



AGENDA
SEPTEMBER 15, 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. 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. PROCLAMATION**
 - Fire Prevention Week October 4-10
- 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 September 1, 2026 meeting.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Discussion and action regarding Ordinance No. **2026-09-01** approving imposition of a fee and approving and authorizing execution of a contingent Fee Contract with Perdue Brandon Fielder Collins & Mott, LLP pursuant to Article 103.001, Texas Code of Criminal Procedure, said contract and fee being for the collection of Court Fines and Fees owed to the city, and notice of which is provided in accordance with Section 2254.1036 of the Texas Local Government Code.
 - B.** Discussion and action regarding termination of the contract with American Municipal Services (AMS) for the collection of delinquent municipal court fines and fees collections.
 - C.** Public hearing to receive public comments 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.
 - 1) Presentation of the proposed temporary moratorium.
 - 2) **PUBLIC HEARING** (1st of 2) to receive comments regarding the proposed temporary moratorium.
 - 3) Discussion regarding the proposed temporary moratorium and related matters.
 - D.** Discussion and action regarding the appointment of the Chairperson of the Planning and Zoning Commission.
- 8. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION**
 - A.** Public hearing and discussion regarding the 2026 proposed tax rate of 0.433807 per \$100 valuation, which is less than the no-new-revenue tax rate, meaning that the City of Lavon is not proposing to increase property taxes for the 2026 tax year.
 - 1) Presentation of the proposed tax rate.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed tax rate.
 - 3) Discussion regarding the proposed tax rate.

- B. Public hearing, discussion, and action regarding the proposed 2026-27 Annual Budget, for which a link can be found on the homepage of the City website lavontx.gov and in the meeting packet.
- 1) Presentation of the proposed Annual Budget.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed Annual Budget.
 - 3) Discussion and action regarding the proposed Annual Budget and accompanying Ordinance No. **2026-09-02** approving and adopting a Budget for the City for the Fiscal Year October 1, 2026 through September 30, 2027; providing that expenditures for said fiscal year shall be made in accordance with said Budget; and providing an effective date.
- C. Discussion and action regarding Ordinance No. **2026-09-03** to ratify the property tax increase that is reflected in the Annual Budget for Fiscal Year 2026-27; and providing for an effective date.
- D. Discussion and action regarding Ordinance No. **2026-09-04** setting the tax rate for the 2026 tax year at total rate of \$0.433807 per \$100 of property valuation; levying taxes for the use and support of the Municipal Government of the City for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 on all property within the corporate limits of the City of Lavon, Texas; providing a sinking fund for the retirement of the bonded obligations of the City; apportioning each levy for the specific purpose and providing for collection of all annual taxes provided by state law; providing for due and delinquent dates together with penalties and interest; and providing a severability clause and an effective date.
- E. Public hearing, discussion, and action regarding a Fee Schedule for Fiscal Year 2026-2027.
- 1) Presentation of the proposed Fee Schedule.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed Fee Schedule.
 - 3) Discussion and action regarding Ordinance No. **2026-09-05** approving and adopting a Fee Schedule for the Fiscal Year October 1, 2026 through September 30, 2027; and providing an effective date.
- F. Public hearing, discussion, and action regarding a Five-Year Capital Improvements Plan (CIP) for Fiscal Years 2027 to 2031.
- 1) Presentation of the proposed CIP.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed CIP.
 - 3) Discussion and action regarding Ordinance No. **2026-09-06** approving a Five-Year Capital Improvements Plan for Fiscal Years 2027 to 2031.

9. 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

10. 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 551.071 (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 the development of Elevon North; and to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect 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 offer of a financial or other incentive to a business prospect described by Subdivision (1) regarding the retail project Pathways in proximity to SH 78 and the extension of public infrastructure

11. 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 an agreement pertaining to the Pathways retail project.

12. SET FUTURE MEETINGS AND AGENDA

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

- October 6, 2026 – Regular Meeting

13. 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 September 9, 2026.

/ Rae Norton /

Rae Norton, City Secretary

NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036

WHEREAS, CITY OF LAVON, TEXAS (“City”), will consider entering into a contingent fee contract with the law firm of Perdue Brandon Fielder Collins & Mott, LLP (“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 contract with the Firm for the collection of delinquent fines and fees owed to the City and through this contract the City seeks to increase recovery of its delinquent debts in as expeditious a manner as possible. GOVT. CODE § 2254.1036(1)(A).

B. The City believes the Firm has the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(1)(B). The Firm has collected delinquent government receivables for over fifty (50) years, including the collection of delinquent fines and fees. The Firm currently has fifteen (15) primary offices and multiple satellite offices throughout Texas, Florida, Tennessee, Georgia, New Mexico, Kansas, and Oklahoma. It employs more than 400 individuals, more than 60 attorneys. It uses a multi-office, fully integrated team approach allowing the City access to all its offices and resources. Its collection team consists of long-term Firm employees, including attorneys, call center associates, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts. The Firm utilizes proprietary collection software that can be tailored to meet any special need the City may have. This proprietary software also automates many aspects of the collection process, such as: account/debtor research, mailings and phone calls, return mail and address updates, payment notification and processing and work-flow.

C. The nature of any relationship between the City and the Firm is as follows. GOVT. CODE § 2254.1036(1)(C).

None

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

D. The City is unable to perform the collection of its delinquent fines and fees. GOVT. CODE § 2254.1036(1)(D). The City currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the City.

E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Criminal Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent fines and fees. This percentage-based fee is assessed only against the debtor and not the City or taxpayers of the City. The collection of delinquent fines and fees 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 the amount of delinquent fines and fees due. Moreover, the City will bear the cost of these hourly fees and not the debtor, because the Criminal 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 researching, contacting, and mailing 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.

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.