



**MINUTES
NOVEMBER 5, 2024
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

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 6:00 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/COMMUNICATION

- Holiday Grease Roundup begins 11/18/2024 - 01/10, 2024
- Christmas Tree Lighting and Sip & Shop 12/6/2024 5:30pm-7:30pm
- Breakfast with Santa and the Fire Department 12/14/2024

4. CITIZENS COMMENTS

There were no comments.

5. PROCLAMATION

The City Council presented a proclamation honoring Veterans Day 2024.

6. CONSENT AGENDA

- A. Approve the minutes of the October 15, 2024, meeting.**
- B. Ordinance No. 2024-11-01 approving the 2024 Tax Roll Summary for the City of Lavon as presented by the Collin County Tax Assessor Collector's Office.**
- C. Approve Resolution No. 2024-11-01 declaring that the City Council has completed an annual review of the Investment Policy of the City; adopting changes to the Investment Policy; providing a repealing clause; providing a severability clause; and providing for an effective date.**
- D. Receive the Quarterly Investment Report.**
- E. Approve the acceptance of the public infrastructure associated with the Highway 205 Tract, Phase 2, Block A, Lot 2 development.**
- F. Approve the preliminary plat of the Elevon, Section 2, Phase 2F Addition consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).**
- G. Approve the preliminary plat of the Watercross Townhomes Addition consisting of four lots and one common area lot on 6.448 acres out of the Samuel M. Rainer Survey, Abstract No. 740 situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage**

Road, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2798568).

- H. Approve Resolution No. 2024-11-02 approving and authorizing the execution of an Assessment Collection Services Agreement with Collin County for the Trails of Lavon Public Improvement District Improvement Area #3; and providing for an effective date.
- I. Approve Resolution No. 2024-11-03 approving and authorizing the execution of a Master Streetlight Agreement with Oncor Electric Delivery Company LLC for street lighting and documents related thereto; and declaring an effective date.

MOTION: APPROVE CONSENT AGENDA.

MOTION MADE: WRIGHT
SECONDED: SHEPARD
APPROVED: UNANIMOUS

7. ITEMS FOR CONSIDERATION

- A. **Public hearing, Discussion and action regarding the property owner’s petition for the voluntary annexation of property situated in the in the Drury Anglin Survey, Abstract No. 2, being all of a 59.119 acre tract of land conveyed to Community Independent School District by deed recorded in Instrument Number 2022000087532 of the Official Public Records of Collin County, Texas generally located at 900 Rosewood Drive situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the City of Lavon, Texas.**

Presentation of the proposed voluntary annexation.

City Manager Kim Dobbs provided information regarding the voluntary annexation.

PUBLIC HEARING to receive comments regarding the proposed voluntary annexation.

At 6:15 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed ordinance. There being no comments, Mayor Sanson closed the public hearing at 6:15 p.m.

Discussion and action regarding the proposed voluntary annexation and accompanying Ordinance No. 2024-11-02.

MOTION: APPROVE ORDINANCE NO. 2024-11-02 THE PETITION FOR THE VOLUNTARY ANNEXATION OF PROPERTY SITUATED IN THE IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, BEING ALL OF A 59.119 ACRE TRACT OF LAND CONVEYED TO COMMUNITY INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN INSTRUMENT NUMBER 2022000087532 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS GENERALLY LOCATED AT 900 ROSEWOOD DRIVE SITUATED IN COLLIN COUNTY WITHIN THE EXTRATERRITORIAL JURISDICTION OF AND ADJACENT TO THE CITY OF LAVON, TEXAS INTO THE CITY OF LAVON, TEXAS.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

- B. **Public Hearing, discussion, and action regarding a proposed waiver of Section 9.02.003 (g)(1)(D) of the City of Lavon Code of Ordinance, Subdivision Code submitted by Kimley-Horn on behalf of GRBK Edgewood, L.L.C. relating to the implementation of the City’s Standard Construction Details in the Nicholson Ranch Addition, more specifically to the installation of SDR-26 vs SDR-35 pipe and manholes without corrosion protection additives.**

PRESENTATION of proposed waiver.

