15.00	6.99	27.22	54.50	86.95	17.19	8.50	7.00	69.95	334.90	334.90	334.90	1,300.00	1,300.00
40 6010 Fuel	142.10	178.25	86.24	96.83	75.00	280.84	181.73	424.21	495.71	846.36	646.37	3,900.00	3,900.00	3,900.00
40 6073 FD Dispatch	1,227.50	0.00	0.00	1,227.50	0.00	0.00	1,227.50	0.00	0.00	3,107.66	3,107.66	1,860.16	11,778.00	11,778.00
40 6101 VFD Fire Marshal Dues & Fees	76.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	657.69	657.69	657.68	2,050.00	2,050.00
40 6120 Internet/Wifi/Sat	184.18	201.10	203.92	203.92	203.92	203.92	147.66	206.09	206.09	210.00	210.00	210.00	2,370.80	1,750.00
40 6145 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	0.00	0.00
40 6147 Postage	39.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.75	11.75	11.74	75.00	75.00
40 6148 PPE/Bunker gear	534.78	1,553.96	406.98	3,014.00	0.00	0.00	0.00	0.00	0.00	3,800.00	3,800.00	2,090.68	15,200.00	15,200.00
40 6200 Safety Fire Equipment	331.14	0.00	563.00	808.07	41.86	0.00	343.98	68.55	0.00	2,485.00	0.00	2,795.84	9,980.00	9,980.00
40 6201 Fire Hose	0.00	176.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523.33	0.00	700.00	1,400.00	1,400.00
40 6204 NFPA Pump/Ladder EZ	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 6205 Fire Chief	4,960.30	5,135.30	4,960.30	7,440.45	2,480.15	0.00	3,548.07	4,730.76	4,730.76	7,837.97	7,837.97	7,837.97	61,500.00	61,500.00
40 6206 Health Insurance	714.37	710.71	710.71	714.37	-663.18	0.00	3.86	663.18	781.90	1,194.76	1,194.76	1,194.76	7,200.00	7,200.00
40 6207 PT Personnel Stipend	0.00	0.00	1,575.00	1,950.00	2,100.00	2,700.00	4,650.00	1,725.00	1,725.00	2,875.00	2,875.00	2,875.00	25,050.00	25,050.00
40 6208 Graphics/Uniforms	0.00	0.00	654.43	0.00	0.00	0.00	0.00	1,241.94	85.96	0.00	0.00	0.00	1,982.33	1,982.33
40 6209 Mobile Technology	0.00	127.93	0.00	184.17	0.00	77.67	84.08	42.00	80.73	214.46	214.46	214.46	1,200.00	1,200.00
40 6250 Fire Services General	436.16	98.70	0.00	0.00	236.25	0.00	0.00	0.00	150.99	204.26	204.26	204.26	1,000.00	1,000.00
40 6261 Travel/Conferences/Meals - FD	551.94	10.34	266.14	9.42	78.64	0.00	33.15	271.62	172.32	0.00	0.00	0.00	1,274.51	1,200.00
40 7000 Electric	140.18	104.15	175.11	140.18	341.06	333.02	270.65	263.35	304.96	931.29	931.29	931.30	4,000.00	4,000.00
40 7001 Natural Gas	46.32	46.32	57.14	55.75	33.16	70.51	47.76	46.32	47.09	183.21	183.21	183.21	2,500.00	2,500.00

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40 7002	31.69	38.99	33.51	44.58	117.78	41.38	54.15	40.75	41.38	135.26	135.26	135.27	850.00	850.00
40 7003	0.00	0.00	0.00	885.00	0.00	0.00	0.00	0.00	3,495.99	0.00	0.00	0.00	5,300.00	5,300.00
40 7005	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	200.00	220.00	0.00	720.00	720.00
40 7005	9,773.29	12,476.68	11,009.50	17,416.85	5,070.54	4,575.80	13,474.79	10,323.71	12,904.67	30,464.52	26,642.39	26,407.90	180,540.64	179,713.00
Police Department														
Police Capital Outlay														
50 8108	4,377.42	0.00	4,377.42	0.00	0.00	36,451.42	4,377.42	0.00	0.00	8,416.32	267.15	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	11.99	0.00	0.00	0.00	0.00	0.00	0.00	791.31	5,800.00	5,800.00
50 8112	22,102.88	4,970.00	4,404.12	0.00	11.99	36,451.42	4,377.42	0.00	0.00	8,416.32	267.15	791.31	81,525.46	81,525.46
40 8015	0.00	9.99	0.00	0.00	91.67	0.00	616.22	790.66	0.00	267.15	267.15	267.14	2,300.00	2,300.00
40 8018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	1,500.00	1,500.00
40 6021	-98.55	1,484.16	33.98	1,490.60	29.99	906.18	749.95	289.70	739.50	1,324.83	1,324.83	1,324.83	9,600.00	9,600.00
40 8050	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 8055	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 8061	249.95	0.00	934.23	0.00	0.00	0.00	0.00	0.00	48.99	922.27	922.27	922.28	4,000.00	4,000.00
40 8070	0.00	0.00	252.94	35.00	13.52	0.00	0.00	-360.00	103.36	585.06	585.06	585.06	1,800.00	1,800.00
40 8071	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	599.40	600.20	600.20	600.20	2,600.00	2,600.00
40 8072	0.00	13,144.00	0.00	13,144.00	0.00	0.00	13,144.00	0.00	0.00	3,666.00	0.00	0.00	43,298.00	43,298.00
40 8102	0.00	200.00	0.00	325.47	0.00	0.00	0.00	0.00	0.00	58.17	58.16	58.17	700.00	700.00
40 8140	10.67	0.00	0.00	36.00	0.00	956.95	540.00	0.00	11.99	811.31	811.31	811.30	4,000.00	4,000.00
40 8141	99.96	0.00	90.00	0.00	0.00	370.00	0.00	0.00	0.00	0.00	1,315.04	625.00	2,500.00	2,500.00
40 8143	4,359.19	4,985.77	4,985.77	5,026.03	5,648.95	5,699.48	5,796.74	5,696.48	5,736.74	9,842.62	9,842.62	9,842.61	77,400.00	77,400.00
40 8146	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	200.00	500.00	500.00
40 8150	0.00	0.00	0.00	0.00	188.94	188.97	0.00	0.00	377.88	248.07	248.07	248.07	1,500.00	1,500.00
40 8160	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 8252	0.00	0.00	0.00	0.00	195.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40 8253	156.40	84.63	60.82	358.09	243.23	360.84	82.76	75.52	157.63	470.03	470.03	470.02	3,000.00	3,000.00
40 8255	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	600.00	600.00
40 8350	38,117.94	38,239.55	36,027.64	59,419.73	39,360.35	39,360.34	39,363.59	39,360.35	39,360.36	48,641.39	48,641.39	48,641.37	513,534.00	513,534.00
40 8400	3.75	16.70	53.69	42.85	29.04	127.05	48.02	173.08	37.10	72.91	72.91	72.90	750.00	750.00
40 8451	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,333.33	3,333.33	3,333.33	10,000.00	10,000.00
40 8453	0.00	0.00	0.00	0.00	3,300.00	142.06	0.00	0.00	0.00	0.00	0.00	57.94	3,500.00	3,500.00
40 8452	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 8501	725.00	0.00	164.25	0.00	0.00	0.00	0.00	0.00	0.00	610.75	0.00	0.00	1,500.00	1,500.00
40 8502	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	481.50	0.00	0.00	18.50	500.00	500.00
40 8650	9,600.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
40 8601	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 8650	0.00	110.90	1,050.26	732.00	101.18	0.00	11.46	262.53	16.00	464.14	464.14	464.14	4,000.00	4,000.00
40 8900	35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.00	137.67	137.67	137.66	500.00	500.00
40 8903	1,929.31	1,696.29	1,375.67	1,594.62	1,529.05	1,654.00	1,942.67	2,389.04	1,831.81	2,352.45	2,352.45	2,352.44	23,000.00	23,000.00
40 8904	2,428.13	189.75	303.63	1,102.38	464.44	740.95	1,305.43	709.61	546.95	69.58	69.58	69.57	8,000.00	8,000.00
40 8950	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	3,000.00	3,000.00
40 8900	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
40 7027	370.17	363.30	430.23	489.41	468.58	447.41	354.65	402.43	398.65	91.39	91.39	91.39	4,000.00	4,000.00
40 7028	29.26	29.26	26.26	41.38	468.44	468.44	577.02	491.43	0.00	706.92	706.92	706.92	6,000.00	6,000.00
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	62,846.45	47,618.83	86,325.39	53,059.99	52,813.61	65,590.96	51,585.84	51,441.29	80,608.17	76,746.46	76,262.80	765,682.00	764,692.00
Public Works														
Public Works Capital Outlay														
40 8908	0.00	0.00	0.00	0.00	0.00	4,962.56	0.00	0.00	0.00	0.00	0.00	0.44	4,963.00	4,963.00
50 8014	0.00	0.00	6,338.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,338.00	6,338.00
50 8015	0.00	0.00	8,685.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,685.00	8,685.00
50 8021	2,365.36	0.00	2,365.36	0.00	0.00	0.00	2,365.36	0.00	0.00	2,365.36	0.00	538.56	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	1,500.00	1,500.00	
50 8114	2,365.36	0.00	17,388.36	0.00	0.00	4,962.56	2,365.36	0.00	0.00	2,365.36	0.00	2,039.00	31,486.00	31,486.00
40 5980	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 8022	191.37	219.35	187.98	0.00	0.00	0.00	0.00	0.00	168.32	411.00	411.00	410.98	2,000.00	2,000.00
40 6051	1,920.00	2,120.00	3,880.00	3,090.00	5,800.00	5,620.00	4,640.00	3,040.00	1,520.00	4,610.00	4,456.67	4,456.66	45,153.33	45,000.00
40 6104	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	325.00	0.00	325.00	1,000.00	1,000.00
40 6105	600.00	100.00	150.00	0.00	0.00	300.00	950.00	0.00	0.00	0.00	650.00	0.00	2,750.00	2,750.00

