



Lavon City Council Meeting Minutes

April 17, 2012

I. MEETING CALLED TO ORDER AT 7:03 P.M. BY MAYOR TESKE

Members Present: Mayor Chuck Teske
Council Member Place 1, Chris Kane, Mayor Pro-Tem
Council Member Place 2, Deborah Nabors
Council Member Place 3, Gary Meeks
Council Member Place 4, David Hawkins
Council Member Place 5, Jenny Bodwell

Staff Present: City Manager, Mike Jones
City Secretary, Linda Ardis

Commission and Board Members: None

II. MAYOR TESKE TO LEAD THE COUNCIL AND VISITORS IN THE PLEDGE OF ALLEGIANCE.

Mayor Teske led the City Council and visitors in the Pledge of Allegiance.

III. INVOCATION

Council Member Bodwell led the invocation.

IV. ITEMS OF INTEREST CITY COUNCIL COMMUNICATIONS

Members of City Council have the opportunity to notify others of community events, functions and other activities.

Mayor Pro-Tem Kane told the Council that he had placed on their desks an invitation for Jackson Kane's "Eagle Court of Honor" on May 5, 2012 at 5:00 p.m., to be held at NeSmith Elementary. He said that the community had helped Jackson in obtaining his Eagle Scout Award, and he wanted them to be invited also. Additional invitations were available to anyone who wanted to attend. He asked that if you were planning to attend, be sure to RSVP.

V. CONSENT AGENDA

None

VI. CITIZENS COMMENTS

Citizens, who wish to address the Council, may discuss matters not on the agenda and who have not previously expressed to the Council or City Hall a desire to discuss



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such matters. The only response from the Council can be to request these items to be placed on a future agenda for action.

Mayor Pro-Tem Kane asked if it would be a good time for pictures to be taken of Jackson Kane presenting City Manager Jones and Mayor Teske with the carved wooden sign with the official naming of "Eagle Pond" inscribed. The Council thanked Jackson for his service to the City of Lavon.

VII. ITEMS FOR DISCUSSION

- A. Cooper Kane to address the Council informing them about his proposed Eagle Project (refurbishing the flower beds at the School). (Kane)

Cooper Kane, Jackson's younger brother, presented his proposed Eagle Project to the Council. Cooper would like to install flower beds around the front of the newly renovated school building which will house the City Offices by June 30th. He will be placing mulch, flowers, shrubs and weed block in the new beds. Cooper said he would be asking his Troop to help as well as some of the residents in Lavon. He estimated his Eagle Project would take a total of 6 to 8 people and could be accomplished in 2 to 4 days. The Council and audience applauded his ideas.

- B. City Council to Discuss City Financials. (Kennemer)

Mayor Teske went through the financials with the Council. City Treasurer Kennemer was unable to attend due to illness. While Mayor Teske told the Council that the City has over \$100,000 in the Reserve Fund counting the Road Repair Fund, Mayor Pro-Tem Kane said that the City must continue to keep a close look at the expenditures. City Manager Jones assured the Council that the City has been very cautious in their expenditures. Mayor Pro-Tem Kane stated it is his opinion that as long as the City anticipated borrowing any money, he did not feel any of the Contingency Funds should be spent. He also asked about the TIFF Fund Release and when the City would be receiving the funds. Mayor Teske told the Council that City Attorney Andy Messer was working to complete the documents.

- C. City Council to Discuss available lot count and Regional Housing Permit Report (as per Wylie EDC). (Kennemer/Teske)

City Manager Jones informed the Council that there were an approximate total of 283 lots available in Grand Heritage, 3 in Lakeridge and 8 in Bentley Farms making the grand total of lots available to be developed in Lavon 294. He also discussed the Regional Housing Permits in Wylie, Murphy, Sachse and Lavon. He said that based on Lavon's size compared with the other cities, he felt the City was doing a very good job. The month of April was not reported, but City Manager Jones said that the permits so far showed a bigger jump. He went on to say that the



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City was behind in the total numbers of permits it would like to have. He felt the City will catch up as our economy improves.

