



**MINUTES
JULY 21, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1, MAYOR PRO TEM
MIKE COOK, PLACE 2
TRAVIS JACOB, PLACE 3
RACHEL DUMAS, PLACE 4

ABSENT: LINDSEY HEDGE, PLACE 5

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/COMMUNICATIONS**

- The July 22, 2026, 6pm Information Session regarding potential data center development has been cancelled. Developers' representatives will be available at City Hall on July 22 from 9am-3pm to meet with interested residents.
- August 17, 2026 is the last day to file for a place on the November 3, 2026 City Council ballot.

4. **CITIZENS COMMENTS**

Presenting comments regarding data center use in the City were: City of Lavon residents Cheryl Santos James Wallington, Sean Harrison, Jennifer Taylor, Sheila Jolivette, Lauren Wedgeworth; and non-city residents Danielle Girdano, Dinah Prince and Rita Beving. Ms. Taylor also requested clarification on item 6A regarding the Amended and Restated Service and Assessment Plan for the Heritage Public Improvement District No. 1 which was addressed during the presentation of the item.

5. **CONSENT AGENDA**

- A. **Approve the minutes of the July 7, 2026 meeting.**
- B. **Approve the acceptance of the public infrastructure for Elevon, Section 3, Phase 3A-1 Addition.**

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent: Hedge)

6. **ITEMS FOR CONSIDERATION**

- A. **Public hearing, discussion and action regarding an ordinance of the City Council of the City of Lavon, Texas accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Roll for the Heritage Public Improvement District No. 1 (Residential); making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.**

Presentation of proposed ordinance.

Jaime Schulte, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Ms. Schulte noted that this item would not affect the assessments for residents in the already established Heritage Public Improvement District No. 1.

PUBLIC HEARING to receive comments regarding the proposed ordinance.

At 7:03 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 7:04 p.m.

Discussion and action regarding the proposed ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-07-09 AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Hedge)

- B. Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years; and providing an effective date.**

City Manager Kim Dobbs provided information regarding requirements for authorization of the expenditure of funds from the Economic Development Corporation for the Heritage Square project.

MOTION: APPROVE THE FIRST OF TWO READINGS OF A RESOLUTION AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED BUSINESS, FOR A RETAIL STORE AND FUELING STATION ON LOT 7, BLOCK A OF THE PRELIMINARY PLAT OF THE HERITAGE SQUARE PROJECT AT 840 S. SH 78, (CCAD PROPERTY ID 2624070) NOT TO EXCEED \$1,500,000 OF FUTURE SALES TAX OVER TEN YEARS; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Hedge)

- C. Discussion and action regarding an election for the creation of a Municipal Development District predominantly comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.**

Ms. Dobbs provided information and the City Council provided direction on the possibility of creating a Municipal Development District. The Council directed to staff prepare an ordinance for consideration. No action was taken.

7. DEPARTMENT REPORTS

- A. Police Services** – Police Chief Mike Jones referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.
- B. Fire Services** – Lavon Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions.

- C. **Public Works** – Director of Public Works David Carter provided general information regarding the public works operations.
- D. **Administration** – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report.

8. BUDGET WORK SESSION

Controller Patty Parks, presented the goals and objectives identified in the Strategic Plan, City Council budget priorities, regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels and requests, tax rate, fee schedule, Capital Improvements Plan (CIP) updates and direction, FY 2025-26 projections, and proposed revenues and expenditures for FY 2026-27.

9. EXECUTIVE SESSION

At 7:48 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551. 087 (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail projects Chalkboard 27 and Pathways in proximity to SH 78.

10. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:03 p.m., stating no action was taken in the executive session

A. Discussion and action regarding an agreement pertaining to the Chalkboard 27 project.

No action was taken.

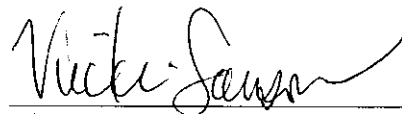
11. SET FUTURE MEETINGS AND AGENDA

July 22, 2026 – Informational Session cancelled

August 4, 2026 – Regular Meeting

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:12 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 4th day of August 2026.



Vicki Sanson, Mayor

ATTEST:


Rae Norton, City Secretary