Account	Oct 2018 Actual	Nov 2018 Actual	Dec 2018 Actual	Jan 2019 Actual	Feb 2019 Actual	Mar 2019 Actual	Apr 2019 Actual	May 2019 Actual	June 2019 Actual	July 2019 Outlook	Aug 2019 Outlook	Sept 2019 Outlook	FY 2018-2019 TOTAL	FY 2018-2019 Budget
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 6151	0.00	0.00	0.00	0.00	0.00	0.00	1,003.38	0.00	-2,316.73	0.00	0.00	0.00	-1,313.35	-
40 6155	1,455.00	0.00	0.00	0.00	400.00	579.70	0.00	2,705.94	450.96	3,802.80	3,802.80	3,802.80	17,000.00	17,000.00
40 6158	92.92	25.00	97.12	0.00	0.00	973.12	0.00	59.28	55.00	1,899.19	1,899.19	1,899.18	7,000.00	7,000.00
40 6260	2,143.11	2,132.13	2,132.13	2,143.11	2,132.13	2,132.13	2,143.11	2,132.13	2,143.11	2,143.11	2,132.13	2,291.67	25,800.00	25,800.00
40 6265	29.73	0.00	15.07	0.00	42.15	23.55	0.00	43.38	0.00	282.04	282.04	282.04	1,000.00	1,000.00
40 6267	261.84	37.10	136.84	0.00	0.00	0.00	0.00	0.00	42.08	174.05	174.05	174.04	1,000.00	1,000.00
40 6270	15.49	71.33	0.00	0.00	11.03	126.08	28.39	0.00	23.98	74.56	74.56	74.56	499.99	500.00
40 6302	8,308.80	8,433.21	7,932.11	12,319.73	8,308.80	8,014.72	7,967.84	8,194.79	7,976.11	10,178.30	10,178.30	10,178.29	107,991.00	107,991.00
40 6306	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	666.67	666.67	666.66	2,000.00	2,000.00
40 6543	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00	200.00	500.00	500.00
40 6550	1,058.54	185.61	0.00	584.50	711.70	33.73	0.00	0.00	540.93	628.33	628.33	628.33	5,000.00	5,000.00
40 6700	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 6701	3,736.21	3,753.27	3,786.39	3,850.41	3,807.45	3,827.28	3,843.85	3,802.60	3,800.76	3,930.60	3,930.60	3,930.56	46,000.00	46,000.00
40 6703	0.00	11,072.40	0.00	0.00	0.00	0.00	1,141.25	0.00	0.00	0.00	0.00	0.00	14,500.00	14,500.00
40 6749	370.00	0.00	0.00	0.00	0.00	0.00	1,480.00	1,480.00	1,850.00	2,273.33	2,273.33	2,273.34	12,000.00	12,000.00
40 6750	64.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,145.20	1,145.20	1,145.22	3,500.00	3,500.00
40 6751	0.00	0.00	0.00	221.41	0.00	338.35	58.66	0.00	0.00	793.86	793.86	793.86	3,000.00	3,000.00
40 6802	75.00	0.00	0.00	0.00	12.93	0.00	0.00	0.00	0.00	2,304.02	2,304.02	2,304.03	7,000.00	7,000.00
40 6851	202.56	101.28	101.28	101.28	202.56	101.28	202.56	202.56	408.26	826.13	826.13	826.12	4,100.00	4,100.00
40 6905	504.52	219.65	178.51	158.17	198.07	203.26	539.07	482.06	510.40	1,002.05	1,002.05	1,002.07	6,000.00	6,000.00
40 6906	0.00	98.52	204.91	645.26	-7.59	0.00	0.00	120.00	80.57	952.78	952.78	952.77	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	500.00	500.00	500.00	2,000.00	2,000.00
40 6914	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00	4,000.00	4,000.00
40 6914	21,029.47	28,568.85	18,802.44	23,113.87	21,619.23	22,298.20	23,998.11	22,262.76	17,251.76	41,573.02	41,895.06	38,618.20	321,030.97	322,191.00
Other Expenses														
Administration Capital Outlay														
50 8150	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	1,500.00	1,500.00
Total Debt Service														
Facilities														
50 8011	570.50	316.56	370.50	400.05	379.09	244.12	461.96	230.61	538.88	662.57	662.57	662.59	5,500.00	5,500.00
50 8013	478.46	0.00	0.00	478.46	113.17	0.00	476.46	0.00	0.00	476.46	0.00	480.99	2,500.00	2,500.00
50 8100	279.29	838.43	280.46	188.95	933.40	15.62	3,832.67	121.36	59.85	1,150.99	1,150.99	1,150.99	10,000.00	10,000.00
50 8101	0.00	684.26	1,425.00	2,901.61	105.00	89.14	2,207.10	855.44	54.97	565.82	565.82	565.84	10,000.00	10,000.00
50 8115	46.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	851.01	851.01	851.03	2,000.00	2,000.00
50 8116	0.00	0.00	2,075.96	3,967.07	1,530.86	348.88	6,978.19	1,207.41	683.70	7,308.85	3,030.39	0.00	4,000.00	4,000.00
Total Facilities														
Fund Transfers														
50 8200	0.00	0.00	0.00	0.00	0.00	187,732.90	0.00	0.00	0.00	0.00	0.00	0.00	187,732.90	-
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														
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 2018-2019**