VIII. ITEMS FOR CONSIDERATION AND ACTION

- A. City Council to Consider and Act on approving Madhusudan Raju Konduru's site plan at 400 SH 78. (Ardis).

Mr. Konduru, the owner of the property, and Mr. Land, the architect of the building, attended the City Council meeting to answer any questions. City Manager Jones passed out a memorandum from Adams Engineering. The City had requested Adams Engineering to perform a review of the grading and drainage plans for the M J K Mart site development. The engineering company made a few recommendations, but nothing major. The Council discussed the site plan, and requested the owner include a notation of mutual access easement on the plan. Citizens Chris Wess, Andy Aquatero, Melissa Kale, Joan Aquatero and Michael Guilino gave their opinions to the Council. City Manager Jones said he recommended the approval of the site plan.

Motion: Council Member Hawkins, "I move we approve the preliminary site plan."

Second: Council Member Bodwell

The Council discussed the wording of the motion and Council Member Hawkins withdrew his first motion and made the following motion.

Motion: Council Member Hawkins, "I make a motion we accept the preliminary plan which will include the landscape with the provision that there is a notation for a mutual access easement."

Second: Council Member Bodwell

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

Opposed: None

Motion: Passed

- B. City Council to Consider and Act on appointing a City Council Liaison to the Parks and Recreation Board. (Bodwell)

Council Member Bodwell told the Council that since the Parks and Recreation Board had officially been established, it needed a Council Liaison.

Motion: Council Member Nabors, "I move we appoint Jenny Bodwell as the City Council Liaison to the Parks and Recreation Board."

Second: Council Member Meeks

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell



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Opposed: None

Motion: Passed

C. City Council to Consider and Act on appointing the following nominees to the Park and Recreation Board. (Bodwell)

1. Seat 1 - Mike Gulino
2. Seat 2 - Jason Bunting
3. Seat 3 - Melissa Nakamura
4. Seat 4 - Bradley Tiegs
5. Seat 5 - Joan Aquatero

Council Member and Council Liaison for the Parks and Recreation Board, Jenny Bodwell, read a brief description of each nominee to the Board and a summary of activities they had performed. She recommended the approval of all Board nominees.

Motion: Council Member Nabors, "I move we approve the appointment of the nominees to the Parks and Recreation Board."

Second: Council Member Meeks

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

Opposed: None

Motion: Passed

D. City Council to Consider and Act on Resolution No. R2012-4-01 establishing a fund balance policy as per GASB 54. (Kennemer/Jones)

City Manager Jones discussed GASB 54 with the Council. The GASB 54 states that you must separate Dedicated Funds from the General Fund. It allows money to be pulled out and set aside from the General Fund first, and those funds cannot be used without consent from the City Council. General Manager Jones says the resolution allows the City to target a minimum of 5 % of the budget to be put in the fund. It also sets 10 % of the budget as a target goal for the City to eventually meet. If the balance falls below 5 %, the City Treasurer and City Manager will prepare and submit a plan to restore the minimum required level as soon as economic conditions allow. The replenishment of the fund balance to the minimum level should be accomplished within a 3 year period. Mayor Pro-Tem Kane asked if the replenishment of the minimum level could be changed to a lesser time frame. City Manager Jones said it could be changed.

Motion: Mayor Pro-Tem Kane, "I move we adjust Exhibit "A", page 2 to read "within a 1 year period."

Second: Council Member Nabors

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell



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Opposed: None

Motion: Passed

Motion: Council Member Nabors, "I move we approve Resolution R2012-04-01 as amended."

Second: Council Member Meeks

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

Opposed: None

Motion: Passed

- E. City Council to Consider and Act on Releasing Fire Services Funds for improvements to the Fire Station and Property (Building Maintenance - \$943.45, Equipment Maintenance - \$5,000.00). (Teske)

Mayor Pro-Tem Kane stated that he does not want to use revenue contingent funds if there is a chance that the City will have to borrow money to finish out the calendar year. Council Member Bodwell agreed.

