AGENDA
OCTOBER 20, 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. **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 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.

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.

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

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

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.

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.

D. 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 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.

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.

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.

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. Wastewater Services – Service, operations, and capital projects

E. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

8. SET FUTURE MEETINGS AND AGENDA

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

- November 3, 2026 – Regular Meeting

9. 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 7:00 PM on October 14, 2026.

/ Rae Norton /

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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

MINUTES
OCTOBER 6, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
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 DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   - Marine Grove Park Dedication, Wednesday October 7 from 5:30 p.m.-6:30 p.m.
   - Fall Festival & Neighborhood Night Out, Thursday October 15 from 6 p.m.-8p.m.
   - Education Foundation Bags for Braves will be held on March 25, 2027 at Boyd Farm
   - Ribbon Cutting and Dedication for Marine Grove Park on October 7, 2026 at 5:30p.m.
   - Data Center Moratorium Public Hearing will be held on October 20, 2026 at 6:30 at City Hall in the gymnasium.
4. **CITIZENS COMMENTS**

   City residents Erika Jones offered opposition to regulations regarding decorum at public meetings (ref. Ord. No. **2018-11-01** adopted November 6, 2018) and James Wallington spoke regarding processes relating to Ord. No. **2024-12-01**.
5. **PROCLAMATIONS**

   The Mayor and Council presented proclamations bringing awareness to Domestic Violence Awareness Month and Neighborhood Night Out on October 15, 2026.
6. **CONSENT AGENDA**

   A. **Approve the minutes of the September 15, 2026 meeting.**

   B. **Approve the final plat of the Nicholson Ranch Phase 2A Addition consisting of 187 residential lots and 4 common area lots on 37.761 acres in the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).**

   C. **Approve a Resolution approving and authorizing execution of the renewal of a 2017 Chapter 380 economic development agreement with Bloomfield Homes L.P. relating to use tax receipts for the purchase of items using a Texas Direct Payment Permit to generate economic development and local use tax revenue for the City, that would otherwise not be available to the City; and providing an effective date.**

   MOTION: APPROVE THE CONSENT AGENDA.
   MOTION MADE: DUMAS
   SECONDED: COOK
   APPROVED: UNANIMOUS

7. ITEMS FOR CONSIDERATION

A. Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Presentation of proposed application.

City Manager Kim Dobbs presented location information and a report from the Planning and Zoning Commission and their recommendation for denial. Ms. Dobbs stated that members of the Planning and Zoning Commission expressed concern that the drive-through user was not known with the queuing data being generic at best. Ms. Dobbs noted that following the Planning and Zoning Commission Meeting, the applicant submitted two proposals included in the meeting packet for City Council consideration to address the concerns expressed by the Commission being: 1) proposal for potential tenant to provide queuing analysis prior to any lease, and 2) proposal for specific enhanced landscape to further screen the drive-through lane from the public street. Ms. Dobbs noted that because the Planning & Zoning Commission recommended denial of the application, the Zoning Ordinance requires a super-majority vote of the City Council to overrule the recommendation and approve.

The applicant's representative and engineer Pann Sribhen, P.E. detailed the proposed revision to the site plan and answered questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:52 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. City resident Erika Jones stated that the Planning and Zoning Commission denied the request because cars from a drive-through would back up onto SH 78. There being no further comments, Mayor Sanson closed the public hearing at 6:53 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs noted that requisite notice had been published and posted online, signs placed, and that six (6) neighbor notices were mailed to residents within 200 feet of the subject property with none returned in favor or against the application.

MOTION: DENY THE APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS AND ARTICLE 9.03 ZONING, OF THE CODE OF ORDINANCES, SECTION 9.03.131 RETAIL DISTRICT (R) (C)(4) FOR APPROVAL OF A COMMERCIAL BUILDING WITH A DRIVE-THROUGH LANE FACING A PUBLIC STREET AT 616 CEDAR ST., ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE:	COOK
SECONDED:	SHEPARD
DENY:	UNANIMOUS

B. Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Ms. Dobbs provided information regarding the site and landscape plan. The applicant's representative detailed the project. Ms. Dobbs noted that because the preceding application for a conditional use permit was recommended for denial, the site plan and landscape plan were also recommended for denial by the Planning & Zoning Commission.

MOTION: DENY THE REVISED SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR ST. ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: JACOB
DENY: UNANIMOUS

C. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-10-03 for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).

Ms. Dobbs provided information regarding the application and Daniel Dewey, JBI Partners detailed the request to amend the Planned Development District on Land Use Parcels 2 and 4 and portions of Land Use parcels 3,5 and 7.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:05 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 7:05 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs noted that requisite notice was published and posted online, signs placed, and thirty-five (35) neighbor notices were mailed to residents within 200 feet of the proposed parcels with none returned in favor or opposition to the application.

MOTION: APPROVE ORDINANCE NO. 2026-10-01 AMENDING THE ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-10-03 FOR COMMERCIAL AND MIXED USE DEVELOPMENT, AS AMENDED, FOR NON-RESIDENTIAL DEVELOPMENT ON 62.183 ACRES COMPRISED OF LAND USE PARCEL 2 (22.38 AC), LAND USE PARCEL 4 (21.03 AC) AND PORTIONS OF LAND USE PARCELS 3 (11.76 AC), 5 (3.05 AC) AND 7 (3 AC), ADJACENT TO ELEVON PARKWAY IN THE VICINITY OF THE INTERSECTION OF ELEVON PARKWAY AND N. SH 78 AND WEST OF INSPIRATION GROVE IN THE S. M RAINER SURVEY ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY TEXAS.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

D. Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on 1.283 acres on Commercial Tract Lot 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).

Ms. Dobbs presented information regarding the site plan and landscape plan and the applicant's representative Davis Dickerson, Pape-Dawson noted the detention pond on the west side of the

property, the tree line buffer between the childcare center and the Whataburger and was available for questions.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF A WHATABURGER COMMERCIAL PROJECT ON 1.283 ACRES ON COMMERCIAL TRACT LOT 1R, BLOCK A, 78 COMMERCIAL EAST ADDITION AT 597 S. SH 78, NORTHWEST OF THE INTERSECTION OF S. SH 78 AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FIRE MARSHAL, CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

E. Discussion and action regarding the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres on Lot 7, Block A of the preliminary plat of the Heritage Square project at 225 S. Grand Heritage Blvd., also referred to as 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of S. SH 78 and Grand Heritage Blvd., and northeast of the intersection of SH 205 and Endeavour, City of Lavon, Collin County, Texas (CCAD Property ID 2624070).

Ms. Dobbs provided information and David Upton, Kimley-Horn, the applicant's representative, noted the fueling station would house ten (10) bays and would not be open for large truck fueling. Mr. Upton also confirmed there would be no drone delivery facilities.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR A 181,372 SQUARE FOOT WALMART RETAIL STORE AND FUELING STATION ON 20.803 ACRES ON LOT 7, BLOCK A OF THE PRELIMINARY PLAT OF THE HERITAGE SQUARE PROJECT AT 225 S. GRAND HERITAGE BLVD., ALSO REFERRED TO AS 840 S. SH 78, SOUTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, SOUTHWEST OF THE INTERSECTION OF S. SH 78 AND GRAND HERITAGE BLVD., AND NORTHEAST OF THE INTERSECTION OF SH 205 AND ENDEAVOUR, CITY OF LAVON, COLLIN COUNTY, TEXAS, NOTING THE EXCLUSION OF DRONE DELIVERY FACILITIES.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

F. Public hearing, discussion, and action regarding an Ordinance approving a petition of the landowner to add 82.427 acres of property to the City's extraterritorial jurisdiction and adding the hereinafter described property known as: parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas; and any right-of-way adjacent to said property; into of the City's extraterritorial, and updating the official map.

Presentation of proposed petition.

John Marlin, MA Partners, provided historical details regarding the property proposed in the petitions consisting of the 82.427acre parcel (item 7F) and the 186.342 acre parcel (item 7G).

PUBLIC HEARING to receive comments regarding the proposed petition.

At 7:30 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. Resident Erika Jones asked for clarification on the zoning and Ms. Dobbs stated that

the it would eventually be zoned for residential uses. There being no further comments, Mayor Sanson closed the public hearing at 7:31 p.m.

Discussion and action regarding the proposed petition and accompanying Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-10-02 APPROVING A PETITION OF THE LANDOWNER TO ADD 82.427 ACRES OF PROPERTY TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND ADDING THE HEREINAFTER DESCRIBED PROPERTY KNOWN AS: PARCEL OF LAND LOCATED IN COLLIN COUNTY, TEXAS, A PART OF THE SAMUAL M. RAINER SURVEY, ABSTRACT NUMBER 740, AND BEING A PART OF THAT CALLED 46.17 ACRE TRACT OF LAND DESCRIBED IN DEED TO LOUISE B. AKIN AS RECORDED IN DOCUMENT NUMBER 20201112002008460, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 1.648 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOE AKIN & LOUISE AKIN AS RECORDED IN VOLUME 4070, PAGE 2740, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 54.28 ACRE TRACT OF LAND DESCRIBED IN DEED TO MAURICE WILLIAMS, KIMBERLY WILLIAMS BARNETT, AND KRISTI WILLIAMS NEYES AS RECORDED IN DOCUMENT NUMBER 20110207000130110, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AND ANY RIGHT-OF-WAY ADJACENT TO SAID PROPERTY; INTO OF THE CITY'S EXTRATERRITORIAL, AND UPDATING THE OFFICIAL MAP.
MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

G. Public hearing, discussion, and action regarding an Ordinance approving a petition of the landowner to add 186.342 acres of property to the City's extraterritorial jurisdiction and adding the hereinafter described property known as: parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas; and any right-of-way adjacent to said property; into of the City's extraterritorial, and updating the official map.

Presentation of proposed petition.

Details were presented with item 7-F.

PUBLIC HEARING to receive comments regarding the proposed petition.

At 7:38 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 7:38 p.m.

Discussion and action regarding the proposed petition and accompanying Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-10-03 APPROVING A PETITION OF THE LANDOWNER TO ADD 186.342 ACRES OF PROPERTY TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND ADDING THE HEREINAFTER DESCRIBED PROPERTY KNOWN AS: PARCEL OF LAND LOCATED IN COLLIN COUNTY, TEXAS, A PART OF THE SAMUAL M. RAINER SURVEY, ABSTRACT NUMBER 740, AND BEING A PART OF THAT CALLED 132.70 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAVON 78 DEVELOPMENT LLC AS RECORDED IN DOCUMENT NUMBER 2022000088387, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 41.79 ACRE TRACT OF LAND AND ALL OF THAT

CALLED 46.66 ACRE TRACT OF LAND DESCRIBED IN DEED TO BANK SITE ACQUISITION CORPORATION AS RECORDED IN DOCUMENT NUMBER 20060221000229620, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 162.075 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILFORD FOUNDERS, LTD AS RECORDED IN VOLUME 5549, PAGE 4476, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AND ANY RIGHT-OF-WAY ADJACENT TO SAID PROPERTY; INTO OF THE CITY'S EXTRATERRITORIAL, AND UPDATING THE OFFICIAL MAP

MOTION MADE: DUMAS
SECONDED: COOK
APPROVED: UNANIMOUS

H. Discussion and action regarding the Elevon North development agreement between the City, MA Land Holdings, LLC, et. al. related to the development, annexation and creation of a municipal management district for approximately 268.769 acres of land generally located south of FM 6 and north of Elevon Parkway in the extraterritorial jurisdiction of the City.

Ms. Dobbs provided information regarding the proposed agreement and noted this area would be included in the Elevon HOA and the agreement provides for the property to be zoned for residential and school use.

MOTION: APPROVE THE ELEVON NORTH DEVELOPMENT AGREEMENT BETWEEN THE CITY, MA LAND HOLDINGS, LLC, ET. AL. RELATED TO THE DEVELOPMENT, ANNEXATION AND CREATION OF A MUNICIPAL MANAGEMENT DISTRICT FOR APPROXIMATELY 268.769 ACRES OF LAND GENERALLY LOCATED SOUTH OF FM 6 AND NORTH OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

I. Discussion and action regarding a Resolution consenting to the creation of a municipal management district to be known as the Elevon North Municipal Management District No. 1 of Collin County over approximately 268.769 acres of land generally located south of FM 6 and north of Elevon Parkway in the extraterritorial jurisdiction of the city.

Ms. Dobbs provided information regarding the creation of the MMD.

MOTION: APPROVE RESOLUTION NO. 2026-10-02 CONSENTING TO THE CREATION OF A MUNICIPAL MANAGEMENT DISTRICT TO BE KNOWN AS THE ELEVON NORTH MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY OVER APPROXIMATELY 268.769 ACRES OF LAND GENERALLY LOCATED SOUTH OF FM 6 AND NORTH OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

J. Discussion and action regarding a Chapter 380 economic development agreement between the City, the Lavon Economic Development Corporation and Bear Creek Commercial Properties 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.

Ms. Dobbs provided information and the Developer's representative Matt Johnson, Petro Hunt, LLC. was available for questions.

MOTION: APPROVE A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE LAVON ECONOMIC DEVELOPMENT CORPORATION AND BEAR CREEK COMMERCIAL PROPERTIES 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.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

K. Discussion and action regarding a Resolution approving and authorizing execution of Change Order No. 1 for the Bently Farms Phase 3 Paving and Storm Drain (CIP-44) construction project in the amount of $88,877.50 and the addition of 36 calendar days for the addition of high early concrete, additional concrete repairs on Crockett Dr. and Orbit Dr., extended storm drain repairs, and addition of flex base; and providing an effective date.

City Engineer Mark Hill, Freeman Millican, Inc., provided details regarding the change order and clarified that the repairs to Crockett and Orbit were not in the Bently Farms Subdivision but were included in the project.

MOTION: APPROVE RESOLUTION NO. 2026-10-03 APPROVING AND AUTHORIZING EXECUTION OF CHANGE ORDER NO. 1 FOR THE BENTLY FARMS PHASE 3 PAVING AND STORM DRAIN (CIP-44) CONSTRUCTION PROJECT IN THE AMOUNT OF $88,877.50 AND THE ADDITION OF 36 CALENDAR DAYS FOR THE ADDITION OF HIGH EARLY CONCRETE, ADDITIONAL CONCRETE REPAIRS ON CROCKETT DR. AND ORBIT DR., EXTENDED STORM DRAIN REPAIRS, AND ADDITION OF FLEX BASE; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

L. Discussion and action regarding the acceptance of Bently Farms Phase 3 Paving and Storm Drain (CIP-44) construction project improvements.

MOTION: ACCEPT BENTLY FARMS PHASE 3 PAVING AND STORM DRAIN (CIP-44) CONSTRUCTION PROJECT IMPROVEMENTS SUBJECT TO ACCEPTANCE OF FINAL CLOSEOUT PAPERWORK.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS

M. Discussion and action regarding a Resolution awarding and authorizing the negotiation and execution of a contract for an Indefinite Delivery, Indefinite Quantity (IDIQ) Concrete Street Hot Mix Asphalt Concrete (HMAC) Street And Concrete Sidewalk Repair for the 2026-2027 program year, at an estimated value of $250,000.00 minimum; and providing an effective date.

Ms. Dobbs provided details regarding the implementation of a program including street and sidewalk repairs noting it would generally be funded by the Street Maintenance Fund containing the street maintenance sales tax proceeds. City Engineer Mark Hill detailed the inaugural program.

MOTION: APPROVE RESOLUTION 2026-10-04 AWARDING AND AUTHORIZING THE NEGOTIATION AND EXECUTION FOR AN INDEFINITE DELIVERY, INDEFINITE QUANTITY (IDIQ) CONCRETE STREET HOT MIX ASPHALT CONCRETE (HMAC) STREET AND CONCRETE SIDEWALK REPAIR FOR THE 2026-2027 PROGRAM YEAR, AT AN ESTIMATED VALUE OF $250,000.00 MINIMUM TO VLEX CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK

SECONDED: DUMAS
APPROVED: UNANIMOUS

N. Discussion and action regarding an Ordinance amending Ordinance No. 2025-08-06, as amended, that approved and adopted a budget for the City for the fiscal year October 1, 2025 through September 30, 2026, for which links can be found on the homepage of the City website lavontx.gov directly and under Financial Transparency, to amend adopted revenues and expenditures; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.

Ms. Dobbs provided information regarding the proposed amendment.

MOTION: APPROVE ORDINANCE NO. 2026-10-04 AMENDING ORDINANCE NO. 2025-08-06, AS AMENDED, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026, FOR WHICH LINKS CAN BE FOUND ON THE HOMEPAGE OF THE CITY WEBSITE LAVONTX.GOV DIRECTLY AND UNDER FINANCIAL TRANSPARENCY, TO AMEND ADOPTED REVENUES AND EXPENDITURES; AFFIRMING THAT THE BUDGET AMENDMENT WILL HAVE NO DIRECT IMPACT ON PROPERTY TAXES; AND DECLARING AN EFFECTIVE DATE.
MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

O. Discussion and action regarding a Resolution approving and authorizing execution of an agreement with All American Animal Control for provision of animal control services; and providing an effective date.

Ms. Dobbs provided history of contracts with Collin County Animal Services and highlighted contract-specific changes and expanded services.

MOTION: APPROVE RESOLUTION NO. 2026-10-05 APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH ALL AMERICAN ANIMAL CONTROL FOR PROVISION OF ANIMAL CONTROL SERVICES; AND PROVIDING AN EFFECTIVE DATE.
MOTION: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

P. Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

Presentation of proposed petition.

Ms. Dobbs advised that the applicant was unable to attend the Planning and Zoning Commission Meeting and requested a continuance in advance, and consequently there is no report from the Commission for consideration.

PUBLIC HEARING to receive comments regarding the proposed petition.

At 8:17 p.m. Mayor Sanson opened the public hearing and continued it to a meeting to be held on November 3, 2026, beginning at 6:30 p.m.

8. EXECUTIVE SESSION

At 8:19 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following pursuant to Section 551.074 - Personnel matters for annual evaluation of the City Manager; and 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.

9. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 9:03 p.m. and stated that no action was taken in the executive session.

10. SET FUTURE MEETINGS AND AGENDA

October 20, 2026 – Regular Meeting

Public Hearing – Data Center Moratorium

11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:04 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 20th day of October 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 5 – B**

Item:

CONSENT AGENDA

Approve Resolution No. **2026-10-06** authorizing and approving the 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.

Background:

The City has contracted with Collin County for jail services since 2003. The amendment rate increase from $152.18 to $171.18/day per inmate was approved July 2026.

With the interlocal agreement with the City of Wylie for jail services in place, the City of Lavon utilizes the Wylie facility more frequently than Collin County. In FY 2024-25, the City had four (4) inmate days in Collin County and to date in FY 2025-26, there were none.

Contracting with Collin County provides a low-cost alternative and high level of service. The proposed contract updates the contract that has been in place for twenty years.

Financial Consideration:

Funding for the services will continue to be provided in the Annual Operating Budget and will adequately provide for the rate increase.

Staff Notes:

Approval is recommended.

Attachments: 1. Resolution and proposed Agreement
2. Worksheet – Entity Costs per inmate/day

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-06

Interlocal Jail Services Agreement – Collin County

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE 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.

WHEREAS, the City Council entered into an Interlocal Agreement with Collin County for the provision of jail services in 2003; and

WHEREAS, the term of the original Agreement and of each subsequent amendment is one (1) year with a provision for renewal; and

WHEREAS, the City Council finds it serves the best interest of the City and the public health, safety, and welfare of the City for Collin County to continue to provide jail services to ensure the confinement of persons accused or convicted of an offense.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. That the City Council does hereby authorize the 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, which is attached hereto and labeled "**Exhibit A**";

SECTION 2. That this resolution shall take effect from and after the date of its passage.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 20th day of October 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-06

EXHIBIT A

Contract Amendment
Interlocal Jail Services Agreement – Collin County

Interlocal Jail Services Agreement

This agreement is entered into on the _____ day of _____, 2026, by and between the City of Lavon and Collin County. Both are political subdivisions of the State of Texas.

Recitals

1. The County operates the Collin County Detention Facility, including the Minimum Security facility, (the Detention Facility or County Jail) under chapter 351 of the Local Government Code and part 9 of title 37 of the Texas Administrative Code.

2. The County generally operates the County Jail for the confinement of persons accused or convicted of a violation of state law. *See* Code of Crim. Proc., arts. 2A.063–2A.064. But, with an interlocal agreement, the Sheriff may also accept custody of persons accused of violating only a municipal ordinance (class C misdemeanors). *See* Tex. Att'y Gen. Op. No. JM-0151 (1984).

3. The City desires to obtain certain jail services from the County to be performed for the City to insure the confinement of persons accused or convicted of a class C misdemeanor or other violation of a municipal ordinance.

Therefore, under the authority of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, the parties agree as follows:

Section 1. Definitions

1.01 Jail Services

The term "jail services" means all services legally necessary to provide for the confinement in the County Jail of persons accused or convicted of an offense.

Section 2. Term

2.01 Term

The term of this agreement shall commence on October 1, 2026, and shall continue in full force and effect through September 30, 2027. This agreement may be renewed for additional one-year periods at the rates established and agreed upon by both parties each renewal year. *See* Gov't Code, § 791.011(f), (i).

2.02 Termination

A party may terminate this Agreement for any reason by giving 90 days' written notice to the other party.

Section 3. Services

3.01 Services

The County agrees to provide jail services necessary for the confinement of persons accused or convicted of an offense, subject to the availability of space at the County jail at the time the City requests jail services. Space will be unavailable when the County Jail is unable to accept additional inmates.

The Jail Administrator may determine when the County Jail is unable to accept additional inmates. The Jail Administrator will consider the jail's population, expected incoming inmates, expected releases, the gender and security-classification mix of the inmate population, inmates' health restrictions, space or cells needed to house and care for problematic or vulnerable inmates, and state law, including the rules and regulations of the Texas Commission on Jail Standards. At times, particular pods or cells may be unavailable for some reason, such as maintenance, which the Jail Administrator will consider in determining whether the County Jail is able to accept additional inmates.

3.02 Persons Accepted

(1) The Detention Facility will accept only persons who are adults under state law, whether by age or by a court's certification. *See, e.g.*, Family Code, § 51.02(2); Penal Code, § 8.07(b); SB 1306 (89th Leg. R.S. (2025)) (listing Texas statutes that would be affected by a raise-the-age act).

(2) The Detention Facility will accept persons arrested via a Class C warrant, if the detainee is presented by a Peace Officer with the original warrant, a certified or facsimile copy of a valid arrest warrant, or if the jail staff receives a teletype or email confirmation of the warrant.

(3) The Detention Facility will allow any Peace Officer to execute any Class C warrant on any detainee in the facility's custody, if the warrant is an original, certified, facsimile, or similarly reliable copy, or if the jail staff receives teletype or email confirmation.

(4) The Detention Facility will accept all on-view or warrantless arrests of Class C violators. An arresting officer must provide the Detention Facility with (i) the time of arrest and (ii) a properly completed and signed probable-cause affidavit for each person arrested, for compliance with art. 17.033(a) of the Code of Criminal Procedure. Alternatively, an arresting officer must provide an original, certified, facsimile, or similarly reliable copy or confirmation of a magistrate's determination that probable cause exists to believe the arrestee committed the offense as required by art. 17.033(a) of the Code of Criminal Procedure.

(5) When a defendant has been convicted of a Class C misdemeanor, a Judgment & Sentence is entered against the defendant under art. 45A.251 of the Code of Criminal Procedure. If the defendant defaults in the discharge of the judgment, a Judge may order the defendant confined in a jail. *See* Code of Criminal Procedure, art. 45A.261. The Detention Facility will accept defendants on such jail commitments only if they are accompanied by a certified copy of the Judgment, Sentence and Order that complies with art. 45A.261 of the Code of Criminal Procedure, and that states in part:

a. "the defendant is not indigent and the defendant has failed in good faith to discharge the fines and costs" or

b. "the defendant is indigent and has failed to make a good faith effort to discharge the fine and costs under Article 45A.254; and could have discharged the fine and costs under Article 45A.254 without experiencing any undue hardship."

Section 4. Non-Exclusivity of Service Provision

The County may contract to perform services similar or identical to those specified in this Agreement for other municipalities, utility districts, or governmental entities as the County, in its sole discretion, sees fit.

Section 5. Compensation

5.01 Basic Charge

The City will pay the County a Basic Charge of $171.18 per day or part of a day per inmate that the City requests be confined on the City's charges, and who is confined, in the County Jail. This Basic Charge, along with Additional Charges under sections 5.02–5.04, will fairly compensate the County. *See* Gov't Code, § 791.011(e). The Commissioners Court updates the daily jail rate annually by order.

5.02 Additional Charges

In addition to paying the Basic Charge, the City will reimburse the County for expenses associated with providing jail services to inmates held on the City's charges (the City's inmates). The City will reimburse the County for providing health-care services, including ambulance, medical, hospital, dental, and psychiatric or psychological services to the City's inmates. Where reasonable and consistent with the County's legal obligations to care for inmates, including providing them with first aid and emergency and non-emergency medical care and care and monitoring for an at-risk inmate, the County will take reasonable steps to confer with the City about the reasonably foreseeable costs of maintaining the City's inmates in the Detention Center before incurring an undue balance of such costs.

For conference purposes, "the City" means an officer with sufficient authority to make binding decisions about an inmate's care or whether to issue a personal recognizance bond with respect to an inmate.

5.03 Billing

The County will bill the City monthly for jail services. The City will pay the bills under Chapter 2251 of the Government Code, including interest on untimely payments.

5.04 Cost of Additional Charges

The County will charge the City for services under section 5.02 of this Agreement at the cost to the County of providing those services to the inmates. The County will provide reasonable documentation or other support of such charges upon the City's request.

5.05 Source of Payment

The City will make all payments required under this Agreement from current revenues available to the City. *See* Gov't Code, § 791.011(d)(3).

Section 6. Lawful Arrest and Detention

The City will comply with all federal, state and local laws regarding conditions precedent to arrest and detention including, but not limited to, determinations of probable cause and other requirements necessary for lawful arrest and detention. Further, the City is solely responsible for complying with pre-detention procedures, and the City will hold the County harmless from any liability, including, but not limited to, obligations, costs, claims, judgments, attorneys' fees and litigation costs, and attachments, caused by or flowing from the City's alleged or actual failure to comply with conditions precedent to lawful arrest and detention.

Section 7. Procedures

7.01 Delivery and Release of Inmates

The City agrees to comply with all County rules and procedures regarding jail security in delivering inmates to the Collin County Jail and receiving inmates to be released.

7.02 Removal on Termination

The City agrees to remove all persons confined on the City's behalf in the Collin County Jail pursuant to this Agreement at least one day before the date of this Agreement's termination.

Section 8. Civil Liability

Any civil liability relating to the furnishing of services under this Agreement shall be the responsibility of the City. The parties agree that the County shall be acting as agent for the City in performing the services contemplated by this Agreement.

The City shall hold the County free and harmless from any obligation, costs, claims, judgments, attorneys' fees, attachments, and other such liabilities arising from or growing out of the services rendered to the City pursuant to the terms of this Agreement or in any way connected with the rendering of said services, except when the same shall arise because of the willful misconduct or culpable negligence of the County, and the County is

adjudged to be guilty of willful misconduct or culpable negligence by a court of competent jurisdiction.

Section 9. Amendment

This Agreement will not be amended or modified other than in a written agreement signed by the parties. No party will try to enforce a purported amendment that is not written and properly approved by each party's governing body under section 791.011(d) of the Government Code.

Section 10. Controlling Law

Texas law will govern this Agreement and the parties' claims and defenses arising out of, or related to, their relationship and performances under this Agreement, regardless of a forum's choice-of-law rules.

Section 11. Notices

11.01 Form of Notice

Unless otherwise specified, the parties will communicate under this Agreement in writing or by email. A party will send important communications, including communications under section 12, in writing and by certified mail to the liaisons in section 11.02.

11.02 Addresses

A party will address a communication to the other's address as follows:

(A) Collin County, to:
Sheriff Jim Skinner
Collin County Sheriff's Office
4300 Community Ave.
McKinney, Texas 75071

(B) Collin County Administrator, to:
Collin County
Attn: County Administrator
2300 Bloomdale #4192
McKinney, Texas 75071

(C) Collin County Purchasing Agent, to:
Collin County
Attn: Purchasing Department
2300 Bloomdale Road, Suite 3160
McKinney, Texas 75071

(D) City of Lavon
ATTN: Chief of Police
Lavon Police Department
PO Box 340
120 School Road
Lavon, Texas 75166

or to such person at such other address as may from time to time be specified in a notice given as provided in this section 11. The City may also provide a copy of a communication to:

The Honorable Chris Hill
Collin County Judge
Collin County Administration Building
2300 Bloomdale Rd. Suite 4192
McKinney, Texas 75071

Section 12. Resolution of Disputes

Should a dispute arise out of this agreement, the County and the City will first attempt to resolve it through direct discussions in a spirit of mutual cooperation. If the Parties' attempts to resolve their disagreements through negotiations fail, the disputes will be mediated by a mutually acceptable third party to be chosen by the County and the City within fifteen days after written notice by one Party to the other demanding mediation under this section. The County and City will share equally in the costs of the mediation. This section's purpose is to reasonably ensure that the County and the City will in good faith use mediation or another non-binding dispute resolution process before pursuing litigation. A Party's participation in mediation or another non-binding dispute resolution process will not be construed as a waiver by a Party of (1) any rights, privileges, defenses, remedies or immunities available to a Party; (2) a Party's termination rights; or (3) other termination provisions or expiration dates provided herein. In the event of a lawsuit or any form of ADR, each party will bear its own attorney's fees and expenses.

