



**MINUTES  
MARCH 5, 2019  
LAVON CITY COUNCIL  
REGULAR MEETING – EXECUTIVE SESSION  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 P.M.**

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ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
TED DILL, PLACE 4

ABSENT: MIKE COOK, PLACE 2  
MINDI SERKLAND, PLACE 5

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

**2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND POLICE CHIEF MIKE JONES DELIVERED THE INVOCATION.**

**3. CITIZENS COMMENTS**

There were none.

**4. ITEMS OF INTEREST/COMMUNICATIONS**

- LEDC Small Business Bazaar, Saturday 4/13/2019 from 10am-3pm.
- CISD Spring Break March 11-15.
- Breakfast with the Bunny 4/20/2019 from 9:30am-11:00am
- Xtreme Green Household Hazardous Waste Cleanup at City Hall 4/27/2019 8am-5pm

**5. CONSENT AGENDA**

**A. Approve the minutes of the February 19, 2019 meeting.**

**B. Approve annual renewal of membership with the Texas Municipal League.**

Councilman Wright read statistics listed from page 11 of the renewal packet. Highlighting the “Did You Know?” portion of the packet.

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: WRIGHT

SECONDED: KELL

APPROVED: UNANIMOUS

Absent: COOK, SERKLAND

**6. ITEMS FOR CONSIDERATION**

**A. Presentation of and discussion regarding the City of Lavon Annual Review by Nicole Roemer, Municipal Coordinator, Community Waste Disposal (CWD).**

Greg Roemer, President and CEO, Community Waste Disposal presented information highlighting the CWD 2018 Annual Review. Mr. Roemer reviewed the weekly service, recycling program and Xtreme Green program and congratulated the citizens of Lavon for saving 4,352 Trees, 97,280 gallons of oil, 1,792,000 gallons of water, 845 yards of landfill space and 1,046,600 kilowatt hours of electricity. Mr. Roemer stated that CWD will be presenting the City of Lavon with an award for “Greening a Generation”.

**B. Discussion and action regarding proposed renewal of CWD Contract.**

Ms. Dobbs explained to the council that in 2014 the City and Community Waste Disposal, LP entered into a contract for services related to refuse collection, removal & disposal services and recyclable material collection. Ms. Dobbs advised that the term of the current contract was nearing the end and that CWD had submitted proposed deal points and rates to renew and extend the contract. Ms. Dobbs provided information comparing the current CWD contract to other similar nearby cities. Mr. Roemer presented details regarding proposed renewal rates and service enhancements and answered questions from the council, addressing the justification for the requested increase in service rates that CWD charges to the City. Ms. Dobbs reviewed the Council's options to renew with CWD or to go through a request for proposals process for vendors to provide the contract service.

**MOTION: DIRECT STAFF TO WORK WITH CWD TO NEGOTIATE AND RETURN A CONTRACT FOR CONSIDERATION AT A FUTURE MEETING.**

MOTION MADE: DILL  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS  
Absent: COOK, SERKLAND

**C. Discussion and action regarding the preliminary plat of the Traditions, Phase 2 addition on 30.485 acres of land situated in the Drury Anglin Survey, Abstract No. 2, (CCAD Property ID 1250096), south of the intersection of Geren Dr. and Windmill Dr., Collin County, Texas and consisting of 111 residential lots.**

Ms. Dobbs provided background information regarding the proposed development. Dave Schnurbusch, P.E., USA Engineers, detailed the trail plan, drainage plan, size and placement of the pipe and benefits of drainage improvements to the general area. Ms. Dobbs suggested that approval be subject to City Engineer approval. The proposed development takes primary access from CR 484/Geren and provides connections to Traditions at Grand Heritage on Willow Lane and to Traditions at Grand Heritage West on Revere Lane.

