



**AGENDA**  
**JANUARY 6, 2026**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**  
**6:30 PM**

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**  
*Members may identify community events, functions, and other activities.*
- 4. PROCLAMATIONS**
  - School Board Appreciation Month – Community Independent School District
  - Martin Luther King Day
- 5. CITIZENS COMMENTS**  
*Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.*
- 6. CONSENT AGENDA**  
*Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.*
  - A.** Approve the minutes of the December 16, 2025 meeting.
  - B.** Approve the final plat of the Nicholson Ranch Phase 4A Addition consisting of 13 common area lots on 30.923 acres in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2919101), subject to final approval of the city engineer and planner.
  - C.** Approve the final plat of the Nicholson Ranch Phase 4B Addition consisting of 157 residential lots and 4 common area lots on 29.925 acres in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2919101), subject to final approval of the city engineer and planner.
  - D.** Approve Resolution No. **2026-01-01** approving and authorizing the execution of a Letter of Engagement with Mike Ward Accounting and Financial Consulting, PLLC for the audit and preparation of the City's financial statements for the fiscal year ending September 30, 2026.
  - E.** Approve the acceptance of the public sanitary sewer infrastructure in Elevon Section 1, Phase 3.
  - F.** Approve Resolution No. **2026-01-02** approving and authorizing the execution of an Easement in Gross to Goodwell Infrastructure as provided for in an Effluent Water Purchase Agreement on Block A, Lot 3 of the Elevon Parkway West Addition at 360 Elevon Parkway.
- 7. ITEMS FOR CONSIDERATION**
  - A.** Discussion and action regarding the site plan and landscape plan of Lots 1 & 2, Barks and Board, Lavon Landing Phase 1 Addition on 3.298 acres at 358 N. SH 78, out of the S. M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas, (CCAD Property ID 2542827).

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi: Select Guest Portal

- B. Receive presentation from property owner and discussion regarding a proposed non-residential development project and zoning on Block A, Lot 2, Bordeaux Addition, 1.22 acres situated at 320 Main Street (Bus 78), Lavon, Collin County, TX (CCAD Property ID 2790105).
- C. Discussion and action regarding Resolution No. 2026-01-03 approving an Addendum to the 2023 Banking Services Agreement with SouthState Bank, formerly Independent Financial, to extend the term of the Agreement a one-year period.
- D. Discussion and action regarding an election for creation of a Municipal Development District primarily comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.
- E. Discussion and action regarding board and commission appointment guidelines and appointment to the Economic Development Corporation Board of Directors, Parks and Recreation Board, and Board of Adjustment.

**8. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) to discuss the following items pursuant to (1) Section 551.074 - Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or hear a complaint or charge against an officer or employee – Municipal Court Judge and Associate Municipal Court Judge; and (2) 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 the Texas Open Meetings Act regarding Section 4.02 of the City’s Home Rule Charter.

**9. RECONVENE FROM EXECUTIVE SESSION**

Consider and take any action necessary as a result of each item listed in executive session.

- A. Discussion and action regarding the acceptance of the resignation of Municipal Court Judge Keith Wheeler and appointment of the Municipal Court Judge and Associate Municipal Court Judge.

**10. SET FUTURE MEETINGS AND AGENDA**

*Requests may be made for items to be placed on a future agenda or for a special meeting.*

- January 10, 2026 – City Council Leadership Retreat
- January 20, 2026 – Regular Meeting
- Set date for joint City Council and LEDC Work Session

**11. PRESIDING OFFICER TO ADJOURN THE MEETING**

This is to certify that this Agenda was duly posted on the City’s website at [www.cityoflavon.com](http://www.cityoflavon.com) and at City Hall on or before 6:00 PM on December 29, 2025.

*/ Rae Norton /*

---

Rae Norton, City Secretary

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
2. The body reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi: Select Guest Portal