Section 13. Captions

The headings to the various sections of this Agreement have been inserted for convenient reference only and shall not modify, define, limit or expand the express provision of this Agreement.

Section 14. Counterparts

This Agreement may be executed in counterparts and may be photocopied. A party may use a complete counterpart or photocopy as if it were an original.

Section 15. Obligations of Condition

All obligations of each party under this Agreement are conditions to further performance of the other party's continued performance of its obligation under the Agreement.

Section 16. Exclusive Right to Enforce this Agreement

The County and the City have the exclusive right to bring suit to enforce this Agreement, and no other party may bring suit, as a third-party beneficiary or otherwise, to enforce this Agreement.

Section 17. Prior Agreements Superseded

This Agreement constitutes the sole and only agreement of the parties as to the matters set forth here.

In witness whereof, the parties hereto have executed this Agreement as of the day and year first above written.

Section 18. No Partnership or Agency

The Parties hereto have not created a partnership and nothing contained in this Agreement shall in any manner whatsoever constitute any Party the partner, agent or legal representative of the other Party, nor create any fiduciary relationship between them for any purpose whatsoever. No Party shall have any authority to act for, or to assume any obligations or responsibility on behalf of, the other party except as may be, from time to time, agreed upon in writing between the Parties or as otherwise expressly provided in this Agreement.

Section 19. Force Majeure

Force Majeure: No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; or national or regional emergency (each of the foregoing, a "Force Majeure Event"). A party whose performance is affected by a Force Majeure Event shall give notice to the other party, stating the period of time the occurrence is expected to continue and shall use diligent efforts to end the failure or delay and minimize the effects of such Force Majeure Event.

Section 20. Venue

This agreement will be governed and construed according to the laws of the State of Texas. This agreement is performable in Collin County, TX.

Section 21. Severability

If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the parties hereto shall negotiate in good faith to modify

this Agreement so as to affect the original intent of the parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible.

Section 22. Expenses for Enforcement

In the event either party hereto is required to employ an attorney to enforce the provisions of this agreement or required to commence legal proceedings to enforce the provisions hereof, the prevailing party shall be entitled to recover from the other, reasonable attorney's fees and court costs incurred in connection with such enforcement including collection.

Collin County, Texas

By: _____ Date: _____
Chris Hill, County Judge

City of Lavon

By: _____ Date: _____

Printed Name: _____

Title: _____

FY 2027 Inmate Expense - Minimum Security
FY 2020 Staffing Levels

	FY 2026 Fee	FY 2027 Fee	FY 2028 Estimated Fee	FY 2029 Estimated Fee	FY 2030 Estimated Fee	FY 2031 Estimated Fee	FY 2032 Estimated Fee	FY 2033 Estimated Fee
	Actual FY 2024	*Actual FY 2025*	*Budget FY 2026*	*Projected FY 2027*	*Projected FY 2028*	*Projected FY 2029*	*Projected FY 2030*	*Projected FY 2031*
Expenditure								
Total Direct Cost	$ 7,144,463	$ 8,521,682	$ 8,515,726	$ 9,193,815	$ 9,926,151	$ 10,717,074	$ 11,571,271	$ 12,493,803
Indirect Cost Allocation	1,303,150	1,060,949	1,060,208	1,144,630	1,235,806	1,334,276	1,440,623	1,555,478
Fixed Asset Depreciation	556,772	552,808	552,808	552,808	552,808	552,808	552,808	552,808
Total Expenditure	9,004,386	10,135,439	10,128,742	10,891,253	11,714,764	12,604,157	13,564,701	14,602,089
Revenue								
SCORE Grant Program	-	-	-	-	-	-	-	-
SCAPP: 04 Intergov Rev	-	-	-	-	-	-	-	-
SCAPP: 04 Fed Inmate Salary I	-	-	-	-	-	-	-	-
SCAPP: 04 Int Earnings	-	-	-	-	-	-	-	-
SCAAP: 51 Invest Earnings	453	-	-	-	-	-	-	-
SCAAP: 51 Estimate	-	-	-	-	-	-	-	-
SCAAP: 51 Fed Earnings	-	-	-	-	-	-	-	-
SCAAP: 51 Texpool	-	-	-	-	-	-	-	-
SCAAP: 51 Depository Pool	13	-	-	-	-	-	-	-
SCAAP: 51 ICS	-	-	-	-	-	-	-	-
Medical Services	5,570	4,883	4,420	4,531	4,644	4,760	4,879	5,001
Pay Phone Commission	40,563	25,801	-	-	-	-	-	-
Meals	-	-	-	-	-	-	-	-
Total Revenue	46,599	30,684	4,420	4,531	4,644	4,760	4,879	5,001
Net Cost of Detention Operations	8,957,787	10,104,755	10,124,322	10,886,722	11,710,121	12,599,397	13,559,823	14,597,088
Capacity	70,080	70,080	70,080	70,080	70,080	70,080	70,080	70,080
Cost Per Inmate - Capacity Population	$ 127.82	$ 144.19	$ 144.47	$ 155.35	$ 167.10	$ 179.79	$ 193.49	$ 208.29

FY 2027 Inmate Expense

	FY 2025 Fee	FY 2026 Fee	FY 2027 Fee	FY 2028 Estimated Fee	FY 2029 Estimated Fee	FY 2030 Estimated Fee	FY 2031 Estimated Fee	FY 2032 Estimated Fee
	Actual FY 2023	*Actual FY 2024*	*Actual FY 2025*	*Budget FY 2026*	*Projected FY 2027*	*Projected FY 2028*	*Projected FY 2029*	*Projected FY 2030*
Expenditure								
Total Direct Cost	$ 48,335,615	$ 59,417,310	$ 74,194,882	$ 76,552,772	$ 90,720,056	$ 106,913,119	$ 123,766,215	$ 143,120,976
Indirect Cost Allo	10,822,344	10,837,717	9,237,263	9,530,820	11,294,647	13,310,683	15,408,894	17,818,562
Fixed Asset Depr	2,016,953	1,779,098	2,144,082	3,656,435	3,490,276	3,465,234	3,405,581	3,057,792
Total Expenditure	61,174,912	72,034,126	85,576,227	89,740,027	105,504,978	123,689,036	142,580,690	163,997,330
Revenue								
SCORE Grant Pro	350,974	354,492	-	-	-	-	-	-
SCAPP: 04 Interg	-	-	-	-	-	-	-	-
SCAPP: 04 Fed In	-	-	-	-	-	-	-	-
SCAPP: 04 Int Ear	-	-	-	-	-	-	-	-
SCAAP: 51 Invest	13,978	3,018	-	-	-	-	-	-
SCAAP: 51 Estima	-	-	-	-	-	-	-	-
SCAAP: 51 Fed Ea	491,932	-	-	-	-	-	-	-
SCAAP: 51 Texpo	-	-	-	-	-	-	-	-
SCAAP: 51 Depos	112	85	-	-	-	-	-	-
SCAAP: 51 ICS	-	-	-	-	-	-	-	-
Medical Services	35,642	37,135	37,562	34,000	34,850	35,721	36,614	37,530
Pay Phone Comm	833,365	874,716	389,825	90,000	90,000	92,250	94,556	96,920
Meals	20,419	70	437	500	513	525	538	552
Total Revenue	1,746,424	1,269,516	427,824	124,500	125,363	128,497	131,709	135,002
Net Cost of Detention Operations	59,428,488	70,764,610	85,148,404	89,615,527	105,379,616	123,560,539	142,448,981	163,862,328
Capacity	465,010	465,010	497,410	530,710	542,025	597,505	597,505	597,505
Cost Per Inmate - Capacity								
Population	$ 127.80	$ 152.18	$ 171.18	$ 168.86	$ 194.42	$ 206.79	$ 238.41	$ 274.24

Inmate per Day Expense Entity Impact

Entity	FY 2022 Actual Paid	FY 2023 Actual Paid	FY 2024 Actual Paid	FY 2025 Actual Paid	FY 2025 Inmate Days Utilizing FY 2027 Adopted Rate
Anna	$ 3,057.60	$ 3,367.76	$ 3,755.50	$ 5,623.20	$ 5,991.42
Anna ISD	$ -	$ -	$ -	$ -	$ -
Baylor Scott & White	-	-	-	-	$ -
Celina	1,117.20	918.48	1,824.10	3,195.00	$ 2,910.12
Collin Co. Community College	58.80	-	-	-	$ -
Community ISD	-	-	-	-	$ -
DART	294.00	76.54	-	255.60	$ -
Fairview	176.40	306.16	214.60	1,405.80	$ 342.37
Farmersville	940.80	382.70	2,038.70	2,172.60	$ 3,252.49
Farmersville ISD	-	-	-	-	$ -
Josephine	-	-	-	511.20	$ -
Lavon	-	153.08	-	-	$ -
Lucas	-	-	-	-	$ -
McKinney	20,756.40	22,579.60	28,541.80	31,950.00	$ 45,534.82
Melissa	2,822.40	3,138.14	4,721.20	10,096.20	$ 7,532.08
Murphy	58.80	841.94	-	-	$ -
Parker	-	-	-	-	$ -
Princeton	4,998.00	4,133.16	5,472.30	5,751.00	$ 8,730.36
Prosper	1,058.40	4,209.70	3,755.50	3,834.00	$ 5,991.42
Prosper ISD	176.40	-	-	-	$ -
St Paul	-	-	-	-	$ -
Westminister	-	-	-	-	$ -
Wylie	-	-	-	639.00	$ -
	$ 35,515.20	$ 40,107.26	$ 50,323.70	$ 65,433.60	$ 80,285.08
Rates	$ 58.80	$ 76.54	$ 107.30	$ 152.18	$ 171.18
# City Days	604	524	469	430	
0001-50030-0001-64-00-0000-440054-					
Federal Inmate Housing	$ 1,183,665.00	$ 1,172,535.00	$ 1,162,455.00	$ 689,535.00	$ 1,162,455.00
# Federal Days	11,273	11,167	11,071	6,567	
# Total Days	349305	369015	408800	430335	
# County Days	337,428	357,324	397,260	423,338	
Facility Utilization					
% County	96.60%	96.83%	97.18%	98.37%	
% City	0.17%	0.14%	0.11%	0.10%	
% Federal	3.23%	3.03%	2.71%	1.53%	

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 5 – C**

Item:

CONSENT AGENDA

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.

Background:

The Police Department has two vehicles no longer in service to the Department. The vehicles are being under-utilized and after reviewing the costs of maintaining the vehicles in service, the staff recommends that the vehicles be declared surplus.

The proposed disposition process will be similar to the process used for the disposition of the surplus police vehicle in May 2019.

The Texas Local Government Code provides for the sale or transfer of law enforcement vehicles. Sealed bids will be sought from qualified individuals.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 272.006. SALE OR TRANSFER OF LAW ENFORCEMENT VEHICLE.

(b) A political subdivision may not sell or transfer a marked patrol car or other law enforcement motor vehicle to the public unless the political subdivision first removes any equipment or insignia that could mislead a reasonable person to believe that the vehicle is a law enforcement motor vehicle, including any police light, siren, amber warning light, spotlight, grill light, antenna, emblem, outline of an emblem, or emergency vehicle equipment.

(d) A political subdivision that sells or transfers a marked patrol car or other law enforcement motor vehicle to the public in violation of this section is liable:

(1) for damages proximately caused by the use of that vehicle during the commission of a crime; and

(2) to this state for a civil penalty of $1,000.

(f) Governmental immunity to suit and from liability is waived and abolished to the extent of liability created by Subsection (d).

The staff respectfully requests the City Council authorize the City Manager and Chief of Police to dispose of surplus police vehicles by sale to qualified individuals, being those sworn law enforcement officers through a competitive auction/bid process.

Financial Implication:

Proceeds from the sale of the property will be deposited into the general fund.

Staff Notes:

If there are any questions regarding this item, please contact Police Chief Mike Jones at mjones@lavontx.gov .

Approval is recommended.

Attachments: Proposed Resolution

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-07

Surplus Property – Police Vehicles

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS DECLARING CERTAIN POLICE VEHICLES TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION OF SAME IN A MANNER WHICH IS BENEFICIAL TO THE CITY.

WHEREAS, the City of Lavon, Texas owns property and/or equipment consisting of Police Vehicles that have been replaced, are obsolete. and that are not currently used in department operations, and

WHEREAS, such property and/or equipment has no or limited value to the City, and

WHEREAS, storage space for such property and/or equipment is limited, and

WHEREAS, City staff members have evaluated the need for and the value to the City of each piece of item and have recommended disposal of the items.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

The City Council declares Police Vehicles listed in "**Exhibit A**" attached hereto and incorporated herein to be surplus property and/or equipment and authorizes the City Manager to dispose of the property and/or equipment in a manner which is beneficial to the City and that any proceeds that may be realized from the disposal of the property and/or equipment shall be deposited into the general fund of the City.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 20th day of October 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-07

EXHIBIT A

Item	VIN
2014 Ford Tahoe	5396
2016 Ford Explorer	5126

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 5 - D**

Item:

CONSENT AGENDA

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.

Background:

The developer of Elevon has proposed to expand the boundaries of Elevon to include property north of NETEX and south of FM 6. The development plans contemplate the creation of a tax increment financing district on the property, similar to Tax Increment Reinvestment Zone (TIRZ) No. 2.

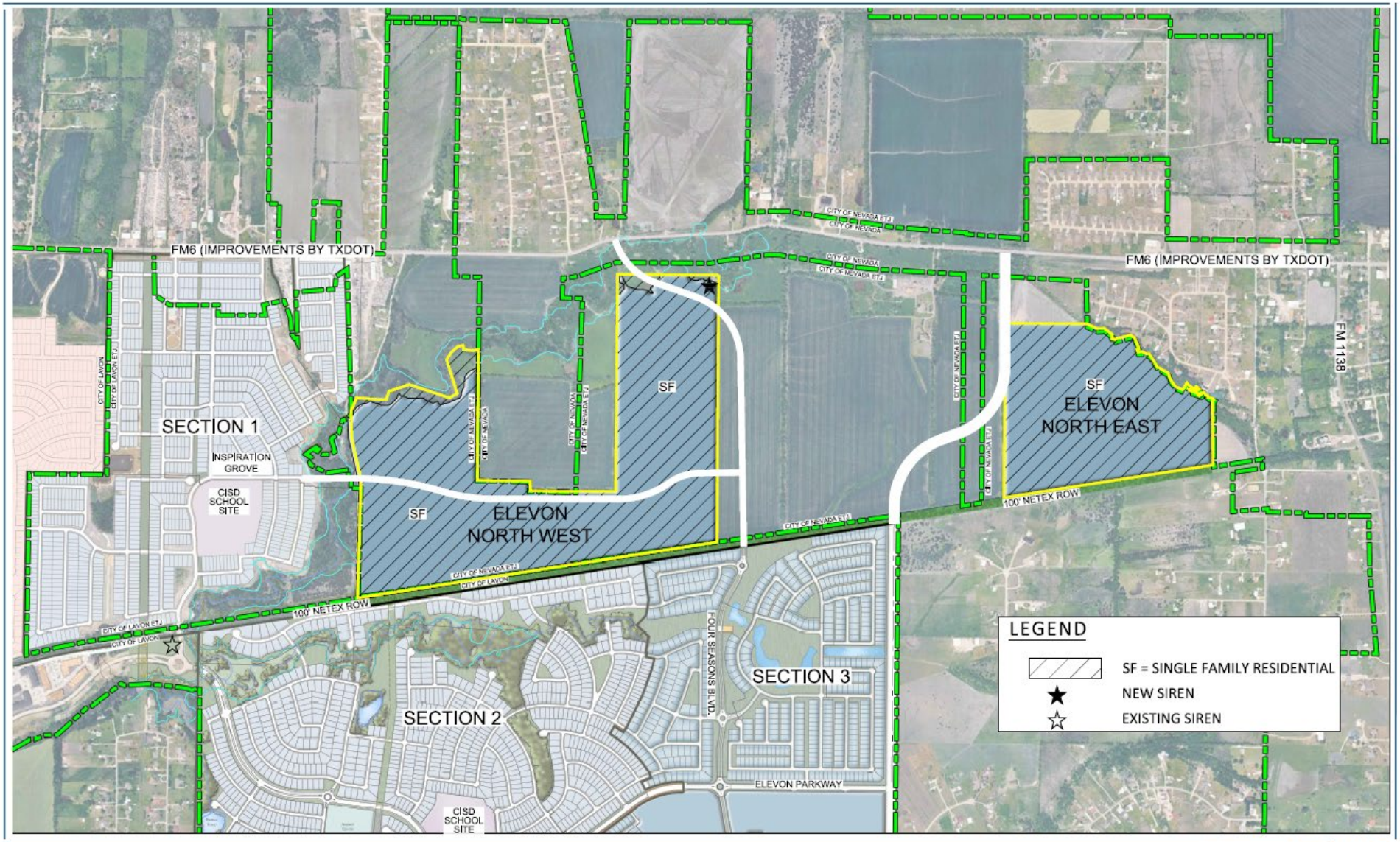
A TIRZ is an economic development tool authorized by Chapter 311 of the Texas Tax Code. When a city creates a TIRZ, the taxable value of property inside the boundary is recorded as the Tax Increment Base. As property is developed and its taxable value rises above that Tax Increment Base, the increase — the Captured Appraised Value — generates property tax revenue, a portion of which is deposited into a dedicated fund and used to help fund public improvements that serve the TIRZ, as described in the Project and Finance Plan. A TIRZ is not a new tax and does not change the tax rate a property owner pays; it directs a portion of the taxes already collected on new value back into the area creating it. When the TIRZ ends, the full taxable value becomes part of the regular property tax revenue of each participating taxing unit.

Section 311.003 of the Texas Tax Code provides for notice provisions and a public hearing to be held relating to creation of a TIRZ, specifically regarding (i) the inclusion of property within the TIRZ; (ii) the creation of the TIRZ; (iii) the boundaries of the TIRZ; and/or (iv) the concept of tax increment financing.

Staff Notes:

The city attorney, bond counsel, and TIRZ administrator have reviewed the proposed resolution. Approval is recommended.

Attachments:
1. Location exhibits
2. Proposed Resolution



MA PARTNERS

0 450 900
1"=450'

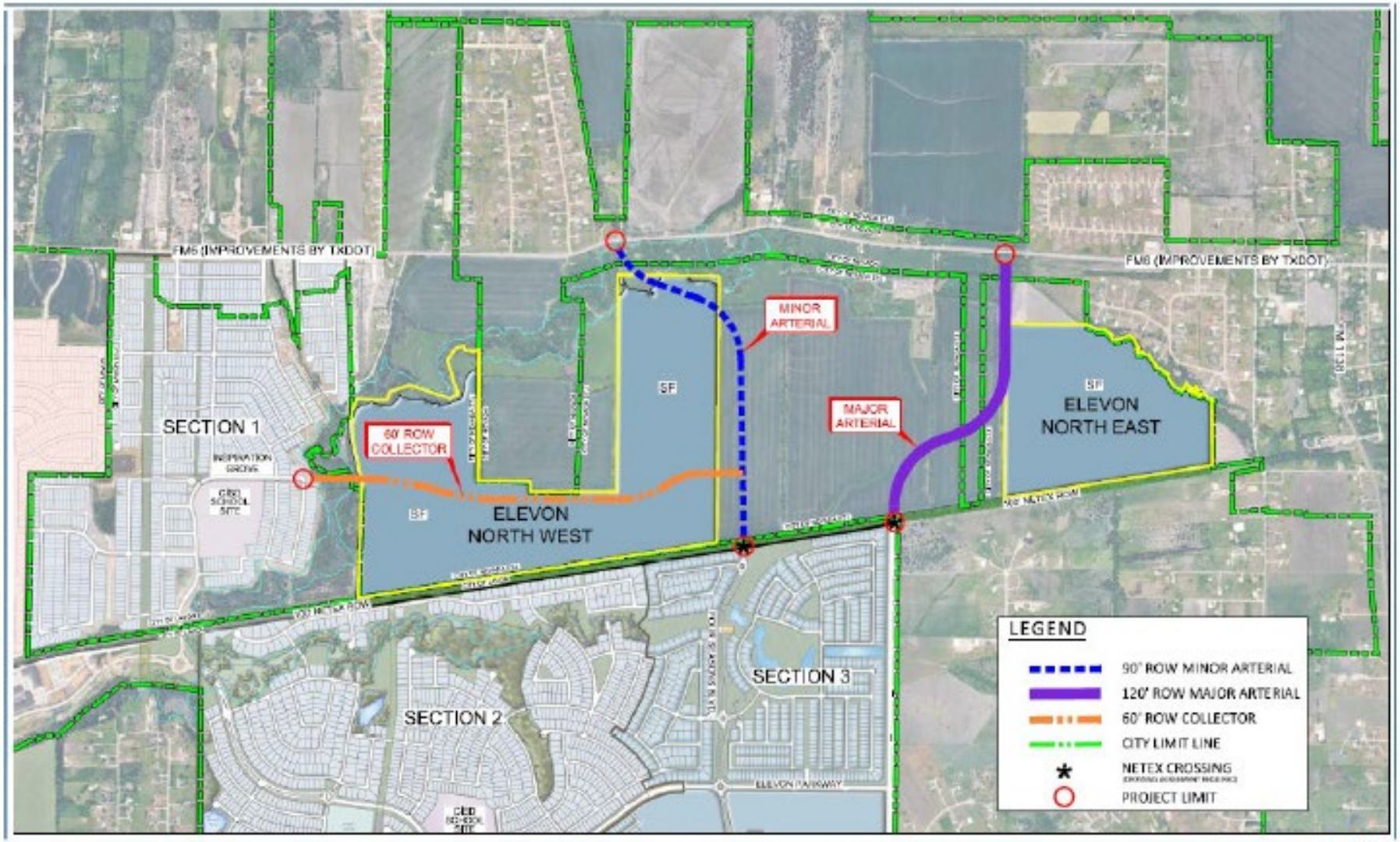
N

SEP 24, 2026
MAT028NV
*ALL PLANS ARE CONCEPTUAL TILL FINAL PLATS ARE APPROVED.

EXHIBIT C-1 - CONCEPT PLAN

ELEVON NORTH
COLLIN COUNTY, TEXAS

JBI PARTNERS



MA PARTNERS

EXHIBIT C-2 - ROAD PLAN

ELEVON NORTH
COLLIN COUNTY, TEXAS
JBI PARTNERS

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-08

Public Hearing – Elevon North TIRZ Creation

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, 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, AND BEING WHOLLY LOCATED WITHIN 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.

WHEREAS, the City of Lavon, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Act"), to create a tax increment reinvestment zone within its corporate limits or extraterritorial jurisdiction; and

WHEREAS, the City Council of the City (the "City Council") wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment 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, and being wholly located within the extraterritorial jurisdiction of the City (the "Zone"), with the boundaries of the Zone being generally depicted in **Exhibit A** attached hereto and made a part hereof for all purposes; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on November 17, 2026, on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION I. That a public hearing is hereby called for November 17, 2026, at 6:30 p.m., in the City Council Chamber at City of Lavon City Hall, 120 School Road, Lavon, Texas 75166, for the purpose of hearing any interested person speak for or against: (i) the inclusion of property within

the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing.

SECTION 2. That at such time and place the City Council will hear testimony regarding (i) the inclusion of property within the Zone; (ii) the creation of the Zone; (iii) the boundaries of the Zone; and/or (iv) the concept of tax increment financing and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council will consider the adoption of an ordinance creating the Zone and other related matters.

SECTION 3. That attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

SECTION 4. That the City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto as **Exhibit B** in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing on November 17, 2026.

SECTION 5. That before the November 17, 2026, hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone project and finance plan.

SECTION 6. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

DULY RESOLVED by the City Council of the City of Lavon, Texas, on the 20th day of October 2026.

_____
Mayor

ATTEST:

_____
City Secretary

Exhibit A – Depiction of the Proposed Zone

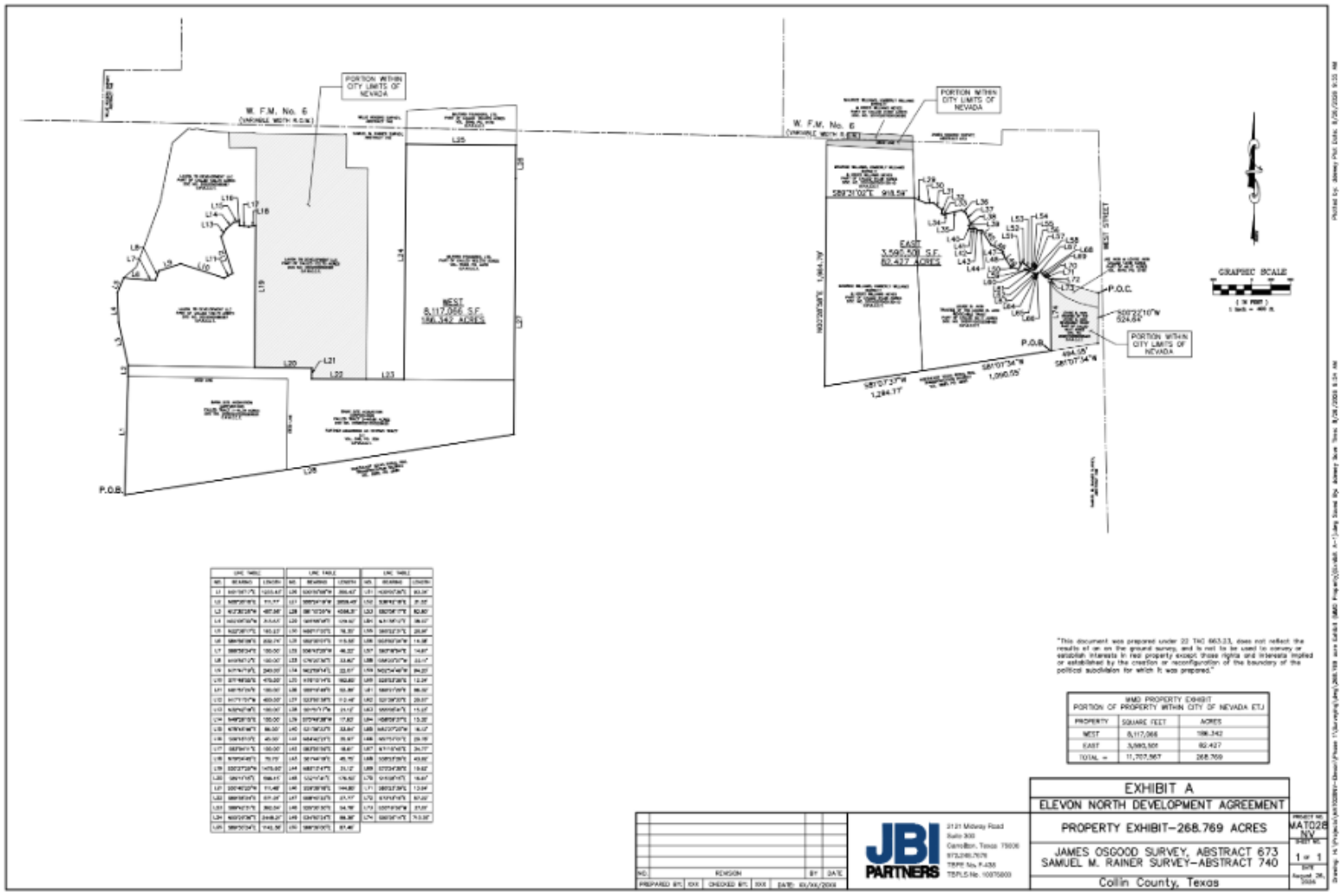


Exhibit B

CITY OF LAVON CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON CREATION OF A REINVESTMENT ZONE

THE CITY OF LAVON CITY COUNCIL WILL HOLD A PUBLIC HEARING ON NOVEMBER 17, 2026 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBER LOCATED AT CITY OF LAVON CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS 75166, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF LAVON AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE, WHICH PROPOSED REINVESTMENT ZONE CONTAINS 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, AND BEING WHOLLY LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 120 SCHOOL ROAD, LAVON, TEXAS 75166 FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE CREATION OF THE PROPOSED REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, THE CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 5 - E**

Item:

CONSENT AGENDA

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.

Background:

The Collin County Tax Assessor Collector has submitted for the City Council's consideration the 2026 Tax Roll Summary. The approval process is a formality prescribed in the Texas Property Tax Code.

Excerpt:

TEXAS TAX CODE
TITLE 1. PROPERTY TAX CODE
SUBTITLE D. APPRAISAL AND ASSESSMENT
CHAPTER 26. ASSESSMENT
Sec. 26.09. CALCULATION OF TAX

Sec. 26.09. CALCULATION OF TAX. (a) On receipt of notice of the tax rate for the current tax year, the assessor for a taxing unit other than a county shall calculate the tax imposed on each property included on the appraisal roll for the unit.

(b) The county assessor-collector shall add the properties and their values certified to him as provided by Chapter 24 of this code to the appraisal roll for county tax purposes. The county assessor-collector shall use the appraisal roll certified to him as provided by Section 26.01 with the added properties and values to calculate county taxes.

