



**MINUTES  
JUNE 6, 2023  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING  
6:30 P.M.**

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ATTENDING: VICKI SANSON, MAYOR  
MIKE COOK, PLACE 2  
KAY WRIGHT, PLACE 3, MAYOR PRO TEM  
TED DILL, PLACE 4  
LINDSEY HEDGE, PLACE 5

ABSENT: JOHN KELL, PLACE 1

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
  - Camp 911-June 7, 2023
  - Babysitter Training- June 13 & 14, 2023
  - See the LEDC Advertisement in The Wylie News In & Around Town promoting Gig City
  - As of June 3, 528 subscribers are enrolled in Notify Me

4. **CITIZENS COMMENTS**

There were no citizen comments.

5. **PROCLAMATION**

Mayor Sanson presented a proclamation in honor of Juneteenth.

6. **CONSENT AGENDA**

- A. **Approve the minutes of the May 16, 2023, meeting.**
- B. **Approve the minutes of the May 23, 2023, meeting.**
- C. **Approve Resolution No. 2023-06-01 establishing that regular meetings of the City Council shall be held on the first and third Tuesday of each month at 6:30 p.m.**
- D. **Approve Resolution No. 2023-06-04 authorizing the Mayor to execute a Cooperative Purchasing Agreement with Texas SmartBuy Membership Program and providing for an effective date.**
- E. **Approve Ordinance No. 2023-06-01 amending Article 11.03 "Parking" of the Code of Ordinances to provide for "Special Weekend Parking Permits for Presidents Blvd."; repealing and replacing Ordinance No. 2023-04-01; providing for savings and severability clauses; providing for publication; and providing for an effective date of this Ordinance.**
- F. **Approve Ordinance No. 2023-06-02 amending Chapter 4 "Building Regulations," Article 4.08 "Residential Rental Property Registration and Inspection" of the Code of Ordinances to amend Section 4.08.004 "General Requirements"; providing for savings and severability clauses; providing for publication; and providing for an effective date of this ordinance.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: COOK

SECONDED: HEDGE  
APPROVED: UNANIMOUS (Absent: Kell)

7. ITEMS FOR CONSIDERATION

- A. Discussion, and action Resolution No. 2023-06-02 of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Trails Of Lavon Public Improvement District; Approving A Preliminary Service Plan And Assessment Plan, Including Proposed Assessment Roll; Calling A Regular Meeting And Noticing A Public Hearing For July 18, 2023 To Consider An Ordinance Levying Assessments On Property Located Within The Trails Of Lavon Public Improvement District; Directing The Filing Of The Proposed Assessment Roll With The City secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Zack Little, P3 Works, PID Administrator and Bond Counsel Cooper Anderson, McCall, Parker & Horton, LLP provided information regarding the proposed resolution noting that a public hearing regarding the levy of assessments is proposed to be conducted on July 18, 2023.

**MOTION: APPROVE RESOLUTION NO. 2023-06-02 OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JULY 18, 2023 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

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

- B. Discussion, and action regarding applications for the Trails of Lavon Phase 1 Amenity Center site plan and landscape plan, located on Lot 1X HOA, Block DD, on 1.210 acres of land out of the S. Roberts Survey, A-773 and the D. Anglin Survey A-2, at 731 River Lane, adjacent to Celestial Trail, Cedar Avenue, and River Lane, City of Lavon, Collin County, TX.

City Manager Kim Dobbs provided information regarding the proposed amenity center site plan and landscape plan and provided a report from the Planning & Zoning Commission recommending approval subject to the City Engineer's approval. City Engineer Mark Hill noted that all comments had been addressed to his satisfaction. Cody Johnson, Landscape Architect was present representing the applicant.

**MOTION: APPROVE THE TRAILS OF LAVON PHASE 1 AMENITY CENTER SITE PLAN AND LANDSCAPE PLAN, LOCATED ON LOT 1X HOA, BLOCK DD, ON 1.210 ACRES OF LAND OUT OF THE S. ROBERTS SURVEY, A-773 AND THE D. ANGLIN SURVEY A-2, AT 731 RIVER LANE, ADJACENT TO CELESTIAL TRAIL, CEDAR AVENUE, AND RIVER LANE, CITY OF LAVON, COLLIN COUNTY, TX**

MOTION MADE: WRIGHT  
SECONDED: HEDGE  
APPROVED: UNANIMOUS (Absent: Kell)

- C. Public hearing, discussion, and action regarding the application of Barnett Signs for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two signs more than

permitted and to 2) allow approximately 62.11 square feet in total wall sign area that is 26.11 square feet greater than permitted for Taco Bell on Lot 1, Block A of the SMI Addition, Phase 1 at 891 S. SH 78, northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, Texas (CCAD Property ID 2872466).

**PRESENTATION of proposed application.**

Ms. Dobbs provided location information. Mike Stansberry, Director of Development for SMI Industries presented the application.

**PUBLIC HEARING to receive comments regarding the proposed application.**

Mayor Sanson opened the public hearing at 6:50 p.m. and invited comments for or against the proposed application. There being no comments, Mayor Sanson closed the public hearing at 6:51 p.m.

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

**MOTION: APPROVE THE APPLICATION FOR VARIANCES TO ARTICLE 4.05 SIGNS OF THE CODE OF ORDINANCES TO SECTION 4.05.008 APPROVED SIGNS AND STANDARDS (B)(3) WALL SIGNS TO 1) PERMIT THREE WALL SIGNS WHICH IS TWO SIGNS MORE THAN PERMITTED AND TO 2) ALLOW APPROXIMATELY 62.11 SQUARE FEET IN TOTAL WALL SIGN AREA THAT IS 26.11 SQUARE FEET GREATER THAN PERMITTED FOR TACO BELL ON LOT 1, BLOCK A OF THE SMI ADDITION, PHASE 1 AT 891 S. SH 78, NORTHEAST OF THE INTERSECTION OF SH 78 AND BURLESON DR., LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: DILL  
SECONDED: COOK  
APPROVED: UNANIMOUS (Absent: Kell)

- D. Receive presentation, discussion, and action regarding Resolution No. 2023-06-03 approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.**

Nicole Roemer, Municipal Director, Community Waste Disposal, provided the annual review and information regarding the proposed CPI market adjustment to the rates that CWD charges the city. Ms. Roemer presented a recycling award to the City.

**MOTION: APPROVE RESOLUTION NO. 2023-06-03 APPROVING AN AMENDMENT TO THE CONTRACT WITH COMMUNITY WASTE DISPOSAL (CWD) FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE TO APPROVE A MARKET ADJUSTMENT TO RATES.**

MOTION MADE: COOK  
SECONDED: DILL  
APPROVED: UNANIMOUS (Absent: Kell)

- E. Discussion and action regarding the provision of expanded interim office space for the Police Department.**

Ms. Dobbs and Police Chief Mike Jones presented information regarding the proposed interim office space, noting that the space should serve the needs of the Police Department for 5-10 years and the building can be re-purposed to house Fire and Public Works if needed when the current Police Department Offices are renovated.

**MOTION: AUTHORIZE THE STAFF TO ORDER FOR PURCHASE THE PALOMAR MODULAR BUILDING FOR INTERIM USE AND PREPARE A BUDGET AMENDMENT TO ALLOCATE FUNDING IN THE CAPITAL IMPROVEMENTS PLAN IN AN AMOUNT OF \$309,000.**

MOTION MADE: WRIGHT  
SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Kell)

**8. EXECUTIVE SESSION**

At 7:25 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the Mayor recessed into Executive Session (closed meeting) pursuant to Section 551.071 (2) consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter for the provision of municipal services in an unincorporated area and pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property

**9. RECONVENE INTO REGULAR SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 7:38 p.m. and stated that no action was taken in executive session.

**10. SET FUTURE MEETINGS AND AGENDA**

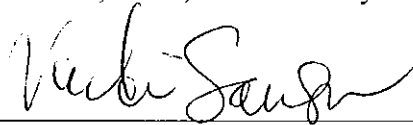
June 20, 2023- Regular Meeting

July 4, 2023 – Cancel Regular Meeting

The City Council discussed possible meeting dates for a July Saturday budget work session. Ms. Hedge noted she would be absent on June 20.


**12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:41 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 20<sup>th</sup> day of June 2023.



Vicki Sanson, Mayor

ATTEST:

  
Rae Norton, City Secretary