



Lavon City Council Meeting Minutes

April 10, 2012

I. MEETING CALLED TO ORDER AT 7:03 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 3, Gary Meeks
Council Member Place 4, David Hawkins
Council Member Place 5, Jenny Bodwell

Staff Present: City Manager, Mike Jones
City Secretary, Linda Ardis

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 told the Council that on May 5, 2012 at 5:00 p.m., Jackson Kane's "Eagle Court of Honor" will be held at NeSmith Elementary.

Council Member Bodwell told the Council that another "Paint Party" will be held at the Old School House on Saturday, April 14th from 9:00 a.m. until dark, and April 15th from 1:00 p.m. until they are finished.

City Secretary Ardis reminded the Council that the City of Lavon Newsletter articles need to be submitted by April 16th.

V. CONSENT AGENDA

1. February 21, 2012 City Council Meeting Minutes*



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2. March 6, 2012 City Council Meeting Minutes*
3. Public Utility Commission of Texas 2012 Consumer Price Index Adjustment to Municipal Telecommunication Right-Of-Way Access Line Rates*
4. Termination of lease letters:
 - a. Modular Building Associates for Annex "B" located at 120 School Rd. effective 6/30/12.
 - b. Main Street, J V for office at 695 Main Street #400 effective 6/30/12.

Motion: Mayor Pro-Tem Kane, "I move we approve the Consent Agenda."

Second: Council Member Nabors

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

Opposed: None

Motion: Passed

VI. CITIZENS COMMENTS

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/Mayor Pro-Tem Chris Kane presented Jackson Kane's "Eagle Pond" signage to the City Council. It will be installed by Public Works in front of his Eagle Project.

VII. ITEMS FOR DISCUSSION

- A. Fire Chief Rob Caldwell to make a presentation concerning major activity of the Nevada Volunteer Fire Department for the period of 2009 to 2011 (Caldwell)

Rob Caldwell presented a slide presentation showing the various activities and funding the Nevada Volunteer Fire Department had provided during the years 2009 to 2011. He also presented the Department goals for the year 2012. (Attachment Exhibit "A").

The Department would like to remodel the current Lavon facilities by removing a load-bearing wall and adding an additional wall to facilitate a training room, dayroom and office. The estimated cost of the project is \$45,000. Mr. Caldwell told the Council the Department members would do some of the work. The Department also expected donations and would appreciate City participation. The work should be completed by the middle of 2012.

- B. City Council to Discuss update on School Renovation Project. (Hawkins/Teske)



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Mayor Teske gave an update on the School Renovation Project. He discussed the funding for the project and additional donations that are coming in from the community. All of the new concrete around the building was donated as well as the hallway and ceiling paint. The School has new windows on the South side of the building. A handicap restroom has been installed. The School also has received donations for carpeting and electrical needs. Three new air conditioning units have been installed.

C. City Council to Discuss update on Hwy. 78 Widening Project. (Kane)

Public Works Director Kevin Dudley and City Manager Jones gave an update on the Hwy. 78 Widening Project. City Manager Jones told the Council that there are three phases to the project.

- Walmart to Hwy. 205 scheduled starting date January, 2013
- Hwy. 205 to North Business 78 scheduled starting date November, 2012
- North Business 78 to FM 6 also scheduled starting date November, 2012

Mayor Pro-Tem Kane asked that an update on this project be given once a month. He said that since this is a very important project for the City and effects so many people, he felt correct information needs to be made available on a continuous basis.

D. City Council to Discuss update on Available Employee Comp and Vacation Time. (Jones)

City Manager Jones presented the Council with an update on vacation and comp time by department. Over the last six months, comp time has been reduced by 1,052 hours or by 95 %. As of April 5, 2012, there are only 50 hours of comp time remaining.

Vacation hours are being scheduled. Some of the vacation time will expire on January, 2013. The remaining time must be used by March, 2013.

VIII. ITEMS FOR CONSIDERATION AND ACTION

A. City Council to Consider and Act on authorizing the Nevada Volunteer Fire Department to make certain improvements to the structures known as the Lavon Fire Station located at 501 Lincoln Avenue. (Caldwell)

Rob Caldwell told the Council the first process was to get the City approval before any cost for plans or other process funding would be incurred.