(c) The tax is calculated by:

(1) subtracting from the appraised value of a property as shown on the appraisal roll for the unit the amount of any partial exemption allowed the property owner that applies to appraised value to determine net appraised value;

(2) multiplying the net appraised value by the assessment ratio to determine assessed value;

(3) subtracting from the assessed value the amount of any partial exemption allowed the property owner to determine taxable value; and

(4) multiplying the taxable value by the tax rate.

(d) If a property is subject to taxation for a prior year in which it escaped taxation, the assessor shall calculate the tax for each year separately. In calculating the tax, the assessor shall use

the assessment ratio and tax rate in effect in the unit for the year for which back taxes are being imposed. Except as provided by Subsection (d-1), the amount of back taxes due incurs interest calculated at the rate provided by Section 33.01(c) from the date the tax would have become delinquent had the tax been imposed in the proper tax year…

(e) The assessor shall enter the amount of tax determined as provided by this section in the appraisal roll and submit it to the governing body of the unit for approval. The appraisal roll with amounts of tax entered as approved by the governing body constitutes the unit's tax roll.

Staff Notes:

Approval is recommended.

Attachments: 1. Correspondence from the Collin County Tax Assessor Collector
2. Proposed Ordinance and Tax Roll Summary

SCOTT GRIGG
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
2300 Bloomdale Road, Ste. 2366
P.O. Box 8046
McKinney, TX 75070-8046
(972) 547-5020
FAX (214) 491-4808
Email: **sgrigg@co.collin.tx.us**

October 1, 2026

Vicki Sanson, Mayor
City of Lavon
P.O. Box 340
Lavon, TX 75166

Dear Mayor Sanson,

Attached is the 2026 Tax Roll Summary for City of Lavon.

Submission of the 2026 Tax Roll to your governing body for approval, in accordance with *Texas Property Tax Code*, Section 26.09, will constitute the 2026 Tax Roll for City of Lavon.

Please provide my office a copy of your ordinance approving the Tax Roll at your earliest convenience. While this is a formality in the Texas Property Tax Code, we do want to fulfill the requirements of the law and do appreciate your cooperation.

Please feel free to reach out to me if I can be of any assistance or answer any questions.

Sincerely,

Scott Grigg

Scott Grigg, CFE, CTOP, PCC, PCAC

SG:jd

cc: Kim Dobbs

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-10-05

2026 Tax Roll Adoption

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING THE 2026 TAX ROLL SUMMARY FOR THE CITY OF LAVON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lavon (hereinafter referred to as "City") is a Home Rule municipality organized under the Constitution and laws of the State of Texas; and

WHEREAS, in accordance with the Texas Tax Code, it is necessary for the 2026 Tax Roll Summary, which constitutes the 2026 Tax Roll for the City of Lavon, to be approved by the City Council; and

WHEREAS, the City Council of the City of Lavon finds and determines that approving the tax roll is in the best interests of the citizens of the City of Lavon.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS THAT:

SECTION 1. The City Council of the City of Lavon hereby accepts and approves the 2026 Tax Roll Summary as submitted by the Collin County Tax Assessor Collector which constitutes the 2026 Tax Roll for the City of Lavon, which is attached hereto and labeled "Exhibit A"; and

SECTION 2. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance; and

SECTION 3. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on this 20th day of October 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-10-05

EXHIBIT A

2026 Tax Roll Summary for City of Lavon

2026 TAX ROLL SUMMARY 18 - LAVON CITY

		Amount		Count
NUMBER OF ACCOUNTS				6,035
MARKET VALUES				
ROLLCODE: PERSONAL				
Personal		$25,468,236		
ROLLCODE: REAL				
Agriculture		$35,292,058		
Improvement		$1,080,792,618		
Improvement Non-Home Site		$266,903,045		
Land		$492,509,105		
Land Ag Land		$110,834		
Land Non-Home Site		$101,189,063		
	TOTAL MARKET VALUE		**$2,002,264,959**	
DEFERRALS				
Ag		$35,292,058		28
	TOTAL DEFERRALS		**$35,292,058**	
EXEMPTIONS				
145(b) - Single Situs Single Owner		$8,756,185		197
145(d1) - Multiple Situs Consignment		$448,866		8
23.231 Circuit Breaker Limitation		$2,094,016		97
Autos , XO , PPV , XO , PPV		$4,250,584		21
Cap Adjustment , XT , XT		$3,329,005		96
Disabled		$600,000		39
Disabled Veteran		$53,811,970		249
Historic Site		$0		1
Homestead		$13,030,426		2,630
Miscellaneous , XV , XV		$113,638,093		116
Over 65		$9,417,200		502
Pollution Control		$277,612		2
Solar/Wind		$11,125		10
	TOTAL EXEMPTIONS		**$209,665,082**	
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS			**$244,957,140**	
TOTAL MARKET VALUE			**$2,002,264,959**	
TAXABLE VALUE			**$1,757,307,819**	
TAX RATE			**0.433807**	
ROLLCODE: PERSONAL				
Levy		$51,508.61		206
ROLLCODE: REAL				
Levy		$7,427,367.90		5,829
	TOTAL LEVY		**$7,478,876.51**	
LEVY LOST DUE TO FROZEN			**$144,448.76**	
OTHER LOST LEVY			**$0.00**	
TOTAL LOST LEVY			**$144,448.76**	

2026 TAX ROLL SUMMARY 18 - LAVON CITY

Calculation Analysis

	Calc Levy	- Tax Amount	= Diff.	Market Value	Exemption	Taxable Value
Frozen	680,837.11	536,388.35	144,448.76	176,734,608	19,789,898	156,944,710
DV100 (Excl. Frozen)	1,132.62	1,132.62	0.00	46,679,993	46,049,921	630,072
Prorated (Excl. Frozen	0.00	0.00	0.00	0	0	0
Other	6,941,355.54	6,941,355.54	0.00	1,778,850,358	179,117,321	1,599,733,037
Total	7,623,325.27	7,478,876.51	144,448.76	2,002,264,959	244,957,140	1,757,307,819
DV100 (Incl. Frozen)	0.00	0.00	0.00	6,566,120	6,473,073	93,047
Prorated (Incl. Frozen	0.00	0.00	0.00	0	0	0

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 5 - F**

Item:

CONSENT AGENDA

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.

Background:

A requirement of Chapter 2256 of the Texas Government Code, commonly known as the Public Funds Investment Act (PFIA), and of the City's Investment Policy is that the Investment Policy and Investment Strategies be presented annually to the governing body for review and adoption in a formal action. The City last reviewed and adopted the Investment Policy and Investment Strategies in September 2025.

The policy has been reviewed for accuracy and relevance. No substantive changes are proposed.

Code Excerpt

TEXAS GOVERNMENT CODE
Sec. 2256.005. INVESTMENT POLICIES; INVESTMENT STRATEGIES; INVESTMENT OFFICER.

(e) The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

The Investment Policy and Investment Strategies set out that the administration of the City's funds and the investment of those funds shall be handled as its highest public trust. The Investment Policy and Investment Strategies maintain the City's investment priorities, listed in order of priority:

1. Safety
2. Liquidity
3. Diversification
4. Yield

Staff Notes:

There are no changes from last year, other than the date on the title page.
Approval is recommended.

Attachments: 1) Proposed Resolution and Investment Policy and Investment Strategies

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-09

Investment Policy and Investment Strategies – Annual Review

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS DECLARING THAT THE CITY COUNCIL HAS COMPLETED AN ANNUAL REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY; ADOPTING CHANGES TO THE INVESTMENT POLICY AND INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, the City Council has adopted an Investment Policy and Investment Strategies; and

WHEREAS, Section 2256.005, Tex. Gov't Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. That the City Council of the City of Lavon has completed an annual review of the investment policies and investment strategies of the City.

SECTION 2. That the City of Lavon Investment Policy and Investment Strategies attached hereto as Exhibit "A" and incorporated herein is hereby approved and adopted, as amended, to govern the investment of City funds.

SECTION 3. That all previous versions of the Investment Policy and Investment Strategies of the City of Lavon are hereby repealed.

SECTION 4. That the List of Financial Institutions and Broker/Dealers attached hereto as Exhibit "B" is hereby approved.

SECTION 5. That the City Manager and Accounting Administrator shall be designated as the Investment Officers and are authorized to engage in investment transactions, deposit, withdraw, wire funds for investments, transfer, and manage funds on behalf of the City.

SECTION 6. That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Resolution or the Investment Policy adopted hereby be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution and investment policy and/or investment strategies which shall remain in full force and effect.

SECTION 7. That this Resolution shall become effective immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 20th day of October 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-09

EXHIBIT A

INVESTMENT POLICY AND INVESTMENT STRATEGIES

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-09

EXHIBIT B

QUALIFIED BROKER/DEALERS AND FINANCIAL INSTITUTIONS

TEXSTAR
TEXSTAR Participant Services
Hilltop Securities
J.P. Morgan Asset Management, Inc.
717 N. Harwood, Suite 3400
Dallas, Texas 75201
Phone 800-839-7827
www.texasstar.org

LOGIC
LOGIC Participant Services
Hilltop Securities
J.P. Morgan Asset Management, Inc.
717 N. Harwood, Suite 3400
Dallas, Texas 75201
Phone 800-895-6442
www.logic.org

SouthState Bank
1009 North State Highway 78
Lavon, TX 75166
972-853-5808
www.southstatebank.com

Wilmington Trust
Wilmington Trust, N.A.
15950 N. Dallas Parkway, Suite 200
Dallas, TX 75248
(972) 383-3154
www.wilmingtontrust.com

CITY OF LAVON, TEXAS

INVESTMENT POLICY AND INVESTMENT STRATEGIES

Reviewed and Approved:
October 20, 2026

CITY OF LAVON, TX
INVESTMENT POLICY AND INVESTMENT STRATEGIES

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5 Investment Officers

6 Standard of Ethics

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12 Diversification

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15 Strategy Review

16 Internal Control

17 Investment Policy and Investment Strategies Adoption and Amendment

Broker/Dealer Certification Form

List of Independent Training Sources

CITY OF LAVON, TX
INVESTMENT POLICY AND INVESTMENT STRATEGIES

1. Policy and Strategy Statement

The investment policy and investment strategies (Policy) are created to set forth specific investment policy and strategy guidelines for the City of Lavon, Texas (City) in order to achieve the primary goals of safety and liquidity, and the secondary goals of diversification and yield.

It is the intent of the City to be in compliance with local and state law. The Public Funds Investment Act (PFIA), Chapter 2256, Texas Government Code, specifies the investment parameters for the investment of public funds in Texas. The Public Funds Collateral Act (PFCA), Chapter 2257, Texas Government Code, specifies collateral requirements for deposits of all public funds. The Interlocal Cooperation Act, Chapter 791, Texas Government Code, authorizes local governments in Texas to participate in a Texas investment pool established thereunder.

2. Scope [PFIA 2256.005(d)]

This Policy governs the investment of all financial assets of the City. This includes the available financial assets of all funds, with the exception of any funds required by law or existing contract to be kept segregated and managed separately.

3. General Objectives and Strategies [PFIA 2256.005(b)(2-4), 2256.005(c), 2256.021]

All funds shall be managed and invested with four primary objectives, listed in order of their priority: safety, liquidity, diversification and yield. These objectives encompass the following:

a. **Safety** - Safety of principal is the foremost objective of the investment program. Investments shall be made in a manner that seeks to ensure the preservation of capital in the overall portfolio.
b. **Liquidity** - The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in shares of money market funds or local government investment pools that offer same-day liquidity, or held in a fully-collateralized savings account.
c. **Diversification** - The City's portfolio will include diversification by maturity and by investment type.
d. **Yield** - The City's investment portfolio shall be designed with the objective of attaining a reasonable market yield throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

All investments will be reviewed for the suitability of the investment to the financial requirements of the entity, and for the marketability of the investment if the need arises to liquidate the investment before maturity.

Investments purchased prior to this Policy's revision that do not meet the revised requirements of this Policy are not required to be liquidated. The Investment Officers shall monitor each investment's status to determine whether it is in the best interest of the City to hold or liquidate the investment.

The City will practice competitive bidding orally, by telephone, electronically, or in any combination of these methods when purchasing an investment to help strengthen the investment process. All investments, other than the placement of funds in Investment Pools or Certificates of Deposit, will be competitively bid and placed with providers offering the best value to the City. The City reserves the right to reject the most financially favorable bid if it is potentially disruptive to its investment strategy.

4. Standard of Care: The Prudent Person Standard [PFIA 2256.006]

The standard of prudence to be used by investment officials shall be the Prudent Person Standard and shall be applied in the context of managing an overall portfolio. This standard states that, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

Limitation of Personal Liability - Investment Officers acting in accordance with the Investment Policy and Investment Strategies and exercising due diligence, shall be relieved of personal liability in the management of the portfolio, provided that deviations from expectations for a specific security's credit risk or market price change are reported in a timely manner and that appropriate action is taken to control adverse developments.

5. Investment Officers [PFIA 2256.005(f)]

The City Manager and the Accounting Administrator are authorized to administer the investment activities of the City and, as such, are designated as Investment Officers for the purposes of this Policy.

The City Council may designate additional qualified employees as Investment Officers to be responsible for the administration of the City's investment activities. The designation of additional Investment Officers shall be by resolution.

Authority as Investment Officer is effective until rescinded by the City or termination of employment.

6. Standard of Ethics [PFIA 2256.005(i)]

Designated Investment Officers shall act as custodians of the public trust and avoid any transaction that might involve a conflict of interest, the appearance of a conflict of interest, or any activity that might otherwise discourage public confidence. Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program or that could impair their ability to make impartial investment decisions.

All Investment Officers shall file with the City Council and with the Texas Ethics Commission a statement disclosing any personal business relationship with an entity seeking to sell investments to the City or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the City.

7. Investment Training [PFIA 2256.008(e)}

At the City's expense, the Investment Officers shall receive periodic training in investments in order to ensure the quality and capability of investment management in compliance with the PFIA.

In accordance with the PFIA, the investment officer shall:

a. not later than the first anniversary of the date the officer takes office or assumes the officer's duties, attend a training session of at least 10 hours of instruction relating to investment responsibilities in accordance with the PFIA; and
b. attend at least 10 hours of additional investment training within each 2-year period after the first year.

The investment training session shall be provided by an independent source approved by the City. For purposes of this policy, an independent source from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor, other than a business organization with whom the City may engage in an investment transaction.

8. Authorized Financial Dealers and Institutions [PFIA 2256.025, 2256.005 (k-l)]

The City will maintain a list of financial institutions and/or broker/dealers which are authorized to provide investment services. This list will be reviewed at least annually and updated as needed by the Investment Officers, acting as the City's Investment Committee. Time and demand deposits shall be made in qualified public depositories under a written agreement with the City.

All financial institutions, broker/dealers and pools who desire to provide investment services will be required to receive the Investment Policy and Investment Strategies and to supply the City with the appropriate credentials, as determined by the Investment Officer, to qualify as an approved service provider. The firm will be required to return a signed copy of the Certification Form certifying that the Policy has been received.

9. Safekeeping and Custody [PFIA 2256.005]

The City shall contract with a bank or banks for the safekeeping of securities owned by the City as a part of its investment portfolio. The designated Safekeeping Agent will be responsible for the processing of individual security trades, safekeeping of securities owned by the City, and monthly reporting. A safekeeping receipt shall evidence all securities held by the Safekeeping Agent on behalf of the City.

The purchase of individual securities shall be executed on a delivery-versus-payment (DVP) basis through the City's Safekeeping Agent. The DVP method prevents the City's funds from being released until the City has received, through the Safekeeping Agent, the securities purchased. DVP is not required on investments placed with local government investment pools.

10. Investments – Authorized and Acceptable [PFIA 2256.009, 2256.010, 2256.014, 2256.016]

a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks, and excluding mortgage-backed securities.
b. Direct obligations of the State of Texas, or its agencies and instrumentalities.
c. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or by the explicit full faith and credit of the United States.
d. Obligations of state, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.
e. Bonds issued, assumed, or guaranteed by the State of Israel.

f. Interest-bearing banking deposits that are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund or their successors.
g. Interest-bearing banking deposits that are invested through a broker or with a depository institution, either of which have their main or branch office in the State of Texas. The broker or depository institution must be on the list of qualified brokers that is adopted annually by the City Council. The broker or depository institution must invest so that the full amount of the principal and accrued interest of the banking deposits are insured by the United States or its instrumentalities. The banking deposits must be held in a custodial account by a depository institution selected from the City-adopted list, or by a custodian meeting the requirements of the PFCA, or by a clearing broker dealer registered with the Securities and Exchange Commission (SEC) and operating under SEC Rule 15c3-3.
h. Certificates of Deposit which are fully FDIC insured or collateralized from a depository institution doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed five (5) years to stated maturity.
In addition, separate CDs issued by depositories wherever located, bundled together into a single investment with the full amount of principal and interest of each CD federally insured, may be purchased through a selected depository institution with its main office or branch office in Texas. This depository shall act as the custodian for the various certificates on behalf of the City.
i. No-load Money Market Mutual Funds that are registered with and regulated by the SEC, comply with SEC Rule 2a-7, and are rated AAA or its equivalent by at least one nationally recognized rating service.
The City may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.
j. Texas Local Government Investment Pools defined to meet the requirements of the PFIA. An investment pool that is created to function as a money market mutual fund must mark its portfolio to market daily, and to the extent reasonably possible, stabilize at a constant $1 net asset value, when rounded to two decimal places. A Public Funds Investment Pool must be continuously rated no lower than AAA or AAAm or an equivalent rating by at least one nationally recognized rating service.

11. Collateralization [PFCA 2257.023; PFIA 2256.009]

Consistent with the requirements of state law, the City requires all bank and savings bank deposits to be federally insured or collateralized with eligible securities. Financial institutions serving as City depositories will be required to execute a Depository Agreement with the City. The safekeeping portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy or closing. The City must approve all securities pledged.

a. **Collateral Levels.** In order to anticipate market changes and provide a level of security for all City funds, the collateralization level in all City Depositories will be no less than 102 percent of the total of all City funds held in each Depository each day. The securities constituting the pledge shall be valued at the lower of par or market value.
b. **Safekeeping.** Securities pledged as collateral should always be held in safekeeping by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be provided to the City for all securities pledged.
c. **Reporting.** The City's Depositories shall provide a report of securities pledged at the end of each month or at any reasonable time requested by the City. The report should reflect information adequate for the City to monitor pledging levels.
d. **Substitutions and Reductions.** Any substitutions of collateral securities or reductions in the total par value of the pledged portfolio may only be made with prior written authorization of the City.

In the case of a reduction, the Depository must provide a written document stating in effect that collateral will be available in the future when needed to meet normal City depository balances throughout the contract period.

e. **Securities**. The City may accept the following securities as collateral for bank deposits;
   1) Obligations, including letters of credit, of the United States or its agencies and instrumentalities, excluding mortgage-backed securities.
   2) Direct obligations of states, counties, cities, school, and other political subdivisions, with a remaining maturity of twenty (20) years or less. Bonds must be, and must remain, investment quality: that is, with a rating of at least "A" or its equivalent.

12. Diversification [PFIA 2256.005]

Diversification of investment instruments shall be utilized to avoid incurring unreasonable risks resulting from over-concentration of investments in a specific maturity, a specific issue, or a specific class of securities. Diversification of the portfolio considers diversification by maturity dates and diversification by investment instrument.

a. Diversification by Maturities:
   1) Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than three (3) years from the date of purchase.
   2) Maturity scheduling shall be managed by the Investment Officer so that maturities of investments shall be timed to coincide with projected cash flow needs.
   3) Investment maturities for debt service interest and sinking funds and/or other types of reserve funds, whose use is never anticipated, may not exceed three (3) years.
   4) The entire City portfolio, including funds at the City's depository bank, shall comprise one pooled fund group, and the maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio is two hundred seventy (270) days.

b. Diversification by Investment instrument:

	Percentage of Portfolio (Maximum)
Individual Financial Institution, fully collateralized	100%
U.S. Treasury Obligations	90%
U.S. Government Agency Securities and Instrumentalities of Government-Sponsored Corporations	80%
Local Government Investment Pools, as authorized by PFIA	75%
Certificates of Deposit, fully collateralized	50%
No-Load Money Market Mutual Funds, SEC-regulated	10%

13. Performance [PFIA 2256.005(b)(3)]

The City's investment portfolio shall be designed to obtain a market rate of return on investments consistent with risk constraints and expected cash flow of the City. The benchmark for performance that is appropriate for the City's cash flow cycle will be TexSTAR (a local government investment pool).

14. Reporting [PFIA 2256.023]

The City Manager, as an Investment Officer, shall provide to the City Council quarterly investment reports which provide a clear picture of the status of the current investment portfolio and conform to the requirements of the PFIA.

The report will be prepared jointly by all involved in the investment activity and be signed by all Investment Officers.

Prices used for the calculation of market values shall be obtained from an independent source.

15. Strategy Review [PFIA 2256.023(d)]
The City's independent auditors shall review the City's investment activities annually as part of the annual audit process. The review shall ascertain compliance of the City's investment activities with the Investment Policy and Investment Strategies. Any irregularities shall be reported to the City Council as prescribed by the audit engagement agreement.

16. Internal Control [PFIA 2256.005(m)]
The City Manager shall establish a system of written internal controls, which shall be reviewed annually by independent auditors. The controls shall be designed to prevent loss of public funds due to fraud, error, misrepresentation, unanticipated market changes, or imprudent actions. The internal controls are to be reviewed annually in conjunction with an external independent audit.

17. Investment Policy and Investment Strategies Adoption and Amendment [PFIA 2256.005(e)]
The City's Investment Policy and Investment Strategies shall be adopted by resolution annually by the City Council. The City's investment policy and investment strategies shall be subject to revisions consistent with changing laws, regulations, and needs of the City.

BROKER/DEALER CERTIFICATION FORM

As required by Texas Government Code 2256.005(k)

City of Lavon, Texas_____ (the City)

_____ (the Firm)

I, as a registered principal or authorized representative for the Firm hereby certify that I and the broker covering this account have received the Investment Policy and Investment Strategies of the City.

We acknowledge that the Firm does not boycott Israel, and will not boycott Israel while actively investing on behalf of the City of Lavon, Texas. [Texas Government Code, Title 10, Subtitle F, Chapter 2270]

Signature _____

Name: _____

Title: _____

Firm Name: _____

Date: _____

Independent Training Sources

American Institute of Certified Public Accountants (AICPA)
North Central Texas Council of Governments (NCTCOG)
Government Finance Officers' Association (GFOA)
Government Finance Officers' Association of Texas (GFOAT)
Government Treasurers' Organization of Texas (GTOT)
Texas Municipal League (TML)
University of North Texas Center for Public Management
Virtual Education Systems, Inc. (www.virtuallearningconcepts.com)

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 5 - G**

Item:

CONSENT AGENDA

Receive Quarterly Investment Report.

Background:

The Public Funds Investment Act (PFIA) requires that regular investment reports be provided to the City Council.

City of Lavon Investment Policy:

16. Reporting [PFIA 2256.023]
The City Manager, as an Investment Officer, shall provide to the City Council quarterly investment reports which provide a clear picture of the status of the current investment portfolio and conform to the requirements of the PFIA.

The report will be prepared jointly by all involved in the investment activity and be signed by all Investment Officers.

Prices used for the calculation of market values shall be obtained from an independent source.

Approval of the consent agenda item provides acknowledgement of receipt of the report and is the only action necessary.

Staff Notes:

Approval is recommended.

Attachment: Investment Report for Quarter ending September 30, 2026
Investment Pool Newsletters

City of Lavon, TX
Quarterly Investment Report
July - September 2026

	Market Value 6/30/2026	Changes	Market Value 9/30/2026
All Funds	45,391,258.62	-4,407,811.63	40,983,446.99
Total Investments	45,391,258.62	-4,407,811.63	40,983,446.99

Weighted Average Maturity in days	1.0
Fully Accrued Interest for the quarter	0.00
Interest Earned and Received for the quarter	410,835.25
Average Yield to Maturity for quarter	3.788%
Average Yield to Maturity for quarter for TexStar	3.674%
Average Yield to Maturity for 4-week Treasury Bill for quarter	3.688%
Average Yield to Maturity for 26-week Treasury Bill for quarter	3.904%

This quarterly report is in full compliance with the investment policy and strategy as established for the City of Lavon TX and the Public Funds Investment Act (Chapter 2256, Government Code).

/s/ Kim Dobbs
Kim Dobbs, City Manager

/s/ Diane Cuellar
Diane Cuellar, Accounting Administrator

City of Lavon, TX
Investment Transactions
Quarter Ending September 30, 2026

Bank	Name of Account	Book Value 6/30/26	Deposits & Withdrawals	Interest Received	Interest Accrued	Book Value 9/30/26	Market Value 9/30/26
South State	General Fund	340,680.81	569,651.35	6,997.02	0.00	917,329.18	917,329.18
South State	Savings	2,022,310.03	-1,647,813.51	8,920.76	0.00	383,417.28	383,417.28
South State	Dedicated	7,483,197.36	-509,389.88	68,052.88	0.00	7,041,860.36	7,041,860.36
South State	Utility Fund	9,465,498.50	937,175.34	95,441.22	0.00	10,498,115.06	10,498,115.06
South State	Sewer Tap	2,425,495.13	-917,929.37	20,935.72	0.00	1,528,501.48	1,528,501.48
South State	Interest & Sinking	1,321,619.10	-838,064.77	8,349.01	0.00	491,903.34	491,903.34
South State	Lakepointe PID 2	129,439.90	-79,057.89	1,032.24	0.00	51,414.25	51,414.25
South State	Trails of Lavon	3,706.19	380,527.16	8,734.85	0.00	392,968.20	392,968.20
South State	Lavon Volunteer Fire Dept	611.21	0.00	0.00	0.00	611.21	611.21
LOGIC	TIRZ #2	622,380.26	-622,379.26	557.90	0.00	558.90	558.90
LOGIC	Series 2023 Construction	3,767,518.71	-1,283,668.58	30,475.54	0.00	2,514,325.67	2,514,325.67
TexSTAR	General Fund	7,071,806.50	-750,000.00	61,853.86	0.00	6,383,660.36	6,383,660.36
TexSTAR	Sewer Tap Fund	10,102,580.75	0.00	93,815.52	0.00	10,196,396.27	10,196,396.27
TexSTAR	Heritage PID Zone 1	103,769.19	-30,907.23	871.45	0.00	73,733.41	73,733.41
TexSTAR	Heritage PID Zone 2	406,142.96	-3,617.43	3,751.78	0.00	406,277.31	406,277.31
TexSTAR	Heritage PID Zone 3	14,524.38	-3,744.98	115.67	0.00	10,895.07	10,895.07
TexSTAR	Heritage PID Zone 4	109,977.64	-19,427.83	929.83	0.00	91,479.64	91,479.64
	Total Investments	**45,391,258.62**	**-4,818,646.88**	**410,835.25**	**0.00**	**40,983,446.99**	**40,983,446.99**

City of Lavon, TX
Investment Maturities
Quarter Ending September 30, 2026

Bank	Security Type*	Maturity Date	Name of Account	Book Value 9/30/26	Days to Maturity	WAM
South State	Community Checking	n/a	General Fund	917,329.18	1	0.02
South State	Community Checking	n/a	Savings	383,417.28	1	0.01
South State	Community Checking	n/a	Dedicated	7,041,860.36	1	0.17
South State	Community Checking	n/a	Utility Fund	10,498,115.06	1	0.26
South State	Community Checking	n/a	Sewer Tap	1,528,501.48	1	0.04
South State	Community Checking	n/a	Interest & Sinking	491,903.34	1	0.01
South State	Community Checking	n/a	Lakepointe PID 2	51,414.25	1	0.00
South State	Community Checking	n/a	Trails of Lavon	392,968.20	1	0.01
South State	Community Checking	n/a	Lavon Volunteer Fire Dept	611.21	1	0.00
LOGIC	LGIP	n/a	TIRZ #2	558.90	1	0.00
LOGIC	LGIP	n/a	Series 2023 Construction	2,514,325.67	1	0.06
TexSTAR	LGIP	n/a	General Fund	6,383,660.36	1	0.16
TexSTAR	LGIP	n/a	Sewer Tap Fund	10,196,396.27	1	0.25
TexSTAR	LGIP	n/a	Heritage PID Zone 1	73,733.41	1	0.00
TexSTAR	LGIP	n/a	Heritage PID Zone 2	406,277.31	1	0.01
TexSTAR	LGIP	n/a	Heritage PID Zone 3	10,895.07	1	0.00
TexSTAR	LGIP	n/a	Heritage PID Zone 4	91,479.64	1	0.00
			Total Investments	**40,983,446.99**		1.00

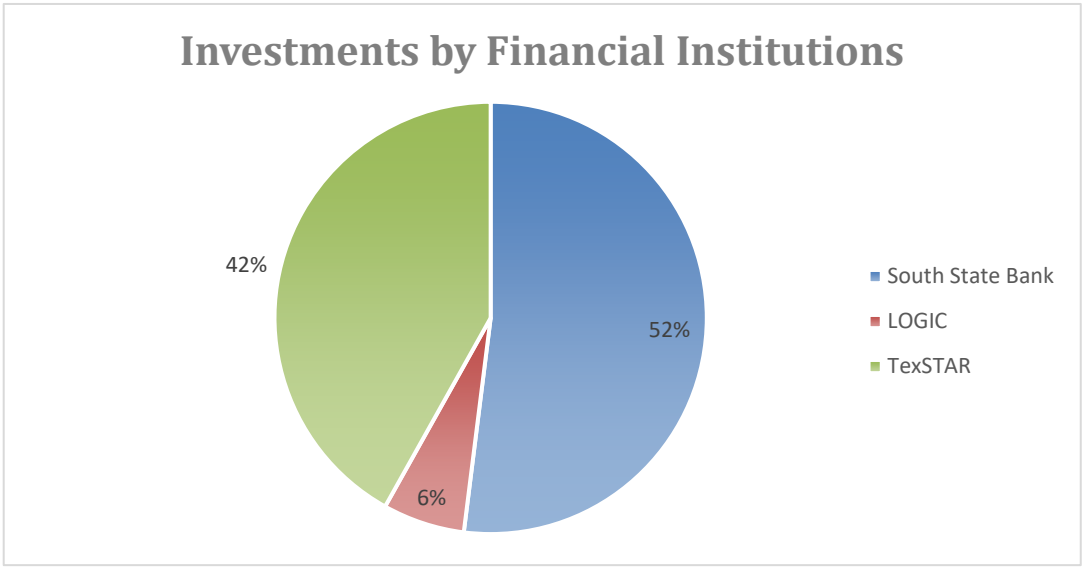
* LGIP - Local Government Investment Pool

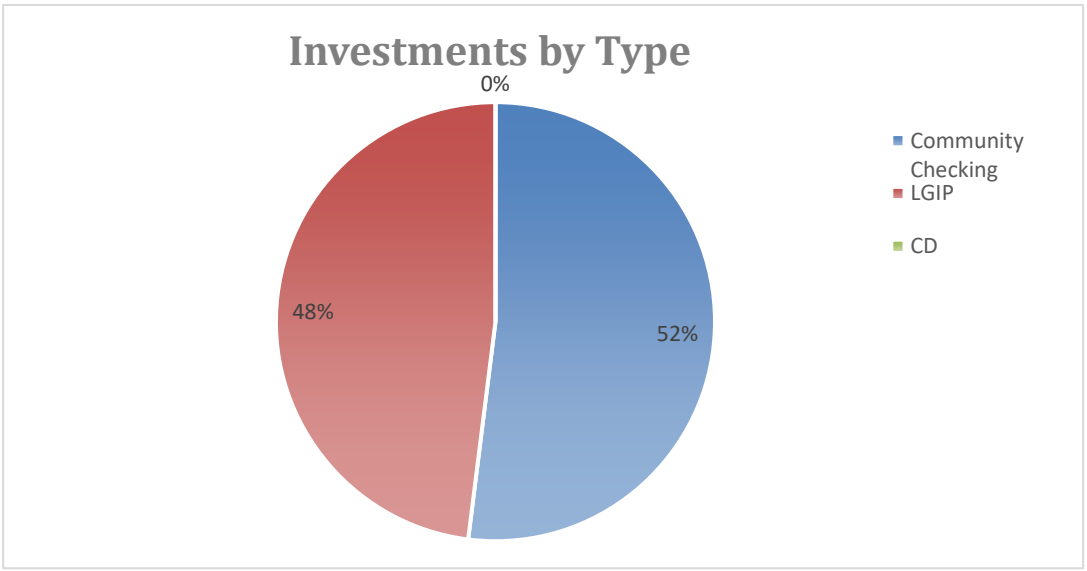
n/a These investments have no maturity date, as they are available upon demand.

