



**Lavon City Council Meeting  
Minutes  
March 04, 2014**

---

**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, Jorge Calderon  
Council Member Place 3, Melissa Stroop  
Council Member Place 4, Matt Childers  
Council Member Place 5, Jenny Bodwell arrived at 7:09

Members Absent: None

Staff Present: City Secretary Chris Wess  
Public Works Director Terry McCalpin  
Chief of Police Mike Jones

Legal Representative: None

Commission and Board Members: City Attorney Jennifer DeCurtis  
EDC President Kay Wright  
EDC Executive Director Pam Mundo  
EDC Secretary Micki Hollien  
EDC Board Member David Piekarski

Visitors: 4

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**

None

**V. ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS**

Council Member Stroop discussed Cottonwood Creek Church taking up donations for the homeless. Mayor Pro-Tem Kane mentioned Spring Break coming up soon and to be cautious of children out playing. Secretary Wess informed the Council of the public meeting sponsored by COG posted on the bulletin board regarding the Blackland Corridor.



# Lavon City Council Meeting

## Minutes

### March 04, 2014

---

#### VI. DISCUSSION

- A. City Council to discuss the EDC's Annual Report for 2013. (Kane)  
EDC President Kay Wright presented EDC's Annual Report for 2013. She stated that they established a mission statement, which is, "We Cultivate Investment and Growth!" She also talked about the goals and accomplishments of the EDC. She also informed the Council Members that the EDC has established a logo that is used on their shirts and all correspondence. She explained that they have also established a web site, an aerial map of Lavon and a trade show booth display. President Wright also talked about the EDC attending two trade shows, the North Texas Commercial Association of Realtors and the Texas Deal Making-International Council of Shopping Centers. Each EDC Board Member and City Secretary Chris Wess attended an eight hour sales tax training course. Council Member Bodwell asked for update on the internet provider. Mayor Pro-Tem Chris Kane stated that messages have been left with no return calls.
- B. City Council to discuss the EDC's Strategic Plan for 2014 (Kane)  
EDC President Kay Wright presented the EDC's strategic plan for 2014. She discussed their goals for 2014 and the strategies they plan to implement in order to reach those goals. She stated that their goals include: attracting a minimum of \$1,000,000.00 in new private sector commercial development, marketing the City of Lavon through the website and a minimum of three outside marketing events such as trade shows, and strengthening the management efforts of the EDC Board Members.
- C. City Council to discuss the TIF Agreement to include progress of TIF reconciliation with the County and Current/Future financial obligations of the TIF agreement as it pertains to the City Budget. (Teske)  
Mayor Teske explained the TIF fund and why the City of Lavon is having to do new reconciliation. He also explained that Collin County also contributes to this fund as well, but will not pay based on estimated collections. Collin County will only pay if we track it based upon actual collected tax proceeds. He stated that the TIF Administrator, Mark Stein, will take approximately 40 hours to do reconciliation. He further explained that when the reconciliation is complete and correct, the City and County will both be responsible for paying any arrears due to the TIF fund. Mayor Teske stated that City of Lavon got behind on these funds when the City was having difficulty meeting annual budget and monies weren't transferred into account for the TIF fund like it should have been.
- D. City Council to discuss the Public Works Director McCalpin's update on the status of the Gym and Park projects. (Teske)  
Public Works Director Terry McCalpin gave an update on the status of the gymnasium repairs. He stated that the restrooms floors had been tiled and the toilets had been set and are now operational. He related that the tank-less water heaters still needed to be installed for the sinks. He explained that the restrooms