PERMITS	June - 19	Calendar Year 2019	Permit Valuations	June - 18	Calendar Year 2018	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	0	17	\$1,650.00	1	8	\$5,082.60
SINGLE FAMILY	0	4	\$11,328.90	15	49	\$132,208.25
POOLS	0	1	\$400.00	0	3	\$850.00
OTHERS	13	93	\$11,754.55	25	128	\$16,576.90
TOTAL	13	115	\$25,133.45	41	188	\$154,717.75



Community Waste Disposal.com
Since 1982



Jun 2019
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.

	Jun-19	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18
Homes	1,445	1,440	1,438	1,432	1,425	1,416	1,405	1,399	1,393	1,385	1,385	1,354
Resi Rcy Tonnage	26.27	31.12	29.45	24.06	25.40	29.36	32.17	20.22	27.36	18.54	12.32	19.00
Pounds / Home / Month	36.36	43.22	40.96	33.60	35.65	41.47	45.79	28.91	39.28	26.77	26.77	28.92



Community Waste Disposal.com
Since 1984



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.

	Jun-19	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18
Service Opportunities	12,514	12,470	12,453	12,401	12,341	12,263	12,167	12,115	12,063	11,994	11,865	11,726
Service Inquiries	3	4	2	1	0	3	1	1	2	1	17	5
Per 1,000 Service Opps	0.24	0.32	0.16	0.08	0.00	0.24	0.08	0.08	0.16579	0.08	1.43	0.43



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 06/01/2019 - 06/30/2019

Account	Address	Service Type	Service Code	
105627-001	LAVON - RESIDENTIAL	RESI-RECYCLE	NOTE	Total 1
105627-420	1100 ROLLING MEADOWN	RESI-TRASH	SERVICE TRASH CART	Total 1
105627-426	1011 ROLLING MEADOWN	RESI-YARD	RESI YARD WASTE	Total 1
Grand Total				3

**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**

June 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:**

**May 2019
\$4,271.69**

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
 May 2019

City of Lavon #18

	Collections Month of May	Cumulative Total 10/1/18 thru 5/31/19	% of Collections
Current Tax Year Collections			
Base M&O	\$2,057.81	\$701,010.04	100.55%
Base I&S	2,171.15	\$739,636.34	
Late Rendition Penalty	0.00	\$98.82	
P&I M&O	69.04	\$541.70	
P&I I&S	72.85	\$570.90	
P&I I&S Bond			
Attorney Fee	0.00	\$0.00	
Other	0.00	\$73.20	
Subtotal	\$4,370.85	\$1,441,931.00	100.64%
Delinquent TaxYears Collections			
Base M&O	-\$105.11	\$8,546.57	
Base I&S	-6.90	\$287.85	
Late Rendition Penalty	0.00	\$59.69	
P&I M&O	12.85	\$1,913.76	
P&I I&S	0.00	\$49.32	
P&I I&S Bond			
Attorney Fee	5.63	\$294.76	
Other	0.00	0.00	
Subtotal	-\$93.53	\$11,151.95	0.78%
Combined Current & Delinquent:			
Base M&O	\$1,952.70	\$709,556.61	
Base I&S	\$2,164.25	\$739,924.19	
Late Rendition Penalty	0.00	158.51	
P&I M&O	81.89	2,455.46	
P&I I&S	72.85	620.22	
P&I I&S Bond			
Attorney Fee	5.63	294.76	
Other	0.00	73.20	
Total Collections	\$4,277.32	\$1,453,082.95	101.42%
Original 2018 Tax Levy		\$1,432,697.93	100.00%

Kenneth L Maun
 Tax Assessor/Collector
 Collin County
 P O Box 8046
 McKinney Tx 75070

Cumulative Comparative Collection Status Report
 May 2019

City of Lavon #18

	Collections thru May 2019		Collections thru May 2018	
		% Collections		% Collections
Current Tax Year Collections				
Base M&O	\$1,440,646.38	100.55%	\$1,279,428.55	99.19%
Late Renditon Penalty	98.82		137.86	
P&I M&O	1,112.60		1,865.00	
Attorney Fee	0.00		157.55	
Other	73.20		0.00	
Subtotal	<u>\$1,441,931.00</u>	100.64%	<u>\$1,281,588.95</u>	99.36%
Delinquent Tax Years Collections				
Base M&O	\$8,834.42		\$6,438.16	
Late Renditon Penalty	59.69		0.00	
P&I M&O	1,963.08		3,769.04	
Attorney Fee	294.76		1,771.16	
Other Fees	0.00		0.00	
Subtotal	<u>\$11,151.95</u>	0.78%	<u>\$11,978.36</u>	0.93%
Combined Current & Delinquent:				
Base M&O	\$1,449,480.80		\$1,285,866.71	
P&I M&O	3,075.68		5,634.04	
Late Renditon Penalty	158.51		137.86	
Attorney Fee	294.76		1,928.71	
Other	73.20		0.00	
Total Collections	<u>\$1,453,082.95</u>	101.42%	<u>\$1,293,567.32</u>	100.29%
Adjusted 2017 Tax Levy			<u>\$1,289,865.40</u>	100.00%
Original 2018 Tax Levy	<u>\$1,432,697.93</u>	100.00%		

Kenneth L Maun
 Tax Assessor/Collector
 Collin County
 P O Box 8046
 McKinney Tx 75070

Levy Outstanding Status Report
 May 2019

City of Lavon #18

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 4/30/19	\$17,057.95	5,702.98
Base M&O Collections	4,228.96	-112.01
Supplement/Adjustments	-\$91.14	-\$190.14
Write-Off	0.00	0.00
Remaining Levy as of 5/31/19	<u>\$12,737.85</u>	<u>\$5,624.85</u>
Cumulative (From 10/01/18 thru 5/31/19)		
Original 2017 Tax Levy (as of 10/01/18)	\$1,432,697.93	8,660.76
Base M&O Collections	1,440,646.38	8,834.42
Supplement/Adjustments	20,686.30	5,798.51
Write-Off	0.00	0.00
Remaining Levy as of 5/31/19	<u>\$12,737.85</u>	<u>\$5,624.85</u>

Kenneth L Maun
 Tax Assessor/Collector
 Collin County
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 McKinney Tx 75070