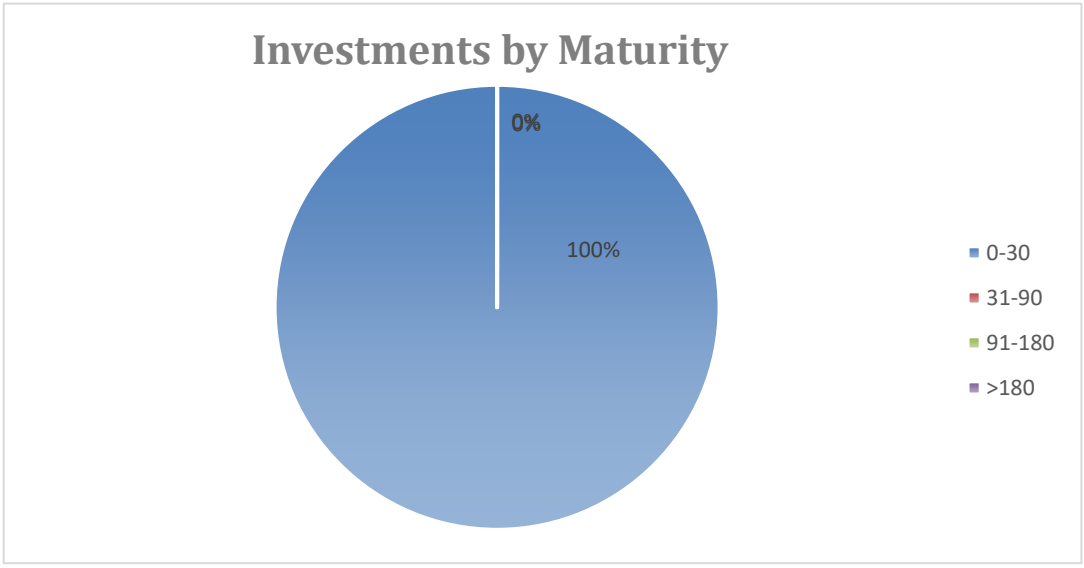
City of Lavon, TX
Investments by Type
Quarter Ending September 30, 2026

Bank	Security Type*	Name of Account	Book Value 9/30/26	Total by Type	Percent by Type
South State	Community Checking	General Fund	917,329.18		
South State	Community Checking	Savings	383,417.28		
South State	Community Checking	Dedicated	7,041,860.36		
South State	Community Checking	Utility Fund	10,498,115.06		
South State	Community Checking	Sewer Tap	1,528,501.48		
South State	Community Checking	Interest & Sinking	491,903.34		
South State	Community Checking	Lakepointe PID 2	51,414.25		
South State	Community Checking	Trails of Lavon	392,968.20		
South State	Community Checking	Lavon Volunteer Fire Dept	611.21		
				21,306,120.36	**52%**
LOGIC	LGIP	TIRZ #2	558.90		
LOGIC	LGIP	Series 2023 Construction	2,514,325.67		
				2,514,884.57	**6%**
TexSTAR	LGIP	General Fund	6,383,660.36		
TexSTAR	LGIP	Sewer Tap Fund	10,196,396.27		
TexSTAR	LGIP	Heritage PID Zone 1	73,733.41		
TexSTAR	LGIP	Heritage PID Zone 2	406,277.31		
TexSTAR	LGIP	Heritage PID Zone 3	10,895.07		
TexSTAR	LGIP	Heritage PID Zone 4	91,479.64		
				17,162,442.06	**42%**
		Total Investments	**40,983,446.99**	**40,983,446.99**	**100%**

*LGIP - Local Government Investment Pool


Investments by Financial Institutions
42%
52%
6%
South State Bank
LOGIC
TexSTAR


Investments by Type
0%
48%
52%
Community Checking
LGIP
CD


Investments by Maturity
0%
100%
0-30
31-90
91-180
>180

TexSTAR

MONTHLY NEWSLETTER AUGUST 2026



PERFORMANCE

As of August 31, 2026

Current Invested Balance	$ 13,667,257,933.28
Weighted Average Maturity (1)	32 Days
Weighted Average Life (2)	99 Days
Net Asset Value	0.999874
Total Number of Participants	1163
Management Fee on Invested Balance	0.06%*
Interest Distributed	$ 42,742,653.90
Management Fee Collected	$ 690,095.93
% of Portfolio Invested Beyond 1 Year	6.09%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

August Averages

Average Invested Balance	$ 13,542,497,106.44
Average Monthly Yield, on a simple basis	3.6561%
Average Weighted Maturity (1)	33 Days
Average Weighted Life (2)	101 Days

Definition of Weighted Average Maturity (1) & (2)

(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate. (2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

The maximum management fee authorized for the TexSTAR Cash Reserve Fund is 12 basis points. This fee may be waved in full or in part in the discretion of the TexSTAR co-administrators at any time as provided for in the TexSTAR Information Statement.

HOLIDAY REMINDER

In observance of **Columbus Day, TexSTAR will be closed on Monday, October 12, 2026.** All ACH transactions initiated on Friday, October 9th will settle on Tuesday, October 13th. Standard transaction deadlines will be observed on Friday, October 9th. Please plan accordingly for your liquidity needs.

ECONOMIC COMMENTARY

Market review

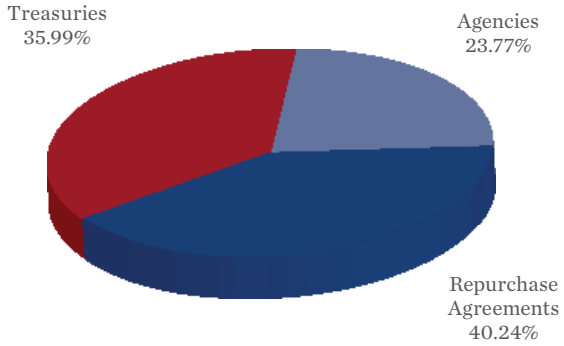
In August, continued tensions in the Middle East threatened to complicate the Federal Reserve's objective of bringing inflation back to target. Ongoing attacks on commercial vessels and reduced traffic through the Strait of Hormuz kept concerns about regional energy supplies elevated, while a proposed temporary maritime corridor offered only tentative relief. Although the conflict was not a consistent source of broad market volatility, oil prices remained sensitive to developments, leaving shipping disruptions and the resulting energy inflation as risks to the Fed's price stability mandate. Beyond energy markets, trade tensions also resurfaced in August as U.S.-Canada trade negotiations broke down late in the month, prompting the U.S. to impose 50% tariffs on approximately $27.6 billion of Canadian goods and Canada to announce matching retaliatory measures, adding another potential source of upside inflation risk.

On a backward-looking basis, however, inflation reports showed that price pressures continued to ease in July. The July Consumer Price Index (CPI) rose 0.1% month-over-month (m/m), as energy prices continued to decline from the peak of the conflict and food prices remained contained, bringing the year-over-year (y/y) rate down to 3.4% from 3.5% in June. Core CPI increased 0.2% m/m and 2.5% y/y, supported by a second consecutive 0.1% monthly rise in shelter costs, suggesting rental-market adjustments may be beginning to translate into more moderate housing inflation. The July Personal Consumption Expenditures (PCE) report showed a similar trend, with both headline and core prices rising 0.2% m/m, while the respective y/y rates stood at 3.7% and 3.3%. On the labor market front, the July Jobs Report came in cooler than expected. Payrolls declined by 23,000, well below consensus expectations for an 80,000 increase, while revisions subtracted 103,000 from the prior two months and pulled the three-month average down sharply to 20,000 from 111,000. The unemployment rate edged down to 4.1% from 4.2%, which largely reflected a shrinking labor force rather than improving employment conditions, as participation fell to 61.4% from 61.5% and the labor force contracted by 264,000. Overall, the labor market remains tight. Corporate America is not hiring aggressively, but broad-based layoffs remain limited, with jobless claims still near historical lows. The labor market has cooled, but remains stable enough for the Fed to focus on bringing inflation back to target.

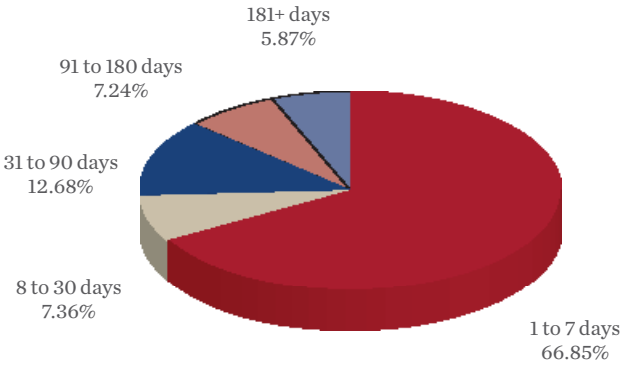
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INFORMATION AT A GLANCE

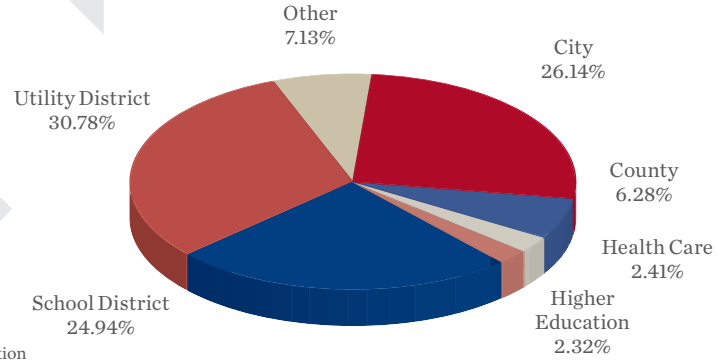
PORTFOLIO BY TYPE OF INVESTMENT AS OF AUGUST 31, 2026



PORTFOLIO BY MATURITY AS OF AUGUST 31, 2026 (1)



DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF AUGUST 31, 2026



(1) Portfolio by Maturity is calculated using WAM (1) definition for stated maturity. See page 1 for definition

HISTORICAL PROGRAM INFORMATION

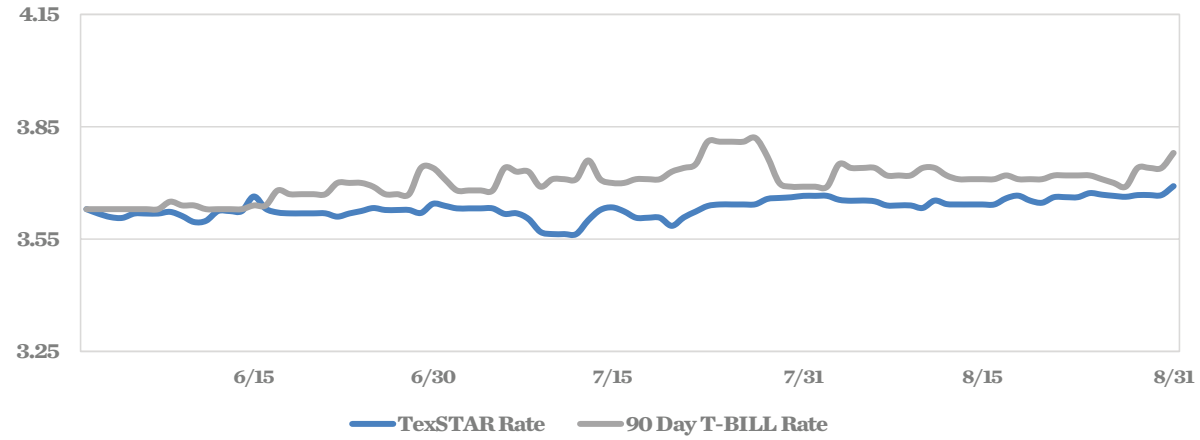
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)	WAL (2)	NUMBER OF PARTICIPANTS
Aug 26	3.6561%	$ 13,667,257,933.28	$ 13,665,539,636.17	0.999874	33	101	1163
Jul 26	3.6208%	13,733,755,838.19	13,733,002,428.47	0.999872	36	100	1163
Jun 26	3.6216%	14,088,510,166.60	14,085,969,809.30	0.999819	40	104	1159
May 26	3.5974%	13,969,164,373.89	13,968,175,874.30	0.999929	42	103	1157
Apr 26	3.6378%	14,100,470,888.05	14,100,134,553.14	0.999976	39	100	1157
Mar 26	3.6513%	13,997,013,148.85	13,996,705,855.03	0.999978	41	106	1152
Feb 26	3.6770%	14,876,805,793.89	14,878,473,431.07	1.000077	34	92	1151
Jan 26	3.7074%	14,134,489,687.87	14,136,948,435.43	1.000138	37	95	1150
Dec 25	3.8246%	12,788,699,800.27	12,792,655,256.09	1.000263	41	107	1146
Nov 25	3.9802%	12,728,766,391.86	12,730,994,343.48	1.000175	42	102	1143
Oct 25	4.1164%	13,011,629,049.75	13,014,921,958.46	1.000163	47	100	1140
Sep 25	4.2135%	13,526,011,595.54	13,529,342,119.81	1.000246	49	101	1133

PORTFOLIO ASSET SUMMARY AS OF AUGUST 31, 2026

	BOOK VALUE	MARKET VALUE
Uninvested Balance	$ 898.11	$ 898.11
Accrual of Interest Income	17,858,027.22	17,858,027.22
Interest and Management Fees Payable	(42,757,744.79)	(42,757,744.79)
Payable for Investment Purchased	(375,431,085.41)	(375,431,085.41)
Repurchase Agreement	5,661,283,000.00	5,661,283,000.00
Government Securities	8,406,304,838.15	8,404,586,541.04
TOTAL	**$ 13,667,257,933.28**	**$ 13,665,539,636.17**

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

TEXSTAR VERSUS 90-DAY TREASURY BILL



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The TexSTAR management fee may be waived in full or in part at the discretion of the TexSTAR co-administrators and the TexSTAR rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment of $1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the TexSTAR pool to the T-Bill Yield, you should know that the TexSTAR pool consists of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-Day T-Bill. The TexSTAR yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

DAILY SUMMARY FOR AUGUST 2026

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)	WAL DAYS (2)
8/1/2026	3.6656%	0.000100427	$13,733,755,838.19	0.999872	35	101
8/2/2026	3.6656%	0.000100427	$13,733,755,838.19	0.999872	34	100
8/3/2026	3.6551%	0.000100139	$13,807,569,799.56	0.999872	34	99
8/4/2026	3.6525%	0.000100069	$13,789,248,783.61	0.999889	34	98
8/5/2026	3.6532%	0.000100089	$13,708,806,675.02	0.999895	35	99
8/6/2026	3.6509%	0.000100026	$13,668,190,661.97	0.999886	34	99
8/7/2026	3.6400%	0.000099726	$13,638,319,162.60	0.999909	35	99
8/8/2026	3.6400%	0.000099726	$13,638,319,162.60	0.999909	34	98
8/9/2026	3.6400%	0.000099726	$13,638,319,162.60	0.999909	33	97
8/10/2026	3.6332%	0.000099540	$13,514,135,847.62	0.999895	33	101
8/11/2026	3.6530%	0.000100083	$13,581,259,282.16	0.999903	33	102
8/12/2026	3.6436%	0.000099824	$13,476,243,361.35	0.999921	34	103
8/13/2026	3.6426%	0.000099797	$13,271,794,083.45	0.999927	35	104
8/14/2026	3.6426%	0.000099796	$13,354,021,840.55	0.999933	35	104
8/15/2026	3.6426%	0.000099796	$13,354,021,840.55	0.999933	34	103
8/16/2026	3.6426%	0.000099796	$13,354,021,840.55	0.999933	33	102
8/17/2026	3.6591%	0.000100248	$13,504,274,983.36	0.999927	32	100
8/18/2026	3.6661%	0.000100441	$13,460,643,837.27	0.999935	32	100
8/19/2026	3.6528%	0.000100076	$13,283,131,867.47	0.999937	33	103
8/20/2026	3.6472%	0.000099924	$13,361,784,065.74	0.999931	33	102
8/21/2026	3.6621%	0.000100332	$13,293,228,820.39	0.999926	33	103
8/22/2026	3.6621%	0.000100332	$13,293,228,820.39	0.999926	33	102
8/23/2026	3.6621%	0.000100332	$13,293,228,820.39	0.999926	32	101
8/24/2026	3.6730%	0.000100630	$13,261,425,987.37	0.999919	33	101
8/25/2026	3.6688%	0.000100516	$13,446,092,645.86	0.999934	32	102
8/26/2026	3.6656%	0.000100428	$13,750,312,029.51	0.999933	32	100
8/27/2026	3.6631%	0.000100360	$13,779,263,858.71	0.999927	32	100
8/28/2026	3.6677%	0.000100484	$13,720,584,483.09	0.999873	34	101
8/29/2026	3.6677%	0.000100484	$13,720,584,483.09	0.999873	33	100
8/30/2026	3.6677%	0.000100484	$13,720,584,483.09	0.999873	32	99
8/31/2026	3.6916%	0.000101140	$13,667,257,933.28	0.999874	32	99
Average	3.6561%	0.000100168	$13,542,497,106.44		33	101

ECONOMIC COMMENTARY (cont.)

In his first Jackson Hole address as Federal Reserve (Fed) Chair, Kevin Warsh struck a notably hawkish tone, emphasizing that inflation remains uncomfortably above the Fed's 2% objective and that policymakers should not prematurely declare victory on price stability. While acknowledging that recent inflation readings were better than expected, he said they had not demonstrated a meaningful improvement in underlying trends and argued that the Fed's predominant focus should remain on prices. Warsh also reiterated his preference for a "quieter Fed," with less reliance on forward guidance and greater emphasis on incoming, real-time data.

Market-implied odds of rate hikes rose after Jackson Hole, causing yields to move higher. Three- and six-month Treasury yields rose 7 and 4 basis points (bps) to 3.83% and 3.99%, respectively. One-year Treasury yields rose by 11 basis points to 4.15% and two-year Treasury yields rose by 5 basis points to 4.34%.

Outlook

Looking ahead, the outlook for monetary policy hinges on inflation and the Fed's confidence that price pressures are moving sustainably back toward its 2% target. Geopolitical and tariff developments present upside risks, while recent data have shown progress but not enough to ease concerns that inflation could remain persistent. Chair Warsh's Jackson Hole remarks reinforced the Fed's focus on price stability and the need for further evidence that underlying inflation is cooling. Against this backdrop, there is scope for a 25 basis point rate hike this year, though the case for rate hikes will depend on how inflation data evolves.

Beyond inflation, geopolitical tensions could slow consumer spending by increasing energy and goods costs, while trade policy uncertainty could weigh on growth by prompting businesses to delay hiring and fixed investment. Still, the second estimate of Q2 GDP showed the economy expanded at a 1.5% annualized pace, while upward revisions to consumer spending and private domestic demand pointed to firmer underlying momentum. Our base case is that GDP growth continues near trend through the remainder of the year, supported by resilient consumer spending, healthy corporate balance sheets, and ongoing investment tied to technology and artificial intelligence (AI).

This information is an excerpt from an economic report dated August 2026 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.

TEXSTAR BOARD MEMBERS

Monte Mercer	North Central TX Council of Government	Governing Board President
David Pate	Richardson ISD	Governing Board Vice President
Derrick Cotten	City of Frisco	Governing Board Member
David Medanich	Hilltop Securities	Governing Board Secretary
Andrew Linton	J.P. Morgan Asset Management	Governing Board Asst. Sec./Treas
Brett Starr	City of Irving	Advisory Board
Sandra Newby	Qualified Non-Participant	Advisory Board
Ron Whitehead	Qualified Non-Participant	Advisory Board

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LOGIC MONTHLY NEWSLETTER AUGUST 2026

PERFORMANCE

As of August 31, 2026

Current Invested Balance	$ 13,821,037,377.98
Weighted Average Maturity (1)	45 Days
Weighted Average Life (2)	76 Days
Net Asset Value	0.999862
Total Number of Participants	831
Management Fee on Invested Balance	0.0975%*
Interest Distributed	$ 47,442,471.29
Management Fee Collected	$ 1,182,744.37
% of Portfolio Invested Beyond 1 Year	0.00%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

August Averages

Average Invested Balance	$ 14,283,111,303.32
Average Monthly Yield, on a simple basis	3.8135%
Average Weighted Maturity (1)	50 Days
Average Weighted Life (2)	79 Days

Definition of Weighted Average Maturity (1) & (2)

(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate. (2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

The maximum management fee authorized for the LOGIC Cash Reserve Fund is 12 basis points. This fee may be waved in full or in part in the discretion of the LOGIC co-administrators at any time as provided for in the LOGIC Information Statement.

NEW PARTICIPANTS

We would like to welcome the following entities who joined the LOGIC program in August:

* MacBee Special Utility District
* Kaufman County Municipal Utility District No. 3
* Kaufman County Municipal Utility District No. 4

HOLIDAY REMINDER

In observance of **Columbus Day, LOGIC will be closed on Monday, October 12, 2026.** All ACH transactions initiated on Friday, October 9th will settle on Tuesday, October 13th. Standard transaction deadlines will be observed on Friday, October 9th. Please plan accordingly for your liquidity needs.

ECONOMIC COMMENTARY

Market review

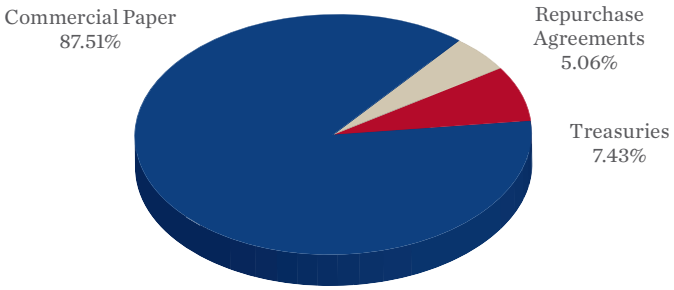
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On a backward-looking basis, however, inflation reports showed that price pressures continued to ease in July. The July Consumer Price Index (CPI) rose 0.1% month-over-month (m/m), as energy prices continued to decline from the peak of the conflict and food prices remained contained, bringing the year-over-year (y/y) rate down to 3.4% from 3.5% in June. Core CPI increased 0.2% m/m and 2.5% y/y, supported by a second consecutive 0.1% monthly rise in shelter costs, suggesting rental-market adjustments may be beginning to translate into more moderate housing inflation. The July Personal Consumption Expenditures (PCE) report showed a similar trend, with both headline and core prices rising 0.2% m/m, while the respective y/y rates stood at 3.7% and 3.3%.

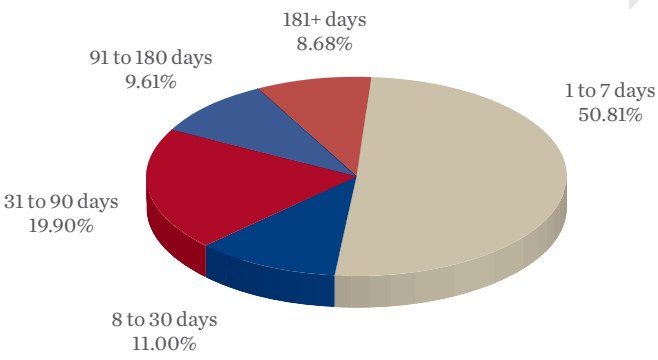
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INFORMATION AT A GLANCE

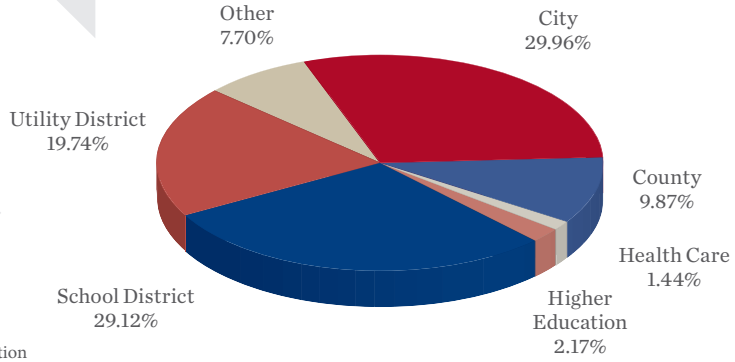
PORTFOLIO BY TYPE OF INVESTMENT AS OF AUGUST 31, 2026



PORTFOLIO BY MATURITY AS OF AUGUST 31, 2026 (1)



DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF AUGUST 31, 2026



(1) Portfolio by Maturity is calculated using WAM (1) definition for stated maturity. See page 1 for definition

HISTORICAL PROGRAM INFORMATION

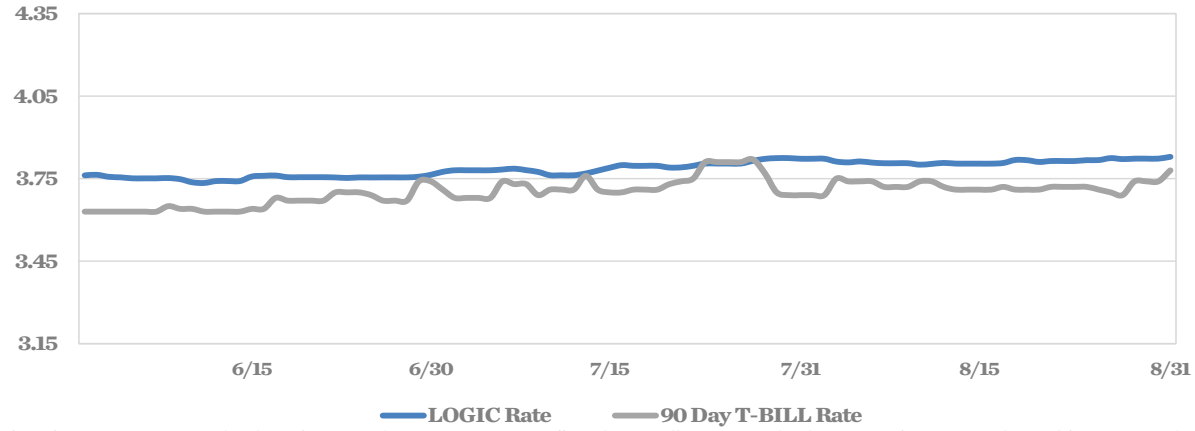
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)	WAL (2)	NUMBER OF PARTICIPANTS
Aug 26	3.8135%	$ 13,821,037,377.98	$ 13,819,135,460.37	0.999862	50	79	831
Jul 26	3.7918%	14,655,763,636.65	14,653,804,436.35	0.999710	55	83	828
Jun 26	3.7528%	14,979,007,481.17	14,975,850,771.63	0.999789	54	77	824
May 26	3.7475%	15,497,500,049.71	15,493,738,863.96	0.999757	55	79	816
Apr 26	3.7798%	15,668,615,610.99	15,666,930,673.72	0.999892	55	82	812
Mar 26	3.7875%	15,734,992,979.77	15,732,099,594.47	0.999816	51	83	808
Feb 26	3.8077%	16,530,112,396.80	16,531,036,994.40	0.999988	45	79	804
Jan 26	3.8625%	15,524,288,621.74	15,525,937,015.81	1.000043	45	78	801
Dec 25	3.9519%	13,852,766,655.47	13,856,295,526.08	1.000186	48	82	800
Nov 25	4.0905%	13,827,841,856.38	13,828,702,329.27	1.000062	49	82	797
Oct 25	4.2418%	13,278,988,531.05	13,281,487,704.38	1.000068	50	79	791
Sep 25	4.3317%	12,715,319,905.97	12,718,682,834.28	1.000264	54	74	785

PORTFOLIO ASSET SUMMARY AS OF AUGUST 31, 2026

		BOOK VALUE		MARKET VALUE
Uninvested Balance	$	45,562.38	$	45,562.38
Accrual of Interest Income		7,425,353.96		7,425,353.96
Interest and Management Fees Payable		(47,499,817.96)		(47,499,817.96)
Payable for Investment Purchased		0.00		0.00
Repurchase Agreement		701,909,000.00		701,909,000.00
Commercial Paper		12,129,707,620.35		12,127,813,354.78
Government Securities		1,029,449,659.25		1,029,442,007.21
TOTAL	**$**	**13,821,037,377.98**	**$**	**13,819,135,460.37**

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of LOGIC. The only source of payment to the Participants are the assets of LOGIC. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact LOGIC Participant Services.

