



**Lavon City Council Meeting
Minutes
January 7, 2014**

I. MEETING CALLED TO ORDER AT 7:02 P.M. BY MAYOR TESKE

Members Present: Mayor Chuck Teske
Council Member Place 1, Chris Kane, Mayor Pro-Tem
Council Member Place 2, Jorge Calderon
Council Member Place 3, Melissa Stroop
Council Member Place 4, Matt Childers
Council Member Place 5, Jenny Bodwell

Members Absent: None

Staff Present: City Clerk LeAnn McClendon
City Inspector Lee Roberts
Sergeant Roger Myers

Legal Representative: None

Commission and
Board Members: None

Visitors: 1

There was a quorum present.

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

III. INVOCATION

Mayor Teske gave the invocation.

IV. CITIZENS COMMENTS

David Hawkins stated he had a positive meeting on December 1st with the EDC about finishing the gym. He relayed it is after the first of the year and the City needs to move ahead with this project and do some in-depth planning. He confirmed the City needs to look at planning, materials and money needed for the project. He wanted to challenge the Council to move in that direction and he would be willing to help and support this project. Council Member Stroop stated this needs to be put on the next agenda for a discussion item. Mayor Pro-Tem Kane suggested this item be put on the Consider and Act for the next agenda.

V. ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS

Council Member Stroop wanted to let the Council know that Citizens are still being deployed overseas. She relayed that if a Citizen is neighbors with someone who has a Service Member that has been deployed overseas, keep them in mind and check on the families that are left behind.



Lavon City Council Meeting
Minutes
January 7, 2014

VI. CONSENT AGENDA

Minutes of the December 17, 2013 meeting. (Wess)*

Motion: Mayor Pro-Tem Kane moved to approve the consent agenda.

Second: Council Member Bodwell

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Childers and Bodwell

Opposed: None

Abstained: Council Member Stroop

Motion: Carries

VII. CONSIDERATION AND ACTION

D. City Council to Consider and Act on approving Ordinance No. 2013-12-05 adopting the 2012 Edition of the International Building Code. (Roberts)

City Inspector Roberts explained the codes to the Council for Commercial Buildings. He stated, in the 2012 International Building Codes and the in 2011 International Fire Codes, he removed the regional amendments from the building codes because they restricted the Commercial buildings to 5,000 square feet before requiring a sprinkler system. He stated he removed the amendments because the City does not have the water infrastructure in place for a sprinkler system. He said the City Commercial Buildings should have a monitored smoke and fire alarm system. He confirmed that John Main was designing several 5,000 square foot buildings but that he could do 12,000 square foot buildings which would be much nicer looking and additionally more rentable. Mayor Pro-Tem Kane stated what he is looking for a good balance between business friendly and safety for the businesses. Council Member Stroop asked if this pertained to the fire code. City Inspector Roberts stated the Fire Code would be worded just like the Building Code. Council Member Stroop wanted to know if the Fire Chief had a chance to look at the new code. Roberts said Fire Marshall Joe Wetzel had looked at it and agreed with him. He relayed that under the current code the new commercial construction could have put in a sprinkler system but the City does not have large enough pipes or water pressure to support it. He confirmed the City needs to put in place the wording that the commercial buildings must have a monitored smoke and fire alarm system. He said also, in the Residential building code, he wanted to monitor accessory buildings, decks and patios. He made the code read that an accessory building, such as tool and storage sheds, playhouses and similar uses, require a permit over 100 square feet instead of over 200 square feet. He also confirmed all fences will have to have a permit. Several questions were asked about the restrictions that would be placed on the fences. City Inspector Roberts stated the permits will be used so the City will have a site plan for where the fence will be placed and if it conflicts with any utilities. He also said the Council needs to come up with the wording for the type of fence materials the Homeowner can use. Council Member Stroop declared she wants to be careful that the City is not micro-managing the Residents. She cautioned the Council on



Lavon City Council Meeting Minutes January 7, 2014

how much control the City should have over the fences. Mayor Pro-Tem Kane stated the Code be in place to monitor the accessory buildings and fences not to control the Citizens. Mayor Teske said the main benefit of a permit is for the City to monitor what is being done on a property. Mayor Pro-Tem Kane stated he would like the Council to review the fee schedule. Council Member Stroop would like the Fire Department to look at the Building Code and the Fire Code. This item was tabled.

- E. City Council to Consider and Act on approving Ordinance No. 2013-12-06 adopting the 2012 Edition of the International Plumbing Code and Regional Amendments. (Roberts)

Council Member Stroop moved to approve E, F, H, I, J, and K. She withdrew that motion.

Motion: Council Member Bodwell moved to approve Ordinance No. 2013-12-06 adopting the 2012 Edition of the International Plumbing Code and Regional Amendments.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

- F. City Council to Consider and Act on approving Ordinance No. 2013-12-07 adopting the 2012 Edition of the International Mechanical Code and Regional Amendments. (Roberts)

Motion: Council Member Bodwell moved to approve Ordinance No. 2013-12-07 adopting the 2012 Edition of the International Mechanical Code and Regional Amendments.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

- G. City Council to Consider and Act on approving Ordinance No. 2013-12-08 adopting the 2012 Edition of the International Fire Code. (Roberts)

This item was tabled.

- H. City Council to Consider and Act on approving Ordinance No. 2013-12-09 adopting the 2012 Edition of the International Energy Conservation Code and Regional Amendments. (Roberts)



Lavon City Council Meeting Minutes January 7, 2014

Mayor Pro-Tem Kane wanted to know what this Code committed the City to do. City Inspector Roberts stated it was for insulation and windows.

