



**MINUTES  
JUNE 2, 2020  
LAVON CITY COUNCIL  
REGULAR MEETING  
TELEPHONIC MEETING  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 P.M.**

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The meeting was conducted telephonically in accordance with the orders of the Office of the Governor in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19). The meeting agenda and packet were posted on the city website prior to the meeting.

ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1  
MIKE COOK, PLACE 2  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
TED DILL, PLACE 4  
MINDI SERKLAND, PLACE 5

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:00 P.M., TOOK ROLL AND CONFIRMED A QUORUM PRESENT.**

2. **MAYOR SANSON OBSERVED A MOMENT OF SILENCE**

3. **PROCLAMATION - Community High School Graduating Class of 2020**

4. **CITIZENS COMMENTS**

- Joshua Murray, 1762 Lake Rd., Collin County, expressed disagreement with the issuance of bonds with an uncertain economy.

5. **ITEMS OF INTEREST/COMMUNICATIONS**

There were none.

6. **CONSENT AGENDA**

A. **Approve the minutes of the May 19, 2020 meeting.**

B. **Approve Resolution No. 2020-06-01 authorizing the Mayor to execute an interlocal cooperation contract with the Department of Public Safety of the State of Texas for participation in the Failure to Appear (FTA) Program; and providing an effective date.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: SERKLAND

SECONDED: KELL

APPROVED: UNANIMOUS

7. **ITEMS FOR CONSIDERATION**

A. **Discussion and action regarding Ordinance No. 2020-06-01 considering all matters incident and related to the issuance, sale and delivery of “City Of Lavon, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2020” authorizing the issuance of the Certificates; approving and authorizing instruments and procedures related to said certificates; and enacting other provisions relating to the subject.**

City Administrator Kim Dobbs recapped the City Council’s discussions regarding capital needs and potential funding sources and introduced the City’s financial advisor, Jason Hughes, Hilltop Securities who reported on the “very successful sale” of the City’s bonds on June 2. Mr. Hughes reviewed the AA- credit rating assigned by Standard & Poor’s and commended the City Council and staff for their

work to secure the strong rating. Mr. Hughes explained that the low interest rate of 2.36% will result in approximately \$1,083,000 less than initial projected debt service. Mr. Hughes also reviewed the refunding of the Series 2018 Tax Notes that will result in a savings of about \$92,000 with no extended term. Bond counsel Greg Schaecher confirmed review and approval of the issuances. Ms. Dobbs stated that the projections for the issuance are based on conservative growth assumptions providing a reliable tax rate management tool. Mr. Hughes confirmed that the issuance of the bonds does not require a property tax rate increase.

**MOTION: APPROVE ORDINANCE NO. 2020-06-01 CONSIDERING ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE AND DELIVERY OF "CITY OF LAVON, TEXAS COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020" AUTHORIZING THE ISSUANCE OF THE CERTIFICATES; APPROVING AND AUTHORIZING INSTRUMENTS AND PROCEDURES RELATED TO SAID CERTIFICATES; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.**

MOTION MADE: WRIGHT  
SECONDED: DILL  
APPROVED: UNANIMOUS

- B. Discussion and action regarding Ordinance No. 2020-06-02 considering all matters incident and related to the issuance, sale and delivery of "City of Lavon, Texas General Obligation Refunding Bonds, Series 2020," to refund outstanding obligations issued for various public improvements and to pay costs of issuance; levying an annual ad valorem tax and providing for the security for and payment of said Bonds; providing an effective date; and enacting other provisions relating to the subject.**

Mr. Hughes reviewed the refunding of the Series 2018 Tax Notes that will result in a savings of about \$92,000 with no extension of the term.

**MOTION: APPROVE ORDINANCE NO. 2020-06-02 CONSIDERING ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE AND DELIVERY OF "CITY OF LAVON, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020," TO REFUND OUTSTANDING OBLIGATIONS ISSUED FOR VARIOUS PUBLIC IMPROVEMENTS AND TO PAY COSTS OF ISSUANCE; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.**

MOTION MADE: KELL  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS

- C. Discussion and action regarding the second and final reading of Resolution No. 2020-05-09 authorizing the Lavon Economic Development Corporation to expend funds for projects Shop Lavon and Building Improvement/Loan Grant Program, such projects not to exceed \$30,000.00 respectively; and providing an effective date.**

Ms. Dobbs reviewed previous City Council consideration of the proposed projects. Pam Mundo, Lavon Economic Development Corporation (LEDC) Executive Director provided updated information regarding the coupon program and noted that 28 businesses were invited to participate in the "Shop Lavon" \$20 coupon program and 21 businesses are participating in the program. Ms. Mundo further outlined the Loan/Grant program.

