

**Lavon Called City Council Meeting, Executive Session
Public Hearing & Budget Workshop Minutes**



September 8, 2011

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

Members Present: Mayor Chuck Teske
Council Member Place 2, Deborah Nabors
Council Member Place 3, Gary Meeks
Council Member Place 4, David Hawkins
Council Member Place 5, Jenny Bodwell

Members Absent: Council Member Place 1, Chris Kane, Mayor Pro-Tem

Staff Present: City Manager, Mike Jones
City Secretary, Linda Ardis
Financial Clerk, Laura Kennemer
Public Works Director, Kevin Dudley
Chief of Police, Jason Rector

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

City Manager Jones led the invocation.

IV. ITEMS OF INTEREST CITY COUNCIL COMMUNICATIONS

Council Member Nabors told the Council that on December 10th the Chamber of Commerce and Grand Heritage will have a combined Christmas Event at Ne Smith Elementary Schools. All events, except the vendors with carts on wheels, will be held inside.

V. CITIZENS COMMENTS

None

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VI. PUBLIC HEARING

A. Public Hearing to receive Public Comment on the Proposed Tax Increase

1. Mayor Teske to open the Public Hearing
Mayor Teske opened the Public Hearing at 7:07 pm
2. Mayor Teske to open floor to Public Comment
Mayor Teske opened the floor to Public Comment at 7:07 pm. Citizens Tom Dyer, Tracy Wolf, James Monroe and Bill Bonney all voiced their opinions to the Council about no cuts for the Police Department. Will Morrow and Chris Wess were in favor of deeper cuts, no tax increase and stop borrowing money.
3. Mayor Teske to close floor to Public Comment
Mayor Teske closed the floor to Public Comment at 7:19 pm
4. Mayor Teske to close the Public Hearing
Mayor Teske closed the Public Hearing at 7:19 pm

VII. ITEMS FOR CONSIDERATION AND ACTION

- ### A. City Council to Consider and Act to reconsider zoning application to B-1 or B-2 of the 2.58 acres located in Block 2, Tracts 4 and 28, William H. Moore Survey and being located at the intersection of Highway 78 and Highway 205. (Mayor)

The Council had requested Mr. Carrozza, the owner of the property, to provide a copy of the deed restrictions on the property as well as pay a second application fee. Mr. Carrozza provided all he was requested to do.

Citizen Chris Wess told the Council that they were not allowed to regulate deed restrictions. She recommended that the Council be very careful what they allow along the main artery of Lavon.

City Manager Jones suggested the Council consider an overlay district for property facing Hwy. 78. The overlay would establish what could be established in Retail, B-1 and B-2 zonings. This would be developed by the Planning & Zoning Commission with property owner notification, Public Hearings and recommendations to the Council. The Council agreed that this would be best for the City.

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Motion: Council Member Nabors, "I move we table this item until such time as we can have an overlay done."

Second: Council Member Meeks

In Favor: Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

Opposed: None

Motion: Passed

VIII. EXECUTIVE SESSION

The City Council of the City of Lavon will recess into Executive Session (closed meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code to discuss the following:

- A. In accordance with Texas Government Code, Section 551.087, to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Lavon and with which the City is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to the business prospect: Grand Heritage Development.

The Council recessed into Executive Session at 7:50 pm.

IX. COUNCIL TO RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION

The City Council of the City of Lavon will reconvene into Regular Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding the following items discussed in Executive Session:

- A. In accordance with Texas Government Code, Section 551.087, to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Lavon and with which the City is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to the business prospect: Grand Heritage Development.

The Council reconvened into Regular Session at 9:00 pm. No action was taken.

X. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

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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.

The Executive Session will be placed back on the September 20th agenda.

XI. MAYOR TESKE TO ADJOURN REGULAR PORTION OF THE CITY COUNCIL MEETING

Council Member Teske adjourned the meeting at 9:04 pm.

XII. MAYOR TESKE TO CALL THE LAVON CITY COUNCIL BUDGET WORKSHOP TO ORDER AND ANNOUNCE THAT A SUPER QUORUM IS PRESENT

Mayor Teske called the Budget Workshop into session at 9:05 pm.

XIII. ITEMS FOR DISCUSSION

- A. Financial Clerk to present an update of the City financials. (Mayor)
- B. City Council to Discuss the Proposed City Budget for FY 2011-2012. (Mayor)

Items "A" and "B" were mixed in the Council's discussions. The Mayor went over the September Outlook with the Council. With the cuts that had already been made, the City is within \$1,800.00 of being able to finish the FY 2010-2011. City Manager Jones told the Council that the Mayor, Alan Bain and he had met today and the Developer has agreed to release some funds from the TIF and Sewer Tap Fund back into the City's account with no repayment due to City's shortfall and to avoid another RIF. The Developer does not want to see any more cuts to the Police Department.

Citizens Ron Sholz and Chris Wess asked questions and gave their suggestions to the Council.

City Manager Jones will make the necessary changes before the next meeting. The Council and staff thanked Mr. Bain for all he has done for the City.

XIV. MAYOR TESKE TO ADJOURN CITY COUNCIL MEETING

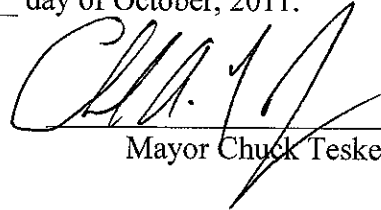
Mayor Teske adjourned the City Council meeting at 9:45 pm.

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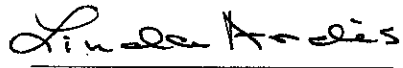
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Duly passed and approved on this 19th day of October, 2011.



Mayor Chuck Teske

Attest:



Linda Ardis, City Secretary