LOGIC VERSUS 90-DAY TREASURY BILL



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DAILY SUMMARY FOR AUGUST 2026

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)	WAL DAYS (2)
8/1/2026	3.8227%	0.000104731	$14,655,763,636.65	0.999710	54	84
8/2/2026	3.8227%	0.000104731	$14,655,763,636.65	0.999710	54	83
8/3/2026	3.8124%	0.000104450	$14,627,125,788.18	0.999861	54	82
8/4/2026	3.8094%	0.000104367	$14,636,997,280.70	0.999867	54	82
8/5/2026	3.8128%	0.000104461	$14,592,990,466.45	0.999874	54	82
8/6/2026	3.8086%	0.000104344	$14,564,036,781.05	0.999882	54	82
8/7/2026	3.8063%	0.000104282	$14,509,427,962.83	0.999786	54	82
8/8/2026	3.8063%	0.000104282	$14,509,427,962.83	0.999786	53	81
8/9/2026	3.8063%	0.000104282	$14,509,427,962.83	0.999786	52	80
8/10/2026	3.8010%	0.000104136	$14,524,611,138.30	0.999915	51	79
8/11/2026	3.8039%	0.000104217	$14,572,687,189.66	0.999906	51	78
8/12/2026	3.8074%	0.000104313	$14,373,647,461.48	0.999931	51	78
8/13/2026	3.8050%	0.000104246	$14,294,689,497.15	0.999946	51	78
8/14/2026	3.8048%	0.000104240	$14,192,091,954.62	0.999821	51	78
8/15/2026	3.8048%	0.000104240	$14,192,091,954.62	0.999821	50	77
8/16/2026	3.8048%	0.000104240	$14,192,091,954.62	0.999821	49	76
8/17/2026	3.8072%	0.000104308	$14,173,877,311.11	0.999961	49	77
8/18/2026	3.8182%	0.000104609	$14,129,619,394.54	0.999944	50	79
8/19/2026	3.8174%	0.000104586	$14,143,980,513.27	0.999959	49	78
8/20/2026	3.8110%	0.000104412	$14,123,887,200.63	0.999944	50	79
8/21/2026	3.8144%	0.000104505	$14,066,370,403.36	0.999803	50	79
8/22/2026	3.8144%	0.000104505	$14,066,370,403.36	0.999803	49	78
8/23/2026	3.8144%	0.000104505	$14,066,370,403.36	0.999803	48	77
8/24/2026	3.8176%	0.000104593	$14,058,576,302.96	0.999930	48	76
8/25/2026	3.8178%	0.000104597	$14,171,784,204.99	0.999932	47	76
8/26/2026	3.8250%	0.000104794	$14,105,215,911.76	0.999940	46	78
8/27/2026	3.8214%	0.000104697	$14,132,213,524.63	0.999934	46	78
8/28/2026	3.8231%	0.000104743	$14,038,091,607.40	0.999727	46	78
8/29/2026	3.8231%	0.000104743	$14,038,091,607.40	0.999727	46	77
8/30/2026	3.8231%	0.000104743	$14,038,091,607.40	0.999727	45	76
8/31/2026	3.8297%	0.000104923	$13,821,037,377.98	0.999862	45	76
Average	3.8135%	0.000104478	$14,283,111,303.32		50	79

ECONOMIC COMMENTARY (cont.)

On the labor market front, the July Jobs Report came in cooler than expected. Payrolls declined by 23,000, well below consensus expectations for an 80,000 increase, while revisions subtracted 103,000 from the prior two months and pulled the three-month average down sharply to 20,000 from 111,000. The unemployment rate edged down to 4.1% from 4.2%, which largely reflected a shrinking labor force rather than improving employment conditions, as participation fell to 61.4% from 61.5% and the labor force contracted by 264,000. Overall, the labor market remains tight. Corporate America is not hiring aggressively, but broad-based layoffs remain limited, with jobless claims still near historical lows. The labor market has cooled, but remains stable enough for the Fed to focus on bringing inflation back to target.

In his first Jackson Hole address as Federal Reserve (Fed) Chair, Kevin Warsh struck a notably hawkish tone, emphasizing that inflation remains uncomfortably above the Fed's 2% objective and that policymakers should not prematurely declare victory on price stability. While acknowledging that recent inflation readings were better than expected, he said they had not demonstrated a meaningful improvement in underlying trends and argued that the Fed's predominant focus should remain on prices. Warsh also reiterated his preference for a "quieter Fed," with less reliance on forward guidance and greater emphasis on incoming, real-time data.

Market-implied odds of rate hikes rose after Jackson Hole, causing yields to move higher. Three- and six-month Treasury yields rose 7 and 4 basis points (bps) to 3.83% and 3.99%, respectively. One-year Treasury yields rose by 11 basis points to 4.15% and two-year Treasury yields rose by 5 basis points to 4.34%.

Outlook

Looking ahead, the outlook for monetary policy hinges on inflation and the Fed's confidence that price pressures are moving sustainably back toward its 2% target. Geopolitical and tariff developments present upside risks, while recent data have shown progress but not enough to ease concerns that inflation could remain persistent. Chair Warsh's Jackson Hole remarks reinforced the Fed's focus on price stability and the need for further evidence that underlying inflation is cooling. Against this backdrop, there is scope for a 25 basis point rate hike this year, though the case for rate hikes will depend on how inflation data evolves.

Beyond inflation, geopolitical tensions could slow consumer spending by increasing energy and goods costs, while trade policy uncertainty could weigh on growth by prompting businesses to delay hiring and fixed investment. Still, the second estimate of Q2 GDP showed the economy expanded at a 1.5% annualized pace, while upward revisions to consumer spending and private domestic demand pointed to firmer underlying momentum. Our base case is that GDP growth continues near trend through the remainder of the year, supported by resilient consumer spending, healthy corporate balance sheets, and ongoing investment tied to technology and artificial intelligence (AI).

This information is an excerpt from an economic report dated August 2026 provided to LOGIC by JP Morgan Asset Management, Inc., the investment manager of the LOGIC pool.

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CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 6 - A**

Item:

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.

1) Presentation of the proposed temporary moratorium.
2) **PUBLIC HEARING** (2nd of 2) to receive comments regarding the proposed temporary moratorium.
3) Discussion regarding the proposed temporary moratorium and related matters, and first reading of an accompanying Ordinance.

Background:

On August 6, 2026, the City Council received a presentation regarding the temporary moratorium and provided direction to pursue the implementation of a temporary moratorium on potential data center development in the city limits to provide time to research and develop possible regulations to address the anticipated impacts of potential data center development. The state law strictly regulates the process and more specifically, the timeline.

On September 15, 2026, prior to the public hearing, the consensus expressed by City Council was in favor of moving forward with the most aggressive streamlined approach to enact the temporary moratorium. Recognizing that city authority and regulations are limited, the timely intervention from higher level regulatory authorities could address many issues outside the scope and limits of municipal regulatory authority.

It was noted that a pause could provide an important bridge to expanded regulations anticipated to be addressed by the state legislature when it convenes for the 90th Legislative Session. Pre-filing for state bills begins in early November 2026.

State-level activity since September 1, 2026 includes:

- The Governor issued a whole-of-government directive halting all new data center environmental and grid interconnection permits.

- The Texas Commission on Environmental Quality (TCEQ) was blocked from issuing new air, water, or wastewater permits until exhaustive statewide audits are finished; overseen by the

Public Utility Commission of Texas (PUCT), Electric Reliability Council of Texas (ERCOT), and the Texas Water Development Board (TWDB), the audits require data centers to fully disclose their water consumption metrics, ownership structure, and exact power grid demands.

- The Governor mandated statewide electric grid and economic standards including that data centers must cover 100% of their electrical infrastructure costs so the financial burden is not passed down to local residential ratepayers and moving to eliminate taxpayer-funded financial and tax incentives used by the state to attract development;

- Additional state and environmental initiatives include scrutiny of water disclosures and air quality permits issued by TCEQ to manage particulate and greenhouse emissions related to heavy diesel backup generator use.

RECAP OF CURRENT DEVELOPMENT

No data centers currently exist or are operating in the City of Lavon.

No preliminary or final plat applications, site plan applications, or building permit applications relating to data center development have been received, accepted, authorized, or approved by the City of Lavon.

No economic development incentives or tax incentives have been requested of, offered by, or granted by the City of Lavon for any data center development projects.

LAND USE DEVELOPMENT PROCESS

Commercial development typically consists of four required components: zoning, platting, site plan, and building permit. These four items are considered the key components of a “Development Project”.

Zoning provides for legal uses (permitted, prohibited, and conditional) and area requirements. When site plan, plat, or building permit applications are submitted, specific project details are provided. Until site plan, plat, or building permit applications are submitted, there is not a project for which there are site specific project details to share, review, study, or analyze.

The existing City of Lavon Code of Ordinances provides platting and commercial site plan regulations for projects that require the submittal of lot layouts, architectural elevations, signage plans, photometric (lighting) plans, traffic impact studies, site circulation details, parking and loading details, public safety access plans, electric, gas and telecommunication utility facilities and easements, the locations of existing landscaping features including, but not limited to existing trees greater than six inches (6"), planned landscaping, creeks, wetlands, floodplains or ponds existing on the site and within fifty (50) feet of the site, and full civil engineering plans including water, sanitary sewer, and stormwater facilities and drainage plans.

REGULATORY DETAILS BEYOND LAND USE

In the City of Lavon, water utility usage and planning are not within the City’s jurisdiction or authority. Local special utility districts (SUD) like Bear Creek SUD and Nevada SUD regulate the water utilities and permitting.

Gas utilities like Atmos Energy and electric utilities like Oncor and Farmers Electric Cooperative (FEC) regulate permitting and planning for local facilities in the City.

State and federal authorities, such as ERCOT, PUCT, the United States Environmental Protection Agency (EPA), the Federal Emergency Management Agency (FEMA), and TCEQ broadly regulate power

resources, usage, and planning; and health and environmental regulations including but not limited to sanitary sewer discharge standards and air emissions standards.

TEMPORARY MORATORIUM

The moratorium would prevent new data center development from being permitted or built during the specified time period. State law prohibits cities from using a moratorium to halt current construction on already approved projects.

Authority and direction for the temporary commercial development moratorium process is provided in Sections 212.1352 and 212.134 of the Texas Local Government Code.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

Sec. 212.1352 JUSTIFICATION FOR COMMERCIAL MORATORIUM IN CERTAIN CIRCUMSTANCES; WRITTEN FINDINGS REQUIRED.

(a) If a municipality adopts a moratorium on commercial property development that is not based on a demonstrated shortage of essential public facilities, the municipality must issue written findings based on reasonably available information that the moratorium is justified by demonstrating that applying existing commercial development ordinances or regulations and other applicable laws is inadequate to prevent the new development from being detrimental to the public health, safety, or welfare of the residents of the municipality.

(b) The written findings must include a summary of:

(1) evidence demonstrating the need to adopt new ordinances or regulations or to amend existing ordinances, including identification of the harm to the public health, safety, or welfare that will occur if a moratorium is not adopted;

(2) the geographical boundaries in which the moratorium will apply;

(3) the specific types of commercial property to which the moratorium will apply; and

(4) the objectives or goals to be achieved by adopting new ordinances or regulations or amending existing ordinances or regulations during the period the moratorium is in effect.

Sec. 212.134. NOTICE AND PUBLIC HEARING REQUIREMENTS.

(a) Before a moratorium on property development may be imposed, a municipality must conduct public hearings as provided by this section.

(b) A public hearing must provide municipal residents and affected parties an opportunity to be heard. The municipality shall, not later than the 30th day before the date of a hearing:

(1) publish notice of the time and place of the hearing in a newspaper of general circulation in the municipality; and

(2) send notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary requesting notice of the hearing within two years preceding the date of adoption of the ordinance or resolution setting the public hearing.

(c) The governing body of a municipality shall hold two public hearings on a moratorium on property development proposed to be adopted under this subchapter. The governing body may not hold the second public hearing before the 30th day after the date of the first public hearing.

(d) Repealed by Acts 2025, 89th Leg., R.S., Ch. 414 (H.B. 2559), Sec. 3(1), eff. September 1, 2025.

(e) Repealed by Acts 2025, 89th Leg., R.S., Ch. 414 (H.B. 2559), Sec. 3(1), eff. September 1, 2025.

(f) Not later than the 12th day after the date of the second public hearing, the governing body of the municipality shall begin a final determination on the imposition of a moratorium by giving the ordinance imposing the moratorium at least two readings that are not less than 28 days apart. The ordinance must receive the affirmative vote of at least three-fourths of all members of the governing body on final reading in order to take effect. If the governing body fails to adopt an ordinance imposing a moratorium within the period prescribed by this subsection, the municipality may not adopt the ordinance.

All notice requirements have been satisfied.

In Texas, state law provides that a municipality cannot adopt a commercial property moratorium that exceeds an aggregate maximum of 180 days, and subsequent moratoriums on the same property type or area cannot be re-enacted until two years (2 years) have passed since the expiration of the previous moratorium.

On September 15, 2026, the City Council conducted the first of two public hearings, where ten people offered comments in favor of the moratorium.

DRAFT PRELIMINARY FINDINGS:

Upon receipt of public comments, written findings will be prepared that will include a summary of: (1) evidence demonstrating the need to adopt new ordinances or regulations or to amend existing ordinances, including identification of the harm to the public health, safety, or welfare that will occur if a moratorium is not adopted; (2) the geographical boundaries in which the moratorium will apply will be the incorporated City limits; (3) the specific types of commercial property to which the moratorium will apply will be any planned developments where data center use may be permitted; and (4) the objectives or goals to be achieved by adopting new ordinances or regulations or amending existing ordinances or regulations during the period the moratorium is in effect.

TIMELINE

IMPLEMENTATION SCHEDULE
Pursuant to Texas Local Government Code Sec. 212.1352

August 6, 2026	City Council received a report and consider action
August 13, 2026	Notice of Public Hearings were published and mailed
September 15, 2026	Conducted First Public Hearing
October 20, 2026	Conduct Second and Final Public Hearing Consider written Findings and First Reading of an Ordinance
November 17, 2026	Consider Second Reading of an Ordinance

Staff Notes:

Approval of the findings and the first reading of the proposed Ordinance are recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-_____

Imposing a Temporary 90-Day Moratorium on Data Center Development

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, IMPOSING A TEMPORARY NINETY-DAY MORATORIUM ON APPLICATIONS AND PLANS FOR DEVELOPMENT FOR PERMITS, PLATS, VERIFICATIONS, REZONINGS, SITE PLANS, AND NEW OR REVISED CERTIFICATES OF OCCUPANCY FOR ANY DEVELOPMENT THAT INCLUDES DATA CENTERS AS A PRINCIPAL USE OR AS AN ACCESSORY USE WITHIN THE CORPORATE CITY LIMITS OF LAVON; ADOPTING WRITTEN FINDINGS JUSTIFYING THE MORATORIUM; PROVIDING FOR WAIVERS AND LIMITED EXCEPTIONS TO THE MORATORIUM; PROVIDING A SEVERABILITY CLAUSE; ESTABLISHING AN EXPIRATION DATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Chapter 212, Subchapter E, Texas Local Government Code, authorizes the City to adopt and impose a moratorium on the property development of commercial property when applying the existing commercial development ordinances and regulations and other applicable laws would be inadequate to prevent new development from being detrimental to the public health, safety or welfare of the residents of the City; and

WHEREAS, Section 212.1352 of the Texas Local Government Code requires written findings based on reasonably available information to justify a moratorium not based on a shortage of essential public facilities; and

WHEREAS, while no specific data center development is currently planned or being considered by the City, the City Council recognizes the potential for data center development applications, which may present unique challenges to public health and safety, including high electrical demand, substantial water consumption, and noise; and

WHEREAS, the City Council also finds that existing City regulations may be inadequate to mitigate or address these impacts, that alternative regulatory methods are currently unsatisfactory, and that the City has established a clear working plan and timeline to study and adopt updated controls, necessitating a temporary moratorium on data center permits and applications;

WHEREAS, Section 212.1352 of the Texas Local Government Code requires written findings based on reasonably available information to justify a moratorium not based on a shortage of essential public facilities; and

WHEREAS, the City Council finds that the current regulations governing data center development may be inadequate to address the unique impacts of such facilities, and that alternative regulatory methods are currently unsatisfactory to protect the community; and

WHEREAS, the City Council determines that a 90-day moratorium on the acceptance, processing, and approval of permits and applications for any and all data center development in the City is necessary to prevent immediate, irreversible harm to the community while updated regulations are formulated and considered; and

WHEREAS, the City has established a clear working plan and time schedule to study, draft, and potentially adopt updated regulatory controls for data centers, which may be fully executed within this 90-day period.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are: (i) true and correct and are incorporated herein and made a part of this Ordinance for all purposes; and (ii) legislative findings of the City Council.

SECTION 2. FINDINGS. The City Council, after conducting a public hearing and having heard evidence and testimony, has determined that the facts and recitations contained in the preamble of this ordinance are hereby found to be true and correct and are incorporated into this Ordinance by reference and serve as the written findings of the City Council demonstrating the potential need to adopt new ordinances or regulations or to amend existing ordinances of the City relating to commercial property development of data centers, including the identification of the harm to the public health, safety or welfare that will occur if a moratorium is not adopted.

SECTION 3. TEMPORARY MORATORIUM IMPOSED. That a moratorium is hereby adopted and imposed on property development, expansion, modification, or improvement of any commercial property for data centers within the corporate city limits of the City, and such property development or expansion or improvement shall include but not be limited to the submittal, review, consideration and approval of applications and plans for development for permits, plats, verifications, rezonings, site plans, and new or revised certificates of occupancy. This moratorium is to allow the Planning and Zoning Commission and the City Council to review the Comprehensive Plan, the Zoning Ordinance, the Code of Ordinances and other ordinances and regulations of the City to consider appropriate amendments, if any, to the existing regulations for commercial property development of data centers, and whether to adopt any new ordinances or regulations to regulate such uses. No new, expanded or modified commercial business as data center, or use, expansion or modification of a use that includes data centers as a principal use or as an accessory use, are to be allowed within the corporate city limits of the City until said review is completed and the ordinances of the City are amended as necessary, or until this moratorium, including extensions, if any, shall have expired, whichever occurs first.

SECTION 4. PROHIBITION ON ACCEPTANCE FOR FILING. Except as otherwise provided in this Ordinance, after the effective date of this Ordinance, and extending for the duration of the moratorium (and any extensions), no employee, officer, official, agency, department, board or

commission of the City shall accept for filing any application or plan for development for permits, plats, verifications, rezonings, site plans, or new or revised certificates of occupancy for new, expanded, or modified commercial development of a data center and other development that includes a data center as a principal use or as an accessory use within the corporate limits of the City. Any City employee, officer, official, agency, department, board or commission in receipt of any such application or plan for development shall forward the same to the City Manager, who shall review the application or plan for development to determine whether the application or plan for development is subject to this moratorium. Receipt of an application or plan for development for the limited purpose of such review shall not constitute filing or acceptance of the application or plan for development. In the event the City Manager determines that an application or plan for development is subject to the moratorium, the City Manager shall take no further action on the application or plan for development and shall reject the same, and shall return the application or plan for development to the person or entity attempting to file the same.

SECTION 5. WAIVER PROCEDURES REQUIRED BY STATE LAW. An applicant for development of commercial property for any data center or data center-related use as described in this Ordinance may apply for a waiver to this moratorium by submitting a written request for waiver to the City Council, which shall be voted on by the City Council within twenty-one (21) days after receipt of the request, or within ten (10) days after receipt if the request for waiver is based on reasons provided in Section 212.137 of the Texas Local Government Code. The request shall be in writing and submitted to the City Secretary, who shall forward the request to the City Manager for processing and recommendation to the City Council. The City Council may authorize or deny the requested waiver, and if authorized, direct the applicable City official to accept a completed application and process the application subject to conditions necessary to ensure that the proposed development would not cause adverse effects to the surrounding property or the City's infrastructure and to carry out the spirit and purpose of this Ordinance. The City Council should not release the applicant from the requirements of this Ordinance unless the applicant first presents credible evidence from which the City Council can reasonably conclude that: (1) the application of this ordinance to the applicant would be likely to deprive the applicant of rights protected by law; or (2) the proposed development is compatible with the land use in proximity to the proposed development and permitting the development to proceed would not cause adverse effects to surrounding property or the City infrastructure or be contrary to the spirit and purpose of this Ordinance.

SECTION 6. DURATION. This Ordinance shall expire upon ninety (90) days after its adoption unless extended as allowed by applicable law.

SECTION 7. DEFINITIONS. For purposes of the moratorium, the terms set forth in this Ordinance shall have the same meanings assigned by Chapter 212, Subchapter E, of the Texas Local Government Code, the and the Code of Ordinances of the City, except as otherwise provided in this Ordinance. "Permit" shall include a license, certificate, approval, registration, consent, permit or other form of authorization required by law, rule, regulation, order or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought, including a verification, contract or agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated or controlled by a regulatory agency. The term "data center" shall mean a dedicated physical facility or building that houses a centralized group of networked computer servers, data storage systems, and

telecommunications infrastructure used to store, process, and manage substantial amounts of digital information.

SECTION 8. SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 9. SEVERABILITY. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 10. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption.

SECTION 11. OPEN MEETING. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED and APPROVED on first reading by the City Council of the City of Lavon, Texas, on the ____ day of _____ 2026.

DULY PASSED and APPROVED on second reading by the City Council of the City of Lavon, Texas, on the ____ day of _____ 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 6 – B**

Item:

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.

Background:

In 2021, the City of Lavon entered into a Development Agreement regarding development of the Elevon Development project. Exhibits of the Development Agreement include a concept plan and open space plan, which both provide for open space and a pocket park in the location recently constructed as Marine Grove Park and open space on the far west side of the property. At the time of the agreement and construction, the park was planned to be owned and maintained by the Property Owners Association.

Ordinance No. **2021-10-06** provides for the zoning for the property south of Villas Drive and Ordinance No. **2022-10-03** provides for the zoning for the property north of Villas Drive. The site plan for Marine Grove Park was approved on 11-05-2024 and provided for an all-abilities playground, picnic pavilion, parking, open space, drainage facilities, and trail.

The Elevon developer wishes to dedicate the park and open space property to the City with a proposal from the Commercial Property Owner's Association to maintain the property for two years.

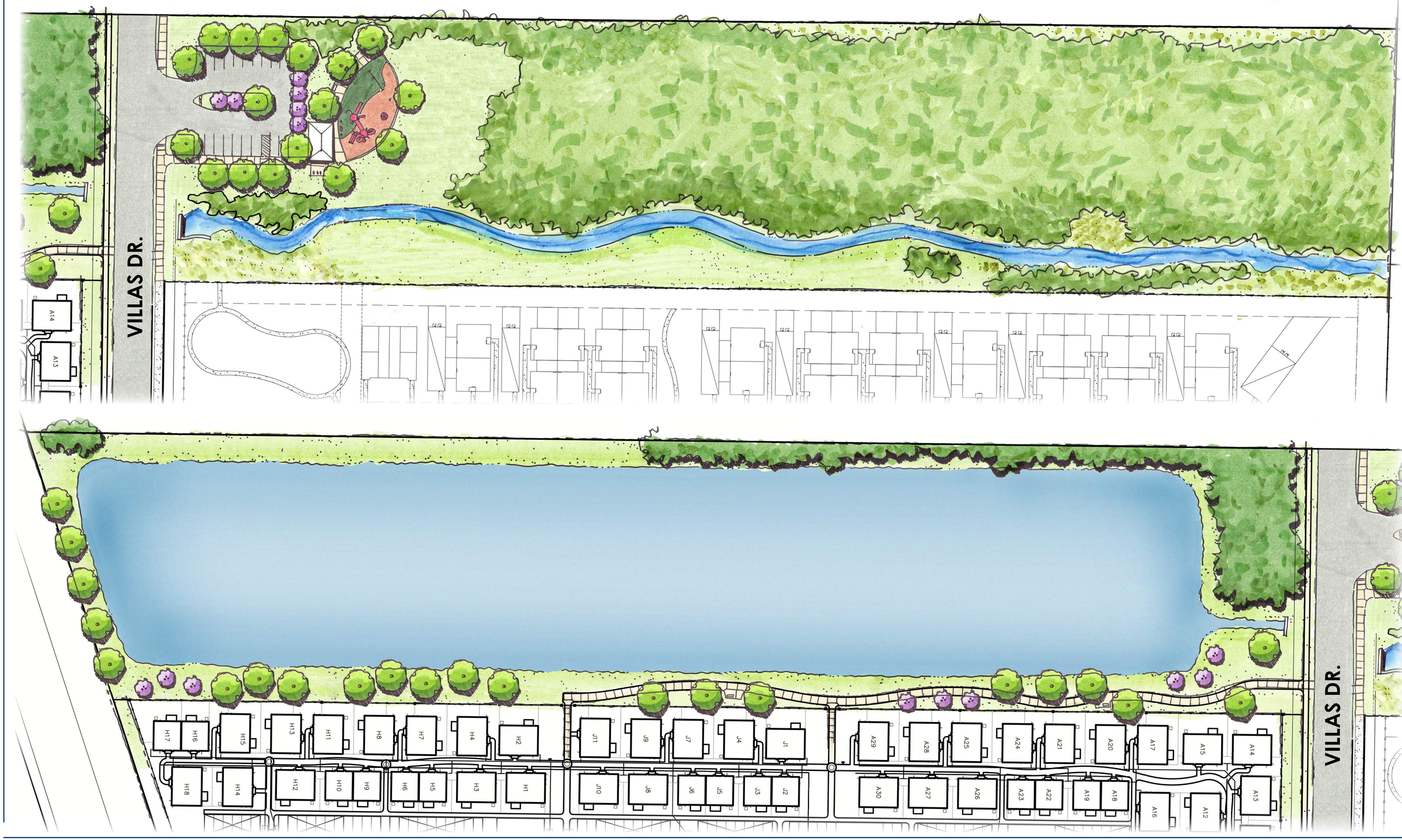
Financial Implication:

Maintenance cost deferred for two years provides sufficient time to develop and incorporate plans for incorporating maintenance of the property. The financial implication is neutral in the short term and will be provided for in the general fund in two years.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution



MA PARTNERS

CITY OF LAVON
LAVON
Founded 1954

JBI PARTNERS

MARINE GROVE PARK

AT ELEVON

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-10

Dedication of Marine Grove Park and Open Space and Maintenance Agreement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS 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.

WHEREAS, the Elevon residential and commercial development project is being platted and developed in phases and public access and infrastructure routinely require easements through future phases of development; and

WHEREAS, the City Council has considered and determined that approving the easements attached herein is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby accept 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, attached hereto and incorporated herein as Exhibit "A" and Exhibit "B" respectively.

SECTION 2. The City Council does hereby approve and authorize the execution of a Maintenance Agreement with the Elevon Commercial Owners' Association, Inc. for maintenance of the aforementioned property and improvements for two years, attached hereto and incorporated herein as Exhibit "C".

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 20th day of October 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-10

EXHIBIT A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING RETURN TO:
City of Lavon
PO Box 340
120 School Road
Lavon, Texas 75166

DEDICATION DEED

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THAT, MA LAND HOLDINGS, LLC, a Texas limited liability company, whether one or more, hereinafter called "Grantor," for and in consideration of the sum of **TEN DOLLARS and NO CENTS ($10.00)** and other good and valuable consideration to Grantor in hand paid by the **City of Lavon, Texas** a Texas municipal corporation, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, express or implied, does GRANT, DEDICATE and CONVEY in fee simple unto the Grantee for all municipal and public purposes all of that certain tract or parcel of land, situated in the Collin County, Texas, as more particularly described and depicted in Exhibit "A", which is attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all and singular the rights and appurtenances thereto and any and all right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way, but specifically excluding all oil, gas and other minerals lying in, on or under the land (hereinafter collectively called the '***Property'***).

