



Minutes
December 6, 2016
City of Lavon City Council
Lavon City Hall, 120 School Rd., Lavon, TX
Regular Meeting

1. MAYOR TESKE CALLED THE MEETING TO ORDER AT 7:00 P.M. AND ANNOUNCED A QUORUM PRESENT.

ATTENDING: CHUCK TESKE, MAYOR
VICKI SANSON, PLACE 1
DONNIE SPRADLIN, PLACE 2
KAY WRIGHT, PLACE 3
MATT CHILDERS, MAYOR PRO TEM, PLACE 4

ABSENT: MINDI SERKLAND, PLACE 5

2. MAYOR TESKE LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.

3. ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS

Mayor Teske administered the Oath of Office to Donnie Spradlin, Councilmember Place 2.

4. CITIZENS COMMENTS

Mike Gulino, 263 Bently Drive, asked that at a future meeting the City Council consider the plan for stop sign placement in Bently Farms. Mr. Gulino also asked that the City monitor and consider regulations relating to apparent truck traffic movement at Highway 78 and a point south of the commercial center near the intersection of Geren and Main. Mr. Gulino presented photos of muddy marks crossing the sidewalk and curbs indicating that vehicles are crossing and driving the wrong way on Highway 78. Mayor Teske asked Police Chief Mike Jones to speak with Mr. Gulino regarding his concerns and regarding ongoing efforts to address the general area with TxDOT.

John McWhorter, 862 Corn Silk Drive, asked the City Council to address the poor condition of the roads in Bently Farms where the County performed maintenance work recently. Mr. McWhorter cited several instances of where loose gravel and uneven surfaces make use of the roads difficult and offered suggestions for maintenance solutions. Mayor Teske advised that road repairs throughout the City will be reviewed in coming months and that Bently Farms has been identified as an area in need of attention.

5. ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS

- City Christmas Gathering scheduled for Tuesday, December 13.
- Ms. Wright reported on the LEDC Small Business Christmas Bazaar on November 26.

6. CONSENT AGENDA

Consent items are considered to be routine or non-controversial and will be voted on in one motion unless a council member requests separate discussion.

A. Approve the Minutes of the November 15, 2016 Meeting.

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION MADE: WRIGHT

SECONDED: SANSON

APPROVED: UNANIMOUS

Absent: SERKLAND

7. PUBLIC HEARING

Application of GM Construction TX for a Specific Use Permit (SUP) to construct a Temporary Concrete Batch Plant on Abs A0002 Drury Anglin Survey, Sheet 3, Tract 144, (CCAD Property ID 2732589); a 20.098-acre tract of land situated in the Traditions at Grand Heritage West addition and located north of the Bear Creek Wastewater Treatment Plant. The proposed plant, location is approximately 900 feet south of CR 484 and approximately 240 feet east of CR 484, Lavon, Collin County, Texas.

Mayor Teske opened the public hearing at 7:15 p.m. and invited the applicant to provide information regarding the request. Glenn Midkiff, owner of GM Construction presented information regarding the location of the facility and duration of the project. Mayor Teske opened the floor to comment in favor of or in opposition to the request. There being none, Mayor Teske closed the public hearing at 7:17 p.m.

8. DISCUSSION AND ACTION

- A. Discussion and action regarding Ordinance No. 2016-12-01 of GM Construction TX for a Specific Use Permit (SUP) to construct a Temporary Concrete Batch Plant on Abs A0002 Drury Anglin Survey, Sheet 3, Tract 144, (CCAD Property ID 2732589); a 20.098-acre tract of land situated in the Traditions at Grand Heritage West addition and located north of the Bear Creek Wastewater Treatment Plant. The proposed plant location is approximately 900 feet south of CR 484 and approximately 240 feet east of CR 484, Lavon, Collin County, Texas, providing severability and cumulative clauses and providing an effective date.**

Director of Public Works Sonny Mancias inquired about construction truck traffic routes. Ms. Sanson expressed concern regarding trucks travelling on the newly constructed portion of Geren Road. It was determined that Mr. Midkiff will instruct drivers to utilize CR 484 to avoid the paved surfaces along Geren and in the Windmill Estates subdivision as much as possible. Construction sequencing relating to an off-site water line was discussed. Mr. Childers requested that the applicant observe dust control measures to avoid disturbing surrounding property owners. City Administrator Kim Dobbs advised that the Planning & Zoning Commission considered the application and voted unanimously to recommend approval.

MOTION: APPROVE ORDINANCE NO. 2016-12-01 OF GM CONSTRUCTION TX FOR A SPECIFIC USE PERMIT (SUP) TO CONSTRUCT A TEMPORARY CONCRETE BATCH PLANT ON ABS A0002 DRURY ANGLIN SURVEY, SHEET 3, TRACT 144, (CCAD PROPERTY ID 2732589); A 20.098-ACRE TRACT OF LAND SITUATED IN THE TRADITIONS AT GRAND HERITAGE WEST ADDITION AND LOCATED NORTH OF THE BEAR CREEK WASTEWATER TREATMENT PLANT. THE PROPOSED PLANT LOCATION IS APPROXIMATELY 900 FEET SOUTH OF CR 484 AND APPROXIMATELY 240 FEET EAST OF CR 484, LAVON, COLLIN COUNTY, TEXAS, PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: CHILDERS

SECONDED: SANSON

APPROVED: UNANIMOUS

Absent: SERKLAND

- B. Discussion and action regarding the final plat of the Lakeview Cemetery Addition consisting of a single lot on 2.27 acres in the Thomas F. Roberts Survey, Abstract No. 781, Collin County, Texas and situated northwest of the intersection of CR 486 and North Highway 78.**

Charles Smith, owner, described the project and site layout. Mr. Smith further expressed appreciation for the professionalism of the Lavon Police Department and their responsiveness to the funeral home when police services are needed. Mr. Smith advised that a Community Room will be included within the project that will have a separate entrance and will be available to groups for use as a gathering

place with no charge. Ms. Dobbs noted that the Planning & Zoning Commission considered the application and voted unanimously to recommend approval of the final plat.

MOTION: APPROVE THE FINAL PLAT OF THE LAKEVIEW CEMETERY ADDITION CONSISTING OF A SINGLE LOT ON 2.27 ACRES IN THE THOMAS F. ROBERTS SURVEY, ABSTRACT NO. 781, COLLIN COUNTY, TEXAS AND SITUATED NORTHWEST OF THE INTERSECTION OF CR 486 AND NORTH HIGHWAY 78.

MOTION MADE: SPRADLIN
SECONDED: WRIGHT
APPROVED: UNANIMOUS
Absent: SERKLAND

C. Discussion and action regarding audit engagement Letter – Conway Company CPA

Ms. Dobbs described the scope of the engagement letter presented by Conway Company CPA for the preparation of the 2015-16 financial statements.

MOTION: AUTHORIZE THE MAYOR TO EXECUTE AN ENGAGEMENT LETTER WITH CONWAY COMPANY CPA FOR AUDIT AND PREPARATION OF THE 2015-16 FINANCIAL STATEMENTS FOR THE CITY.

MOTION MADE: CHILDERS
SECONDED: SANSON
APPROVED: UNANIMOUS
Absent: SERKLAND

D. Discussion and action on purchase of Tracts 4, 29, 30 And 31 of the SM Rainer Survey, Abstract 0740, Lavon, Texas, authorize the Mayor to execute documents necessary for purchase and closing of same, and make expenditures not to exceed \$57,000 for the purchase.

Ms. Dobbs advised that the purchase of the property situated on Forder Court and adjacent to City-owned property has progressed according to schedule and a closing date has been identified. Mayor Teske provided a recap of the property acquisition and the strategic location of the tracts to be acquired. Ms. Dobbs reported that the appraisals and environmental assessment support the purchase objectives. IT was noted that the funds for the purchase were allocated in the FY 16-17 budget and that reserve funds in excess of budgeted amounts will be used and subsequently reimbursed from the Collin County Open Spaces Grant awarded to the City. A budget amendment will be brought forward if needed to formalize the transaction.

MOTION: AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS NECESSARY FOR PURCHASE AND CLOSING OF TRACTS 4, 29, 30 AND 31 OF THE SM RAINER SURVEY, ABSTRACT 0740, LAVON, TEXAS, AND AUTHORIZE EXPENDITURES NOT TO EXCEED \$57,000 FOR THE PURCHASE.

MOTION MADE: SPRADLIN
SECONDED: CHILDERS
APPROVED: UNANIMOUS
Absent: SERKLAND


9. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

- Cancellation of the December 20th meeting
- Regular meeting schedule in January on January 3rd and 17th
- Discussion regarding street conditions within the City
- Traffic Study information relating to stop signs in Bently Farms
- Board and Commission appointments at January 3rd meeting

10. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

Mayor Teske adjourned the meeting at 7:47 p.m.

Duly passed and approved on this 3rd day of January, 2017.



Charles A. Teske, Jr., Mayor

Attest:



Kim Dobbs, City Administrator | City Secretary