Motion: Council Member Hawkins, "I move we give the Nevada Volunteer Fire Department the "go-ahead" with their plans of expansion for the facility."

Second: Council Member Meeks



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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 Special Permit Application for a Boarding House/Scrapbooking Retreat at 660 Lakeridge Drive, Lakeridge Meadows Addition, Block "C", Lot "17". (Teske)

Mayor Teske said that he put the item back on the agenda because the City has a set of laws and ordinances that govern the City. He continued by saying that there needs to be a finality to this item rather than waiting to create something to fit the circumstances of the applicant. City Manager Jones told the Council that the City Health Inspector has ruled it as a Bed & Breakfast.

The P & Z Commission was asked to address the issue. However, City Council Member Deborah Nabors, Liaison to the P & Z, said they want to finish the Comprehensive Plan first. She did tell the Council that the P & Z has selected a Commissioner to start gathering information.

Citizen Chris Wess reminded the Council that the ordinance that the City has in place now is what they must base their decision upon. Council Member Nabors said that under current law, if the Council approves the application as it is, it would be setting a precedence for boarding houses to spring up in any neighborhood. The City is not prepared for something like that to occur as it has no regulations in place to govern such operations.

Motion: Mayor Pro-Tem Kane, "I move we ask the P & Z to re-prioritize the Comprehensive Plan."

Second: None and the motion dies

Mayor Teske asked if there was another motion.

Motion: Council Member Nabors, "I move we deny the current application without prejudice and not charge the applicant a fee when she re-applies once the City has the appropriate laws in place."

Second: Council Member Meeks

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

Opposed: Council Member Hawkins

Motion: Passed with 4 in favor and 1 opposed



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- C. City Council to Consider and Act on review of the second series of draft elements for the Comprehensive Plan. (Nabors)

Motion: Council Member Nabors, "I move we extend the meeting until 9:15 p.m.."

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

Council Member Nabors told the Council that this was the second series of draft elements the P & Z has sent to the City Council for comments/ and or approval. The purpose of the Comprehensive Plan is to provide a blueprint for the City to help give us guidance or set the framework for what we want the City to look like in the future.

Council Member Bodwell questioned the role the Parks & Recreation Board will have in the Comprehensive Plan. City Manager Jones responded that this was a living/breathing document that will repeatedly be changed. He felt the document does not constrain the progress of the City but is a starting point. Council Member Bodwell stated that the document was probably good back then, but the City needs something more current before the plan is finalized. Council Member Nabors assured her that during the Public Hearings, which will be the next step in the process, the public will be given an opportunity to voice their opinions.

Mayor Pro-Tem Kane voiced his concern in various sentences in the Public Safety Element concerning reserve officers and the number of Marshal's positions. He also made recommendations concerning the Housing Element and Education Element.

Council Member Hawkins said he felt it was a mistake to try to plan every aspect of where the City is going in the future. He suggested a workshop to help people understand what the elements are trying to say.

Mayor Pro-Tem Kane said without a plan there is a lack of direction for the City. He stated that compared to what Lavon's outlook is today, what does the City want to look like in the future and how does it reach these goals. He felt that there comes a time when you have to focus on these questions.

Motion: Mayor Pro-Tem Kane , "I move we extend the meeting ten minutes."

Second: Council Member Nabors

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

Opposed: Council Member Hawkins



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Motion: Passed with 4 in favor and 1 opposed

Council Member Nabors said that the document was not a set of rules, but a guideline only. She reasoned as the City grows, changes will need to be made to reflect that growth.

Motion: Council Member Nabors, "I move we table this item until the next meeting so we can all be prepared to ask questions specific to this document."

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

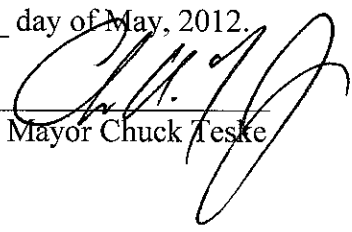
IX. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

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.

X. MAYOR TESKE TO ADJOURN CITY COUNCIL MEETING

Mayor Teske adjourned the meeting at 9:27 P.M.

Duly passed and approved on this 1st day of May, 2012.


Mayor Chuck Teske

Attest:


Linda Ardis, City Secretary