



**MINUTES  
JANUARY 18, 2022  
LAVON CITY COUNCIL  
REGULAR MEETING  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 P.M.**

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ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, MAYOR PRO TEM, PLACE 1  
TED DILL, PLACE 4  
MINDI SERKLAND, PLACE 5

Absent: MIKE COOK, PLACE 2  
KAY WRIGHT, PLACE 3

**1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:19 P.M. AND ANNOUNCED A QUORUM PRESENT.**

**2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELVERED THE INVOCATION.**

**3. CITIZENS COMMENTS**

There were no citizens comments.

**4. EXECUTIVE SESSION**

No executive session was held.

**5. RECONVENE INTO REGULAR SESSION**

**6. ITEMS OF INTEREST/COMMUNICATIONS**

There were none.

**7. CONSENT AGENDA**

**A. Approve the minutes of the January 4, 2022 meeting.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: DILL

SECONDED: KELL

APPROVED: UNANIMOUS (Absent: Cook, Wright)

**8. ITEMS FOR CONSIDERATION**

**A. Public hearing, the second of two, discussion, and action regarding a Strategic Partnership Agreement between the City of Lavon and Abston Hills Municipal Utility District No. 1-A.**

**Presentation of the agreement.**

City Administrator Kim Dobbs provided information regarding the Wastewater Services and Development Agreement and related Strategic Partnership Agreement for Abston Hills MUD No. 1-

A. Ms. Dobbs noted that the City Council conducted the first public hearing on January 4, 2022.

**PUBLIC HEARING to receive comments regarding the agreement.**

Mayor Sanson opened the public hearing at 7:23 p.m. and invited comments for or against the proposed agreement. There being no comments, Mayor Sanson closed the hearing at 7:23 p.m.

**Discussion and action regarding the agreement and accompanying Resolution No. 2022-01-03.**

**MOTION: APPROVE RESOLUTION 2022-01-03 APPROVING A STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF LAVON AND ABSTON HILLS**

**MUNICIPAL UTILITY DISTRICT NO. 1-A; AUTHORIZING THE MAYOR TO EXECUTE THE STRATEGIC PARTNERSHIP AGREEMENT; AND MAKING CERTAIN FINDINGS RELATED THERETO.**

MOTION MADE: KELL  
SECONDED: SERKLAND  
APPROVED: UNANIMOUS (Absent: Cook, Wright)

- B. Public hearing, discussion, and action regarding the property owners' petition for the voluntary annexation of approximately 376.758 acres of land described as part of the Samuel M. Rainer Survey, Abstract No. 740 and the portion of County Road 541 and adjacent right-of-way abutting the property into the corporate limits of the City of Lavon, Collin County, Texas.**

**Presentation of the request.**

Ms. Dobbs provided information regarding the petition for voluntary annexation, location of the property, and background regarding the related development agreement.

**PUBLIC HEARING to receive comments regarding the request.**

Mayor Sanson opened the public hearing at 7:26 p.m. and invited comments for or against the proposed annexation. There being no comments, Mayor Sanson closed the hearing at 7:26 p.m.

**Discussion and action regarding the request.**

Ms. Dobbs explained that the petitioners requested that action on the proceeding be deferred to the February 15, 2022 City Council meeting. No action was taken.

- C. Public hearing, continued from January 4, 2022, discussion, and action regarding an ordinance of the City Council of the City of Lavon accepting and approving a Final Service and Assessment Plan for the Elevon Public Improvement District, including assessment rolls; making a Finding of Special Benefit to the property in the District; Levying Special Assessments against Property within the District and establishing a lien on such Property; providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments, approving a reimbursement agreement, providing for severability, and providing an effective date.**

**Presentation of the request.**

Mary Petty, P3-Works, provided information regarding the draft Service and Assessment Plan including assessment rolls and explained that at the request of the developer, the draft was not yet finalized. Ms. Dobbs relayed the City's bond counsel's recommendation that the public hearing be opened and continued to February 1, 2022.

**PUBLIC HEARING to receive comments regarding the request.**

Mayor Sanson opened the public hearing at 7:29 p.m. and invited comments for or against the proposed agreement. There being no comments, Mayor Sanson closed the floor to comments, leaving the public hearing open to be continued.

**Discussion and action to continue the public hearing to February 1, 2022 at 6:00 p.m.**

**MOTION: CONTINUE THE PUBLIC HEARING TO FEBRUARY 1, 2022 AT 6:00 P.M.**

MOTION MADE: DILL  
SECONDED: KELL  
APPROVED: UNANIMOUS (Absent: Cook, Wright)

- D. Discussion and action regarding Resolution No. 2022-01-04 approving a First Amendment to the Elevon Development Agreement between the City of Lavon and MA Elevon 429, LLC, Petro-Hunt, LLC, Far East Lavon, LP, 78 Straddle, LP, East Lavon Partners, LP, and World Land**

**Developers, LP, with effective date of November 2, 2021, and authorizing the Mayor to execute such First Amendment.**

Ms. Dobbs reported that the Parties mutually agreed to amend the approved Development Agreement to extend the date by which certain terms would be accomplished.

