MINUTES
OCTOBER 20, 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
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 MAYOR PRO TEM SHEPARD DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   - Early Voting 10/19/2026 – 10/30/2026 at Lavon City Hall
   - Election Day 11/3/2026 7a.m. – 7 p.m. at Lavon City Hall
   - Grease Round Up November 17 – January 8 at Lavon City Hall
   - Christmas Tree Lighting 12/4/2026
   - To sign up for City Council Meeting notifications choose " Notify Me" on the City of Lavon Website.
4. **CITIZENS COMMENTS**

   City residents Erika Jones expressed discontent with the summation of citizens comments in the minutes and concern regarding a Councilman Jacob's social media activity; Matt Ruland stated concerns with the timing of the Marine Grove Park Dedication, Sean Harrison expressed concerns with Front Porch PAC and their association; James Wallington – offered a draft Noise Ordinance and Tammy Stefanovic questioned progress regarding a Light & Industrial Ordinance and expressed desire for data center safeguards in place including height restrictions.
5. **CONSENT AGENDA**
   - **A. Approve the minutes of the October 6, 2026 meeting.**
   - **B. Approve Resolution No. 2026-10-06 approving and authorizing execution of a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2026, to September 30, 2027; and providing for an effective date.**
   - **C. Approve Resolution No. 2026-10-07 declaring certain Police Department vehicles to be surplus property and authorizing the disposition of same in a manner which is beneficial to the city; and providing for an effective date.**
   - **D. Approve Resolution No. 2026-10-08 setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 268.769 acres of land generally located north of NETEX Railway, east of County Road 976, south of West FM 6, and west of West Street, being wholly located in the extraterritorial jurisdiction of the City of Lavon, Texas; authorizing the issuance of notice by the City Secretary**

of the City of Lavon, Texas regarding the public hearing; and directing the City of Lavon, Texas to prepare a Preliminary Reinvestment Zone Financing Plan.

E. **Approve Ordinance No. 2026-10-05 approving the 2026 Tax Roll Summary for the City of Lavon as presented by the Collin County Tax Assessor Collector's Office.**

F. **Approve Resolution No. 2026-10-09 declaring that the City Council has completed an annual review of the Investment Policy of the City; adopting changes to the Investment Policy; providing a repealing clause; providing a severability clause; and providing for an effective date.**

G. **Receive Quarterly Investment Report.**

MOTION: APPROVE THE CONSENT AGENDA WITH AMENDMENT TO ITEM C TO BE CHEVROLET TAHOE.
MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. **Public hearing to receive public comments regarding and consider a temporary moratorium to suspend the acceptance of permits, authorizations, and approvals necessary for the subdivision of, site planning of, property development, or construction on real property within the City corporate limits of data centers, pursuant to Texas Local Government Code Section 212.1352.**

Presentation of the proposed temporary moratorium.

Ms. Dobbs presented information regarding the proposed temporary moratorium including application to the 5.26 square mile area of the City and a timeline of events. Ms. Dobbs confirmed that no development applications for data center use have been received by the City, and that no tax incentives nor economic development incentives had been offered or approved related to data center use.

PUBLIC HEARING (2nd of 2) to receive comments regarding the proposed temporary moratorium.

Mayor Sanson opened the public hearing at 6:56 p.m. and invited comments for or against the proposed temporary moratorium. Lavon residents Erika Jones, Jim McLean, Matt Ruland, Sean Harrison, Steve Stefanovic, Kent Pride and county residents Michelle Tannehill, Jeff Miner Rodney Duplechain expressed support for a moratorium. Lavon resident James Wallington presented a proposal of safeguards and expressed support for a moratorium. There being no further comments, Mayor Sanson closed the public hearing at 7:28 p.m.

Discussion and action regarding the proposed temporary moratorium, related matters, and first reading of accompanying Ordinance.

MOTION: APPROVE THE FIRST READING OF AN ORDINANCE CONSIDERING A TEMPORARY MORATORIUM TO SUSPEND THE ACCEPTANCE OF PERMITS, AUTHORIZATIONS, AND APPROVALS NECESSARY FOR THE SUBDIVISION OF, SITE PLANNING OF, PROPERTY DEVELOPMENT, OR CONSTRUCTION ON REAL PROPERTY WITHIN THE CITY CORPORATE LIMITS OF DATA CENTERS, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 212.1352.
MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

B. **Discussion and action regarding Resolution No. 2026-10-10 accepting the property dedication and improvements of Marine Grove Park and adjacent open spaces, situated in**

the vicinity of the 200 Block of Villas Drive, being 7.09 acres on Lot CA1, Block B, Elevon West Commercial Phase 2 Addition and 7.11 acres on Lot 2, Block A, Elevon West Commercial Phase 1 Addition, and approving and authorizing execution of a Maintenance Agreement with the Elevon Commercial Owners' Association, Inc. for maintenance of the property and improvements for two years; and providing an effective date.

Ms. Dobbs provided the information regarding the development of and acceptance of the property and the proposed two-year maintenance agreement.