# Lavon City Council Meeting

## Minutes

### March 04, 2014

---

are not ADA compliant, which they are not required to be, but they are trying to make them as ADA friendly as possible. He further explained that the main corridor door to the hall restroom will also need to be ADA compliant with a push button door. He related that the gym walls have been patched, repaired and painted, the ceiling has been insulated completely, a catwalk has been installed above the stage for attic access, as well as two sets of double doors for access to the gym. He went on to say that the gym floors have been sanded and are currently being stained and will have two coats of polyurethane applied. He explained that concrete steps with a hand rail have been installed outside on the east side of the gym for a fire exit and a concrete pad installed outside for the new A/C units. He further explained that they have reconditioned the old stage railing as well as stripped and stained the stage floor and installed an extra insulated door at the back of the stage for rear access to stage. He stated that Exit lights have also been installed to meet compliance for the Fire Marshall. He related that we still need to install a HVAC units, lighting and sound system for the gym and a curtain rod and fire retardant curtain for the stage. He added that basketball goals needed to be installed, the gym floors still needed to be striped for basketball use and 5 windows in the gym needed to be replaced. He further added that the excavation for the City Hall Park has been completed as well as the electrical installation for the pavilion. He clarified that the fence across back and towards street needed to be installed and the play set needed to be ordered. He noted that an irrigation system has not been installed and would not be usable due to water restrictions and that the Pavilion will possibly include picnic tables that could be supplied by the Boy Scouts.

#### **VII. CONSIDERATION AND ACTION**

- A. City Council to consider and act on financial options for the EDC's sewer line extension to the Lavon Business Park. (Kane)

EDC Board Member Kane explained that, while EDC has cash to fund sewer line, it would use too much of its capital. Board Member Kane discussed that the EDC is looking at different options to help them fund this project with minimal impact on their operating budget, while at the same time leverage the money they have to do as many things as possible. He also stated that the EDC Board would prefer working with the City to do some form of note using First Southwest Company, as opposed to a bank loan, to fund this project. Erick Macha with First Southwest Company spoke to the Council and stated that Certificate of Obligation requires notices to be published two times.

**Motion:** Council Member Stroop made motion to approve the EDC and the City of Lavon going into an agreement to use First Southwest Company to arrange financing, in the form of the 7 year tax note, for EDC projects.

**Second:** Council Member Childers

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



# Lavon City Council Meeting

## Minutes

### March 04, 2014

---

**Opposed:** None

**Motion:** Carries

**2<sup>nd</sup> Motion:** Mayor Pro-Tem Kane made motion to assign Mayor Teske to work with First Southwest Company to work out the details of financing for EDC projects to bring information back to Council.

**Second:** Council Member Stroop

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

**Opposed:** None

**Motion:** Carries

- B. City Council to consider and act on authorizing Mayor Teske to execute a lease purchase agreement with Ford Motor Credit for the purchase of a new Police vehicle with equipment. (Jones)

Chief Jones explained that a new vehicle has not been purchased since 2010. He stated that maintenance cost will soon outweigh the cost of a new vehicle. Chief Jones discussed that Reliable Chevrolet has offered \$4,000.00, with some of the police gear, in trade-in value for the Dodge, which is double what Chief Jones expected, to go towards the lease purchase of a 2014 Chevrolet Tahoe. Chief Jones strongly urged the Council to approve this purchase. Council Member Stroop wanted clarification that they are not adding to the fleet of vehicle, but simply replacing one of them. She also asked how many cars the Lavon Police Department currently have and Chief Jones stated that there are 4 vehicles; 2 primary patrol vehicles, a School Resource Officer vehicle and a Supervisor's unmarked vehicle. Council Member Stroop asked how this vehicle will be used and Chief Jones informed the Council that the new vehicle will replace a primary patrol vehicle and the oldest patrol vehicle will then be utilized by the SRO.

**Motion:** Mayor Pro-Tem Kane made motion to approve Item B on the Consider and Act Agenda with a request to validate that this is the best way to finance.

**Second:** Council Member Stroop

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

**Opposed:** None

**Motion:** Carries

#### **VIII. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

Council Member Stroop wants a report from all departments stating overtime and compensation time that is owed to employees listed by position and not employee names. Council Member Bodwell requested update on internet and roads.

#### **IX. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING**

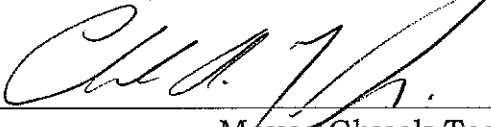
Mayor Teske adjourned the meeting at 8:23 p.m.



**Lavon City Council Meeting  
Minutes  
March 04, 2014**

---

Duly passed and approved on this 6<sup>th</sup> day of May, 2014.

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

Attest:

  
\_\_\_\_\_  
Chris Wess, City Secretary