Ms. Dobbs provided information regarding the proposed waiver to the subdivision code. Brian Honeycutt, GRBK and Ross Martin, legal counsel for the Nicholson Ranch MUD, provided details

regarding the request and specified TCEQ requirements related to sewer infrastructure. Alexandria Dollahite, Kimley Horn, added industry standards for sewer infrastructure.

PUBLIC HEARING to receive comments regarding the proposed waiver.

At 6:28 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed ordinance. Clinton McClure, 359 Community Dr. requested the depth of the sewer infrastructure. Ms. Dollahite answered with a depth of 9 feet in the majority of the development. There being no further comments, Mayor Sanson closed the public hearing at 6:29 p.m.

Discussion regarding the proposed Ordinance.

Ms. Dobbs reported that the Planning and Zoning Commission, with a 3-2 vote, did not recommend approval. Because the request is standard industry practice and the City will likely not ever be responsible for maintenance of the system, the City Engineer and staff recommend approval. It was noted that the development could simply dis-annex from the Lavon extraterritorial jurisdiction and therefore not be subject to any subdivision standards.

MOTIONS: APPROVE THE WAIVER OF SECTION 9.02.003 (G)(1)(D) OF THE CITY OF LAVON CODE OF ORDINANCE, SUBDIVISION CODE SUBMITTED BY KIMLEY-HORN ON BEHALF OF GRBK EDGEWOOD, L.L.C. RELATING TO THE IMPLEMENTATION OF THE CITY'S STANDARD CONSTRUCTION DETAILS IN THE NICHOLSON RANCH ADDITION, MORE SPECIFICALLY TO THE INSTALLATION OF SDR-26 VS SDR-35 PIPE AND MANHOLES WITHOUT CORROSION PROTECTION ADDITIVES.

MOTION MADE: WRIGHT
SECONDED: COOK
FOR: COOK, WRIGHT, HEDGE
AGAINST: SHEPARD, DILL
PASSED: 3-2

- C. **Discussion and action regarding an application from JBI on behalf of M.A. Partners for the site plan and landscape plan for Marine Grove Park on approximately 7.113 acres in Elevon West Commercial Addition Phase 1 on Lot 2, Block A and on approximately 7.086 acres in Elevon West Commercial Addition Phase 2 on CA1, Block B north and south of Villas Drive, Lavon, Collin County, Texas (CCAD Property IDs 2898014 and 2868715).**

Ms. Dobbs provided information regarding the site and landscape plan for Marine Grove Park including an update requested by staff for all-abilities playground elements.

MOTIONS: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR MARINE GROVE PARK ON APPROXIMATELY 7.113 ACRES IN ELEVON WEST COMMERCIAL ADDITION PHASE 1 ON LOT 2, BLOCK A AND ON APPROXIMATELY 7.086 ACRES IN ELEVON WEST COMMERCIAL ADDITION PHASE 2 ON CA1, BLOCK B NORTH AND SOUTH OF VILLAS DRIVE, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS

- E. **Discussion and action regarding Resolution No. 2024-11-04 authorizing the Lavon Police Department to apply for grant funds through the Motor Vehicle Crime Prevention Authority SB 224 Catalytic Converter Grant to be used for the installation and operation of automated plate recognition cameras.**

Chief Mike Jones provided information regarding the grant funds and the process to apply.

MOTION: APPROVE RESOLUTION NO. 2024-11-04 AUTHORIZING THE LAVON POLICE DEPARTMENT TO APPLY FOR GRANT FUNDS THROUGH THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY SB 224 CATALYTIC CONVERTER

GRANT TO BE USED FOR THE INSTALLATION AND OPERATION OF AUTOMATED PLATE RECOGNITION CAMERAS.

MOTION MADE: SHEPARD
SECONDED: DILL
APPROVED: UNANIMOUS

- F. Discussion and action regarding Resolution No. 2024-11-05 approving and authorizing the City Manager to execute a Multiple Use Agreement with the Texas Department of Transportation (TxDOT) allowing the installation and operation of a fixed license plate reader system in TxDOT right of way.**

Ms. Dobbs provided information regarding the agreement and Chief Jones detailed the system.

