



# Lavon City Council Meeting Minutes

November 1, 2011

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## **I. MEETING CALLED TO ORDER AT 7:00 P.M. BY MAYOR TESKE**

Members Present: Mayor Chuck Teske  
Council Member Place 1, Chris Kane, Mayor Pro-Tem  
Council Member Place 2, Deborah Nabors  
Council Member Place 4, David Hawkins

Members Late: Council Member Place 5, Jenny Bodwell @ 7:04 P.M.

Staff Present: City Secretary, Linda Ardis  
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**

Mayor Teske led the invocation.

## **IV. ITEMS OF INTEREST CITY COUNCIL COMMUNICATIONS**

Members of City Council have the opportunity to notify others of community events, functions and other activities.

Mayor Pro-Tem Kane reminded the Council and audience about the Christmas Card Drive. He told everyone that the Elementary and Middle Schools were participating. The due date for the cards is November 30<sup>th</sup>.

## **V. CONSENT AGENDA**

None

## **VI. PUBLIC RECOGNITION**

None

## **VII. CITIZENS COMMENTS**

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Citizens, who wish to address the Council, may discuss matters not on the agenda and who have not previously expressed to the Council or City Hall a desire to discuss such matters. The only response from the Council can be to request these items to be placed on a future agenda for action.

Citizen Michael Gulino told the Council that the City needed to provide garbage cans around the commercial buildings. Mayor Teske told him that the Council is working on that, but could not address it on this agenda.

Former Citizen Bruce Foith told the Council that he and Lorna had moved into their new home in Rockwall. They have enjoyed the friendships they have made and being able to serve the City of Lavon for the last 4 years.

### VIII. ITEMS FOR DISCUSSION

None

### IX. ITEMS FOR CONSIDERATION AND ACTION

A. City Council to Consider and Act on a proposal by Attorney Tim Green to represent the City as Bond Council for the issuance of PID Bonds. (Mayor)

Mayor Teske told the Council and audience that this was an item on the last agenda concerning floating a bond issuance in place of the PID. Clarification was requested, and the item was tabled. Mayor Pro Tem Kane told the Council that all his concerns had been clarified. The issuance of bonds is in the documents and it needs to be done.

Citizens Chris Wess and Michael Gulino questioned the Council. The PID does not flow through the General Fund and pertains only to the citizens in Grand Heritage. Essentially the same amount assessed yearly by the PID is swapped out for the bonds.

**Motion:** Mayor Pro-Tem Kane, "I move we approve Item "A" on the agenda."

**Second:** Council Member Hawkins

**In Favor:** Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

**Opposed:** None

**Motion:** Passed

B. City Council to Consider and Act on failures of Lake Road Project. (Mayor)

Mayor Teske asked City Council Member Nabors to address the Council and audience.



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Council Member said that they had just finished a meeting with the County Commissioner concerning the failure of the road and documented how the City got to where we are today. The County asked for two weeks to go back and come up with some options. No commitments were made by either party.

**Motion:** Council Member Nabors, "I move we table this item until the next scheduled City Council Meeting."

**Second:** Mayor Pro-Tem Kane

**In Favor:** Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

**Opposed:** None

**Motion:** Passed

C. City Council to Consider and Act on a determination of the property located at 616 Main Street as a Continuing Non-Conforming Use. (Nabors)

This item originally came before the Planning & Zoning Commission as an Application for an Appeal, Variance or Adjustment. The land was zoned residential, but the owner had his business operating out of his home before the zoning with a small sign out front. The Planning & Zoning Commission decided the property was a Continuing Non-Conforming Use and as such did not need a variance which he paid for with his application. However, the homeowner has placed a new, larger sign in front which does not comply with the City's Sign Ordinance and has done this without a sign permit.

Council Member Nabors told the Council that she felt there needs to be some clarification of what the homeowner needs and to tell him that he is not in compliance with the City's Sign Ordinance. Council Member Nabors told the Council that she would like to talk with the homeowner and gather additional information from him.

**Motion:** Mayor Pro-Tem Kane, "I move we table this item until we get further information."

**Second:** Council Member Meeks

**In Favor:** Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

**Opposed:** None

**Motion:** Passed

D. City Council to Consider and Act on Overall Goal for Utilization of the Old School House over the next ten years. (Mayor)

Mayor Teske told the Council and audience that a great deal of time had been allotted to the discussion about the Old School House at the last meeting. He discussed an overall project goal with the Council.

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Council Member Nabors told the Council that she had no problem with the overall vision, but felt the project plan was not specific enough because she personally had to have justification for signing off on \$50,000. She felt she needed to know what the money went towards in the reconstruction of the building. For example, the cost allocated for air conditioning, electrical, plumbing or drywall.

Council Member Hawkins did not agree. He told the Council that it costs the City \$2,200 every month we are not in the building. He felt that micro-managing would only delay the reconstruction further.

Mayor Pro-Tem Kane told the Council that the project needed to be broken up into pieces. He felt that the City as an entity had done a poor job of following budgets in the past. He wanted to make sure everything was covered without coming up short on the budget and wondering where the money would come from.

Council Member Bodwell agreed that it was a big project and needed to be divided into pieces. However, she also saw Council Member Hawkins frustration. Council Member Hawkins told the Council that the building was not water tight and rain was getting in the building. He felt the \$5,000 donated by a citizen to paint and scrape would be ruined. Council Member Meeks said that was the first priority. Mayor Teske felt the heating and air condition was also a priority. Mayor Pro-Tem said that dedicated funds were available now that could be used.

Chris Wess, Jeanene Eli, Ron Sholtz and Michael Gulino gave their suggestions to the Council.

**Motion:** Council Member Nabors, "I move we approve the Utilization of the Old School House for the next ten years."

**Second:** Council Member Meeks

**In Favor:** Mayor Pro-Tem Kane, Council Member Nabors, Council Member Meeks, Council Member Hawkins and Council Member Bodwell

**Opposed:** None

**Motion:** Passed

E. City Council to Consider and Act on Establish Ground Rules for Paid Contractors doing work for the City. (Mayor)

The Mayor discussed the rules with the Council. The Council agreed on the following changes:



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1. On numbers 1, 2 and 3 the word "should" will be replaced with the word "must".
2. On number 5 "\$2000" should be replaced with "\$5000".
3. Number 6 should be added that reads "This rule is subject to statutory bid regulations."

**Motion:** Mayor Pro-Tem Kane, "I move we approve this item as changed."

**Second:** City Council Member Nabors

**In Favor:** Mayor Pro-Tem Kane, Council Member Nabors, Council Member Hawkins

**Opposed:** None

**Motion:** Passed

**Motion:** Council Member Hawkins, "I move we approve the amended rules."

**Second:** Council Member Meeks

**In Favor:** Mayor Pro-Tem Kane, Council Member Nabors, Council Member Hawkins

**Opposed:** None

**Motion:** Passed

### X. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

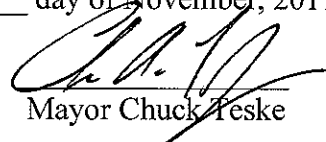
Council Members and staff may request items be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.


1. Update Financials/Budget
2. New revenue
3. Reallocating expenses

### XI. MAYOR TESKE TO ADJOURN CITY COUNCIL MEETING

Council Member Teske adjourned the meeting at 8:34 pm.

Duly passed and approved on this 15<sup>th</sup> day of November, 2011.

  
Mayor Chuck Teske

Attest:  
  
Linda Ardis, City Secretary