



**MINUTES  
DECEMBER 6, 2022  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING  
7:00 PM**

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ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, MAYOR PRO TEM, PLACE 1  
KAY WRIGHT, PLACE 3  
TED DILL, PLACE 4  
LINDSEY HEDGE, 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. ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED CITY COUNCIL MEMBERS**

Mayor Sanson administered the Oaths of Office to John Kell, Place 1; Kay Wright, Place 3; and Lindsey Hedge, Place 5.

**3. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**

**4. ITEMS OF INTEREST/COMMUNICATIONS**

- LEDC Shop Lavon Coupon November 13-December 16, 2022
- NCTCOG Grease Round Up at City Hall now through January 9, 2023.

**5. CITIZENS COMMENTS**

Trent Rickman, 609 Austin, Ave. presented a request to increase the amount of time permitted for parking a boat and/or trailer on a city street. City Administrator Kim Dobbs volunteered to follow up with Mr. Rickman regarding his request.

**6. CONSENT AGENDA**

- A. Approve the minutes of the November 15, 2022 meeting.**
- B. Approve the minutes of the November 17, 2022 meeting.**
- C. Approve Ordinance No. 2022-12-01 approving the 2021 Tax Roll Summary for the City of Lavon as presented by the Collin County Tax Assessor collector's Office.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: KELL

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Cook)

**7. ITEMS FOR CONSIDERATION**

- A. Discussion, and action Ordinance No. 2022-12-02 adopting the Home Rule Charter approved by the majority of qualified voters of the City of Lavon on November 8, 2022; providing for the incorporation of findings; providing for certification to the Secretary of State; providing a severability clause; determining compliance with Texas Open Meeting Laws; and providing an effective date.**

Ms. Dobbs provided information regarding the Special Election held on November 8, 2022, to submit the Home Rule Charter to the voters and detailed the results of the election.

**MOTION: APPROVE ORDINANCE NO. 2022-12-02 ADOPTING THE HOME RULE CHARTER APPROVED BY THE MAJORITY OF QUALIFIED VOTERS OF THE CITY OF LAVON ON NOVEMBER 8, 2022; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING FOR CERTIFICATION TO THE SECRETARY OF STATE; PROVIDING A SEVERABILITY CLAUSE; DETERMINING COMPLIANCE WITH TEXAS OPEN MEETING LAWS; AND PROVIDING AN EFFECTIVE DATE.**

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

- B. Discussion, and action regarding the final plat of the Trails of Lavon Addition, Phase 3 for 250 residential lots, 8 open space tracts on 63.729 acres of land, situated in the Drury Anglin Survey, A-2 southwest of the intersection of CR 483 and Presidents Blvd., Lavon, Collin County, TX (CCAD Property ID 1249982).**

Ms. Dobbs provided a report from the Planning and Zoning Commission and developer representative Bryan Moody, Kimley-Horn provided information regarding the final plat of the Trails of Lavon Addition.

**MOTION: APPROVE THE FINAL PLAT OF THE TRAILS OF LAVON ADDITION, PHASE 3 FOR 250 RESIDENTIAL LOTS, 8 OPEN SPACE TRACTS ON 63.729 ACRES OF LAND, SITUATED IN THE DRURY ANGLIN SURVEY, A-2 SOUTHWEST OF THE INTERSECTION OF CR 483 AND PRESIDENTS BLVD., LAVON, COLLIN COUNTY, TX SUBJECT TO THE CITY ENGINEER'S APPROVAL.**

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

- C. Public hearing, discussion, and action regarding a proposed amendment of Chapter 9 "Planning and Development Regulations", Article 9.03 "Zoning Ordinance", Division 2 "Districts and Zoning District Map" and Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" of the Code of Ordinances of the City of Lavon, by amending the city's regulations regarding Planned Development Districts in the city; providing a penalty clause not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; providing savings, repealing and severability clauses; proving for publication; providing for an effective date; and finding and determining the meeting at which this ordinance is adopted to be open to the public as required by law.**

**PRESENTATION of proposed amendment.**

Ms. Dobbs provided information regarding the proposed amendment and intention to clarify and improve the current Planned Development district regulations.

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

Mayor Sanson opened the public hearing at 7:19 p.m. and invited comments in favor of or opposition to the request. There being no comments, Mayor Sanson closed the public hearing at 7:19 p.m.

**Discussion and action regarding the proposed amendment.**

Ms. Dobbs provided a report from the Planning and Zoning Commission and noted that the public hearing notice was published in accordance with state law.

**MOTION: APPROVE ORDINANCE NO. 2022-12-03 AMENDING CHAPTER 9 "PLANNING AND DEVELOPMENT REGULATIONS", ARTICLE 9.03 "ZONING ORDINANCE", DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" AND DIVISION 6 "REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS" OF THE CODE OF ORDINANCES OF THE CITY OF LAVON, BY AMENDING THE CITY'S REGULATIONS REGARDING PLANNED DEVELOPMENT DISTRICTS IN THE CITY; PROVIDING A PENALTY CLAUSE NOT TO EXCEED THE**

**SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

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

**D. Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2023.**

Mr. Dill nominated Mr. Kell and Ms. Wright expressed her desire to be nominated for the one-year term.

FOR JOHN KELL: KELL, DILL,  
FOR KAY WRIGHT: WRIGHT, HEDGE

The consensus of Mayor Sanson and the Council was to defer action on the item to the next meeting.

**E. Discussion and action regarding the award of the construction contract for the City of Lavon Bently Farms, Phase 1 (CIP-24) Construction Project and Resolution No. 2022-12-01 approving and authorizing the Mayor to execute a construction contract with North Texas Contracting, Inc. in the amount of \$1,645,022.00 with 160 calendar days to construct; and providing an effective date.**

Mark Hill, Freeman Millican, Inc., provided information regarding the CIP Construction project.

**MOTION: AWARD THE CONSTRUCTION CONTRACT FOR THE BENTLY FARMS, PHASE 1 (CIP-24) CONSTRUCTION PROJECT AND RESOLUTION NO. 2022-12-01 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT WITH NORTH TEXAS CONTRACTING, INC. IN THE AMOUNT OF \$1,645,022.00 WITH 160 CALENDAR DAYS TO CONSTRUCT; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: HEDGE  
SECONDED: KELL  
APPROVED: UNANIMOUS (Absent: Cook)

**F. Discussion and action regarding the acceptance of the public infrastructure of the Victory at Lavon Addition.**

Ms. Dobbs provided information regarding the Victory at Lavon Addition.

**MOTION: ACCEPT THE PUBLIC INFRASTRUCTURE OF THE VICTORY AT LAVON ADDITION SUBJECT TO THE CITY ENGINEER'S APPROVAL.**

MOTION MADE: DILL  
SECONDED: HEDGE  
APPROVED: UNANIMOUS (Absent: Cook)

**G. Discussion and action regarding acceptance of the public sanitary sewer infrastructure for the Elevon Section 1, Phase 2A and Phase 2B Additions.**

Mark Hill, Freeman Millican, Inc., provided information regarding the sanitary sewer infrastructure for the Elevon Section 1, Phase 2A and 2B additions.

**MOTION: ACCEPT THE PUBLIC SANITARY SEWER INFRASTRUCTURE FOR THE ELEVON SECTION 1, PHASE 2A AND PHASE 2B ADDITIONS SUBJECT TO THE CITY ENGINEERS APPROVAL.**

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

**H. Discussion and action regarding Ordinance No. 2022-12-04 acknowledging the council manager form of government by amending Chapter 1 “General Provisions”, Article 1.01 “Code of Ordinances”, Section 1.01.004 “Definitions” of the City’s Code of Ordinances; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law and the appointment of a city manager.**

Ms. Dobbs provided information regarding the form of government provided for in the adopted Home Rule Charter and the proposed amendment.

**MOTION: APPROVE ORDINANCE 2022-12-04 ACKNOWLEDGING THE COUNCIL MANAGER FORM OF GOVERNMENT BY AMENDING CHAPTER 1 “GENERAL PROVISIONS”, ARTICLE 1.01 “CODE OF ORDINANCES”, SECTION 1.01.004 “DEFINITIONS” OF THE CITY’S CODE OF ORDINANCES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW AND APPOINT KIM DOBBS TO SERVE AS CITY MANAGER.**

MOTION MADE: DILL  
SECONDED: HEDGE  
APPROVED: UNANIMOUS (Absent: Cook)

**I. Discussion regarding Code of Ordinance updates and anticipated actions related to the adoption of the Home Rule Charter, including but not limited to the appointment of a Board of Adjustment.**

Ms. Dobbs provided information regarding the implications of the Home Rule Charter passage on the Code of Ordinances, citing as an example the need to appoint a Board of Adjustment.. The City Council was encouraged to invite and recommend volunteers for appointment.

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

No action was taken.

**8. EXECUTIVE SESSION**

The City Council did not convene into executive session.

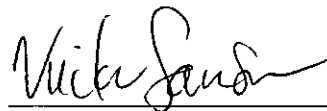
**9. RECONVENE INTO REGULAR SESSION**

**10. SET FUTURE MEETINGS AND AGENDA.**

December 20, 2022 - Regular Meeting

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:53 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 20<sup>th</sup> day of December 2022.

  
Vicki Sanson, Mayor

ATTEST:

  
Rae Norton, City Secretary