Citizen Chris Wess told the Council that the Fire Department has a serious drainage problem that is causing the wood to rot around the doors. She stated that if the Council did not want to spend all of the money out of the contingency funds, they should be willing to use part of it. Council Member Nabors said she had also seen the deterioration and agreed it had to be repaired.

Council Member Meeks told the Council that not wanting to spend the revenue contingent fund was neglecting a small defect today that could cost a major repair job tomorrow. He felt that if there is a drainage problem that is causing that much deterioration, it needed to be fixed.

Mayor Pro-Tem Kane stated that he was not against spending some of the money on the repair. However, what he does not want is just to give the Fire Department \$5,000 without a plan showing how the drainage could be repaired and the cost to accomplish the job. City Manager Jones told the Council that he had met with the Fire Department to formulate a plan. He told the Council that Public Director Kevin Dudley is in the process of researching the cost. City Manager Jones hoped to have the plan and figures at the next Council Meeting. He recommended the Council table the item until he could gather all the information.

Citizens Melissa Kale, Joan Aquaturo and Mike Gulino also expressed their opinions.

Motion: Mayor Pro-Tem Kane, "I move we table this item until the next meeting."

Second: Council Member Nabors

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell



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Opposed: None

Motion: Passed

F. City Council to Consider and Act on approving Residential Property Exemptions as required by Collin Central Appraisal District. (Jones)

City Manager Jones told the Council that this was just a formal action. Unless the City wanted to change the exemptions, the Collin Central Appraisal District would just use the same exemptions the City used last year. He recommended that the Council not change the exemptions at least until the City could stabilize their funds.

Motion: Council Member Hawkins, "I move we approve the Residential Property Exemptions."

Second: Council Member Meeks

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

Opposed: None

Motion: Passed

G. City Council to Consider and Act on review of the second series of draft elements for the Comprehensive Plan. (Nabors)

The City Council discussed some changes and updates that needed to be made to the elements. On the Education Element, on page 1, there needs to be changes indicating this year's changes to the School District campuses. On the Housing Element, the reference to Multi-Family with initials might be offensive. On the Public Safety Element, on page 1, under Law Enforcement, there needs to be an update on the number of reserve officers and the number of people working in the Marshall Office. The Council also suggested that the most current dated referenced material be used in the elements.

Motion: Mayor Pro-Tem Kane, "I move we approve the second series of draft elements for the Comprehensive Plan."

Second: Council Member Bodwell

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks and Council Member Bodwell

Opposed: None

Abstained: Council Member Hawkins

Motion: Passed

IX. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

Council Members and staff may request items be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.



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Motion: Mayor Pro-Tem Kane, "I move we have a Discussion Item for the second meeting in May of a potential Special Utility District for Wolfe Run and other older parts of the City to enable septic systems be installed and/or a study of installing septic systems."

Second: Council Member Nabors

In Favor: Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

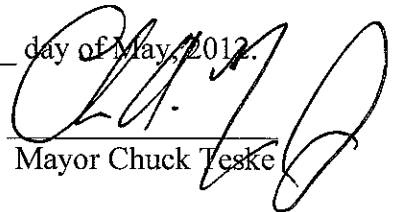
Motion: Passed

Council Member Nabors asked that a Discussion Item on the Update of Status of Lake Road Repairs be placed on the next agenda.

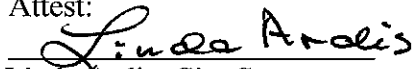
X. MAYOR TESKE TO ADJOURN CITY COUNCIL MEETING

Mayor Teske adjourned the meeting at 9:00 P.M.

Duly passed and approved on this 1st day of May, 2012.


Mayor Chuck Teske

Attest:


Linda Ardis, City Secretary