



# Lavon City Council Special Meeting Minutes

## May 24, 2016

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### I. MEETING CALLED TO ORDER AT 6:09 P.M. BY MAYOR TESKE

Members Present: Mayor Chuck Teske  
Council Member Place 1, Vicki Sanson  
Council Member Place 2, Jason Kidd  
Council Member Place 3, Jason Arnold  
Council Member Place 4, Matt Childers Mayor Pro Tem  
Council Member Place 5, Mindi Serkland

Members Absent: None

Staff Present: Interim City Secretary Sue Johnson  
Police Chief Mike Jones  
Director of Life and Health Safety Jon Scott  
Public Works Director Sonny Mancias

Legal Representative: None

Commission and  
Board Members: None

Visitors: 8  
Don Dykstra, President of Bloomfield Homes

There was a super quorum present.

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

### III. INVOCATION

Mayor Teske gave the invocation.

### IV. CONSENT AGENDA

Minutes of the March 29, 2016 Meeting.\*(Johnson)  
Minutes of the May 17, 2016 Meeting.\* (Johnson)

**Motion:** Council Member Vicki Sanson made a motion to approve the Consent Agenda as written.

**Second:** Council Member Serkland

**In Favor:** Mayor Pro-Tem Childers, Council Members Sanson, Arnold, Kidd and Serkland

**Opposed:** None

**Abstained:** None

**Motion:** Carries



# Lavon City Council Special Meeting Minutes

## May 24, 2016

---

### V. DISCUSSION

A. City Council to discuss a proposal for Bloomfield Homes to construct a Fire Crew Quarters at 501A Lincoln Avenue. (Teske)

Jon Scott presented the Power Point presentation. Mayor Teske outlined the Bloomfield Homes/City of Lavon Fireman's offices and Crew Quarters deal. In this deal the structure would allow the NVFD to add a 2<sup>nd</sup> and 3<sup>rd</sup> shift. Bloomfield Homes will build a \$220,000 custom quarters for the cost of approximately \$112,000. Bloomfield will allow the City to pay \$49,000 after construction is complete and certificate of occupancy has been issued. Bloomfield will accept the remainder of the balance to be covered by fee credits of homes to be constructed in the next year. This means approximately 15 homes with applicable permit fees. At this point the Crew Quarters would be paid for 100% with the only future expenses being electric, water and gas of approximately \$600-\$800 per month. So essentially the city will be receiving double the value of our investment and Bloomfield will be partially financing the cost of the home in deferred fee credits.

Council Member Arnold asked who would pay for the relocation of the existing gas and water lines. Chief Scott explained the City would be responsible for those costs. Council Member Kidd inquired if the current generator would be used for back up on the Crew Quarters. Chief Scott said yes the generator would be used. Council Member Arnold asked if any member of the Fire Department would be living in the quarters. Chief Scott informed him that it would only be used in shifts. Council Member Arnold asked if using an existing bay area for the quarters would work, Chief Scott informed him of the size of the area and the need for more space to install a kitchen area. Council Member Serkland inquired if the water issues behind this area had been resolved. Public Works Director Mancias explained they had. Council Member Arnold questioned if there were issues getting recruits at this point. Chief Scott assured him there were not having any problems at the current time but if the quarters existed it would be easier to accommodate out of the area firefighters. Council Member Serkland questioned the need for two private sleeping quarters. Chief Scott informed the council of the future growth and needs of the Fire Department and the need for separate sleeping quarters. Chief Scott explained to the council that they would not expect male and female firefighters to sleep in the same room.

Chief Scott informed the Council that the furnishings could be donated and they have a small budget for some things needed in the quarters. Council Member Serkland asked if we had gone to other stations in the area to see what their quarters are like. Chief Scott told Council Member Serkland he has looked at other facilities and that the Fire Department has spent time at the Wylie Station 3 and is fully aware of other facilities around. Bloomfield also addressed the closets and pantries to work for the future. Council Member Arnold wanted to know if the quarters would be comparable to the model home, with the same 12" tiles and granite counter tops. Chief Scott told him that yes it would be like the model with a few changes to accommodate the needs of the Fire Department.