**MOTION: APPROVE THE PRELIMINARY PLAT OF THE TRADITIONS, PHASE 2 ADDITION ON 30.485 ACRES OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, (CCAD PROPERTY ID 1250096), SOUTH OF THE INTERSECTION OF GEREN DR. AND WINDMILL DR., COLLIN COUNTY, TEXAS AND CONSISTING OF 111 RESIDENTIAL LOTS SUBJECT TO THE CITY ENGINEER'S APPROVAL.**

MOTION MADE: KELL  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS  
Absent: COOK, SERKLAND

**D. Discussion and action regarding Resolution No. 2019-03-01 ratifying and affirming "No Parking Zones" on Windmill Drive as designated by the Traffic Administrator; and providing for an effective date.**

Chief Jones, who is also the City's appointed Traffic Administrator described the public safety need to restrict cars from parking on Windmill near the Geren intersection. Chief Jones added that a "No Parking Zone" would help safe movement of emergency vehicles, buses and cars near the Traditions neighborhood as well as Windmill Dr., particularly until the planned repairs can be made to the disrupted portion of Windmill Drive. Ms. Dobbs noted that there would be signs placed along the road in the area. Chief Jones acknowledged that this was a cooperative effort with Public Works Department, Police Department and City Administration.

**MOTION: APPROVE RESOLUTION NO. 2019-03-01 RATIFYING AND AFFIRMING "NO PARKING ZONES; ON WINDMILL DRIVE AS DESIGNATED BY THE TRAFFIC ADMINISTRATOR; AND PROVIDING FOR AN EFFECTIVE DATE.**

MOTION MADE: WRIGHT  
SECONDED: DILL  
APPROVED: UNANIMOUS  
Absent: COOK, SERKLAND

**E. Discussion and action regarding proposed development design guidelines presented for the LakePointe Development.**

Ms. Dobbs provided information about the discussions between Lenart Development, Planning and Zoning Commission, City Council and City staff. Steve Lenart, Lenart Development LLC detailed the changes to the design guidelines made in response to feedback and negotiation. Ms. Dobbs provided proposed regulations for further review and consideration. The design regulations are proposed to be incorporated into a finalized Development Agreement. The City Council expressed support for the revisions.

**F. Conduct a public hearing that was opened on February 19, 2019 and continued to March 5, 2019 to consider testimony and act on a resolution creating the LakePointe Development (Lenart) Public Improvement District/PID in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 173.037-acre tract of land situated in the Samuel M. Ranier Survey, Abstract No. 470 and generally located southeast of the intersection of SH 78 and FM 6 and predominately within the extraterritorial jurisdiction and/or corporate limits of City of Lavon, Texas.**

**Presentation of request.**

Ms. Dobbs noted that the City's adopted PID policy provides that a development agreement will be approved prior to the creation of a PID and noted that the proposed development agreement was not yet completed.

**PUBLIC HEARING to continue receiving comments regarding the request.**

Mayor Sanson resumed the continued the public hearing at 8:24 p.m. and invited comments in favor of or opposition to the creation of the proposed PID. The following people spoke regarding the request:

– Joshua Murray, 1762 Lake – asked the council to consider past projected growth and what percent of the populated is expected and stated infrastructure needs to line up with project growth numbers.

Mayor Sanson invited further comments. No further comments were offered. Ms. Dobbs recommended that the public hearing be continued to the March 19, 2019 at a meeting that begins at 7:00 p.m.

**Discussion and action regarding the request.**

There being no further discussion Mayor Sanson concluded the discussion.

**MOTION: LEAVE OPEN AND CONTINUE THE PUBLIC HEARING TO THE MARCH 19, 2019 MEETING THAT BEGINS AT 7:00 PM.**

MOTION MADE: KELL  
SECONDED: DILL  
APPROVED: UNANIMOUS  
Absent: COOK, SERKLAND

**7. EXECUTIVE SESSION**

At 8:29 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive session (closed meeting) to discuss the following:

- (a) Section 551.074: Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: (i) LakePointe Development Agreement and (ii) Abston Hills TIRZ.
- (b) Section 551.087: Deliberation Regarding Economic Development Negotiations; Closed meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting

economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Section 551.087(1).

**8. RECONVENE INTO REGULAR SESSION**

In accordance with Texas Governmental Code Section 551.001, et seq., Mayor Sanson reconvened the meeting at 9:10 p.m. and stated that no action was taken in executive session.

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

- March 19, 2019 Regular Meeting at 6 p.m. – note that the public hearing will not resume until after 7:00 p.m.

**10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:11P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 19<sup>th</sup> day of March 2019



Vicki Sanson  
Mayor

**ATTEST:**



Kim Dobbs  
City Administrator/City Secretary