**MOTION: APPROVE RESOLUTION NO. 2022-01-04 APPROVING A FIRST AMENDMENT TO THE ELEVON DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAVON AND MA ELEVON 429, LLC, PETRO-HUNT, LLC, FAR EAST LAVON, LP, 78 STRADDLE, LP, EAST LAVON PARTNERS, LP, AND WORLD LAND DEVELOPERS, LP, WITH EFFECTIVE DATE OF NOVEMBER 2, 2021, AND AUTHORIZING THE MAYOR TO EXECUTE SUCH FIRST AMENDMENT.**

MOTION MADE: SERKLAND  
SECONDED: DILL  
APPROVED: UNANIMOUS (Absent: Cook, Wright)

**E. Discussion, and action regarding Ordinance No. 2022-01-01 approving the Tax Increment Reinvestment Zone Number Two (TIRZ No. 2) Final Project and Finance Plan.**

Ms. Petty provided information regarding the Final Project and Assessment Plan and noted the recommendation of the TIRZ No. 2 Board of Directors that the City Council approve the Final Project and Finance Plan.

**MOTION: APPROVE ORDINANCE NO. 2022-01-01 APPROVING THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (TIRZ NO. 2) FINAL PROJECT AND FINANCE PLAN.**

MOTION MADE: KELL  
SECONDED: SERKLAND  
APPROVED: UNANIMOUS (Absent: Cook, Wright)

**F. Presentation and discussion regarding the Lavon Economic Development Corporation promotional video.**

Pam Mundo, Mundo & Associates, LLC, presented a promotional video produced for the Lavon Economic Development Corporation. The City Council expressed positive feedback.

**G. Discussion and action regarding Ordinance No. 2022-01-02 adopting rules and regulations for City parks and trails by amending Chapter 10 "Streets, Parks, and Other Public Ways and Places" to add ARTICLE 10.07 "PARKS AND TRAILS".**

Ms. Dobbs provided information regarding the ordinance, noted that the regulations provided that the parks and trails would be closed to the public from thirty (30) minutes after sunset to thirty (30) minutes before sunrise, and added that appropriate signage will be installed at the trails.

**MOTION: APPROVE ORDINANCE NO. 2022-01-02 ADOPTING RULES AND REGULATIONS FOR CITY PARKS AND TRAILS BY AMENDING CHAPTER 10 "STREETS, PARKS, AND OTHER PUBLIC WAYS AND PLACES" TO ADD ARTICLE 10.07 "PARKS AND TRAILS".**

MOTION MADE: KELL  
SECONDED: DILL  
APPROVED: UNANIMOUS (Absent: Cook, Wright)

**H. Discussion and action regarding Ordinance No. 2022-01-03 amending Ordinance No. 2021-09-02 that approved and adopted a Budget for the city for the fiscal year October 1, 2021 through September 30, 2022 to amend adopted revenues and expenditures of the budget; and declaring an effective date.**

Ms. Dobbs provided an explanation of the budget revenue and expenditure variances.

**MOTION: APPROVE ORDINANCE NO. 2022-01-03 AMENDING ORDINANCE NO. 2021-09-02 THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 TO AMEND ADOPTED**

**REVENUES AND EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.**

MOTION MADE: SERKLAND

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Cook, Wright)

**I. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.**

Staff provided information regarding open facilities implementation, programing, staffing, and city programs, including a report regarding the January 8 Testing and Vaccination Clinic at City Hall.

**9. STAFF REPORTS**

- A. Capital Improvements Program- quarterly update.** – Mark Hill, Freeman Millican, Inc., provided information and a report regarding the CIP program and projects status.
- B. Police Services** – Officer Vargas provided information and referenced reports in the meeting packet.
- C. Fire Services** – Ms. Dobbs referenced the report in the meeting packet.
- D. Public Works** – Director of Public Works David Carter provided general information regarding public works operations, CCG fiber installation and the receipt of new heavy equipment that had been back-ordered.
- E. Administration** – Ms. Dobbs referenced reports in the meeting packet regarding the Building Permits Report; CWD Services; Collin County Monthly Tax Collection Report; Sales Tax Report; Financial Reports and general staff reports.

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

- February 1, 2022 Regular Meeting

**12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:22 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 1<sup>st</sup> day of February 2022.



Vicki Sanson  
Mayor

**ATTEST:**



Rae Norton  
City Secretary