Monthly Distribution Report
 May 2019

City of Lavon #18

	Distribution Month of May	Distribution 10/1/18 thru 5/31/19
Weekly Remittances:		
Week Ending 5/3/19	\$0.00	\$58,697.34
Week Ending 5/10/19	\$342.71	\$405,521.96
Week Ending 5/17/19	\$1,806.80	\$343,779.37
Week Ending 5/24/19	\$1,170.45	\$91,757.16
Week Ending 5/31/19	\$951.73	\$552,539.37
Total Weekly Remittances	<u>\$4,271.69</u>	<u>\$1,452,295.20</u>
Overpayment from Prior Month	\$0.00	\$485.06
Manual Adjustment Refund	\$0.00	\$0.00
Commission Paid Delinquent Attorney	\$5.63	\$294.76
Entity Collection Fee	\$0.00	\$0.00
Judgement Interest	\$0.00	\$0.00
5% CAD Rendition Penalty	\$0.00	\$7.93
Total Disbursements	<u>\$4,277.32</u>	<u>\$1,453,082.95</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**

July 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:**

**June 2019
\$1,797.56**

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
 June 2019

City of Lavon #18

	Collections Month of June	Cumulative Total 10/1/18 thru 6/28/19	% of Collections
Current Tax Year Collections			
Base M&O	\$829.85	\$701,839.89	100.67%
Base I&S	875.57	\$740,511.91	
Late Renditon Penalty	0.00	\$98.82	
P&I M&O	44.83	\$586.53	
P&I I&S	47.31	\$618.21	
P&I I&S Bond			
Attorney Fee	0.00	\$0.00	
Other	0.00	\$73.20	
Subtotal	\$1,797.56	\$1,443,728.56	100.77%
Delinquent TaxYears Collections			
Base M&O	\$0.00	\$8,546.57	
Base I&S	0.00	\$287.85	
Late Rendition Penalty	0.00	\$59.69	
P&I M&O	0.00	\$1,913.76	
P&I I&S	0.00	\$49.32	
P&I I&S Bond			
Attorney Fee	0.00	\$294.76	
Other	0.00	0.00	
Subtotal	\$0.00	\$11,151.95	0.78%
Combined Current & Delinquent:			
Base M&O	\$829.85	\$710,386.46	
Base I&S	\$875.57	\$740,799.76	
Late Rendition Penalty	0.00	158.51	
P&I M&O	44.83	2,500.29	
P&I I&S	47.31	667.53	
P&I I&S Bond			
Attorney Fee	0.00	294.76	
Other	0.00	73.20	
Total Collections	\$1,797.56	\$1,454,880.51	101.55%
Original 2018 Tax Levy		\$1,432,697.93	100.00%

Kenneth L. Maun
 Tax Assessor/Collector
 Collin County
 P O Box 8046
 McKinney Tx 75070

Cumulative Comparative Collection Status Report
 June 2019

City of Lavon #18

Current Tax Year Collections	Collections thru		Collections thru	
	June 2019	% Collections	June 2018	% Collections
Base M&O	\$1,442,351.80	100.67%	\$1,281,762.52	99.37%
Late Rendition Penalty	98.82		137.86	
P&I M&O	1,204.74		2,157.43	
Attorney Fee	0.00		157.55	
Other	73.20		0.00	
Subtotal	<u>\$1,443,728.56</u>	100.77%	<u>\$1,284,215.36</u>	99.56%
Delinquent Tax Years Collections				
Base M&O	\$8,834.42		\$7,405.25	
Late Rendition Penalty	59.69		0.00	
P&I M&O	1,963.08		3,898.71	
Attorney Fee	294.76		1,774.23	
Other Fees	0.00		0.00	
Subtotal	<u>\$11,151.95</u>	0.78%	<u>\$13,078.19</u>	1.01%
Combined Current & Delinquent:				
Base M&O	\$1,451,186.22		\$1,289,167.77	
P&I M&O	3,167.82		6,056.14	
Late Rendition Penalty	158.51		137.86	
Attorney Fee	294.76		1,931.78	
Other	73.20		0.00	
Total Collections	<u>\$1,454,880.51</u>	101.55%	<u>\$1,297,293.55</u>	100.58%
Adjusted 2017 Tax Levy			<u>\$1,289,865.40</u>	100.00%
Original 2018 Tax Levy	<u>\$1,432,697.93</u>	100.00%		

Kenneth L Maun
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 Collin County
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 McKinney Tx 75070

Levy Outstanding Status Report
 June 2019

City of Lavon #18

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 5/31/19	\$12,737.85	5,624.85
Base M&O Collections	1,705.42	0.00
Supplement/Adjustments	-\$58.56	-\$45.57
Write-Off	0.00	0.00
Remaining Levy as of 6/28/19	<u>\$10,973.87</u>	<u>\$5,579.28</u>
Cumulative (From 10/01/18 thru 6/28/19)		
Original 2017 Tax Levy (as of 10/01/18)	\$1,432,697.93	8,660.76
Base M&O Collections	1,442,351.80	8,834.42
Supplement/Adjustments	20,627.74	5,752.94
Write-Off	0.00	0.00
Remaining Levy as of 6/28/19	<u>\$10,973.87</u>	<u>\$5,579.28</u>

Kenneth L Maun
 Tax Assessor/Collector
 Collin County
 P O Box 8046
 McKinney Tx 75070

Monthly Distribution Report
 June 2019

City of Lavon #18

	Distribution Month of June	Distribution 10/1/18 thru 6/28/19
Weekly Remittances:		
Week Ending 6/7/19	\$771.80	\$59,469.14
Week Ending 6/14/19	\$463.42	\$405,985.38
Week Ending 6/21/19	\$0.00	\$343,779.37
Week Ending 6/28/19	\$562.34	\$92,319.50
	\$0.00	\$552,539.37
Total Weekly Remittances	<u>\$1,797.56</u>	<u>\$1,454,092.76</u>
Overpayment from Prior Month	\$0.00	\$485.06
Manual Adjustment Refund	\$0.00	\$0.00
Commission Paid Delinquent Attorney	\$0.00	\$294.76
Entity Collection Fee	\$0.00	\$0.00
Judgement Interest	\$0.00	\$0.00
5% CAD Rendition Penalty	\$0.00	\$7.93
Total Disbursements	<u>\$1,797.56</u>	<u>\$1,454,880.51</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.