This conveyance is made by Grantor and accepted by Grantee subject to all matters of public record in the Office of the County Clerk of Collin County, or existing on the ground, to the extent, and only to the extent, that same may still be in force and effect (***Permitted Exceptions***).

Such Property may not be sold or otherwise conveyed to a third party prior to November 1, 2071. Grantor hereby waives and releases any claim for additional consideration for its conveyance of the Property to Grantee, including without limitation, the right or claim to severance damages, or any damages to, or diminution in value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition of the Property by Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

GRANTOR HAS EXECUTED AND DELIVERED THIS DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS DEED AND HAS ACCEPTED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT

REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED.

Grantor does hereby represent and warrant that there are no liens, encumbrances, or charges of any kind whatsoever which will affect right of the Grantor to convey the Property to the Grantee.

[Signatures on following pages]

EXECUTED as of the ____ day of _____, 2026.

GRANTOR:

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company, its Manager

By: _____
John Marlin, Manager

THE STATE OF TEXAS §

COUNTY OF _____ §

Acknowledged before me on _____ __, 2026, by John Marlin, Manager of MA Partners, LLC, a Texas limited liability company, as manager of MA Land Holdings, LLC, a Texas limited liability company, on behalf of such entity.

My Commission Expires:

_____
[SEAL]

_____
Notary Public in and for the State of Texas

_____
Typed or Printed Name of Notary

GRANTEE:

CITY OF LAVON
a Texas municipal corporation

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____ ___, 2026, by _____, the _____ of the City of Lavon, on behalf of such entity, for the purposes stated above and accepting the dedication of property on behalf of the City of Lavon for all public and municipal purposes.

My Commission Expires:

_____
[SEAL]

_____
Notary Public in and for the State of Texas

_____
Typed or Printed Name of Notary

ADDRESS OF GRANTEE:

City of Lavon
_____
_____

Exhibit A

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 29.863 acre tract of land described in deed to MA ELEVON 429, LLC, as recorded in Document Number _____ Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 29.863 acre tract of land, said point also being in the south line of Lot 7, Block A, Lakeridge Meadows, an addition to the City of Lavon as recorded in Cabinet L, Slide 641, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 15 minutes 42 seconds East, 260.25 feet along the north line of said 29.863 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 43 minutes 34 seconds West, 1,188.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 29.863 acre tract;

THENCE North 89 degrees 08 minutes 28 seconds West, 258.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 29.863 acre tract;

THENCE along the west line of said 29.863 acre tract as follows:

North 00 degrees 43 minutes 34 seconds East, 170.23 feet to a Bois D' Arc fence corner post found for corner;

North 00 degrees 36 minutes 19 seconds East, 659.99 feet to a one-half inch iron rod found for corner;

North 00 degrees 38 minutes 51 seconds East, 362.71 feet to the POINT OF BEGINNING and containing 308,685 square feet or **7.086** acres of land.

This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

****

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-10

EXHIBIT B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING RETURN TO:
City of Lavon
PO Box 340
120 School Road
Lavon, Texas 75166

DEDICATION DEED

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THAT, ELEVON HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation hereinafter called "Grantor," for and in consideration of the sum of **TEN DOLLARS and NO CENTS ($10.00)** and other good and valuable consideration to Grantor in hand paid by the **City of Lavon, Texas** a Texas municipal corporation, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, express or implied, does GRANT, DEDICATE and CONVEY in fee simple unto the Grantee for all municipal and public purposes all of that certain tract or parcel of land, situated in the Collin County, Texas, as more particularly described and depicted in Exhibit "A", which is attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all and singular the rights and appurtenances thereto and any and all right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way, but specifically excluding all oil, gas and other minerals lying in, on or under the land (hereinafter collectively called the '***Property'***).

This conveyance is made by Grantor and accepted by Grantee subject to all matters of public record in the Office of the County Clerk of Collin County, or existing on the ground, to the extent, and only to the extent, that same may still be in force and effect (***Permitted Exceptions***).

Such Property may not be sold or otherwise conveyed to a third party prior to November 1, 2071. Grantor hereby waives and releases any claim for additional consideration for its conveyance of the Property to Grantee, including without limitation, the right or claim to severance damages, or any damages to, or diminution in value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition of the Property by Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

GRANTOR HAS EXECUTED AND DELIVERED THIS DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS DEED AND HAS ACCEPTED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT

REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT AS EXPRESSLY SET FORTH IN THIS DEED.

Grantor does hereby represent and warrant that there are no liens, encumbrances, or charges of any kind whatsoever which will affect right of the Grantor to convey the Property to the Grantee.

[Signatures on following pages]

EXECUTED as of the ____ day of _____, 2026.

GRANTOR:

ELEVON HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

Acknowledged before me on _____, 2026, by _____, the _____ ELEVON HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of such entity.

My Commission Expires:

_____
[SEAL]

_____
Notary Public in and for the State of Texas

_____
Typed or Printed Name of Notary

GRANTEE:

CITY OF LAVON
a Texas municipal corporation

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____ ___, 2026, by _____, the _____ of the City of Lavon, on behalf of such entity, for the purposes stated above and accepting the dedication of property on behalf of the City of Lavon for all public and municipal purposes.

My Commission Expires:

_____
[SEAL]

_____
Notary Public in and for the State of Texas

_____
Typed or Printed Name of Notary

ADDRESS OF GRANTEE:

City of Lavon
_____
_____

Exhibit A

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being part of that called Tract One-87.2935 acre tract of land described in deed to 78 Straddle, LP, as recorded in Volume 5571, Page 3351, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 87.2935 acre tract, said point being the southeast corner of that called 32.40 acre tract of land described in deed to Marvalene Smith, Trustee of Smith Living Trust as recorded in Document Number 20141103001196390, Official Public Records of Collin County, Texas, said point also being in the north line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE along the west line of said 87.2935 acre tract as follows:

North 00 degrees 45 minutes 21 seconds East, 594.16 feet to a one-half inch iron rod found in the east line of said 32.40 acre tract, said point also being the southeast corner of that called Tract 1- 27.32 acre tract of land described in Correction Affidavit to General Warranty Deed to Yueying Wang and Daisy Lee Lu as recorded in Document Number 20191118001462670, Official Public Records of Collin County, Texas;

North 00 degrees 43 minutes 34 seconds East, 649.03 feet along the east line of said 27.32 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 08 minutes 28 seconds East, 258.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 43 minutes 34 seconds West, 1,155.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 87.2935 acre tract, said point also being in the north right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE South 72 degrees 01 minutes 22 seconds West, 273.04 feet along the south line of said 87.2935 acre tract and along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to the POINT OF BEGINNING and containing 309,826 square feet or **7.113** acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

****

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-10

EXHIBIT C

MAINTENANCE AGREEMENT

(Marine Grove Park – 7.113-Acre and 7.086-Acre Dedicated Property - Elevon Commercial Properties)

THIS MAINTENANCE AGREEMENT (this "Agreement") is entered into effective as of the Dedication Date (defined below), by and between the **CITY OF LAVON, TEXAS**, a Texas home-rule municipality, as applicable (the "City"), and **ELEVON COMMERCIAL OWNERS' ASSOCIATION, INC.**, a Texas nonprofit corporation (the "Association"). The City and the Association are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. MA ELEVON 429, LLC, a Texas limited liability company ("Declarant"), is the declarant under that certain Master Declaration of Covenants, Conditions and Restrictions for Elevon Commercial Properties recorded on December 8, 2021 under Instrument No. 20211120800248567O, Real Property Records of Collin County, Texas, as amended (the "Declaration").

B. MA Land Holdings, LLC is dedicating or conveying to the City the approximately 7.113-acre tract ("Tract 1") and the Elevon Homeowners Association, Inc. is dedicating or conveying to the City the approximately 7.086-acre tract ("Tract 2"), each located in the City of Lavon, Collin County, Texas, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein (Tract 1 and Tract 2, collectively, the "Property").

C. In connection with the dedication of the Property, the Association will continue to maintain the Property for a period of two (2) years from the Dedication Date. The Association desires to undertake that maintenance obligation on the terms stated in this Agreement.

D. The City desires to accept the Association's maintenance of the Property during the Term, provided that the Property is maintained in the same manner and to the same standard as the Property is maintained by the Association immediately prior to the Dedication Date, as described in the Association Standard defined below.

E. The Parties desire to state their respective rights and obligations concerning maintenance of the Property.

NOW, THEREFORE, for and in consideration of the foregoing recitals, the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions.

1.1 "**Association Standard**" means the scope, frequency, and level of maintenance performed by the Association on the Property immediately prior to the Dedication Date, which is consistent with the maintenance the Association performs on the other common areas it maintains under the Declaration.

1.2 "**Dedication Date**" means the date on which the dedication or conveyance of the Property to the City becomes effective by acceptance of the dedication or conveyance by the City and, if the dedication or conveyance instrument is to be recorded, its recording in the Official Public Records of Collin County, Texas. If those events occur on different dates, the later date controls.

1.3 "**Term**" has the meaning given in Section 3.

1.4 "**JBI Letter**" means the letter from JBI Partners, Inc. to the City dated October 2, 2026, a copy of which is attached hereto as **Exhibit "B"**.

1.5 "**Pond**" means the pond located on the Property south of Villas Drive.

2. Association Maintenance Obligations.

2.1 During the Term, the Association, at its sole cost and expense, shall continue to maintain the Property in the same manner and to the same scope, frequency, and level as the Property is maintained by the Association immediately prior to the Dedication Date, in accordance with the Association Standard. This Agreement does not impose upon the Association any maintenance, repair, replacement, or other obligation with respect to the Property other than those expressly set forth in this Section 2, and no additional obligation shall be implied from this Agreement or from any course of dealing between the Parties.

2.2 Maintenance under this Agreement is limited to the following, performed in accordance with the Association Standard and to the extent present on the Property: (a) mowing and edging turf and grassed areas; (b) trimming and pruning trees, shrubs, and other vegetation; (c) removal of litter, trash, and debris; (d) routine care of landscaping and the repair and replacement of dead or damaged plant material; (e) the maintenance, use, operation, repair, and replacement of irrigation lines and other irrigation facilities, serving the Property, including payment of water and electric utility fees for irrigation; (f) maintenance of the Pond area, including mowing and trimming of the Pond banks, removal of litter, trash, and debris from the Pond area, the repair of erosion and slope failure on the Pond slopes and banks, and the maintenance and repair of the grouted rock riprap described in the JBI Letter; and (g) keeping drainage swales, inlets, channels, and similar surface-drainage features reasonably free of trash and debris, without altering drainage grades or City drainage facilities.

2.3 The Association shall not construct improvements, materially alter grades or drainage, remove healthy mature trees, apply restricted chemicals contrary to law, or make any material alteration to the Property without the City's prior written approval, except for routine maintenance and repairs expressly contemplated by this Agreement.

2.4 All work shall be performed by qualified personnel or contractors and in compliance with applicable law. The Association is responsible for obtaining any permits required for its maintenance activities.

2.5 The Association shall promptly notify the City of any condition on the Property that the Association reasonably believes presents an imminent threat to public health or safety or requires repair beyond routine maintenance within the scope of this Agreement.

2.6 Except for damage for which the Association is responsible under Section 7, and notwithstanding anything to the contrary in this Agreement, the Association is not responsible for: (a) maintenance of natural woodland or creek areas, other than removal of litter, trash, and debris; (b) dredging, desilting, or water-level management of the Pond; or (c) the design, installation, operation, or maintenance of the drain line Bear Creek Special Utility District plans to install as described in the JBI Letter, or any other Bear Creek Special Utility District facility.

2.7 The City acknowledges receipt of the JBI Letter attached as Exhibit "B" and that the grouted rock riprap repair described in the JBI Letter was completed before the Dedication Date. During the Term, the Association shall be responsible for the Pond area as described in the JBI Letter, including the repair of erosion and slope failure on the Pond slopes and banks and the maintenance and repair of the grouted rock riprap, whether such erosion or slope failure results from the field drainage diversion, the flush valve discharge described in the JBI Letter, or otherwise.

3. Term; Automatic Expiration.

This Agreement begins on the Dedication Date and continues for a period of exactly two (2) years thereafter (the "Term"), unless earlier terminated by a written agreement executed by both Parties. At 11:59 p.m. on the day immediately preceding the second anniversary of the Dedication Date, the Association's maintenance obligations under this Agreement automatically expire without further action by either Party.

The Association shall have no obligation under this Agreement to maintain the Property after expiration of the Term.

4. City Inspection; Notice and Cure.

4.1 The City may inspect the Property at reasonable times to determine compliance with this Agreement.

4.2 If the City determines that the Association has failed to maintain the Property in accordance with this Agreement, the City shall provide written notice describing the deficiency with reasonable specificity. Except in an emergency involving an imminent threat to health or safety, the Association shall have ten (10) business days after receipt of notice to cure the deficiency, or, if the deficiency cannot reasonably be cured within ten (10) business days, to commence cure within that period and diligently pursue completion.

4.3 If the Association fails to timely cure as required by Section 4.2, the City may, but is not obligated to, perform or cause the necessary maintenance to be performed. The Association shall reimburse the City for its reasonable, documented, out-of-pocket costs incurred to perform work that was the Association's obligation under this Agreement, within thirty (30) days after receipt of an invoice and reasonable supporting documentation. This remedy is cumulative of any other remedy available at law or in equity.

5. Access.

The City grants to the Association and its employees, agents, and contractors a nonexclusive, revocable license during the Term to enter the Property at reasonable times solely to perform the Association's obligations under this Agreement. This Agreement does not convey to the Association any ownership interest in the Property. The Association shall use commercially reasonable efforts not to interfere with public use of the Property or City operations.

6. Contractors; No City Agency.

The Association may perform its obligations through one or more contractors. The Association and its contractors are independent contractors and are not employees, agents, partners, or joint venturers of the City. The Association has no authority to bind the City.

7. Damage Caused by Maintenance Activities.

The Association shall be responsible for repairing, at its expense, physical damage to the Property or City improvements caused by the negligent acts or omissions or willful misconduct of the Association or its employees, agents, or contractors in performing maintenance under this Agreement, ordinary wear and tear excepted.

8. Insurance.

During the Term, the Association shall maintain, or cause its maintenance contractor to maintain, commercially reasonable insurance appropriate for the work being performed, including commercial general liability insurance and workers' compensation coverage to the extent required by applicable law. Upon reasonable request, the Association shall provide the City evidence of such coverage. Any specific insurance limits or endorsements required by the City must be agreed to in writing by the Parties before execution of this Agreement or by a written amendment.

9. Indemnity; Governmental Immunity.

9.1 **TO THE EXTENT PERMITTED BY LAW, THE ASSOCIATION SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES, AND AGENTS FROM THIRD-PARTY CLAIMS, DAMAGES, LOSSES, AND REASONABLE COSTS, INCLUDING REASONABLE ATTORNEYS' FEES, TO THE EXTENT CAUSED BY THE**

NEGLIGENT ACTS OR OMISSIONS OR WILLFUL MISCONDUCT OF THE ASSOCIATION OR ITS EMPLOYEES, AGENTS, OR CONTRACTORS IN PERFORMING THIS AGREEMENT. THE ASSOCIATION IS NOT REQUIRED TO INDEMNIFY A PERSON FOR THAT PERSON'S OWN NEGLIGENCE OR WILLFUL MISCONDUCT.

9.2 Nothing in this Agreement waives or limits any governmental immunity, official immunity, statutory protection, defense, or limitation of liability available to the City or its officers, employees, or agents under Texas law.

10. Ownership; Capital Repairs; Utilities.

Except for damage for which the Association is responsible under Section 7 and the obligations set forth in Sections 2.2(d), 2.2(e), 2.2(f), and 2.7, this Agreement does not require the Association to perform capital improvements, reconstruction, structural repairs, or replacement of City infrastructure, nor to pay utility charges attributable to City-owned facilities, unless the Parties expressly agree otherwise in a written amendment. The City remains responsible for decisions concerning capital improvements and structural repairs to City-owned improvements on the Property.

11. Compliance With Declaration; Authority.

The Association represents that execution and performance of this Agreement have been duly authorized under its governing documents. Nothing in this Agreement amends the Declaration or imposes an assessment obligation on any owner except to the extent otherwise authorized by the Declaration and applicable law.

12. Notices.

All notices required under this Agreement must be in writing and delivered personally, by nationally recognized overnight courier, or by certified United States mail, return receipt requested, to the addresses below (or to another address designated by written notice). Notice is effective upon actual receipt or refusal of delivery.

If to City:
City of Lavon, Texas
Attn: Kim Dobbs, City Manager
120 School Road
Lavon, Texas 75166

With a copy to:
Julie Fort, City Attorney
6371 Preston Road, Suite 200
Frisco, Texas 75034

If to Association:
Elevon Commercial Owners' Association, Inc.
Attn: Ryan Burton, President
2121 Midway Road, Suite 240
Carrollton, Texas 75006

With a copy to:
Lance E. Williams, Esq.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219

13. Assignment.

The Association may not assign this Agreement without the City's prior written consent, except that the Association may engage contractors to perform maintenance without constituting an assignment. The City may assign this Agreement to a successor governmental entity having jurisdiction over or ownership of the Property upon written notice to the Association.

14. Default; Remedies.

Subject to the notice-and-cure provisions of Section 4, either Party may pursue any remedy available at law or in equity for a material breach of this Agreement. Neither Party is entitled to consequential, special,

exemplary, or punitive damages against the other arising from this Agreement, except to the extent such damages are payable to a third party under an indemnified claim.

15. Miscellaneous.

15.1 **Governing Law; Venue**. Texas law governs this Agreement. Mandatory venue for an action arising from this Agreement lies in a court of competent jurisdiction in Collin County, Texas. In any suit alleging breach of this Agreement the prevailing party is entitled to an award of reasonable and necessary attorney's fees.

15.2 **No Waiver**. A waiver is effective only if in writing and does not constitute a waiver of any later breach.

15.3 **Entire Agreement; Amendment**. This Agreement contains the entire agreement of the Parties concerning the subject matter stated herein and supersedes prior oral or written understandings concerning that subject matter. This Agreement may be amended only by a written instrument executed by both Parties.

15.4 **Severability**. If any provision is held invalid or unenforceable, the remaining provisions remain in effect to the fullest extent permitted by law.

15.5 **Counterparts; Electronic Signatures**. This Agreement may be executed in counterparts, each of which is deemed an original, and signatures transmitted electronically are effective to the extent permitted by law.

15.6 **No Third-Party Beneficiaries**. This Agreement is solely for the benefit of the Parties and creates no rights in any third party.

15.7 **Recitals and Exhibits**. The recitals and attached exhibits are incorporated into this Agreement for all purposes.

15.8 **No Continuing Maintenance Obligation**. Notwithstanding anything to the contrary, the Association's affirmative duty to maintain the Property under this Agreement ends upon expiration of the Term. No course of performance after expiration creates an extension or renewal unless the Parties execute a written amendment.

SIGNATURES:

CITY OF LAVON, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

ELEVON COMMERCIAL OWNERS' ASSOCIATION, INC.

By: _____
Name: Ryan Burton
Title: President
Date: 10/15/26

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT 1 – 7.113 ACRES

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being part of that called Tract One-87.2935 acre tract of land described in deed to 78 Straddle, LP, as recorded in Volume 5571, Page 3351, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 87.2935 acre tract, said point being the southeast corner of that called 32.40 acre tract of land described in deed to Marvalene Smith, Trustee of Smith Living Trust as recorded in Document Number 20141103001196390, Official Public Records of Collin County, Texas, said point also being in the north line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE along the west line of said 87.2935 acre tract as follows:

North 00 degrees 45 minutes 21 seconds East, 594.16 feet to a one-half inch iron rod found in the east line of said 32.40 acre tract, said point also being the southeast corner of that called Tract 1- 27.32 acre tract of land described in Correction Affidavit to General Warranty Deed to Yueying Wang and Daisy Lee Lu as recorded in Document Number 20191118001462670, Official Public Records of Collin County, Texas;

North 00 degrees 43 minutes 34 seconds East, 649.03 feet along the east line of said 27.32 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 08 minutes 28 seconds East, 258.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 43 minutes 34 seconds West, 1,155.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 87.2935 acre tract, said point also being in the north right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE South 72 degrees 01 minutes 22 seconds West, 273.04 feet along the south line of said 87.2935 acre tract and along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to the POINT OF BEGINNING and containing 309,826 square feet or 7.113 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

TRACT 2 – 7.086 ACRES

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 29.863 acre tract of land described in deed to MA ELEVON 429, LLC, as recorded in Document Number _____ Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 29.863 acre tract of land, said point also being in the south line of Lot 7, Block A, Lakeridge Meadows, an addition to the City of Lavon as recorded in Cabinet L, Slide 641, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 15 minutes 42 seconds East, 260.25 feet along the north line of said 29.863 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 43 minutes 34 seconds West, 1,188.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 29.863 acre tract;

THENCE North 89 degrees 08 minutes 28 seconds West, 258.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 29.863 acre tract;

THENCE along the west line of said 29.863 acre tract as follows:

North 00 degrees 43 minutes 34 seconds East, 170.23 feet to a Bois D' Arc fence corner post found for corner;

North 00 degrees 36 minutes 19 seconds East, 659.99 feet to a one-half inch iron rod found for corner;

North 00 degrees 38 minutes 51 seconds East, 362.71 feet to the POINT OF BEGINNING and containing 308,685 square feet or 7.086 acres of land.

This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT "B"

JBI LETTER

JBI PARTNERS

October 2, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

Re: Marine Grove Park Dedication
Lot 2, Block A – Elevon West Commercial, Phase 1
CA1, Block B – Elevon West Commercial, Phase 2

Dear Ms. Dobbs

JBI Partners has been notified that MA Partners will be dedicating Marine Grove Park and the pond south of Villas Drive to the City of Lavon on **Wednesday, October 7, 2026**. The purpose of this letter is to formally inform the City that the previous erosion issues on the west side of the pond (located in Lot 2, Block A) have been successfully addressed.

Upon being made aware of the slope failure, JBI Partners and MA Partners investigated the root causes of the erosion. Two primary contributing factors were identified:

- **Field Drainage Diversion:** Runoff from the drainage area northwest of the pond is being diverted by a berm situated between two actively farmed fields.
- **Utility Flush Valve Runoff:** A Bear Creek SUD flush valve regularly discharges water from the dead-end 12-inch water main located in Villas Drive.

To resolve the slope failure and mitigate future risks, Miller Services, Inc. installed grouted rock riprap under the direct supervision and engineering direction of JBI Partners. This specific stabilization method—using grouted rock riprap to secure slopes along creeks and ponds—is a proven standard that has been successfully implemented at multiple locations throughout the Elevon Development. Furthermore, Bear Creek SUD has been notified that the runoff from their flush valve is impacting the pond. They are currently planning to install a dedicated drain line directly to the pond to permanently resolve their portion of the discharge.

Please be advised that following the official dedication, the Elevon Property Owner's Association will continue to fully maintain the pond area for a transition period of two years.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
VP\Partner
JBI Partners, Inc.

2121 Midway Road, Suite 300, Carrollton, TX 75006 | T: 972.248.7676 | TBPE No. F-438 TBPLS No. 10076000 | www.jbipartners.com

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 6 - C**

Item:

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.

Background:

The subject site contains approximately 6 acres, being part of a 17.05-acre site in the Shops at Elevon in the Elevon Planned Development subject to the amended and restated Development Agreement, governed by the Planned Development regulations established in Ordinance **2020-10-03,** as amended, and included in Tax Increment Reinvestment Zone (TIRZ) No. 2. The site is located southeast of the intersection of N. SH 78 and Elevon Parkway.

The Shops at Elevon contains retail and service opportunities including a primary anchor consisting of an approximately 56,000 gross square foot grocery store and fuel station.

Preliminary estimates of the private investment in the commercial development are approximately $17,080,000 generating ad valorem property tax revenue for the City of Lavon, in addition to the tax revenues generated for the school district, county, and community college.

The anticipated economic activity planned for the site has already served as a catalyst for investment and interest in surrounding areas that is difficult to quantify with a value. Retail, childcare, sit-down dining, medical, service, and possible entertainment options are anticipated for residents.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004 ECONOMIC DEVELOPMENT PROGRAMS

Sec. 212.004. ECONOMIC DEVELOPMENT PROGRAMS. (a) The governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality.

In 2024, the LEDC and City, in response to requests by the citizens chose to prioritize a grocery store in their marketing and recruitment. They established an incentive policy of offering an upfront cash incentive to the first grocery store to locate in Lavon. This project is the first site committed grocery store.

The proposed agreement contemplates the City's reimbursement of up to $2 million to come from designated general fund balance and future sales tax receipts generated directly by the project. Project performance is required for the reimbursement to occur. If the 10-year term expires before reimbursement has been completed, no further reimbursement will be due. In addition to the City contributing to the capital reimbursement, the City and LEDC will share in sales tax reimbursement contributions. Sales tax proceeds to the Street Maintenance Road Fund will not be utilized.

Financial Consideration:

The program is a substantial net positive for the City. The property owner stated that without the incentive, the development project would not move forward as they have other investment projects in line with reimbursement partners willing to participate.

Reimbursement is incremental to construction and operation benchmarks, employment metrics, and development of the site performing to specific standards.

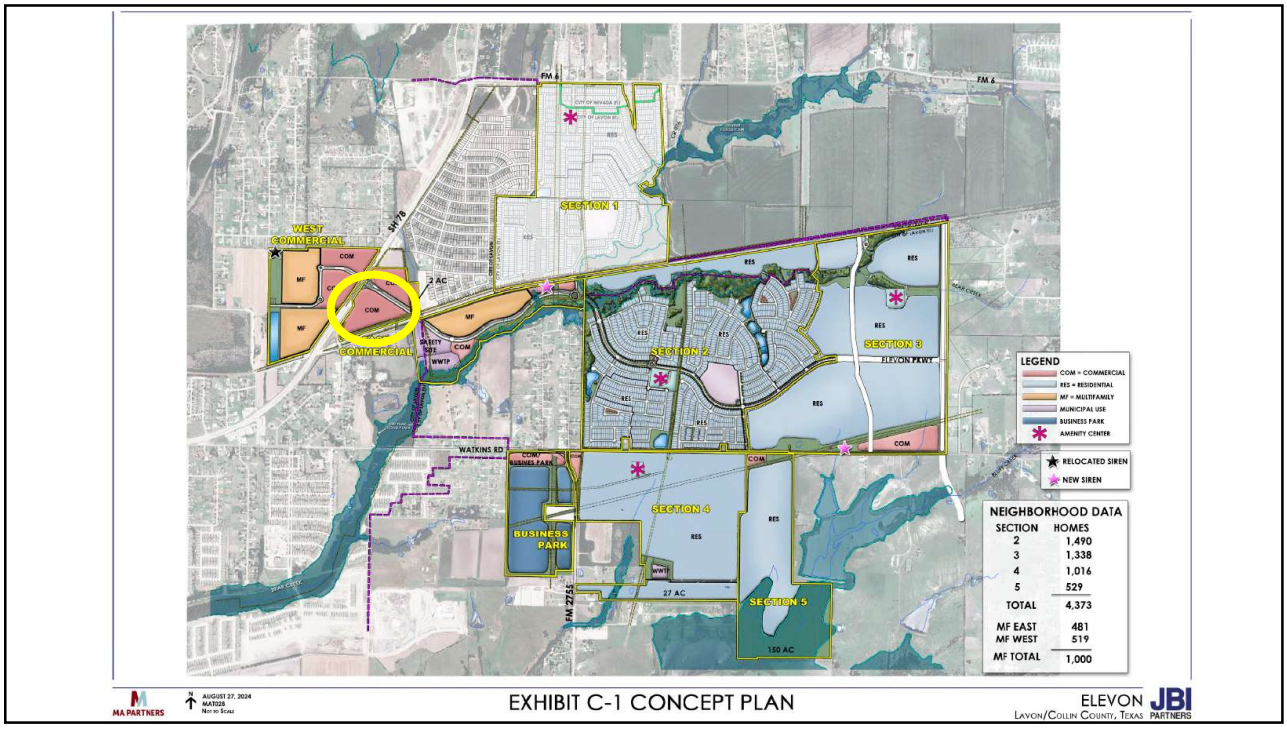
Staff Notes:

The city attorney and consulting team have reviewed the proposed agreement. Approval is recommended.