**MOTION: APPROVE THE SECOND AND FINAL READING OF RESOLUTION NO. 2020-05-09 AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS SHOP LAVON AND BUILDING IMPROVEMENT/LOAN GRANT PROGRAM, SUCH PROJECTS NOT TO EXCEED \$30,000.00 RESPECTIVELY; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: SERKLAND

SECONDED: DILL  
APPROVED: UNANIMOUS

- D. Discussion and action regarding Resolution No. 2020-06-02, approving and authorizing execution of a participation agreement and trust instrument for participation in a public funds investment pool, Local Government Investment Cooperative (LOGIC), designating the board of trustees of the pool as an agency and instrumentality to supervise the pool, approving investment policies of the pool, appointing authorized representatives and designating investment officers.**

Ms. Dobbs reviewed the City's Investment Policy and introduced Mica Owens, Hilltop Securities, who presented information regarding LOGIC. Ms. Owen's discussed the diversification of the City's investment options and reviewed the management details and features of LOGIC, including the current interest rate on deposits.

**MOTION: APPROVE RESOLUTION NO. 2020-06-02 AUTHORIZING THE EXECUTION OF A PARTICIPATION AGREEMENT AND TRUST INSTRUMENT FOR PARTICIPATION IN A PUBLIC FUNDS INVESTMENT POOL, LOCAL GOVERNMENT INVESTMENT COOPERATIVE (LOGIC), DESIGNATING THE BOARD OF TRUSTEES OF THE POOL AS AN AGENCY AND INSTRUMENTALITY TO SUPERVISE THE POOL, APPROVING INVESTMENT POLICIES OF THE POOL, APPOINTING AUTHORIZED REPRESENTATIVES AND DESIGNATING INVESTMENT OFFICERS.**

MOTION MADE: KELL  
SECONDED: COOK  
APPROVED: UNANIMOUS

- E. Discussion and action regarding the preliminary plat of the RaceTrac Addition on 5.899 acres of land consisting of three lots at 1000 SH 78 (also referred to as 9930 SH 78), out of the WAS Bohannan Survey, Abstract No. 121, CCAD Property IDs 2675083, 2593398, 2133957, 2664025 and a portion of 2664090, southwest of the intersection of SH 78 and SH 205, City of Lavon, Texas, requested by RaceTrac Petroleum.**

Ms. Dobbs provided information regarding the application and the Planning and Zoning Commission Report recommending approval. Brad Williams, Winstead PC, offered to answer questions.

**MOTION: APPROVE THE PRELIMINARY PLAT OF THE RACETRAC ADDITION ON 5.899 ACRES OF LAND CONSISTING OF THREE LOTS AT 1000 SH 78 (ALSO REFERRED TO AS 9930 SH 78), OUT OF THE WAS BOHANNAN SURVEY, ABSTRACT NO. 121, CCAD PROPERTY IDS 2675083, 2593398, 2133957, 2664025 AND A PORTION OF 2664090, SOUTHWEST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, TEXAS, REQUESTED BY RACETRAC PETROLEUM.**

MOTION MADE: WRIGHT  
SECONDED: DILL  
APPROVED: UNANIMOUS

- F. Discussion and action regarding the Site Plan for a RaceTrac store on Lot 1, Block 1 of the RaceTrac Addition, a 1.853 acre lot in the vicinity of 1000 SH 78 (also referred to as 9930 SH 78), southwest of the intersection of SH 78 and SH 205, City of Lavon, Texas, requested by RaceTrac Petroleum.**

Ms. Dobbs provided information regarding the application and the Planning and Zoning Commission Report recommending approval. Ms. Dobbs further noted the site plan requirements. Brad Williams, Winstead PC, added that the elevations listed in the council packet are a true depiction of what will be built and offered to answer questions.

**MOTION: APPROVE THE SITE PLAN FOR A RACETRAC STORE ON LOT 1, BLOCK 1 OF THE RACETRAC ADDITION, A 1.853 ACRE LOT IN THE VICINITY OF 1000 SH 78 (ALSO REFERRED TO AS 9930 SH 78), SOUTHWEST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, TEXAS, REQUESTED BY RACETRAC PETROLEUM.**

MOTION MADE: WRIGHT  
SECONDED: KELL  
APPROVED: UNANIMOUS

**G. Discussion and action regarding the Landscape Plan for a RaceTrac store on Lot 1, Block 1 of the RaceTrac Addition, a 1.853 acre lot in the vicinity of 1000 SH 78 (also referred to as 9930 SH 78), southwest of the intersection of SH 78 and SH 205, City of Lavon, Texas, requested by RaceTrac Petroleum.**

Ms. Dobbs provided information regarding the application and the Planning and Zoning Commission Report recommending approval. Ms. Dobbs noted that because the applicant is unable to locate required street trees due to utility lines installed in conflicting easements, the developer has provided acceptable alternatives within the site. The inclusion of a draft photometric plan with the landscape plan was noted. Brad Williams, Winstead PC, offered to answer questions.

**MOTION: APPROVE THE LANDSCAPE PLAN FOR A RACETRAC STORE ON LOT 1, BLOCK 1 OF THE RACETRAC ADDITION, A 1.853 ACRE LOT IN THE VICINITY OF 1000 SH 78 (ALSO REFERRED TO AS 9930 SH 78), SOUTHWEST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, TEXAS, REQUESTED BY RACETRAC PETROLEUM.**

MOTION MADE: SERKLAND  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS

**H. Discussion and action regarding the replat of Lots 22R-30R, Block A of the Lavon Farms Addition, generally located southwest of the intersection of FM 2755 and CR 483.**

Ms. Dobbs provided information regarding the application and the Planning and Zoning Commission Report recommending approval. Ms. Dobbs further noted that the replat is an amending plat that slightly adjusts certain lot lines with no additional lots.

**MOTION: APPROVE THE REPLAT OF LOTS 22R-30R, BLOCK A OF THE LAVON FARMS ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM 2755 AND CR 483.**

MOTION MADE: WRIGHT  
SECONDED: COOK  
APPROVED: UNANIMOUS

**I. Discussion and action regarding the preliminary plat of the Abston Hills addition on 113.172 acres of land situated in the Samuel M. Rainer Survey, Abstract No. 740, (portions of CCAD Property IDs 1290347 and 2121783), consisting of 435 residential lots and 18 HOA open space lots located south of FM 6 and east of and adjacent to the LakePointe addition, Lavon extraterritorial jurisdiction, Collin County, Texas.**

Ms. Dobbs provided information regarding the application and the Planning and Zoning Commission Report recommending approval. Ms. Dobbs reviewed the previous denial of the application and subsequent work with the developer to resolve the reasons provided for the denial. Ms. Dobbs introduced Jerry Sylo, JBI Partners who offered to answer questions and expressed appreciation for the staff, city engineer and working group and for their cooperative collaboration.

**MOTION: APPROVE THE PRELIMINARY PLAT OF THE ABSTON HILLS ADDITION ON 113.172 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, (PORTIONS OF CCAD PROPERTY IDS 1290347 AND 2121783), CONSISTING OF 435 RESIDENTIAL LOTS AND 18 HOA OPEN SPACE LOTS LOCATED SOUTH OF FM 6 AND EAST OF AND ADJACENT TO THE LAKEPOINTE ADDITION, LAVON EXTRATERRITORIAL JURISDICTION, COLLIN COUNTY, TEXAS.**

MOTION MADE: DILL  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS

**J. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.**

Ms. Dobbs reviewed the most recent Governor's orders and subsequent plans for reopening city facilities and operations. Ms. Dobbs stated that the city has received the Collin County distribution of CARES funds. Police Chief Mike Jones stated that the staff is working on accommodations for opening the lobbies at City Hall and the Police Station with the ability to social distance properly. The City Council discussed opening city facilities and the consensus was to keep City Hall and the Police Station closed to public traffic and continue telephonic meetings until after July 4<sup>th</sup>.

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

- June 16, 2020 Regular City Council Meeting

**8. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:36 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 16<sup>th</sup> day of June 2020.



Vicki Sanson

Mayor

**ATTEST:**



Kim Dobbs  
City Administrator/City Secretary