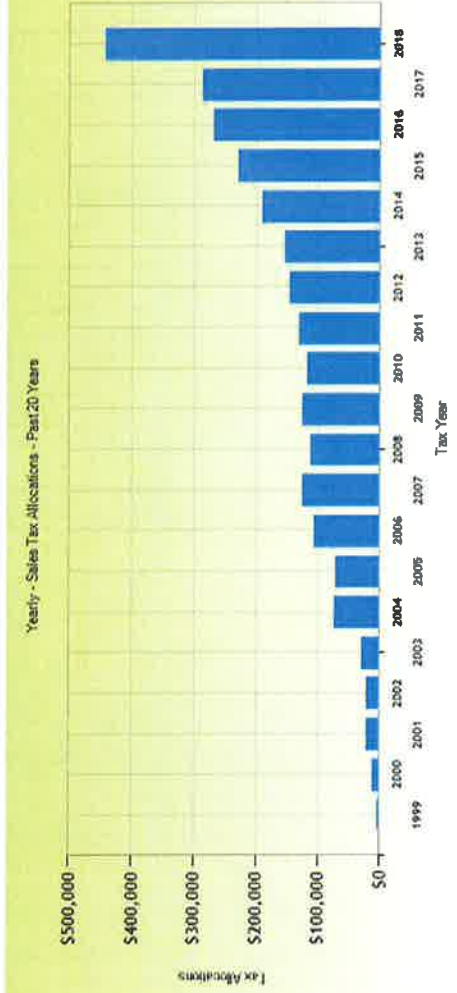
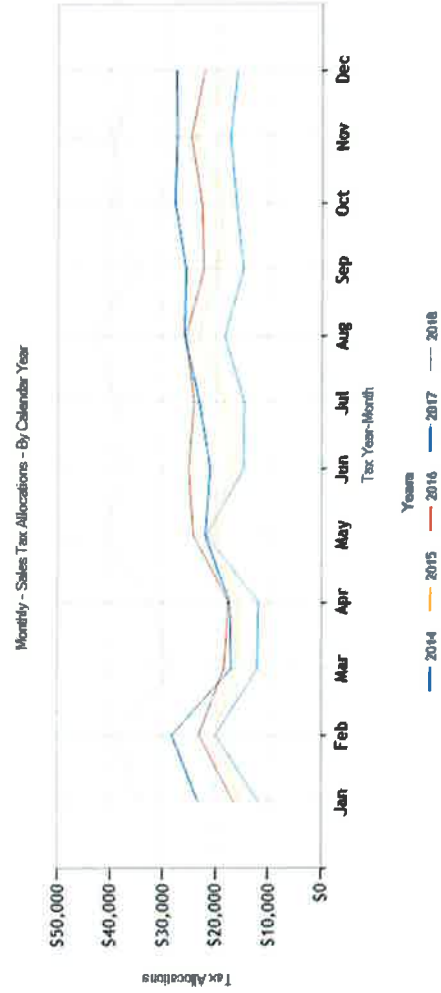
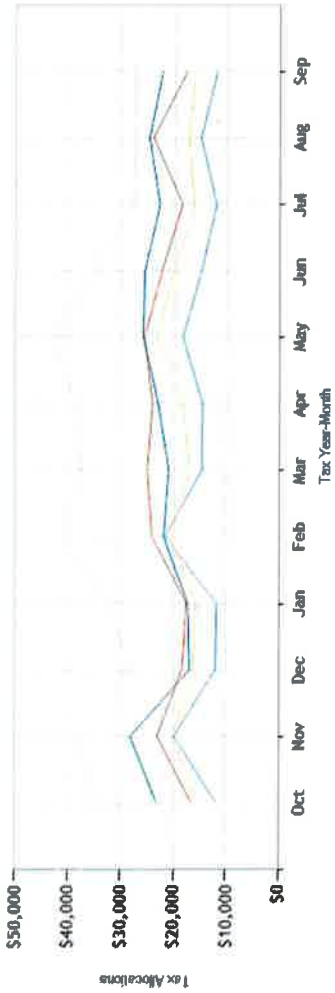
*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

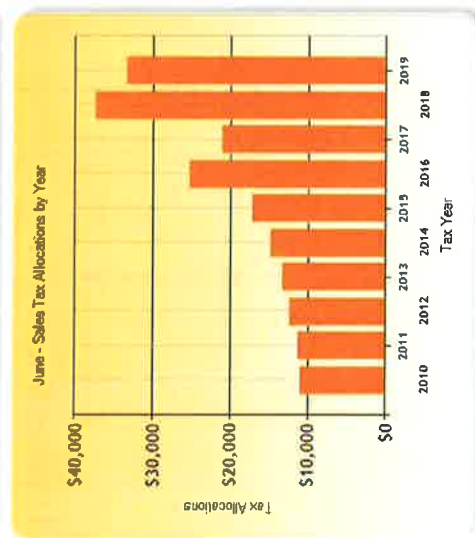
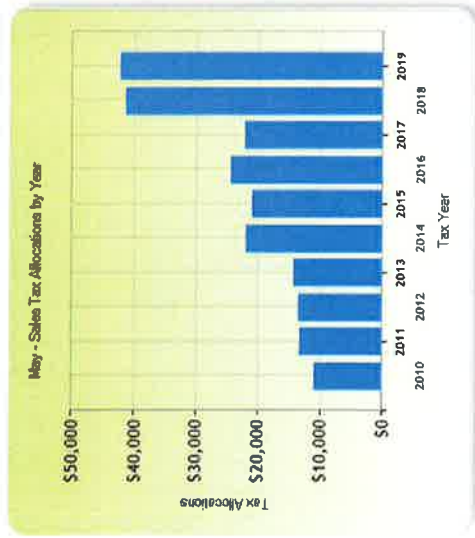
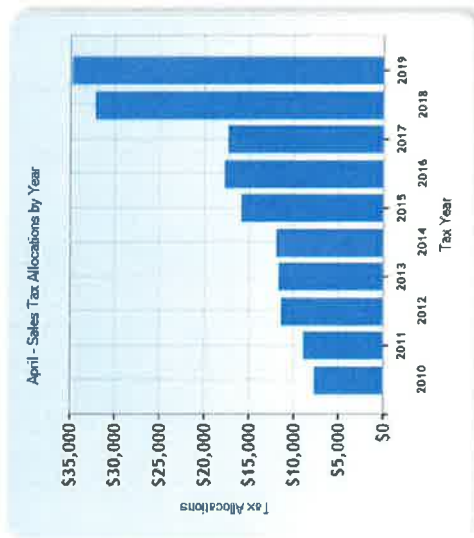
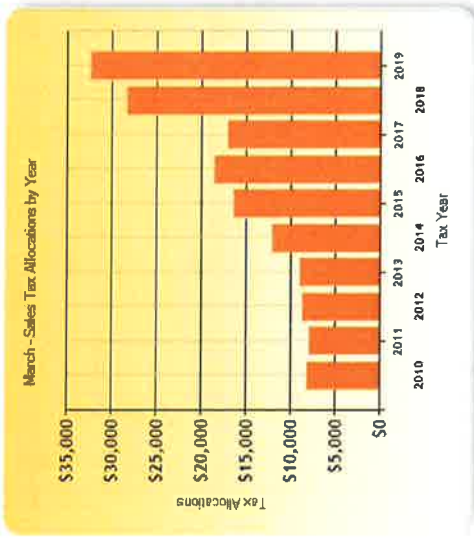
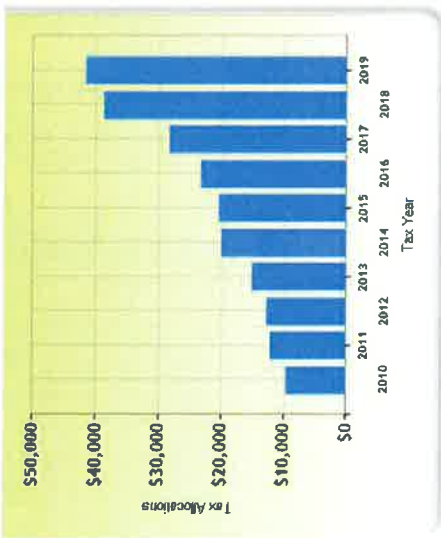
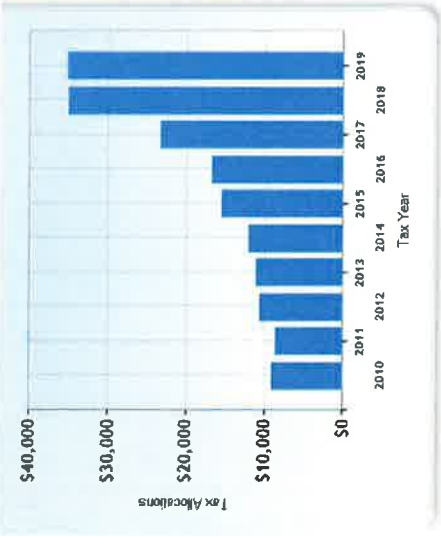
- View Grid Based on Fiscal Year
- View Grid With All Years