MOTION: APPROVE RESOLUTION NO. 2026-10-10 ACCEPTING THE PROPERTY DEDICATION AND IMPROVEMENTS OF MARINE GROVE PARK AND ADJACENT OPEN SPACES, SITUATED IN THE VICINITY OF THE 200 BLOCK OF VILLAS DRIVE, BEING 7.09 ACRES ON LOT CA1, BLOCK B, ELEVON WEST COMMERCIAL PHASE 2 ADDITION AND 7.11 ACRES ON LOT 2, BLOCK A, ELEVON WEST COMMERCIAL PHASE 1 ADDITION, AND APPROVING AND AUTHORIZING EXECUTION OF A MAINTENANCE AGREEMENT WITH THE ELEVON COMMERCIAL OWNERS' ASSOCIATION, INC. FOR MAINTENANCE OF THE PROPERTY AND IMPROVEMENTS FOR TWO YEARS; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

C. **Discussion and action regarding a Chapter 380 economic development agreement between the City, the Lavon Economic Development Corporation, and the primary retail anchor to promote local economic development and stimulate business and commercial activity in the City relating to the development of a grocery store and fueling station in the Shops of Elevon situated in the Elevon Southeast Commercial Addition on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway.**

Ms. Dobbs presented information regarding the project and proposed Chapter 380 economic development agreement.

MOTION: APPROVE THE CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE LAVON ECONOMIC DEVELOPMENT CORPORATION, AND THE PRIMARY RETAIL ANCHOR TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY RELATING TO THE DEVELOPMENT OF A GROCERY STORE AND FUELING STATION IN THE SHOPS OF ELEVON SITUATED IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION ON APPROXIMATELY 17.05 ACRES OF LAND ON ELEVON PARKWAY IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION, OUT OF THE S.M. RAINER SURVEY, ABSTRACT 740, SHEET 1, TRACT 149, SOUTHEAST OF THE INTERSECTION OF N. SH 78 AND ELEVON PARKWAY.
MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

D. **Discussion and action regarding the 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 grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years; and providing an effective date.**

Ms. Dobbs provided information regarding the LEDC participation and project to assist in promoting a new grocery retail business.

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 GROCERY RETAIL STORE AND FUELING STATION ON APPROXIMATELY 17.05 ACRES OF LAND ON ELEVON PARKWAY IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION, OUT OF THE S.M. RAINER SURVEY, ABSTRACT 740, SHEET 1, TRACT 149, SOUTHEAST OF THE INTERSECTION OF N. SH 78 AND ELEVON PARKWAY CONSISTING OF $500,000 AT START OF CONSTRUCTION AND FUTURE SALES TAX NOT TO EXCEED $250,000 OVER TEN YEARS; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

E. **Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years; and providing an effective date.**

Ms. Dobbs provided information regarding the LEDC participation and project to assist in promoting local economic development, secure the extension of public infrastructure and stimulate business and commercial activity.

MOTION: APPROVE THE FIRST OF TWO READINGS OF A RESOLUTION AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO PROMOTE LOCAL ECONOMIC DEVELOPMENT, SECURE THE EXTENSION OF PUBLIC INFRASTRUCTURE AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY RELATING TO THE HERITAGE SQUARE DEVELOPMENT ON 110.1 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78 IN THE CITY OF LAVON, IN AN ESTIMATED AMOUNT OF $2,700,000 OF FUTURE SALES TAX OVER FIFTEEN YEARS; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

F. **Discussion and action regarding Resolution No. 2026-10-11 approving and authorizing execution of Change Order No. 1 to the construction contract with Drake General Contractors, LLC for the City of Lavon Bear Creek Wastewater Treatment Plant Expansion No. 4 (CIP-21) construction project in an amount not to exceed $722,000.00 for construction of an additional aeration & digester basin; and providing for an effective date.**

City Engineer Mark Hill, Freeman Millican Inc., provided information regarding the change order.

MOTION: APPROVE RESOLUTION NO. 2026-10-11 APPROVING AND AUTHORIZING EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH DRAKE GENERAL CONTRACTORS, LLC FOR THE CITY OF LAVON BEAR CREEK WASTEWATER TREATMENT PLANT EXPANSION NO. 4 (CIP-21) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED $722,000.00 FOR CONSTRUCTION OF AN ADDITIONAL AERATION & DIGESTER BASIN; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: **COOK**
SECONDED: **HEDGE**
APPROVED: **UNANIMOUS**

7. DEPARTMENT REPORTS

A. Police Services – Police Chief Mike Jones commended the team efforts of the IT Department and William Whitney, Whitney Solutions and the Police Administration for work during a recent CJIS audit. Assistant Police Chief Roger Myers was available for questions regarding reports, programs, and current activities.

B. Fire Services – Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions. Chief Anthony also informed the City Council of the recent purchase of new monitors approved in the recent budget year.

C. Public Works – Director of Public Works David Carter provided general information regarding the public works operations.

D. Wastewater Services – City Engineer Mark Hill provided detailed information regarding maintenance, operations, and capital improvement projects as the Elevon North and Bear Creek Wastewater Treatment Plants.

E. 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. SET FUTURE MEETINGS AND AGENDA

November 3, 2026 – Regular Meeting

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:28 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 3rd day of November 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS