



Minutes
May 2, 2017
City of Lavon City Council
Lavon City Hall, 120 School Rd., Lavon, TX
Regular Meeting

ATTENDING: VICKI SANSON, PLACE 1
DONNIE SPRADLIN, PLACE 2
KAY WRIGHT, PLACE 3
MINDI SERKLAND, PLACE 5, PRESIDING

ABSENT: CHUCK TESKE, MAYOR
MATT CHILDERS, MAYOR PRO TEM, PLACE 4

1. **PRESIDING COUNCIL MEMBER SERKLAND CALLED THE MEETING TO ORDER AT 7:00 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MS. SERKLAND LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND POLICE CHIEF MIKE JONES DELIVERED THE INVOCATION.**

3. **CITIZENS COMMENTS**

There were none.

4. **ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS**

Upcoming items noted: Special election on May 6, 2017, LEDC Spring Small Business Bazaar on May 20, 2017 and the CWD Xtreme Green event on June 10, 2017.

5. **CONSENT AGENDA**

- A. **Approve the Minutes of the April 18, 2017 Meeting.**

MOTION: APPROVE THE CONSENT AGENDA, AS PRESENTED.

MOTION MADE: WRIGHT

SECONDED: SANSON

APPROVED: UNANIMOUS

Absent: CHILDERS

6. **PUBLIC HEARING AND CONSIDERATION**

- A. **Presentation of a proposed amendment to Ordinance No. 2002-01-03 Subdivision Ordinance, Section 8.00 Bonds and Insurance, Subsection (a) to increase the warranty bond requirements.**

City Administrator Kim Dobbs presented background information regarding the Subdivision Code requirement for warranty bonds for public infrastructure. Ms. Dobbs advised that the proposed amendment will increase the time period from one year to two years and the extent of the warranty coverage and noted that an informal peer city survey indicated that the terms of the proposed amendment are common among area cities.

- B. **PUBLIC HEARING to receive comments regarding the proposed amendment to Ordinance No. 2002-01-03 Subdivision Ordinance, Section 8.00 Bonds and Insurance, Subsection (a) to change the warranty bond requirements.**

Ms. Serkland opened the public hearing at 7:06 pm. and invited comments in favor of the proposed amendment. There were no comments were offered. Ms. Serkland invited comments in opposition to

the proposed amendment. There being no comments, Ms. Serkland closed the public hearing at 7:07 p.m.

- C. Discussion and action regarding Ordinance No. 2017-05-01 amending Ordinance No. 2002-01-03 Subdivision Ordinance, Section 8.00 Bonds and Insurance, Subsection (a) to increase the warranty bond requirements.

MOTION: APPROVE ORDINANCE NO. 2017-05-01 AMENDING ORDINANCE NO. 2002-01-03 SUBDIVISION ORDINANCE, SECTION 8.00 BONDS AND INSURANCE, SUBSECTION (A) TO INCREASE THE WARRANTY BOND REQUIREMENTS.

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

7. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding Resolution No. 2017-05-01 granting a petition of the owner of certain property to annex 75.249 acres in the Drury Anglin Survey, Abstract No. 2 adjacent to the southern boundary of the City abutting County Road 484 into the City of Lavon, proposing the annexation of the adjacent county road and right-of-way, finding of public interest for an annexation that surrounds an area, setting dates, times and places for public hearings regarding the proposed annexation, and authorizing and directing the publication of notice of such public hearings.

Ms. Dobbs provided information pertaining to the annexation process and the Owner's Petition for Voluntary Annexation submitted for the subject property. Ms. Dobbs explained that the state law requires that a county road and right-of-way adjacent to a proposed annexation area must also be annexed. Ms. Dobbs also explained that the Resolution finds that it is in the public interest to proceed with an annexation that will surround an unincorporated area consisting of 31.26 acres north of the subject property.

Russell Phillips, Rockwall Retail Investors, LLC was present to answer questions regarding the proposed annexation. Ms. Dobbs noted that the Resolution called two public hearings, the first on a regular meeting date, May 16, and the second on May 23 that will occur at a special meeting at 6:00 p.m. prior to the Planning & Zoning Commission meeting.

MOTION: APPROVE RESOLUTION NO. 2017-05-01 GRANTING A PETITION OF THE OWNER OF CERTAIN PROPERTY TO ANNEX 75.249 ACRES IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 ADJACENT TO THE SOUTHERN BOUNDARY OF THE CITY ABUTTING COUNTY ROAD 484 INTO THE CITY OF LAVON, PROPOSING THE ANNEXATION OF THE ADJACENT COUNTY ROAD AND RIGHT-OF-WAY, FINDING OF PUBLIC INTEREST FOR AN ANNEXATION THAT SURROUNDS AN AREA, SETTING DATES, TIMES AND PLACES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION, AND AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARINGS.

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

- B. Discussion and action regarding Resolution No. 2017-05-02 authorizing the annexation of property owned by the City of Lavon, setting dates, times and places for public hearings regarding the proposed annexation, and authorizing and directing the publication of notice of such public hearings.

Ms. Dobbs provided information pertaining to the annexation of the City-owned property located on FM 2755 adjacent to and behind the Police and Fire Departments. Ms. Dobbs noted that the Resolution called two public hearings, the first on a regular meeting date, May 16, and the second on May 23 that will occur at a special meeting at 6:00 p.m. prior to the Planning & Zoning Commission meeting.

MOTION: APPROVE RESOLUTION NO. 2017-05-02 AUTHORIZING THE ANNEXATION OF PROPERTY OWNED BY THE CITY OF LAVON, SETTING DATES, TIMES AND PLACES FOR PUBLIC HEARINGS REGARDING THE PROPOSED ANNEXATION, AND AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARINGS.

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

- C. Discussion and action regarding Ordinance No. 2017-05-02 amending the Minimum Construction Standards established by Ordinance No. 2017-04-03 to remove Raven 405 as an option from Standards for Manhole Construction.

Director of Public Works Sonny Mancias provided information and answered questions regarding the proposed amendment.

MOTION: APPROVE ORDINANCE NO. 2017-05-02 AMENDING THE MINIMUM CONSTRUCTION STANDARDS ESTABLISHED BY ORDINANCE NO. 2017-04-03 TO REMOVE RAVEN 405 AS AN OPTION FROM STANDARDS FOR MANHOLE CONSTRUCTION.

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

8. EXECUTIVE SESSION

At 7:14 p.m., Ms. Serkland recessed the meeting to go into Executive Session (closed meeting) to discuss the following: in accordance with the provisions of Chapter 551, TEXAS GOVERNMENT CODE, Subchapter D, §551.087 to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the City and with which the City Council is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to a business prospect.

- Discussion concerning an Economic Development Agreement with Bloomfield Homes, L.P.

9. RECONVENE INTO REGULAR SESSION

In accordance with Texas Government Code, Section 551.001, Ms. Serkland reconvened the meeting at 7:45 p.m. and advised that no action was taken in executive session.

10. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

Next regular meeting: May 16, 2017.


Special meeting: May 23, 2017

Mr. Spradlin requested that a discussion item be placed on an agenda regarding regulations to require maintenance contracts for On-Site Sewer Facilities (OSSF) or septic systems.

Ms. Serkland requested that a budget work session be scheduled soon. Ms. Dobbs advised that department directors were currently working on mid-year assessments and planning for the FY 2017-18 budget.

11. MS. SERKLAND ADJOURNED THE CITY COUNCIL MEETING AT 7:50 PM.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 16th day of May, 2017.



Charles A. Teske, Jr.
Mayor

ATTEST:



Kim Dobbs
City Administrator | City Secretary