Motion: Council Member Bodwell moved to approve Ordinance No. 2013-12-09 adopting the 2012 Edition of the International Energy Conservation Code.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

- I. City Council to Consider and Act on approving Ordinance No. 2013-12-10 adopting the 2012 Edition of the International Property Maintenance Code. (Roberts)

Motion: Council Member Bodwell moved to approve Ordinance No. 2013-12-10 adopting the 2012 Edition of the International Property Maintenance Code.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

- J. City Council to Consider and Act on approving Ordinance No. 2013-12-11 adopting the 2011 Edition of the National Electric Code and Regional Amendments. (Roberts)

Motion: Council Member Bodwell moved to approve Ordinance No. 2013-12-11 adopting 2011 Edition of the National Electric Code.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

- K. City Council to Consider and Act on approving Ordinance No. 2013-12-12 adopting the 2012 Edition of the International Residential Code and Regional Amendments and Additional Amendments as Recommended by the City Inspector. (Roberts)

Mayor Teske stated that item K needed to be amended to read City Council to Consider and Act on approving Ordinance No. 2013-12-12 adopting the 2012 Edition of the International Residential Code and Regional Amendments. Council Member Bodwell asked how far behind the City is on this Ordinance. City Inspector Roberts stated the City is using the 2006 Edition of the International Residential Code and this is the 2012 Edition. Council Member Bodwell wanted



Lavon City Council Meeting

Minutes

January 7, 2014

to know why the City waited so long. City Inspector Roberts relayed the book cost \$1,000.00 dollars so the City waits as long as it can to update.

Motion: Mayor Pro-Tem Kane moved to amend the item to delete the words and Additional Amendments as Recommended by the City Inspector.

Second: Council Member Stroop

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

Motion: Mayor Pro-Tem Kane moved to approve item K as amended.

Second: Council Member Bodwell

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

Council Member Stroop recommended the Fire Chief John Scott be including in the discussion of the International Building Code and the International Fire Code.

- A. City Council to Consider and Act on appointing a Chairman for the Planning and Zoning Commission. (Teske)

Mayor Teske stated that the Planning and Zoning Commission does not have a Chairperson. He relayed the Planning & Zoning had a meeting and agreed that Carla Rankin should be the Chairperson. Mayor Teske believes the Council should appoint Carla Rankin as the Chairperson. Council Member Stroop asked why 2 people on the Planning & Zoning left at the same time. Mayor Pro-Tem Kane stated that the 2 Commissioners have been on the board for several years and one moved out the City. He confirmed the Commissioners stayed as long as they had needed to get the Comprehensive Plan finished.

Motion: Mayor Pro-Tem Kane moved to appoint Carla Rankin as Chairperson of the Planning & Zoning Commission.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries



Lavon City Council Meeting

Minutes

January 7, 2014

- B. City Council to Consider and Act on appointing a Council Liaison for the Planning and Zoning Commission (Teske)

Motion: Council Member Stroop moved to approve Jorge Calderon as Liaison for the Planning & Zoning Commission.

Second: Council Member Childers

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

- C. City Council to Consider and Act on appointing Mike Fleming to the Planning and Zoning Commission. (Teske)

Mayor Teske stated Place 1 on the Planning and Zoning Commission expired last June. He relayed that Mike Flemming served on the College Station Planning and Zoning Commission.

Motion: Council Member Stroop moved to appoint Mike Flemming to the Planning & Zoning Commission Place 1.

Second: Council Member Bodwell

In Favor: Mayor Pro-Tem Kane, Council Member Calderon, Stroop, Childers and Bodwell

Opposed: None

Motion: Carries

X. DISCUSSION

- A. City Council to discuss the use of the Community Center for an Early Voting and Election Day location for Collin County. (Wess)

Mayor Teske stated the City has in the past allowed Collin County to use the Community Center for early voting and this has helped the local Citizens to become familiar with this building. He said the reason this issue was brought to Council is because this may cause the employees to go into overtime or comp time. Council Member Stroop stated she would be willing to volunteer her time to assist in opening the building early to manage the overtime. David Hawkins said he may be one of the judges and he would be more than happy to help out.

- B. City Council to discuss the formation of the Committee for the purpose of hiring a City Administrator as it relates to the Lavon Code of Regulations. (Wess)

Council Member Stroop stated she has the wording for the committee but she needed a resolution template from the City. The Council discussed that the Committee should be made up of the Mayor, 2 Council Members and 2 Residents with management experience. Council Member Stroop relayed the Council needs to give their input on what Citizens would be good candidates for the committee. Mayor Pro-Tem Kane stated an Aldermanic committee that Council Member



Lavon City Council Meeting
Minutes
January 7, 2014

Stroop chairs and has the Mayor, 2 Residents and another Council Member is a good idea. He felt that the committee should decide what job description, skills set and the ad for the position.

XI. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

Council Member Stroop would like put on Consider and Act the creation of the Aldermanic Committee for the purpose of hiring a City Administrator. She would also like to put the Gym Project on Consider and Act. Mayor Teske would like to discuss the staffing levels in Public Works. Council Member Bodwell would like to put on Consider and Act the Final Project Plan for the first installment of the Park grant. Council Member Calderon would like on the Discussion item an update from Police Chief Mike Jones on the Certificate of Occupancy.

XII. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

Mayor Teske adjourned the meeting at 8:04 p.m.

Duly passed and approved on this 21st day of January, 2014.

Mayor Chuck Teske

Attest:

Chris Wess, City Secretary