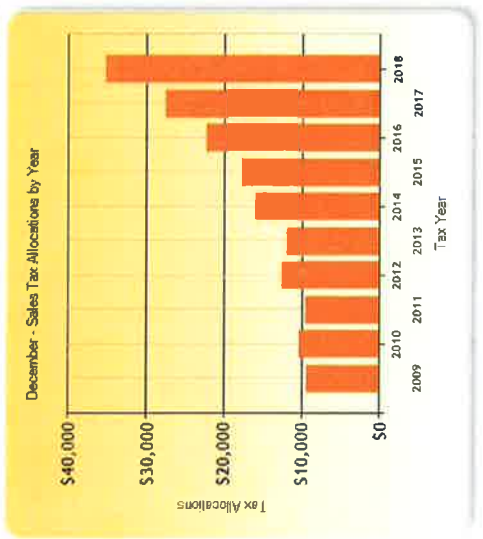
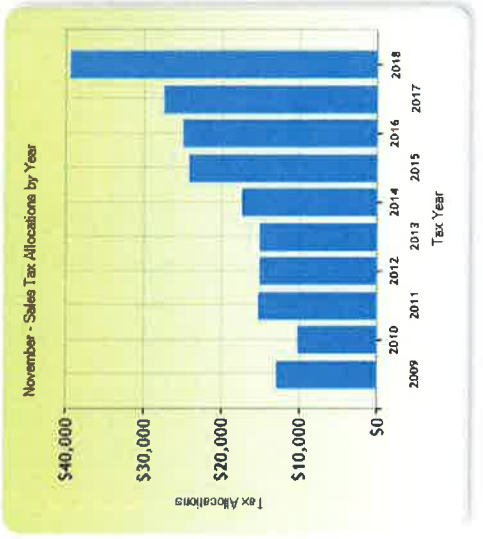
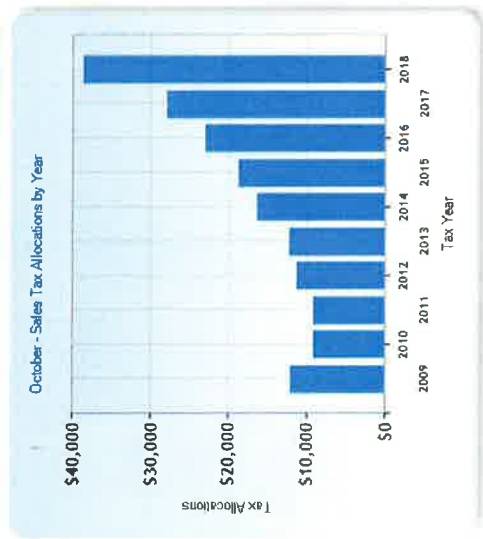
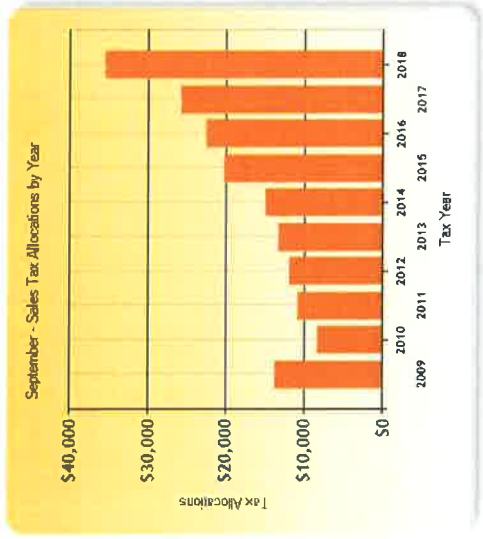
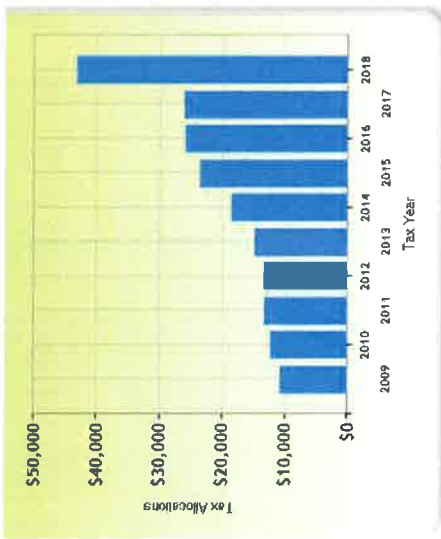
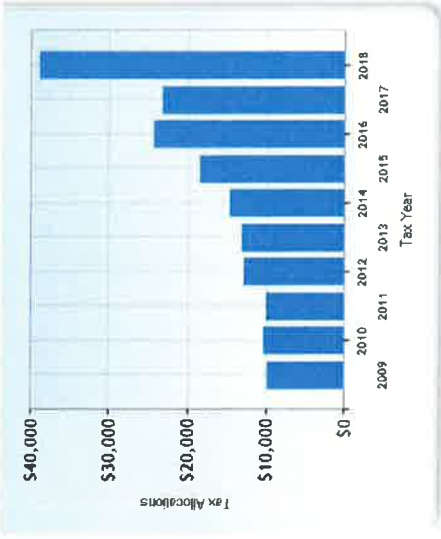
[Download to Excel](#)

By Calendar Year

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
1999	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270	\$270
2019	\$35,116	\$41,596	\$32,296	\$34,749	\$42,410	\$33,403	\$0	\$0	\$0	\$0	\$0	\$0	\$219,570
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









“We Cultivate Investment and Growth”

City Council Update

✓ Budget Planning underway

- ✓ Sales Tax Revenues continue on a strong growth path with 7-Eleven Convenience Store, Domino’s Pizza Restaurant / Retail Center, and the O’Reilly’s Auto Parts now open. Crown Labels move in expected soon- this is Lavon’s first manufacturer.*
- ✓ Operational costs remain less than revenues to enable growth of infrastructure and incentive funds to attract new development*
- ✓ Board is considering a Capital Project Account placing some of the funds for incentives and capital projects in an interest bearing account TexSTAR.*
- ✓ Only two years remains on the sewer line loan. The initial \$29,000 loan for a sewer line will result in over \$5,000,000 in new property development in the Lavon Business Park.*

✓ Christmas Small Business Bazaar

- ✓ Saturday, November 16th, City Hall and City Park, 10 a.m. to 3 p.m.*
- ✓ To promote Lavon’s small and micro businesses*
- ✓ 42 businesses in spring bazaar, sign ups brisk for this Christmas Market*
- ✓ Booth Application is on Lavon EDC website www.lavonedc.com*
- ✓ Bazaar budget is paid for with booth fees of \$20 per booth*
- ✓ Two bazaars are held per year*

✓ Prospect Inquiries

- ✓ Retail prospect inquiries are brisk with most looking for sites on SH 78 and SH 205 intersection.*



Monthly Newsletter - June 2019

Performance

As of June 30, 2019

Current Invested Balance	\$8,072,061,682.23
Weighted Average Maturity (1)	15 Days
Weighted Average Maturity (2)	97 Days
Net Asset Value	1.000019
Total Number of Participants	906
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$16,376,931.59
Management Fee Collected	\$402,887.10
% of Portfolio Invested Beyond 1 Year	11.38%
Standard & Poor's Current Rating	AAAm

June Averages

Average Invested Balance	\$8,169,346,653.88
Average Monthly Yield, on a simple basis	2.3790%
Average Weighted Average Maturity (1)*	19 Days
Average Weighted Average Maturity (2)*	103 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.

Rates reflect historical information and are not an indication of future performance.

New Participants

We would like to welcome the following entities who joined the TexSTAR program in June:

- ★ Harris County MUD No. 358
- ★ Wilmer Economic Development Corporation A
- ★ Montgomery County MUD No. 107
- ★ Wilmer Economic Development Corporation B

Economic Commentary

The Fed kept rates unchanged at 2.25%-2.50% at its June Federal Open Market Committee meeting, a move that was widely anticipated, but the decision in aggregate was dovish. The committee highlighted recent headwinds, such as rising trade uncertainty combined with muted inflation and softer global growth as reasons to closely monitor data in the second half of the year, and indicated that the FOMC would act as necessary to sustain the expansion.

It was all going so well. The Fed had decided early in the year to end three years of tightening, taking pressure off the markets. Other major central banks validated this by tilting dovishly. The markets rejoiced by drifting higher: yields moved lower, credit spreads narrowed, and other asset classes drafted off the stability in the bond market and central banking. Nevertheless, for the last 18 months, our primary concerns have been about the trade negotiations between the U.S. and China and then between the U.S. and the rest of the world. Quite simply, we feared tariff escalation would reduce trade, which would negatively affect GDP and, ultimately, bring forward the probability of recession. In May, our fears became reality and forced us to make a call on what is effectively a binary outcome: either both a trade compromise and the extension of a recovery or an all-out trade war bringing us a step closer to recession. The use of tariffs not just to normalize a structural trade disadvantage but to achieve policies and agreements is worrisome. Markets are hopeful that the tailwind of a coordinated central bank response will somewhat offset the headwind of a trade war.

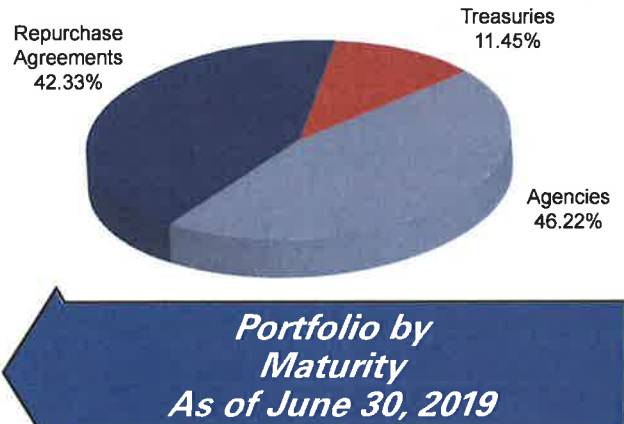
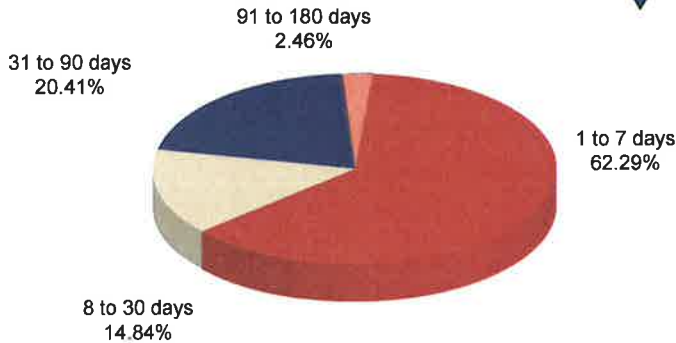
The reaction function of the major central banks has shifted, and it is now evident that policymakers are aiming to be ahead of the curve. This was corroborated on June 19, when Fed Chairman Jerome Powell quoted the axiom "an ounce of prevention is worth a pound of cure" in reference to his current monetary policy mindset. Recent US data prints have been mixed to negative—though, importantly, central bankers have indicated that they will ease policy even against a stable data backdrop, given the trade-related uncertainty. The G20 summit at the end of June provided a welcomed truce in the U.S.-China trade war, with negotiations to restart at an undefined date. While maintaining the tariffs already in place, the U.S. agreed to delay implementing the next round of tariffs on approximately \$300bn of imports. Despite this positive news, the latest survey of businesses suggests growth momentum continues to slide. It therefore appears likely that the sustained period of U.S. economic and monetary policy divergence versus the rest of the world is coming to an end. With no date in sight for the start of renewed negotiations, we believe the trade war will linger on. Amid this uncertainty, we expect the Fed to ease two to three times in 2019 starting in July.

This information is an excerpt from an economic report dated June 2019 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.

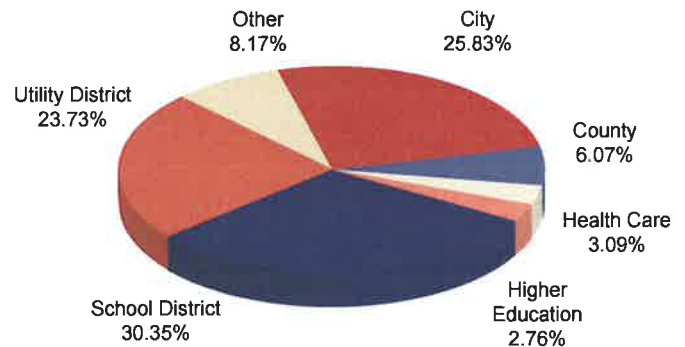
For more information about TexSTAR, please visit our web site at www.texstar.org.