## Lavon City Council Special Meeting Minutes May 24, 2016

---

Chief Scott also informed the council that he spoke to Bloomfield and told them the quarters didn't need the granite counters and took out the bath tubs and put in showers. Council Member Arnold stated that if something breaks we will be responsible for fixing it, therefore we need to make sure the items weren't going to cost us too much, he also wanted to know if the paint on the walls would be custom paint or regular white. Council Member Sanson asked if one sink would be enough in the bathroom and Chief Scott answered with an explanation of how they have cut back on the bathrooms. Council Member Serkland asked if there was a need for custom faucets to be outside the home and how many would be available. Chief Scott informed her there would not be custom facets and would be 2 outside faucets. Council Member Serkland asked if the sprinkler system would be inside or outside the home. Chief Scott informed her it would be outside the home. Council Member Kidd responded by questioning the need for an outdoor sprinkler system with there being no grass at this time. Mayor Teske stated that those could be taken off the contract.

Don Dykstra from Bloomfield homes explained the house would be at cost only. Council Members Kidd and Arnold would like a comparison on other options available for these quarters. Council Member Arnold questioned Don Dykstra, President of Bloomfield Homes as to the availability of 12" tiles for the floor. He was informed that those were in the plans already. He also stated the exact specifications have been included in the packet.

Mayor Teske informed the Council of the issues we are having with the current Fire Department building and how difficult it would be to use the building and even add on to it. Chief Scott brought information regarding a "Mueller" type building and the cost it would bring in regards to space for the quarters. The building would not have finished bedrooms or kitchen area and at a cost of around \$115,000. Council Member Arnold stated he doesn't agree with the fee credit being used for these quarters. Mayor Teske stated after speaking to the attorneys we would have to put the building out for bid if the City decides to pay cash or finance the building.

Council Member Serkland wanted to know what the difference in response time with having the firefighters coming from their home versus staying in quarters next door. Chief Scott informed her that the response time would increase at minimum by 7-8 minutes. Chief Scott also informed the Council that when the firefighters are at the station they are guaranteed to respond, if they are coming from their home there is no guarantee how many will respond. Chief Scott informed the council that in the next few years we expect to get a better ISO rating and our homeowners insurance premiums should decrease.

Mayor Teske stated with our limited means and budget this is a good way to get the building we need and not go into debt. Council Member Serkland would like to know how the Fire Department Members feel about these quarters and what they would like to have. NVFD Member Amy Cortez addressed the Council regarding the quarters and stated that this plan has addressed the needs of the Fire Department and they would be very happy with this plan being approved. She also stated as a member of the NVFD she would be willing to sleep in the quarters for a faster response time. Chief Jon spoke regarding the builder and



# Lavon City Council Special Meeting Minutes

## May 24, 2016

---

how easy they have been to work with and how this building would be exactly what the Fire Department needed. Bloomfield offered to arrange with the architect to take this plan to bid. Bloomfield would love to bid on this project. Council Member Arnold stated he was not necessarily wanting a quarters that is a home. He had something different in mind. Council Member Serkland asked if the deal had to be done within a specific time frame. Don Dykstra, President of Bloomfield Homes stated the deal had no specific time frame, just the window is opening right now to have this done fairly quickly. Things will be picking up and the deal could take longer to finish later down the road, as houses are sold, the quarters could take longer to build as they are busier.

### VI. CONSIDERATION AND ACTION

**City Council to Consider and Act on approving Ordinance No 2016.05.03 an ordinance providing a mechanism for funding of certain in-kind services or projects through fee credits, providing severability and effective date. (Teske)**

This Item was Tabled

### VII. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDA

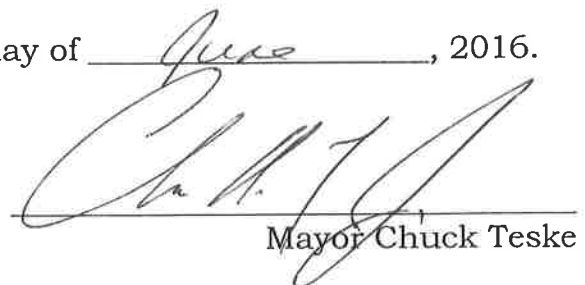
Council Member Kidd would like to get information regarding each department and explain their job description. He also would like to know who would be working on the employee handbook. Council Member Kidd volunteered to be on the Personnel Manual Committee.

City Secretary position needs to be addressed. (Teske)


### VIII. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

Mayor Teske adjourned the meeting at 7:08 p.m.

Duly passed and approved on this 7<sup>th</sup> day of June, 2016.

  
\_\_\_\_\_  
Mayor Chuck Teske

Attest:

  
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Susan K. Johnson, Interim City Secretary