



# Lavon Economic Development Corporation Meeting Agenda

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

**Monday June 10, 2024, 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 June 10, 2024, 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. 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 May 13, 2024, board meeting minutes.
- 4. Public Comments**  
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.
- 5. Discussion & Action**
  - A. Discussion and action of the board financials.
  - B. Discussion and action on Economic Development activities.
  - C. Discussion and action on the new Business directory and advertisement



# Lavon Economic Development Corporation Meeting Agenda

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

## 6. Executive Session

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Lavon Economic Development Corporation may recess into executive session (closed meeting) for discussion pursuant to Section 551.071 deliberate and consult with the EDC attorney on a matter in which the duty of the attorney to the LEDC under the Texas disciplinary rule of professional conduct of the state bar of Texas clearly conflicts with chapter 551 and section 551.072 to deliberate the purchase, exchange, lease or value of real property and to deliberate on an expenditure for an incentive impact analysis.

7. Reconvene from executive session, consider and act on proposals of each item listed in executive session.

## 8. 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.

## 9. 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 June 7, 2024 by 7:00PM**

By:                     *Pam Mundo*                    

POSTED THIS day June 7, 2024, before 7PM



# Lavon Economic Development Corporation Meeting Minutes

---

**May 18, 2024**

---

- 1. Kay Wright, President called the Economic Development Corporation Board meeting to order at 7:00 p.m. at City Hall and 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 Six, Clinton Mclure  
Place Seven Jordan Williams

Executive Director Present: Pamela Mundo

Absent: Place Two, Manzell Williams, Secretary  
Place Five: Joe Serpette, Treasurer

- 2. Pledge of Allegiance & Invocation**

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

- 3. Consent Agenda**

A. Through a motion of Director Clinton Mclure and a second of Public Information Officer Rachel Dumas, the meeting minutes of April 8, 2024, and April 18, 2024 were approved unanimously.

- 4. Public Comments**

A. The Texas Economic Development Council (TEDC) has announced and congratulated LEDC President Kay Wright with her achievement of 11 years of membership with the TEDC.

- 5. Discussion & Action**

A. **Discussion and Action of Board Financials.** Treasurer, Joe Serpette presented the April month-to-month financial report of activities. He noted that revenues continue above budget projections and expenditures are within budget.

B. **Discussion and action on Economic Development activities.** Executive Director Pam Mundo noted that a day care center and retail center has received P & Z approval for their plats and site plans. Construction is ongoing for the Scrubbies Car Was, Specs and Starbucks. The



## Lavon Economic Development Corporation Meeting Minutes

City of Lavon, in recognition of the LEDC efforts issued the Proclamation recognizing Economic Development Week of May 6th to 16<sup>th</sup>. The Inroads Realty Contract has completed their agreement for marketing of 619 Main Street.

- C. Discussion and action on the Fitness Court budget and consideration of participating in the sunshade for the Fitness Court.** After discussion, through a motion of Kay Wright and a second of Rachel Dumas the Board of Directors unanimously agreed to participate in the funding of the sunshade for the Fitness Court and the water tap line utilizing funds remaining from the “up to \$100,000” project authorized for the development of the Fitness Court.
- D. Discussion and action on developing a new advertisement and business directory plan.** After discussion, through a motion of Kay Wright and a second of Clinton Mclure the Board of Directors unanimously agreed to proceed with the development of the business directory and advertisement estimated at \$11,600 plus the cost of mailing the directory.

### 6. Executive Session

- A.** President Kay Wright opening the executive session at 7:49 p.m. In accordance with Texas Government Code, Chapter 551, Subchapter D, the Lavon Economic Development Corporation may recess into executive session, (closed meeting) for discussion pursuant to Section 551.071 deliberate and consult with the LEDC attorney on a matter in which the duty of the attorney to the LEDC under the Texas disciplinary rule of professional conduct of the state bar of Texas clearly conflicts with Chapter 551, to deliberate the purchase, exchange, lease or value of real property and Section 551.074 personnel matters to review and deliberate the duties of the Executive Director.
- B.** President Kay Wright closed the executive session at 8: 42 p.m.

### 7. Reconvene from executive session, consider, and act on proposals or take action necessary of each item listed in executive session.

- A.** Through a motion of Rachel Dumas and a Second of Clinton Mclure the Board of Directors unanimously agreed to authorize Kay Wright to sign and execute on behalf of the Lavon Economic Development Corporation a purchase and sales agreement for 105 School Road and its adjoining property.



## Lavon Economic Development Corporation Meeting Minutes

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

- A. The Economic Development Corporation Board members, after discussion, agreed that the next meeting would be on June 10, 2024, or as needed, for discussion with prospects and projects.

### **9. President Kay Wright adjourned the Economic Development Corporation Board meeting at 8:15 p.m.**

Duly passed and approved on this \_\_\_\_ day \_\_\_\_\_, 2024.

---

Kay Wright, Board President

---

Manzelle Williams, Secretary