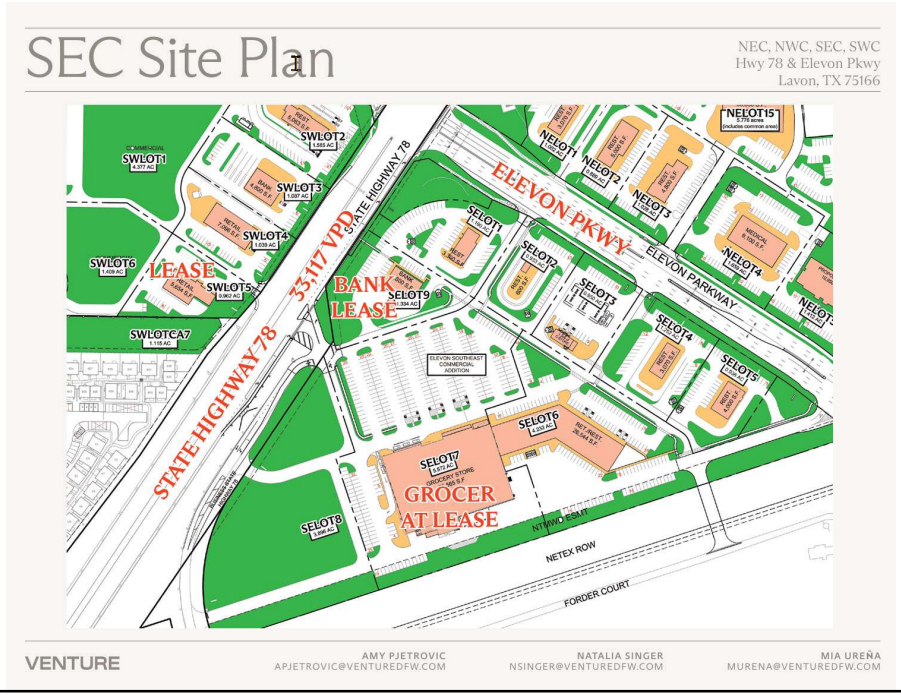
Attachments: Location exhibits


LAVON
LAKE
FM 6
SH 78
TOWN OF
LAVON
Main St
Hwy 2755 (Watkins Rd)
CR 541
Hwy 2755
Hwy 2755
SEC Planning, LLC
CONTEXT MAP
ELEVON
LAVON, TEXAS
North
Scale: 1" = 3,000'
Date: June 29, 2022

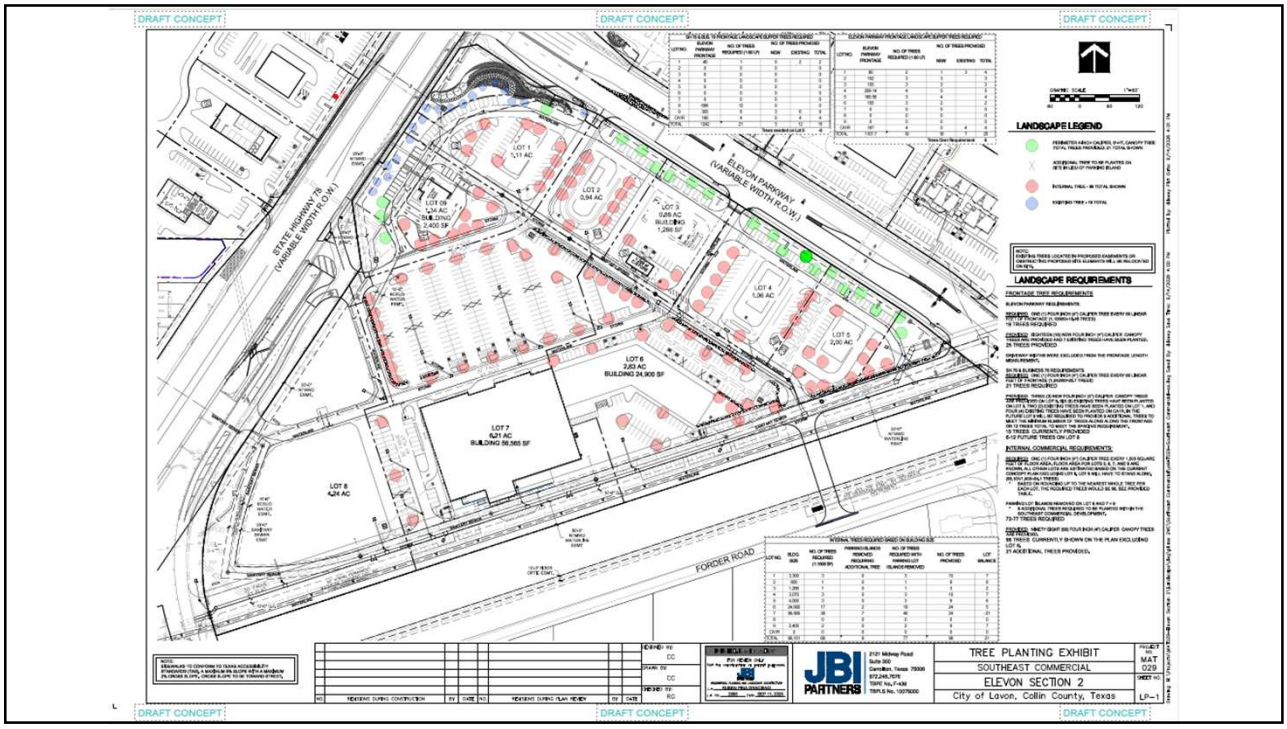
57


FM 6
SECTION 1
WEST
COMMERCIAL
SH 78
COM
MF
2 AC
COMMERCIAL
SAFETY
SITE
WWTP
SECTION 2
SECTION 3
ELEVON PKWY
RES
WATKINS RD
COMM
BUSINES PARK
BUSINESS
PARK
SECTION 4
27 AC
FM 2755
SECTION 5
150 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
MA PARTNERS
AUGUST 27, 2024
MAT028
NOT TO SCALE
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

58


SEC Site Plan
NEC, NWC, SEC, SWC
Hwy 78 & Elevon Pkwy
Lavon, TX 75166
SWLOT1
SWLOT2
SWLOT3
SWLOT4
SWLOT5
SWLOT6
SWLOTCA7
LEASE
33,117 VPD
STATE HIGHWAY 78
BANK LEASE
ELEVON PKWY
ELEVON PARKWAY
NELOT1
NELOT2
NELOT3
NELOT4
NELOT5
SELOT1
SELOT2
SELOT3
SELOT4
SELOT5
SELOT6
SELOT7
SELOT8
SELOT9
GROCER AT LEASE
NETEX ROW
FORDER COURT
VENTURE
AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM
NATALIA SINGER
NSINGER@VENTUREDFW.COM
MIA UREÑA
MUREÑA@VENTUREDFW.COM

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DRAFT CONCEPT
LANDSCAPE LEGEND
LANDSCAPE REQUIREMENTS
ELEVON PARKWAY (VARIABLE WIDTH R.O.W.)
STATE HIGHWAY 78 (VARIABLE WIDTH R.O.W.)
FORDER ROAD
TREE PLANTING EXHIBIT
SOUTHEAST COMMERCIAL
ELEVON SECTION 2
City of Lavon, Collin County, Texas
JBI PARTNERS

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CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 7 – D**

Item:

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 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.

Background:

A public hearing before the Lavon Economic Development Corporation (LEDC) Board of Directors was conducted on September 28, 2026. At such time and place, the public was provided an opportunity to comment on the proposed project.

Pursuant to state law, a Project may include costs for the acquisition of lands, buildings, equipment, facilities and improvements and related necessary costs for the design, construction, renovation, equipping, improving, maintenance and operation of the land, buildings, equipment facilities and improvements.

The Local Government Code provides that a Type B economic development corporation may undertake a Project with the City Council's approval.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.152 PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES

(a) Type B corporations are authorized projects to include land and improvements suitable for sports, entertainment, tourist, convention, and public park purposes and events and other related improvements.

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.156. PROJECTS RELATED TO BUSINESS ENTERPRISES IN CERTAIN MUNICIPALITIES.

For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for the development, retention or expansion of business enterprises if the project is undertaken by a Type B corporation authorized to be created by as municipality.

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.

(a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.

(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than $10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.

As permitted by the Texas Open Meetings Act, the Lavon Economic Development Corporation Board of Directors and/or the City Council may convene into Executive Session to discuss the matter if needed.

Financial Implications:

Funding is directly tied to the project's performance. The Project consists of $500,000 at commencement of construction and future sales tax generated directly by the Project over ten years, not to exceed $250,000. The LEDC will provide appropriate funds for the project in the Annual Budget.

Staff Notes:

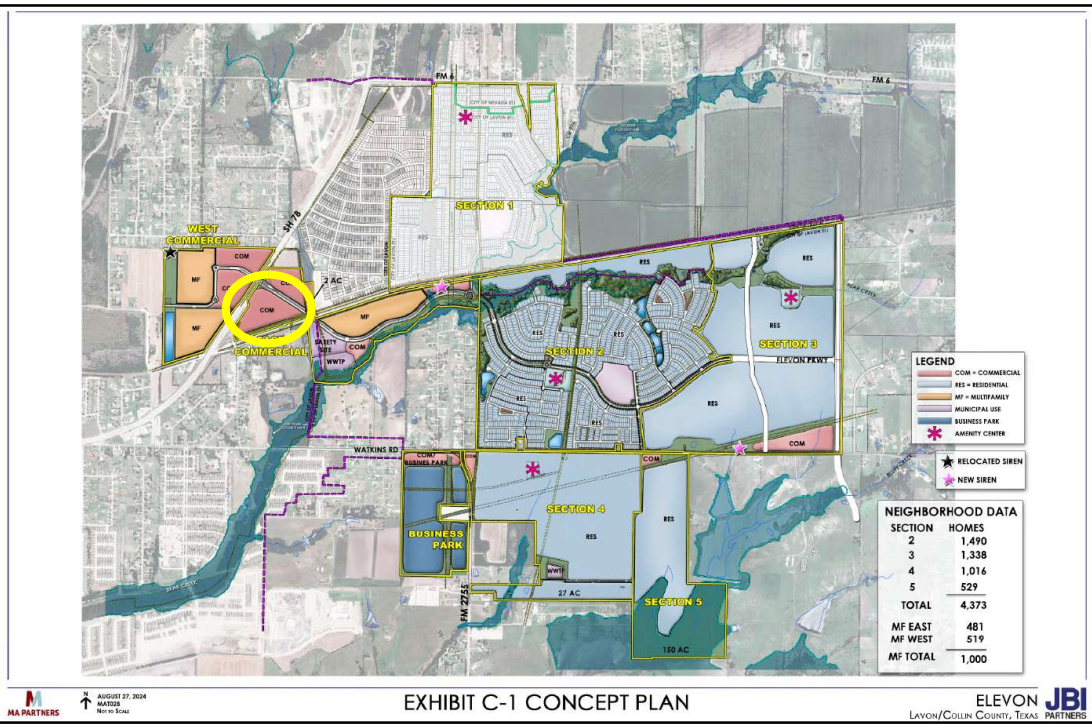
This is the first of two required readings and approval of the first reading is recommended.

If the proposed item is approved, the Resolution will be scheduled for a second reading.

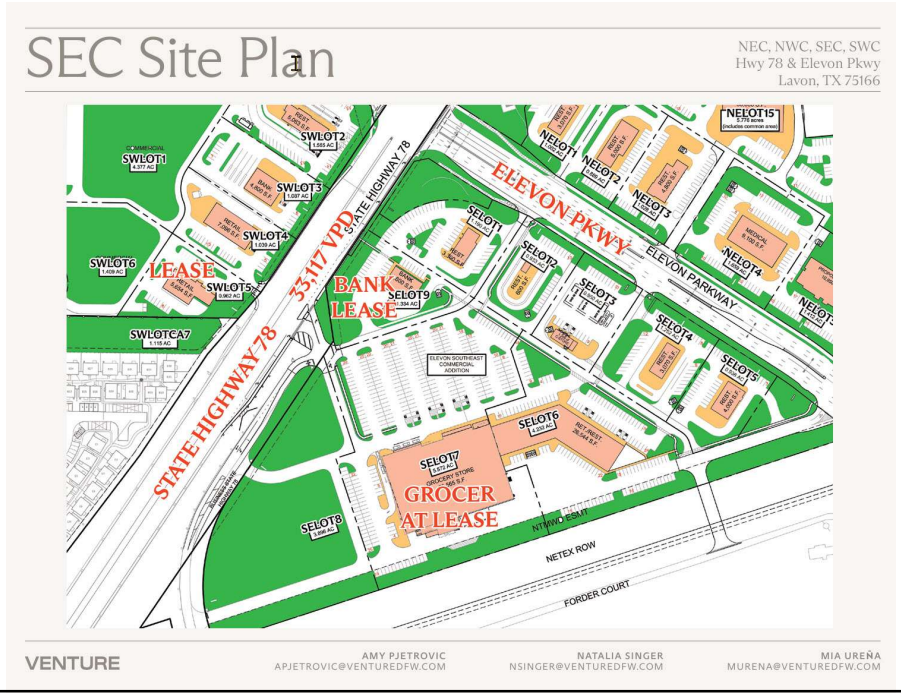
Attachments: 1) Proposed Resolution
2) Location Exhibit


LAVON
LAKE
SH 78
TOWN OF
LAVON
Hwy 2755 (Watkins Rd)
CR 541
Hwy 2755
SEC Planning, LLC
CONTEXT MAP
ELEVON
LAVON, TEXAS

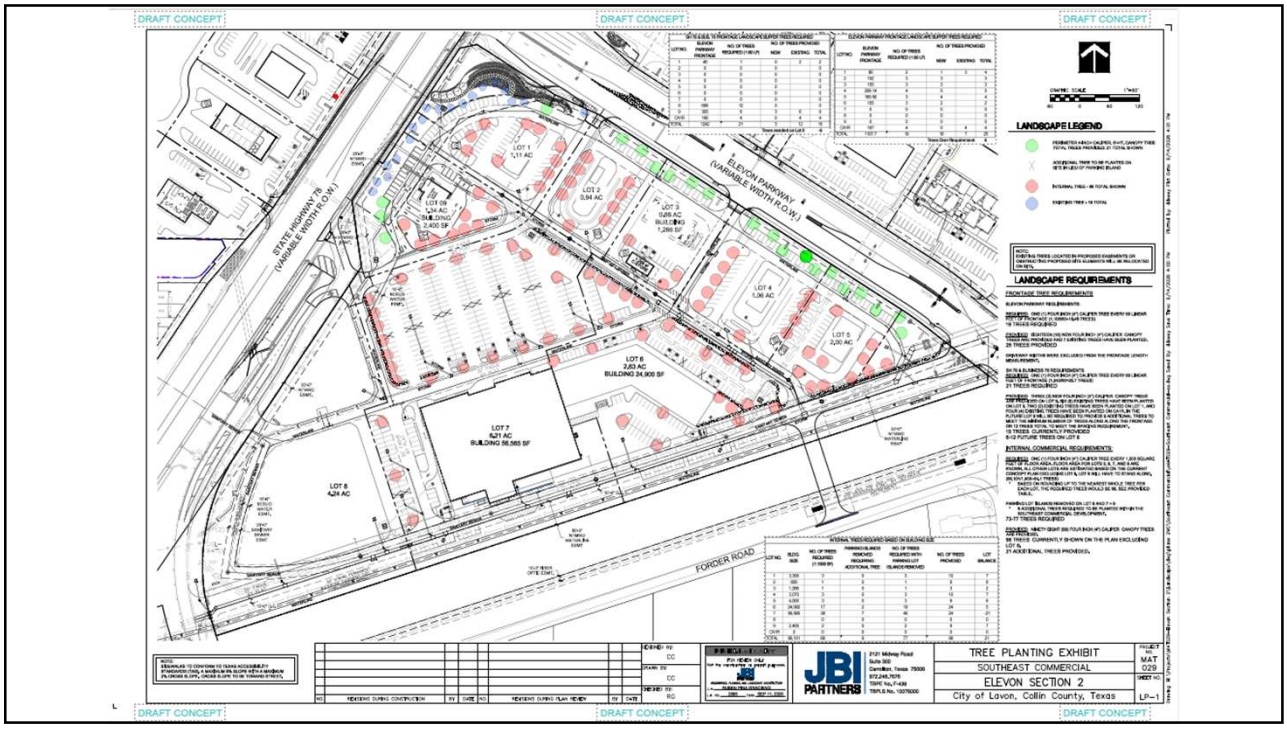
57


FM 6
SH 78
WEST
COMMERCIAL
COMMERCIAL
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
BUSINESS
PARK
WATKINS RD
FM 2755
ELEVON PKWY
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MF EAST 481
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MF TOTAL 1,000
MA PARTNERS
AUGUST 27, 2024
MAT028
NOT TO SCALE
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

58


SEC Site Plan
NEC, NWC, SEC, SWC
Hwy 78 & Elevon Pkwy
Lavon, TX 75166
SWLOT1
SWLOT2
SWLOT3
SWLOT4
SWLOT5
SWLOT6
SWLOTCA7
LEASE
33,117 VPD
STATE HIGHWAY 78
BANK
LEASE
ELEVON PKWY
ELEVON PARKWAY
NELOT1
NELOT2
NELOT3
NELOT4
NELOT5
SELOT1
SELOT2
SELOT3
SELOT4
SELOT5
SELOT6
SELOT7
GROCER
AT LEASE
SELOT8
SELOT9
NETEX ROW
FORDER COURT
VENTURE
AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM
NATALIA SINGER
NSINGER@VENTUREDFW.COM
MIA UREÑA
MUREÑA@VENTUREDFW.COM

59


DRAFT CONCEPT
LANDSCAPE LEGEND
LANDSCAPE REQUIREMENTS
ELEVON PARKWAY
(VARIABLE WIDTH R.O.W.)
FORDER ROAD
TREE PLANTING EXHIBIT
SOUTHEAST COMMERCIAL
ELEVON SECTION 2
City of Lavon, Collin County, Texas
JBI PARTNERS

60

CITY OF LAVON, TEXAS

RESOLUTION NO. _____

LEDC Project – Grocery Store – Shops at Elevon

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS 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.

WHEREAS, the Texas Local Government Code, Section 505.152, 505.156, and 505.158 establishes the authority for the Lavon Economic Development Corporation ("LEDC") to undertake certain projects with the City Council of the City of Lavon's approval; and

WHEREAS, these projects assist in the development of business, recreational and community facilities in Lavon and the City Council finds that approving the projects serve the best interests of the City and the public health, safety and welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. That the City Council of the City of Lavon does hereby approve and authorize the LEDC 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.

SECTION 2. That this resolution shall take effect from and after the date of the second reading.

FIRST READING:_____ **SECOND READING: _____**

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the ____day of _____ 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 7 – E**

Item:

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.

Background:

A public hearing before the Lavon Economic Development Corporation (LEDC) Board of Directors was conducted on September 28, 2026. At such time and place, the public was provided an opportunity to comment on the proposed project.

Pursuant to state law, a Project may include costs for the acquisition of lands, buildings, equipment, facilities and improvements and related necessary costs for the design, construction, renovation, equipping, improving, maintenance and operation of the land, buildings, equipment facilities and improvements.

The Local Government Code provides that a Type B economic development corporation may undertake a Project with the City Council's approval.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.152 PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES

(a) Type B corporations are authorized projects to include land and improvements suitable for sports, entertainment, tourist, convention, and public park purposes and events and other related improvements.

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TEXAS LOCAL GOVERNMENT CODE

Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.

(a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.

(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than $10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.

As permitted by the Texas Open Meetings Act, the Lavon Economic Development Corporation Board of Directors and/or the City Council may convene into Executive Session to discuss the matter if needed.

Financial Implications:

Funding is directly tied to the project's performance. The Project consists of an estimated $2,700,000 reimbursement of future sales tax generated directly by the Project over fifteen years. The LEDC will provide appropriate funds for the project in the Annual Budget.

Staff Notes:

This is the first of two required readings and approval of the first reading is recommended.

If the proposed item is approved, the Resolution will be scheduled for a second reading.

Attachments: 1) Proposed Resolution
2) Location Exhibit

HERITAGE SQUARE



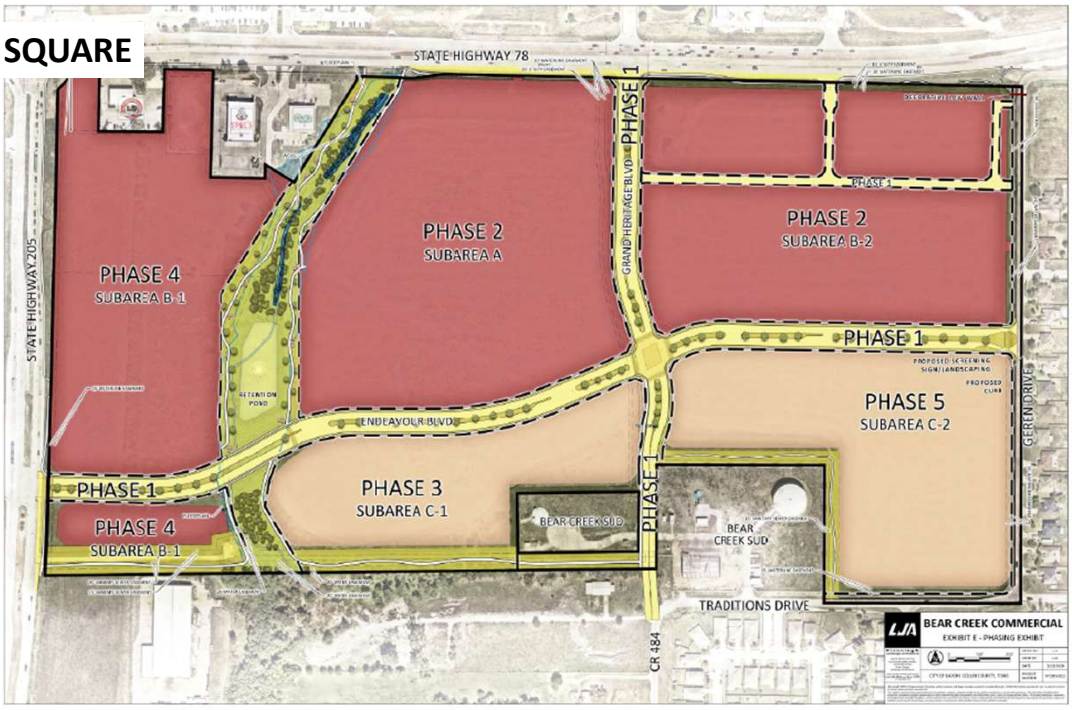
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HERITAGE SQUARE



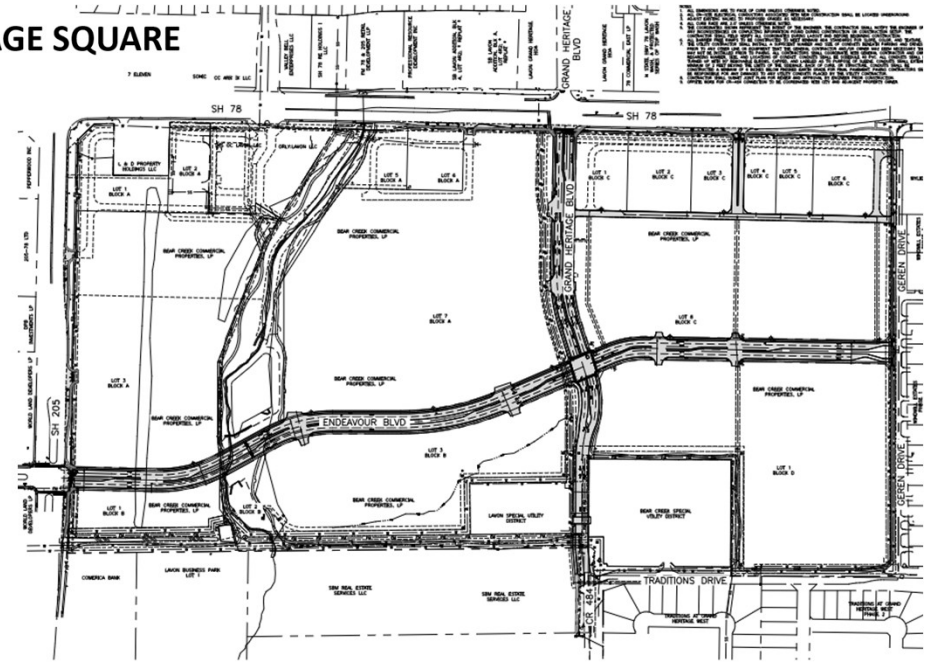
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HERITAGE SQUARE

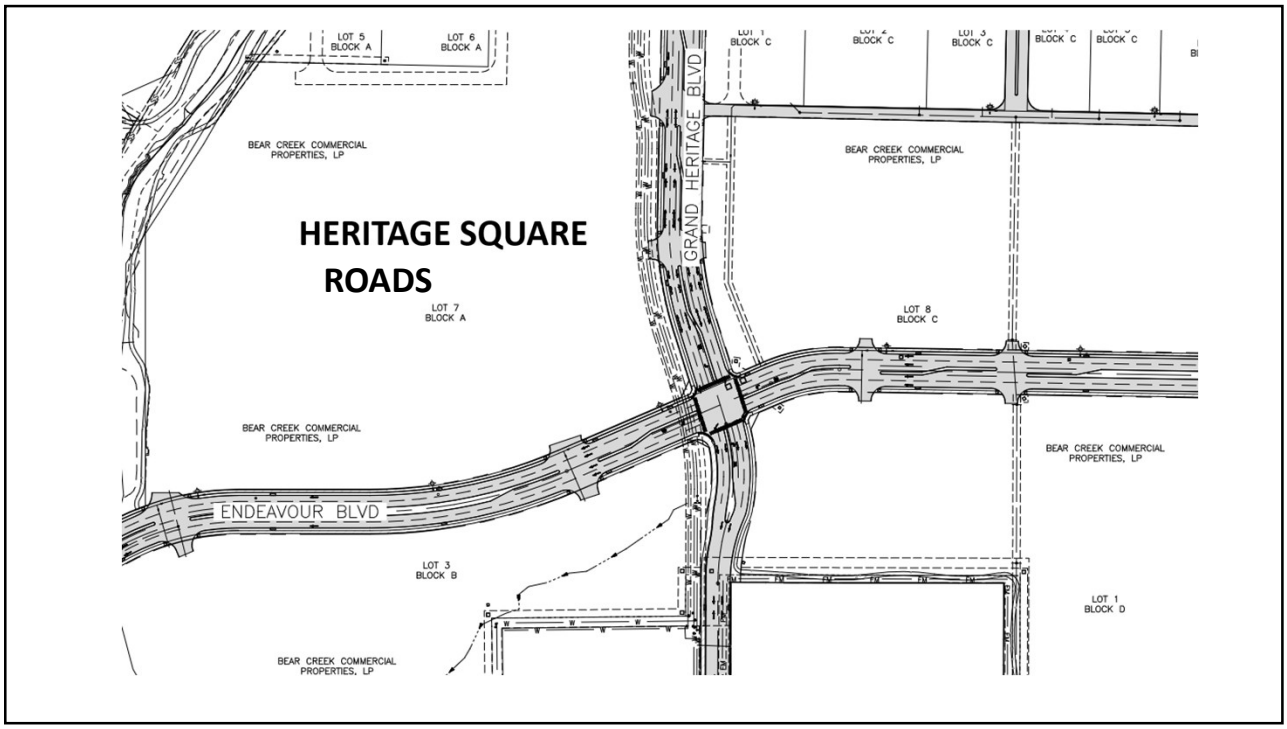


62

HERITAGE SQUARE



63


HERITAGE SQUARE
ROADS
LOT 5
BLOCK A
LOT 6
BLOCK A
BEAR CREEK COMMERCIAL
PROPERTIES, LP
GRAND HERITAGE BLVD
LOT 1
BLOCK C
LOT 2
BLOCK C
LOT 3
BLOCK C
BEAR CREEK COMMERCIAL
PROPERTIES, LP
LOT 7
BLOCK A
LOT 8
BLOCK C
BEAR CREEK COMMERCIAL
PROPERTIES, LP
BEAR CREEK COMMERCIAL
PROPERTIES, LP
ENDEAVOUR BLVD
LOT 3
BLOCK B
LOT 1
BLOCK D
BEAR CREEK COMMERCIAL
PROPERTIES, LP

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CITY OF LAVON, TEXAS

RESOLUTION NO. _____

LEDC Project – Heritage Square

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS 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.

WHEREAS, the Texas Local Government Code, Section 505.152, 505.156, and 505.158 establishes the authority for the Lavon Economic Development Corporation ("LEDC") to undertake certain projects with the City Council of the City of Lavon's approval; and

WHEREAS, these projects assist in the development of business, recreational and community facilities in Lavon and the City Council finds that approving the projects serve the best interests of the City and the public health, safety and welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. That the City Council of the City of Lavon does hereby approve and authorizes the LEDC 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.

SECTION 2. That this resolution shall take effect from and after the date of the second reading.

FIRST READING:_____ **SECOND READING: _____**

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the ____day of _____ 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 6 - F**

Item:

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.

Background:

On April 7, 2026, the City Council awarded a construction contract to Drake General Contractors, LLC for the City of Lavon Bear Creek Wastewater Treatment Plant (WWTP) Expansion No. 4 Construction Project (CIP-21) in the amount of $6,586,100.00.

Change Order No. 1 is proposed to provide for the additional construction of an aeriation basin and digester for $772,000.00. The Change Order resulted from recent repairs unforeseen during project design that indicated it to be appropriate and necessary to construct the basin for additional redundancy for continued effective plant operations as the plant components age and are replaced. No additional time is proposed to be added to the contract.

Financial Implications:

The proposed change represents approximately 10.96% of the original contract amount. Funding for the project will come from the Series 2023 Certificates of Obligation and the Wastewater Fund account. Funding is allocated in the CIP FY 2026-27 Program Budgets, and the CIP budget allocations will be amended.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: 1**)** Proposed Resolution and Change Order

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-11

Change Order No. 1 – Bear Creek WWTP Expansion No 4 (CIP-21)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS 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 AN EFFECTIVE DATE.

