



# Lavon Economic Development Corporation Meeting Agenda

120 School Rd.  
Lavon, TX 75166 Ph. (972-843-4220)

Monday Oct. 9, 2023, 7:00 PM

at

**Lavon City Hall**  
**City Council Chambers**  
120 School Rd  
Lavon, Texas

## NOTICE OF ATTENDANCE

**NOTICE** is hereby given that members of the Lavon City Council, Lavon Planning and Zoning Commission, Parks & Recreation and/or Infrastructure Facilities Commission may attend at the Lavon Economic Development Corporation Board Meeting October 9, 2023, at 7:00 PM held at the Lavon City Hall.

The meeting agenda and packet are posted online at [www.lavonedc.com](http://www.lavonedc.com)

1. **Presiding Officer to call the Economic Development Corporation Board meeting to order and announce that a quorum is present.**
2. **Pledge of Allegiance and Invocation**
3. **WORKSHOP**  
“Review of Economic Development Tools for EDC’s and Cities” presented by Julie Fort, Messer-Fort  
**Executive Session**  
In accordance with the Texas Government Code, Chapter 551, Subchapter D, the Board of Directors and City Council may recess into Executive Session (closed meeting) pursuant to Section 551.071 (2) consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
4. **Reconvene into regular session.**  
Consider and take any action necessary as a result of the executive session.
5. **Items of interest and communications.**  
Members of the Economic Development Corporation Board can notify others of community events, functions, and other activities.
6. **Consent Agenda \***  
Consent items are considered routine or non-controversial and will be voted on in one motion. unless a separate discussion is requested by a board member.
  1. Approval of the September 25, 2023 board meeting minutes.
7. **Public Comments**



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Citizens may provide comments. There is a 3-minute time limit per person. The board's response to items not on the agenda may be to request items be placed on a future agenda or referred to the executive director.

## 8. Discussion & Action

A. Discussion of the board financials.

### B. Executive Session

Executive session in accordance with the Texas Government Code, Chapter 551, Subchapter D. The Lavon Economic Development Corporation may recess into Executive Session (closed session) for a discussion pursuant to 505.158 to consider projects related to business development in the area of Main Street including project land, building, equipment, facilities, expenditures, targeted infrastructure and improvements found by the Lavon EDC to promote new and expanded business development.

C. Consider and act on any action necessary as a result of the executive session.

## 7. Setting future meetings and agenda

The Economic Development Corporation Board members and staff may request items be placed on a future agenda or request a special meeting be called.

## 8. Presiding Officer to adjourn the Economic Development Corporation Board meeting.

Notes to the Agenda:

1. Items marked with an \* are consent items considered to be non-controversial and will be voted on in one motion unless a Board member asks for separate discussion.
2. The Board reserves the right to recess into executive session under Sections 551.071 – 551.088 of the Texas Government Code (Texas Open Meetings Act) concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

**This is to certify that the agenda was posted in the notification cabinet at City Hall at 120 School Road, the city's website at [www.cityoflavon.org](http://www.cityoflavon.org), the Lavon EDC website at [www.lavonedc.com](http://www.lavonedc.com) and on the city's bulletin board on or before Oct 6, 2023 by 7:00PM**

By:                     *Pam Mundo*                    

POSTED THIS day October 6, 2023, before 7PM



# Lavon Economic Development Corporation Meeting Minutes

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**September 25, 2023**

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- 1. Kay Wright, President called the Economic Development Corporation Board meeting to order at 7:00 p.m. at City Hall announced that a quorum was present.**

Present: Place One, Kay Wright, President  
Place Three, Vicki Sanson, Vice President  
Place Four, Rachel Dumas, Public Information Officer  
Place Five, Joe Serpette, Treasurer

Executive Director Present: Pamela Mundo

Absent: Place Two, Manzelle Williams, Secretary  
Place Seven, Jordan Williams  
Place Six, John Kell, Director

- 2. Pledge of Allegiance & Invocation**

A. President, Kay Wright led the Pledge of Allegiance and Invocation

- 3. Items of interest and communication**

A. Public Information Director Rachel announced the CISD Carnival for Classrooms for September 30th, President, Kay Wright announced the October 3<sup>rd</sup> National Nite Out and the City Fall Festival for Oct 23, 2023, at 5 to 7:30 p.m. Booths are available to local businesses at no cost to provide trick or treat items for the children and information to attendees on local business. Selling is not allowed. Information is encouraged to promote shopping local Lavon businesses.

- 4. Consent Agenda**

A. Through a motion of Rachel Dumas and a second of Vice President Vicki Sanson the meeting minutes as amended of September 11, 2023, and the meeting minutes of July 10, 2023 and August 14, 2023 were approved unanimously.

- 5. Public Comments**

A. No comments were received.

- 6. Action**

A. Discussion of Board Financials. Treasurer, Joe Serpette presented the August month



## Lavon Economic Development Corporation Meeting Minutes

to month financial report noting that the August revenue from sales tax was the highest ever for the LEDC on a monthly basis. Total revenue is \$581,896. Interest from the two reserve funds continues to be contributing to available revenues. Expenses remain within budget and through August are only 53% of the official budget for the 2022-2023 fiscal year which ends in September.

- B. Public Hearing:** President Kay Wright opened the public hearing regarding expenditures of up to \$100,000 for Community Development Projects including public parks and recreational facilities at 7:13 p.m.
1. Executive Director Pam Mundo provided information on the Type B Corporations which the Lavon EDC is a Type B Corporation noting that the Texas Local Government Code allows Type B Corporation to fund projects of community development including parks and recreational facilities. She also noted that the National Park and Recreational standards recommend 1 acre of development parkland for every 1,000 population. She also noted that the project has been legally advertised in the Wylie News as of September 17<sup>th</sup>.
  2. The public was invited to provide public comments. There were no comments.
  3. The public hearing was closed at 7:14 p.m.
  4. The LEDC Board of Directors discussed the proposed project of an Outdoor Door Fitness Court which the City Council approved at its last meeting of the City Council. Through a motion from Vicki Sanson and a second of Rachel Dumas the Board of Directors unanimously agreed to provide \$100,000 toward development of the City of Lavon Outdoor Fitness Court.
- C. Executive Session At 7:22 p.m.** The Lavon EDC recessed into executive session. President Kay Wright opened the executive session in accordance with the Texas. Local Government Code, Chapter 551, Subchapter D. The Lavon EDC discussed, pursuant to the Texas Local Government Code Section 505.158 projects related to business development in the area of Main Street including project land, building, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the Lavon EDC to promote new and expanded business development.
1. The Executive Session was closed at 8.22 p.m.
  2. No action was taken as a result of the executive session.

### **7. Setting future meetings and agenda**

- A.** The Economic Development Corporation Board members, after discussion, agreed that the next meeting would be October 9, 2023, or as needed, for discussion with prospects.

### **7. President Kay Wright adjourned the Economic Development Corporation Board meeting at 8.26 p.m.**



# **Lavon Economic Development Corporation Meeting Minutes**

Duly passed and approved on this \_\_\_ day \_\_\_\_\_, 2023.

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Kay Wright, Board President

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Manzelle Williams, Secretary

