



AGENDA
JUNE 16, 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.

CELEBRATING 250TH ANNIVERSARY of AMERICA - JULY 2

- 4. 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.)
- 5. 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 June 2, 2026 meeting.
 - B.** Approve the second 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, recreational and community development for the acquisition of real property at 121 School Road and 125 School Road, out of the S. M. Rainer Survey, Abstract No. 740, consisting of 0.12 acres of land and 0.16 acres of land respectively (CCAD Parcels # 1291220 and 1291211), northwest of the intersection of Boyd Court and School Road, Lavon, Collin County, TX in the amount of \$60,000.00 and associated closing costs, and providing an effective date.
 - C.** Approve Resolution No. **2026-06-03** approving and authorizing the execution of Change Order No. 2 to the construction contract with Drake General Contractors for the City of Lavon North Wastewater Treatment Plant (WWTP) Construction Project (CIP-38), CMR-008.1 in an amount not to exceed \$13,550.00 for pipe correction and repair work; and providing for an effective date.
 - D.** Approve the acceptance of the public infrastructure for the Lavon North Wastewater Treatment Plant at 360 Elevon Parkway, Lavon, Texas.

6. ITEMS FOR CONSIDERATION

- A.** Discussion and action regarding a meeting to discuss potential data center use in the City.
- B.** Receive presentation, discussion, and action regarding Resolution No. **2026-06-04** approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.
- C.** Discussion and action regarding Resolution No. **2026-06-05** regarding approval of the renewal of the contingent fee contract with Abernathy, Roeder, Boyd & Hullett, PC pursuant to the Texas Tax Code, Section 6.30, and Government Code 2254.1036 - said contract being for the collection of delinquent government receivables owed to the City of Lavon.
- D.** Discussion and action regarding clarification of the conditional approval of the landscape plan of a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres out of the W.A.S. Bohannon Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and east of the intersection of SH 78 and Atlantis Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863).

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- E. Authorize preparation and submission of an application to the Department of Homeland Security (DHS)/ Federal Emergency Management Agency (FEMA) for the Assistance to Firefighter Grant Program that if awarded the City’s required match is expected to be approximately 5% of the total project cost, with the federal government funding the remaining eligible project costs with an estimated maximum match of \$25,000.00.
- F. Discussion and action regarding Resolution No. **2026-06-06** approving and authorizing execution of a professional services agreement for infrastructure inspection and engineering consulting services with Lina T. Ramey & Associates, Inc; and providing an effective date.
- G. Discussion and action regarding appointment of a primary member representative and an alternate member representative to the Regional Transportation Council, the transportation policy body for the North Texas Council of Governments, the regional Metropolitan Planning Organization.
- H. Discussion and action regarding Resolution No. **2026-06-07** designating certain officials as being responsible for, acting for and on behalf of the City in dealing with Collin County, herein referred to as the “County”, for the purpose of participating in the Collin County Parks & Open Space Project Funding Assistance Program, hereinafter referred to as the “Program”; certifying that the City is eligible to receive program assistance; certifying that the City matching share is readily available; and dedicating the proposed project for public recreational uses.
- I. Discussion and action regarding procedures for citizen comments.

7. DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A. Police Services – Service, activity, programs, and administration report
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

8. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail projects Chalkboard 27, Ignite, and Pathways in proximity to SH 78.

9. RECONVENE FROM EXECUTIVE SESSION

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

10. SET FUTURE MEETINGS AND AGENDA

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

July 7, 2026 – Regular Meeting

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 and at City Hall on or before 6:00 PM on June 10, 2026.

/ Rae Norton /

Rae Norton, City Secretary

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, the City of Lavon ("City"), wishes to renew its contingent fee contract with the law firm of Abernathy, Roeder, Boyd & Hullett, P.C. ("Firm") and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(2) of the Government Code and shall announce the following:

- A. The City is pursuing a renewal of its contract with the Firm for the collection of delinquent property taxes owed to the City and through this contract the City seeks to increase recovery of its delinquent debts in the most effective and efficient manner. The desired outcome is the efficient collection of delinquent property taxes, penalties, and interest. GOVT. CODE § 2254.1036(1)(A).
- B. The City believes the Firm has the qualifications, competency, and experience necessary to fulfill the contract. GOVT. CODE § 2254.1036(1)(B). The Firm and its predecessor, Gay, McCall, Isaacks, & Roberts, PC, collected delinquent government receivables for nearly 40 years, and represented the City in delinquent tax matters, and the Firm has continued that tradition since Gay, McCall, Isaacks, & Roberts, PC, joined in July 2018. The Firm is local, with an office in McKinney, Texas. It employs more than 50 individuals, including 22 attorneys. Its collection team consists of long-term Firm employees, including attorneys, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts.
- C. The nature of any relationship between the City and the Firm is as follows. GOVT. CODE § 2254.1036(1)(C).
 - i. The Firm and its predecessor Gay, McCall, Isaacks & Roberts, PC, has represented the City in the collection of delinquent taxes for many years.
 - ii. The Firm is ad valorem taxation counsel for Collin County and the Collin County Tax Office, which collects the City's taxes pursuant to interlocal agreement.
- D. The City is unable to perform this function and efficiently collect its own delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The services involve filing a high volume of cases each month and performing the services in-house would require the taxing units to invest in additional technology, personnel, and other resources to provide adequate support services incidental to the legal services.
- E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes (Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48). This percentage-based fee is assessed only against the debtor and not the City or taxpayers of the City. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due and represent an additional cost to the City. The Tax Code does not expressly authorize the City to pay for collection services based on an hourly fee.
- F. The City believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the City or taxpayers in the City. This contract will allow the Taxing Entities to recover delinquent property taxes, penalties and interest that are essential revenue.

Posted by the City of Lavon/Council the 10th day of June, 2026.

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.

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