Information at a Glance

Portfolio by Type of Investment As of June 30, 2019



Distribution of Participants by Type As of June 30, 2019



Historical Program Information

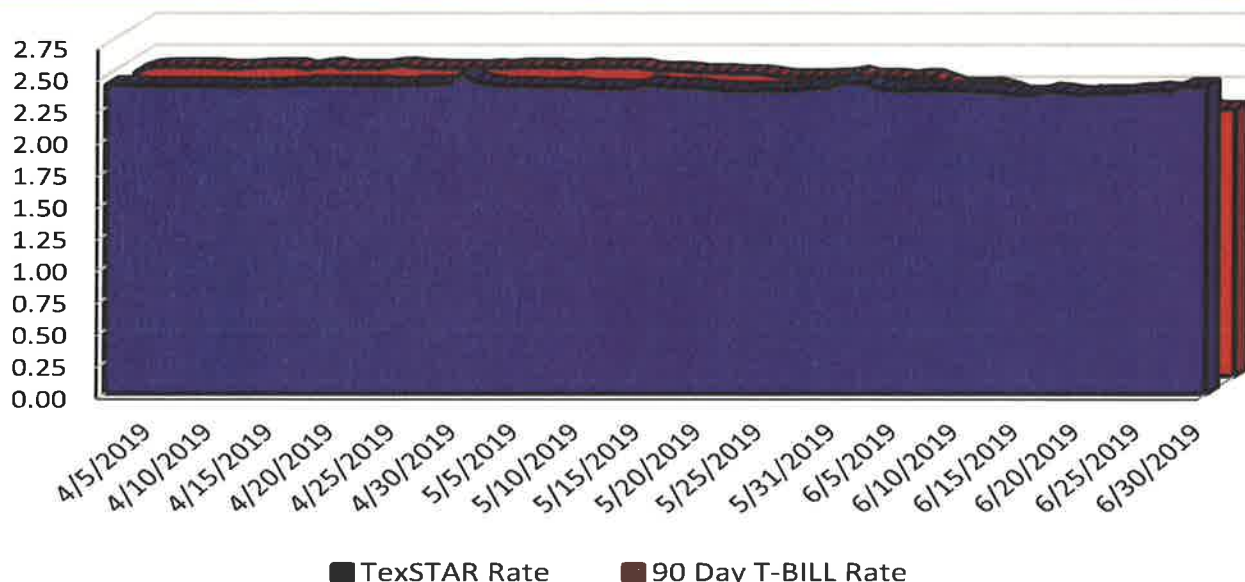
Month	Average Rate	Book Value	Market Value	Net Asset Value	WAM (1)*	WAM (2)*	Number of Participants
Jun 19	2.3790%	\$ 8,072,061,682.23	\$8,072,222,027.73	1.000019	19	103	906
May 19	2.4048%	8,251,300,232.20	8,251,929,597.00	1.000042	25	105	902
Apr 19	2.4243%	8,464,290,753.69	8,464,331,283.11	1.000004	26	101	895
Mar 19	2.4112%	8,378,300,782.34	8,378,032,817.90	0.999968	41	106	893
Feb 19	2.4001%	9,198,012,187.60	9,197,689,206.82	0.999964	45	99	891
Jan 19	2.3937%	8,624,044,987.80	8,623,938,284.28	0.999987	37	82	890
Dec 18	2.3069%	7,738,483,374.11	7,738,245,287.60	0.999940	40	95	888
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

Portfolio Asset Summary as of June 30, 2019

	Book Value	Market Value
Uninvested Balance	\$ 364.52	\$ 364.52
Accrual of Interest Income	11,090,143.62	11,090,143.62
Interest and Management Fees Payable	(16,412,379.87)	(16,412,379.87)
Payable for Investment Purchased	0.00	0.00
Repurchase Agreement	3,419,281,999.78	3,419,281,999.78
Government Securities	4,658,101,554.18	4,658,261,899.68
Total	\$ 8,072,061,682.23	\$ 8,072,222,027.73

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 June 2019

Date	Mny Mkt Fund Equiv. [SEC Std.]	Daily Allocation Factor	TexSTAR Invested Balance	Market Value Per Share	WAM Days (1)*	WAM Days (2)*
6/1/2019	2.4394%	0.000066832	\$8,251,300,232.20	1.000042	22	105
6/2/2019	2.4394%	0.000066832	\$8,251,300,232.20	1.000042	22	105
6/3/2019	2.3941%	0.000065591	\$8,260,084,465.02	1.000041	23	108
6/4/2019	2.3844%	0.000065327	\$8,245,076,040.48	1.000068	23	108
6/5/2019	2.3799%	0.000065203	\$8,219,067,761.86	1.000054	22	108
6/6/2019	2.3850%	0.000065342	\$8,177,925,281.26	1.000063	22	107
6/7/2019	2.3848%	0.000065336	\$8,148,823,587.34	1.000062	21	106
6/8/2019	2.3848%	0.000065336	\$8,148,823,587.34	1.000062	21	106
6/9/2019	2.3848%	0.000065336	\$8,148,823,587.34	1.000062	21	106
6/10/2019	2.3824%	0.000065271	\$8,113,362,050.17	1.000066	21	107
6/11/2019	2.3753%	0.000065076	\$8,081,872,285.75	1.000061	21	107
6/12/2019	2.3743%	0.000065048	\$8,111,223,170.94	1.000055	20	106
6/13/2019	2.3638%	0.000064762	\$8,058,026,269.40	1.000055	20	105
6/14/2019	2.3494%	0.000064367	\$8,193,538,635.92	1.000048	20	104
6/15/2019	2.3494%	0.000064367	\$8,193,538,635.92	1.000048	20	104
6/16/2019	2.3494%	0.000064367	\$8,193,538,635.92	1.000048	20	104
6/17/2019	2.3754%	0.000065080	\$8,181,487,957.21	1.000058	19	103
6/18/2019	2.3675%	0.000064864	\$8,242,546,064.81	1.000056	19	102
6/19/2019	2.3521%	0.000064441	\$8,212,112,336.33	1.000088	19	102
6/20/2019	2.3477%	0.000064321	\$8,214,418,888.24	1.000042	18	101
6/21/2019	2.3567%	0.000064568	\$8,192,871,842.63	1.000042	17	100
6/22/2019	2.3567%	0.000064568	\$8,192,871,842.63	1.000042	17	100
6/23/2019	2.3567%	0.000064568	\$8,192,871,842.63	1.000042	17	100
6/24/2019	2.3706%	0.000064948	\$8,158,145,581.42	1.000042	17	99
6/25/2019	2.3732%	0.000065019	\$8,163,996,395.27	1.000029	17	99
6/26/2019	2.3861%	0.000065373	\$8,122,498,000.55	1.000023	16	99
6/27/2019	2.3716%	0.000064974	\$8,194,069,359.01	1.000013	16	97
6/28/2019	2.4121%	0.000066086	\$8,072,061,682.23	1.000019	15	97
6/29/2019	2.4121%	0.000066086	\$8,072,061,682.23	1.000019	15	97
6/30/2019	2.4121%	0.000066086	\$8,072,061,682.23	1.000019	15	97
Average	2.3790%	0.000065179	\$8,169,346,653.88		19	103



TexSTAR Participant Services
1201 Elm Street, Suite 3500
Dallas, TX 75270
1-800-839-7827

TexSTAR Board Members

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Ron Whitehead	Qualified Non-Participant	Advisory Board



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SH 205 North

CSJ:	0451-03-013	Schematic Approval:	August 30, 2017
Limits:	From North of John King Boulevard to SH 78	Environmental Clearance:	April 25, 2018
Estimated construction cost:	\$29 million	ROW Acquisition Complete:	October 2019
Project Description:	Widen from 2-lane rural to 4-lane urban divided with allowance for ultimate 6 lanes	Utility Relocations Complete:	October 2020
Firm & Key Contact:	Halff Associates, Jeremy McGahan	100% Plans to Austin:	June 2020
TxDOT Contact:	Jennifer Vorster	Ready to Let:	October 2020
Funding:	\$28,654,950 CAT 2	TxDOT Connect Let Date:	December 2020

Current Activity:

- **PS&E:** TxDOT developing PS&E in house. TxDOT continues work on 60% design and anticipates completion by end of June 2019.
- **ROW:** There are 67 parcels for acquisition; 64 in negotiations; and 3 in appraisal.