MOTION: APPROVE RESOLUTION NO. 2024-11-05 APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MULTIPLE USE AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ALLOWING THE INSTALLATION AND OPERATION OF A FIXED LICENSE PLATE READER SYSTEM IN TXDOT RIGHT OF WAY.

MOTION MADE: COOK
SECONDED: WRIGHT
APPROVED: UNANIMOUS

- G. Discussion and action regarding a proposed Progressive Rank Program for the Lavon Police Department to recognize service and assist in recruitment and retention.**

Chief Jones provided information regarding the request.

MOTION: APPROVE A PROPOSED PROGRESSIVE RANK PROGRAM FOR THE LAVON POLICE DEPARTMENT TO RECOGNIZE SERVICE AND ASSIST IN RECRUITMENT AND RETENTION.

MOTION MADE: SHEPARD
SECONDED: WRIGHT
APPROVED: UNANIMOUS

- H. Discussion and action regarding Resolution No. 2024-11-06 approving and authorizing the execution of Task Order No. 4 with LJA Engineering, Inc. pursuant to Resolution No. 2023-10-04 for professional consulting services for services associated with development of a Corridor Branding Strategy.**

Ms. Dobbs provided information regarding the Task Order with LJA Engineering Inc.

MOTION: APPROVE RESOLUTION NO. 2024-11-06 APPROVING AND AUTHORIZING THE EXECUTION OF TASK ORDER NO. 4 WITH LJA ENGINEERING, INC. PURSUANT TO RESOLUTION NO. 2023-10-04 FOR PROFESSIONAL CONSULTING SERVICES FOR SERVICES ASSOCIATED WITH DEVELOPMENT OF A CORRIDOR BRANDING STRATEGY.

MOTION MADE: WRIGHT
SECONDED: HEDGE
APPROVED: UNANIMOUS

- I. Discussion and action regarding Resolution No. 2024-11-07 casting six (6) votes to elect Collin Central Appraisal District Board of Directors.**

Ms. Dobbs presented information sent from Collin Central Appraisal District regarding the nominations for the Board of Directors.

MOTION; CAST 1 VOTE FOR MARVIN BOBO, LINDSAY BUHLER, RICHARD "RICK" GRADY, MICHELLE HOWARTH, BRIAN MANTZEY AND VERONICA YOST.

MOTION MADE: DILL
SECONDED: HEDGE

APPROVED: UNANIMOUS

J. EXECUTIVE SESSION

At 7:01 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 items pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property in the vicinity of Main Street (Bus 78) and Geren Drive; and Section 511.087 (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 Subdivision (1).

K. RECONVENE FROM EXECUTIVE SESSION

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson closed the executive session at 7:36 p.m. stating no action was taken in executive session and reconvened the regular meeting.

Item: 7D:

Discussion and action the first of two readings of a Resolution authorizing the Lavon Economic Development to expend funds for one or more projects to assist in the promotion of new and expanded community development in Lavon in the vicinity of Main Street (Bus 78) and Geren Drive, not to exceed \$1,400,000.00 for the cost of the projects and providing an effective date.

Ms. Dobbs provided information regarding LEDC projects and Pam Mundo, Mundo & Associates was available for questions.

MOTION: APPROVE THE FIRST OF TWO READINGS OF A RESOLUTION AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT TO EXPEND FUNDS FOR ONE OR MORE PROJECTS TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED COMMUNITY DEVELOPMENT IN LAVON IN THE VICINITY OF MAIN STREET (BUS 78) AND GEREN DRIVE, NOT TO EXCEED \$1,400,000.00 FOR THE COST OF THE PROJECTS AND PROVIDING AN EFFECTIVE DATE.


MOTION MADE: COOK
SECONDED: WRIGHT
FOR: COOK, WRIGHT
AGAINST: SHEPARD, DILL, HEDGE
FAILED: 2-3

L. SET FUTURE MEETINGS AND AGENDA

November 19, 2024 – Regular Meeting beginning at 6:30 p.m.

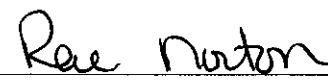
M. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:42P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 19th day of November 2024.



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary

