



**MINUTES**  
**APRIL 2, 2024**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**

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ATTENDING: VICKI SANSON, MAYOR  
MIKE SHEPARD, PLACE 1  
MIKE COOK, PLACE 2, MAYOR PRO TEM  
KAY WRIGHT, PLACE 3  
TED DILL, PLACE 4  
LINDSEY HEDGE, PLACE 5

- 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 LAVON POLICE STAFF SERGEANT CARISSA VARGAS DELIVERED THE INVOCATION.**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
  - Total Eclipse on the Farm on April 8, 2024, 11:30am-2:30pm
  - Babysitter Training, May 19-25, 2024
  - Camp 911, June 5, 2024
  - Bicycle Rodeo, July 25, 2024
- 4. CITIZENS COMMENTS**

There were no citizen comments.
- 5. PROCLAMATION**

A proclamation was presented for Sexual Assault Awareness Month.
- 6. CONSENT AGENDA**
  - A. Approve the minutes of the March 19, 2024, meeting.**
  - B. Approve Resolution No. 2024-04-01 approving and authorizing the execution of a Letter of Engagement with Mike Ward Accounting and Financial Consulting, PLLC for the audit and preparation of the City's financial statements for the fiscal year ending September 30, 2024.**
  - C. Approve the final plat of the Elevon Section 1, Phase 4 Addition consisting of 267 residential lots and 7 open space lots on 62.127 acres of land out of the S. M. Rainer Survey, Abstract No. 740, situated east of the LakePointe Addition and north of the Elevon Multifamily Addition, in Elevon Municipal Utility District No. 1A, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2829214).**
  - D. Approve the preliminary plat of the 78 Commercial East Addition consisting of 5 lots, one common area lot and one commercial tract on 9.75 acres out of the William H. Moore Survey, Abstract No. 638 situated north of SH 78, east of Grand Heritage Boulevard, and west of Burnett Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614649 and 2900304).**
  - E. Approve the revision of the approved unrecorded replat of Lake Breeze Estates, Block A, Lot 32C on approximately 11.809 acres of land, situated east of Bently Farms, fronting SH 78 southwest of the intersection of SH 78 and Oak Drive, Lavon, Collin County, Texas, to add a plat note regarding deferred installation of required public infrastructure to be installed prior to issuance of a building permit (CCAD Property ID 2864647).**

- F. Approve the preliminary plat of Lot 3 and 4, Block A, SB Lavon Addition consisting of two non-residential lots on approximately 4.532 acres of land out of the William H. Moore Survey, Abstract No. 638, situated north of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614354).
- G. Approve the final plat of Lot 3 and 4, Block A, SB Lavon Addition consisting of two non-residential lots on approximately 4.532 acres of land out of the William H. Moore Survey, Abstract No. 638, situated north of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614354).

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: WRIGHT  
 SECONDED: HEDGE  
 APPROVED: UNANIMOUS

**7. EXECUTIVE SESSION**

At 6:44 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: (1) Master Services Agreement with Flock Group, Inc; (2) Community Waste Disposal Contract; (3) Memorandum of Understanding with MA Partners relating to prescriptive right of way within the development; and (4) Lease and/or easement relating to development of a wastewater treatment plant site.

**8. RECONVENE INTO REGULAR SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 7:22 p.m. and stated that no action was taken in executive session.

**ITEMS FOR CONSIDERATION**

- A. **MOTION: APPROVE THE MASTER SERVICES AGREEMENT WITH FLOCK GROUP, INC. SUBJECT TO CITY ATTORNEY FINAL REVIEW.**

MOTION MADE: WRIGHT  
 SECONDED: DILL  
 APPROVED: UNANIMOUS

- B. **MOTION: APPROVE THE AMENDMENT TO THE CONTRACT WITH COMMUNITY WASTE DISPOSAL, LP FOR COLLECTION OF SOLID WASTE AND RECYCLABLES.**

MOTION MADE: DILL  
 SECONDED: HEDGE  
 APPROVED: UNANIMOUS

- C. **MOTION: AUTHORIZE THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND EXECUTE A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH MA PARTNERS, INC. RELATING TO PRESCRIPTIVE RIGHT OF WAY WITHIN THE ELEVON DEVELOPMENT.**

MOTION MADE: WRIGHT  
 SECONDED: HEDGE  
 APPROVED: UNANIMOUS

- D. **MOTION: AUTHORIZE THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE AND EXECUTE AN EASEMENT AND/OR LEASE RELATING TO PROPERTY FOR DEVELOPMENT OF THE LAVON EAST WASTEWATER TREATMENT PLANT TO SERVE THE EASTERN SIDE OF THE CITY.**

MOTION MADE: WRIGHT  
SECONDED: HEDGE  
APPROVED: UNANIMOUS

**9. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding acceptance of the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project.**

City Engineer, Mark Hill, Freeman Millican Inc., provided details regarding the completion of the project.

**MOTION: APPROVE AND ACCEPT THE CITY OF LAVON BEAR CREEK TRAIL CREEK CROSSING CONNECTION CONSTRUCTION PROJECT.**

MOTION MADE: SANSON  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS

**B. Discussion, and action regarding Resolution No. 2024-04-02 approving and authorizing the execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon Miscellaneous Paving Improvements (CIP-3C) Construction Project in an amount not to exceed \$7,272.00 to comply with TxDOT driveway permit requirements.**

City Manager, Kim Dobbs provided information regarding the construction project and Mark Hill, Freeman Millican detailed the change order noting the change from lime base to flex base to expedite the project and reduce the length of time of road closures.

**MOTION: APPROVE RESOLUTION NO. 2024-04-02 APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 2 TO THE CONSTRUCTION CONTRACT WITH VLEX CONSTRUCTION, LLC FOR THE CITY OF LAVON MISCELLANEOUS PAVING IMPROVEMENTS (CIP-3C) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$7,272.00 TO COMPLY WITH TXDOT DRIVEWAY PERMIT REQUIREMENTS.**

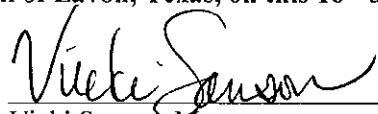
MOTION MADE: WRIGHT  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

**10. SET FUTURE MEETINGS AND AGENDA**

April 16, 2024 – Regular Meeting

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:33 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 16<sup>th</sup> day of April 2024.

  
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Vicki Sanson, Mayor

ATTEST:

  
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Rae Norton, City Secretary