WHEREAS, on April 7, 2026, the City Council awarded a construction contract to Drake General Contractors, LLC for the City of Lavon Bear Creek Wastewater Treatment Plant (WWTP) Expansion No. 4 Construction Project (CIP-21) in the amount of $6,586,100.00; and

WHEREAS, recent repairs unforeseen during project design warrant the construction of additional redundancy for continued effective plant operations as the plant components age and are replaced, such construction being determined by the city engineer to be appropriate and necessary; and

WHEREAS, the City Council has considered and determined that the change order to the contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of 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, attached hereto and incorporated herein as Exhibit "A".

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 20th day of October 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-10-11

EXHIBIT A

CHANGE ORDER No. 1

ENGINEER'S Project No.: **23003**
PROJECT: **bear Creek WWTP Expansion Phase 4 [CIP-21]**
CONTRACTOR: **Drake General Contractors LLC**
ORIGINAL CONTRACT Amount: **$ 6,586,100.00** CONTRACT Date: **April 7, 2026**

TO: **Drake General Contractors, LLC**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By:_____

Dated:_____

NATURE OF CHANGES: (See attached change order requests.)

- Addition of third aeration/digester basin to provide capacity in the event of future steel tank failures and to provide additional hydraulic capacity for peak flows.

These changes result in the following adjustment of Contract Price and Contract Time:

Original Contract Price:	$ 6,586,100.00
Change Order No. 1:	$ 722,000.00
New Contract Price:	$ 7,308,100.00
Percent Contract Change:	10.96%
Original Calendar Days:	480
Net Increase by Change Order No. 1:	0
New Calendar Days:	480

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.
Engineer

By: _____
Mark D. Hill, P.E.

Date: _____

Drake General Contractors LLC
Contractor

By: _____

Printed Name: _____

Date: _____

Drake General Contractors LLC

DESCRIPTION OF CONTRACTOR'S PRICE FOR PROPOSED MODIFICATION

PROJECT: Bear Creek WWTP Expansion Phase 4
OWNER: City of Lavon
CONTRACTOR: Drake General Contractors LLC.
ENGINEER: Freeman-Millican, Inc.
REFERENCE: **CMR-002**
CMR-002 Additional Aeration & Digester Basin

PROJECT NUMBER
26220003.E

Date: Oct. 7, 2026

The Contractor proposes to make the following additions, modifications, or deletions to the Work described in the Contract Documents:

CMR-002: Inclusion of third new Aeration and Digester Basin, Pipe, Valves, Equipment, and Misc. Metals per directive.

Misc Change Order $609,878.59
- CMR-002 Additional Aeration & Digester Basin

Contractors Fee	**$97,580.57**
Equipment	**$0.00**
Bond	**$14,540.84**

Total: $722,000.00

Notice to Proceed:

Current Substantial Completion:
New Substantial Completion Date:

Note: The pricing and terms described above are only valid for **7** days.
Exluded:

Prepared by: Drake General Contractors LLC.

By: Kevin Jagielski
Project Manager

BREAKDOWN OF CONTRACTOR'S PRICE FOR PROPOSED MODIFICATION

Amount Requested $722,000.00
Additional Days Requested 0

PROJECT: Bear Creek WWTP Expansion Phase 4
OWNER: City of Lavon
CONTRACTOR: Drake General Contractors LLC.
ENGINEER: Freeman-Millican, Inc.
REFERENCE: **CMR-002 Additional Aeration & Digester Basin**

PROJECT NUMBER
26220003.E

Description	Qty	Unit	Labor/Unit	Material/Unit	Euipment/Unit	Sub - contractor/Unit	Totals
Supervision & Labor							
5 Man Crew (Inc'l Superintendent)	6.0	Weeks	$9,625.00				$57,750.00
							$0.00
							$0.00
						Subtotal:	$57,750.00
Equipment							
Crane, SkyTrak, Backhoe, Excavator	6.0	Weeks			$6,500.00		$39,000.00
							$0.00
							$0.00
							$39,000.00
Subcontract							
Ei2 - Airlift & Decant	1	LS				$84,750.00	$84,750.00
D&M Concrete - Concrete Structure	1	LS				$205,538.59	$205,538.59
Aquarius - Air Piping & Diffusers	1	LS				$54,000.00	$54,000.00
Prime Excavation - Earthwork	1	LS				$30,000.00	$30,000.00
Lamar Industrial	1	LS				$77,000.00	$77,000.00
						Subtotal:	$451,288.59
Material							
Pipe & Fittings	1	LS				$61,840.00	$61,840.00
						Subtotal:	$61,840.00
						Overall Subtotal:	**$609,878.59**
						Contractor's Fee:	**$97,580.57**
						Insurance and Bond:	**$14,540.84**
						TOTAL	**$722,000.00**

CITY OF LAVON
Agenda Brief

MEETING: October 20, 2026 **ITEM: 7**

Item:

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.** Wastewater Services – Service, operations, and capital projects
- **E.** Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

CITY OF LAVON
BUILDING PERMITS
CALENDAR YEAR 2025-2026

PERMITS	September-2026	Calendar Year 2026	Permit Valuations	September-2025	Calendar Year 2025	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	15	130	$117,247.35	20	230	$351,808.45
SINGLE FAMILY	20	281	$1,069,545.78	45	471	$1,695,018.46
Multi-Family	0	92	$153,423.94	0	132	$156,123.94
POOLS	0	7	$2,800.00	0	9	$3,600.00
OTHERS	44	623	$88,783.19	94	948	$91,000.28
* **Elevon Section 1 MUD Sewer**	0	68			120	
TOTAL	**79**	**1201**	**$1,431,800.26**	**159**	**1910**	**$2,297,551.13**
* **first month reporting/not comulative**						









Community Waste Disposal Monthly Report to the City of Lavon

Nicole Roemer *Municipal Director*

Municipal Recycling Program








Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of Lavon are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Sep-2026	Aug-2026	Jul-2026	Jun-2026	May-2026	Apr-2026	Mar-2026	Feb-2026	Jan-2026	Dec-2025	Nov-2025	Oct-2025
Homes	4,275	4,275	4,240	4,208	4,159	4,060	4,060	4,018	3,967	3,919	3,847	3,789
Resi Rcy Tonnage	65.57	42.49	77.88	79.54	70.5	74	71.18	48.69	44.67	58.73	41.69	63.37
Pounds / Home / Month	30.68	19.88	36.74	37.8	33.9	36.45	35.06	24.24	22.52	29.97	21.67	33.45

Municipal Service Inquiries








Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Sep-2026	Aug-2026	Jul-2026	Jun-2026	May-2026	Apr-2026	Mar-2026	Feb-2026	Jan-2026	Dec-2025	Nov-2025	Oct-2025
Service Opportunities	38,697	38,697	38,372	38,086	37,666	36,774	36,774	36,393	35,921	35,484	34,843	34,354
Service Inquiries	14	19	25	31	35	12	25	7	30	24	12	28
Per 1,000 Service Opps	0.36	0.49	0.65	0.81	0.93	0.33	0.68	0.19	0.84	0.68	0.34	0.82

Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of Lavon and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 09/01/02026 - 09/30/02026

Date	Account	Address	Service Type	Service Code
09/02/02026	376187	956 DAYFLOWER CT	RESI	NOTE
				Total RESI: 1
09/10/02026	179237	1044 GLENN RD	RESI-BULK	BULK
09/10/02026	178833	452 COOLIDGE LN	RESI-BULK	BULK
09/10/02026	179661	695 BONHAM DR	RESI-BULK	BULK MISSED 9.9
09/24/02026	179624	953 AUSTIN LN	RESI-BULK	BULK
09/30/02026	177913	220 LAKESIDE DR	RESI-BULK	BULK
				Total RESI-BULK: 5
09/03/02026	177146	320 FORDER CT	RESI-RECYCLE	95G RL REC SERVICE MISSED
09/09/02026	178225	224 HOPE ORCHARDS DR	RESI-RECYCLE	95G RL REC SERVICE MISSED
09/17/02026	177146	320 FORDER CT	RESI-RECYCLE	95G RL REC SERVICE MISSED
09/24/02026	377155	762 LOWELL DR	RESI-RECYCLE	SERVICE RECYCLE CART
09/25/02026	377206	520 LUCAS LN	RESI-RECYCLE	95G RL REC SERVICE MISSED

Total RESI-RECYCLE: 5

09/03/02026	177289	548 MUSTANG CT	RESI-TRASH	95G RL TRASH SERV MISSED
09/16/02026	178486	776 TAWNY TURN	RESI-TRASH	95G RL TRASH SERV MISSED
09/24/02026	377159	870 OAK ST	RESI-TRASH	95G RL TRASH SERV MISSED

Total RESI-TRASH: 3

Total Inquiries: 14

Collin County Tax Office
Detail Collections Report Summary

Printed 10/8/2026 3:14 PM

Deposit Date from 10/1/2025 to 9/30/2026 and Tax Unit = {LAVON CITY} AND Exclude Overpay Refunds = True

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	3,831,192.23	2,303,625.19	0.00	6,134,817.42
Interest	1,826.83	1,097.93	0.00	2,924.76
Penalty	5,244.04	3,151.79	0.00	8,395.83
Collection Fees	2,031.76	0.00	0.00	2,031.76
Rendition Penalty	306.44	0.00	0.00	306.44
Excess Proceeds	109.13	0.00	0.00	109.13
VIT Overage Payment	2.79	0.00	0.00	2.79
Recalc Refund	(20,702.17)	(12,448.41)	0.00	(33,150.58)
Recalc Refund P&I	(1.24)	(0.75)	0.00	(1.99)
Current Total:	**3,820,009.81**	**2,295,425.75**	**0.00**	**6,115,435.56**
Delinquent				
Levy	11,411.91	8,642.55	0.00	20,054.46
Ag Levy	10,873.57	6,412.81	0.00	17,286.38
Interest	1,030.10	707.22	0.00	1,737.32
Penalty	834.46	630.88	0.00	1,465.34
Collection Fees	2,877.51	0.00	0.00	2,877.51
Rendition Penalty	56.95	0.00	0.00	56.95
Recalc Refund	(16,766.62)	(12,360.53)	0.00	(29,127.15)
Recalc Refund Collection Fees	(45.25)	0.00	0.00	(45.25)
Recalc Refund P&I	(57.55)	(43.77)	0.00	(101.32)
Delinquent Total:	**10,215.08**	**3,989.16**	**0.00**	**14,204.24**
Grand Total:	**3,830,224.89**	**2,299,414.91**	**0.00**	**6,129,639.80**

Collin County Tax Office
Detail Collections Report Summary

Deposit Date from 9/1/2026 to 9/30/2026 and Tax Unit = {LAVON CITY} AND Exclude Overpay Refunds = True

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	4,835.85	2,907.71	0.00	7,743.56
Interest	268.52	161.46	0.00	429.98
Penalty	456.52	274.50	0.00	731.02
Collection Fees	1,414.37	0.00	0.00	1,414.37
Recalc Refund	(1,852.93)	(1,114.17)	0.00	(2,967.10)
Current Total:	**5,122.33**	**2,229.50**	**0.00**	**7,351.83**
Delinquent				
Levy	644.16	540.51	0.00	1,184.67
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Collection Fees	0.00	0.00	0.00	0.00
Recalc Refund	(538.00)	(451.44)	0.00	(989.44)
Delinquent Total:	**106.16**	**89.07**	**0.00**	**195.23**
Grand Total:	**5,228.49**	**2,318.57**	**0.00**	**7,547.06**

Collin County Tax Office

Deposit Date from 10/1/2025 to 9/30/2026 and Tax Units = {LAVON CITY}

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	3,831,192.23	2,303,625.19	0.00	6,134,817.42
Interest	1,826.83	1,097.93	0.00	2,924.76
Penalty	5,244.04	3,151.79	0.00	8,395.83
Rendition Penalty	306.44	0.00	0.00	306.44
Rendition Penalty Admin Fee	(15.31)	0.00	0.00	(15.31)
Excess Proceeds	109.13	0.00	0.00	109.13
VIT Overage Payment	2.79	0.00	0.00	2.79
Recalc Refund	(20,702.17)	(12,448.41)	0.00	(33,150.58)
Recalc Refund P&I	(1.24)	(0.75)	0.00	(1.99)
Current Grand Total	**3,817,962.74**	**2,295,425.75**	**0.00**	**6,113,388.49**
Delinquent				
Levy	11,411.91	8,642.55	0.00	20,054.46
Ag Levy	10,873.57	6,412.81	0.00	17,286.38
Interest	1,030.10	707.22	0.00	1,737.32
Penalty	834.46	630.88	0.00	1,465.34
Rendition Penalty	56.95	0.00	0.00	56.95
Rendition Penalty Admin Fee	(2.85)	0.00	0.00	(2.85)
Recalc Refund	(16,766.62)	(12,360.53)	0.00	(29,127.15)
Recalc Refund P&I	(57.55)	(43.77)	0.00	(101.32)
Delinquent Grand Total	**7,379.97**	**3,989.16**	**0.00**	**11,369.13**
Grand Total	**3,825,342.71**	**2,299,414.91**	**0.00**	**6,124,757.62**

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 AND Year End Date = 10/01/2026 AND Month Range from 09/01/2026 to 09/30/2026 and Tax Units = {multiple}

18 - LAVON CITY

CURRENT YEAR INFORMATION

Start Value	Start Exemption	Start Taxable	Rate	Calc Start Levy	Actual Start Levy	Start Frozen Loss	Start + Frozen
1,704,617,281	205,929,236	1,498,688,045	0.420000	6,294,489.79	6,162,782.98	131,707.45	6,294,490.43

Adjusted Value	Adjusted Exemption	Adj Taxable	Rate	Calc Adj Levy	Actual Current Levy	Adj Frozen Loss	Act Levy + Act Frozen
1,702,889,592	215,222,127	1,487,667,465	0.420000	6,248,203.35	6,126,658.32	121,545.62	6,248,203.94

Start Value	Net Value Adj	Start Value + Net Value Adj	Actual Current Value
1,704,617,281	(1,727,689)	1,702,889,592	1,702,889,592

Start Exemption	Net Exmp Adj	Start Exemp + Net Exmp Adj	Actual Current Exemption
205,929,236	9,292,891	215,222,127	215,222,127

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
2011	280.36	0.00	0.00	0.00	0.00	280.36	0.00	0.00
2012	2.92	0.00	0.00	0.00	0.00	2.92	0.00	0.00
2015	25.06	0.00	(25.06)	0.00	0.00	0.00	0.00	0.00
2016	25.06	0.00	0.00	0.00	0.00	25.06	0.00	0.00
2017	41.01	0.00	0.00	0.00	0.00	41.01	0.00	0.00
2018	134.69	0.00	0.00	0.00	0.00	134.69	0.00	0.00
2019	320.97	0.00	0.00	0.00	0.00	320.97	0.00	0.00
2020	65.23	0.00	0.00	0.00	0.00	65.23	0.00	0.00
2021	8,850.31	(2,660.29)	(2,720.17)	0.00	5,806.30	323.84	(2,660.29)	94.71
2022	12,341.23	(2,559.81)	(3,145.14)	0.00	5,088.12	4,107.97	(2,559.81)	55.32
2023	14,443.11	(2,604.05)	(6,413.82)	0.00	4,008.12	4,021.17	(2,604.10)	48.34
2024	14,493.87	(2,837.87)	(20,029.35)	195.23	(6,688.85)	1,153.37	(3,083.26)	0.00
2025	6,162,782.98	(3,427.39)	(36,124.66)	4,776.46	6,101,666.84	24,991.48	(3,750.44)	99.59
TOTAL	**6,213,806.80**	**(14,089.41)**	**(68,458.20)**	**4,971.69**	**6,109,880.53**	**35,468.07**	**(14,657.90)**	
DELQ TOTAL	**51,023.82**	**(10,662.02)**	**(32,333.54)**	**195.23**	**8,213.69**	**10,476.59**	**(10,907.46)**	

2833 - Lavon, City of (General Obligation Debt)

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the Texas Comptroller's website if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

View Grid Based on Calendar Year

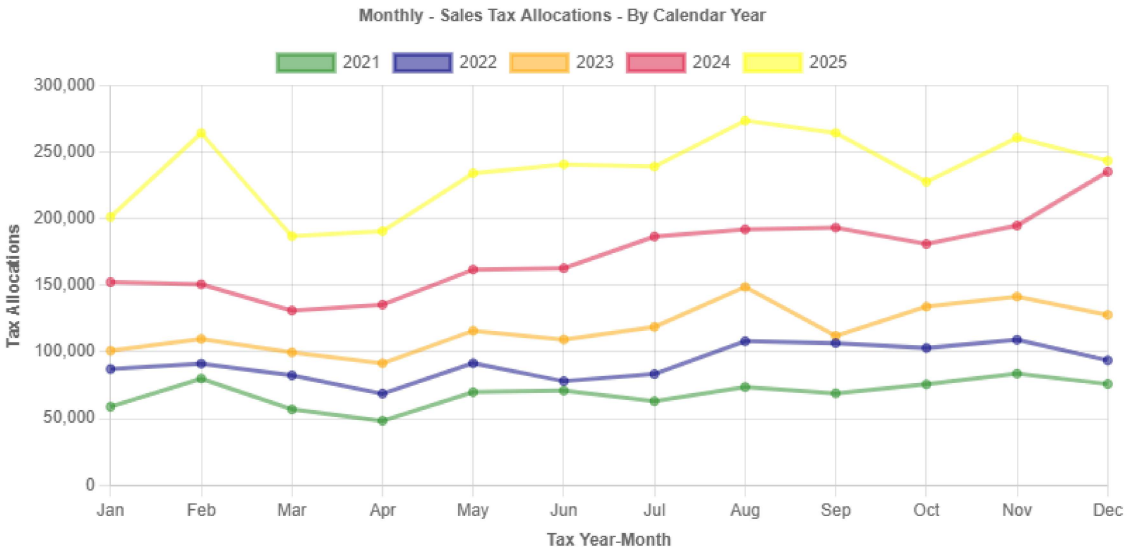
View Grid With All Years

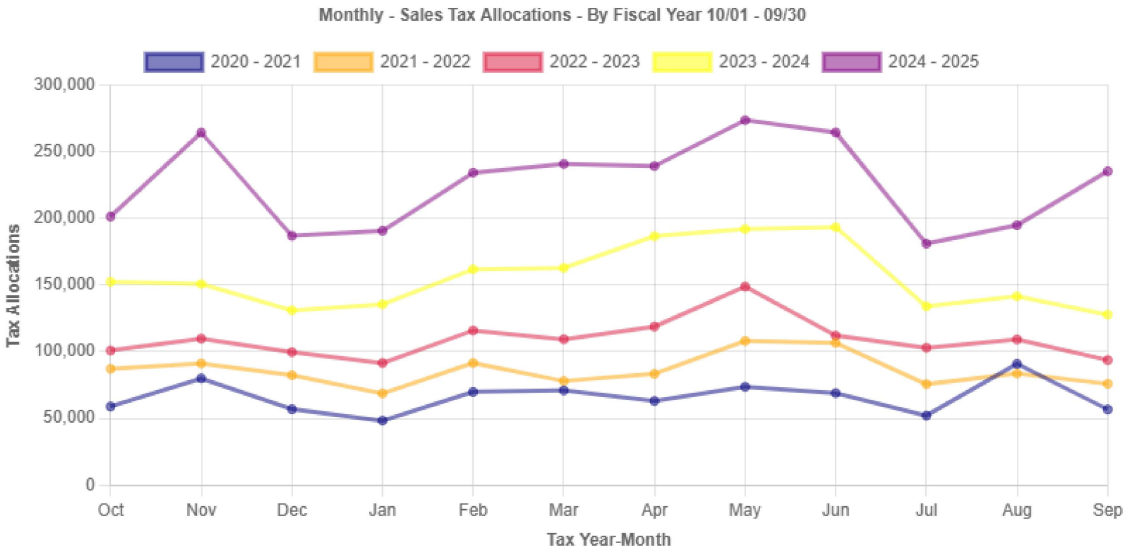
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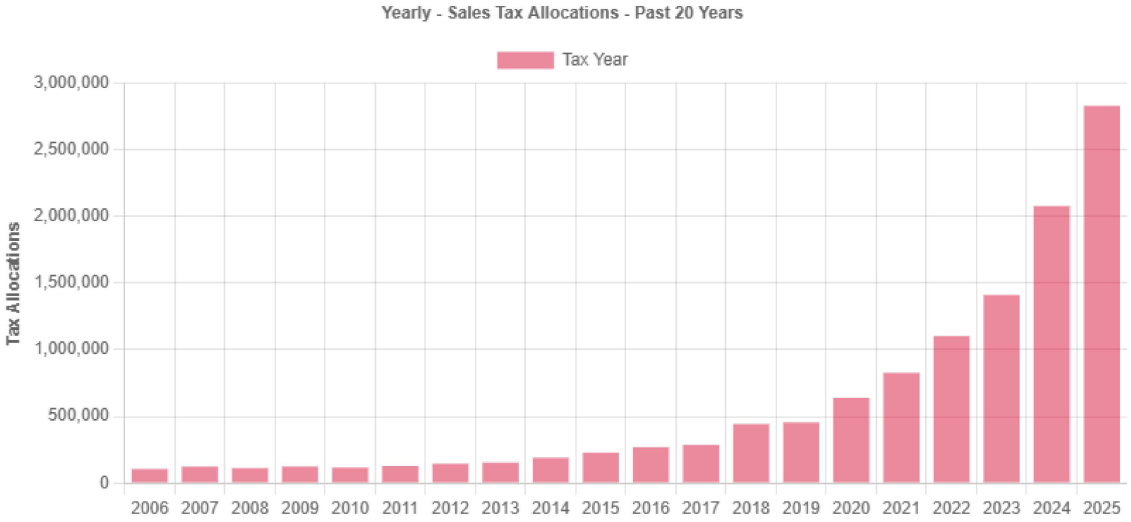
Lavon

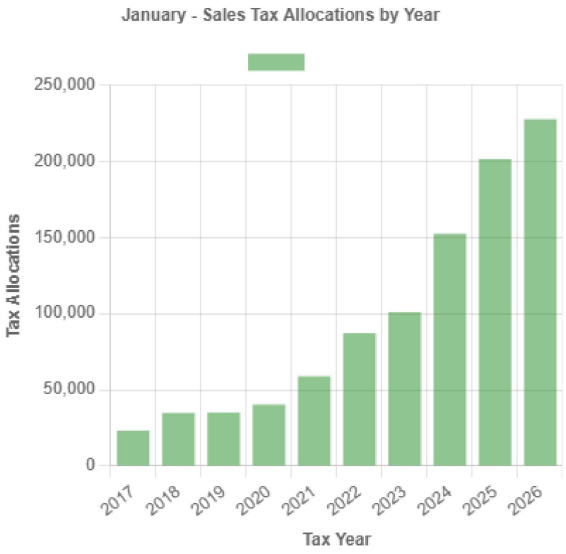
Change Fiscal Year End 09/30/2027 Submit

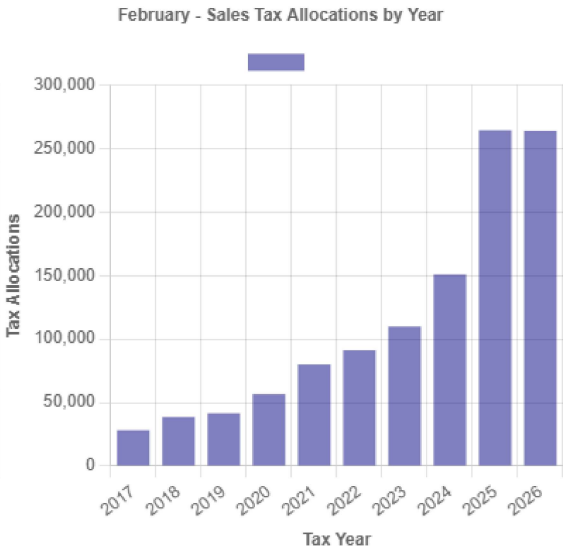
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2027	$253,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$253,740
2026	$227,682	$260,858	$243,523	$227,482	$263,856	$210,666	$203,217	$269,385	$250,361	$255,659	$286,279	$259,002	$2,957,969
2025	$180,996	$194,857	$235,289	$201,314	$264,324	$186,890	$190,696	$234,222	$240,769	$239,155	$273,584	$264,428	$2,706,523
2024	$134,039	$141,570	$127,841	$152,417	$150,800	$131,069	$135,523	$161,850	$162,865	$186,605	$191,992	$193,307	$1,869,879
2023	$102,983	$109,154	$93,701	$100,881	$109,816	$99,622	$91,542	$115,892	$109,339	$118,823	$148,816	$112,044	$1,312,613
2022	$75,699	$83,649	$75,926	$87,161	$91,220	$82,408	$68,743	$91,544	$78,074	$83,361	$108,100	$106,687	$1,032,574
2021	$52,096	$90,909	$56,718	$58,898	$80,039	$56,878	$48,350	$69,834	$70,944	$63,068	$73,676	$68,987	$790,396
2020	$35,846	$44,260	$40,667	$40,349	$56,602	$39,533	$40,351	$48,207	$51,191	$53,631	$54,745	$54,314	$559,696
2019	$38,730	$39,419	$35,260	$35,116	$41,596	$32,296	$34,749	$42,410	$33,403	$32,771	$43,642	$37,975	$447,367
2018	$27,837	$27,458	$27,603	$34,883	$38,663	$28,296	$32,210	$41,357	$37,397	$38,763	$43,030	$35,374	$412,870
2017	$22,849	$24,877	$22,304	$23,334	$28,270	$17,054	$17,410	$22,051	$21,074	$23,146	$25,990	$25,733	$274,094
2016	$18,554	$24,151	$17,624	$16,738	$23,265	$18,517	$17,691	$24,381	$25,242	$24,250	$25,789	$22,468	$258,670
2015	$16,213	$17,336	$16,025	$15,458	$20,264	$16,418	$15,845	$20,890	$16,999	$18,497	$23,514	$20,100	$217,559
2014	$12,032	$14,975	$11,935	$11,898	$19,981	$12,109	$11,920	$21,846	$14,703	$14,625	$18,397	$14,846	$179,266
2013	$11,166	$15,054	$12,518	$10,998	$14,996	$8,945	$11,649	$14,195	$13,186	$13,097	$14,801	$13,139	$153,743
2012	$9,075	$15,224	$9,414	$10,525	$12,667	$8,695	$11,343	$13,292	$12,186	$12,749	$13,134	$11,847	$140,152
2011	$8,990	$10,146	$10,217	$8,568	$12,089	$7,877	$8,777	$13,275	$11,177	$9,920	$13,226	$10,718	$124,980
2010	$11,983	$12,813	$9,335	$8,985	$9,570	$8,152	$7,584	$10,791	$10,820	$10,174	$12,293	$8,167	$120,668
2009	$10,655	$14,185	$10,830	$7,074	$12,022	$7,044	$7,416	$13,001	$9,537	$9,769	$10,693	$13,639	$125,864
2008	$9,001	$13,869	$10,505	$6,439	$15,097	$6,019	$3,917	$10,012	$5,481	$7,609	$13,184	$7,853	$108,986

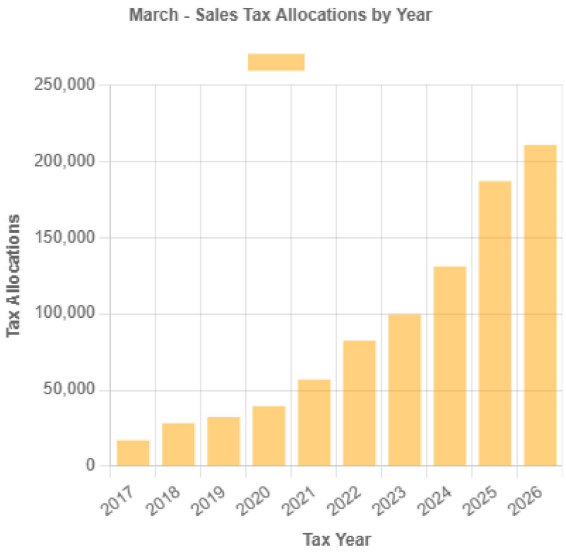


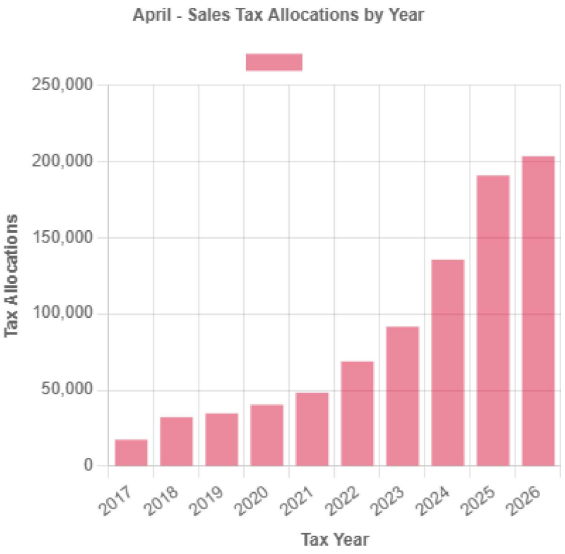

Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30
2020 - 2021
2021 - 2022
2022 - 2023
2023 - 2024
2024 - 2025
300,000
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Tax Year-Month

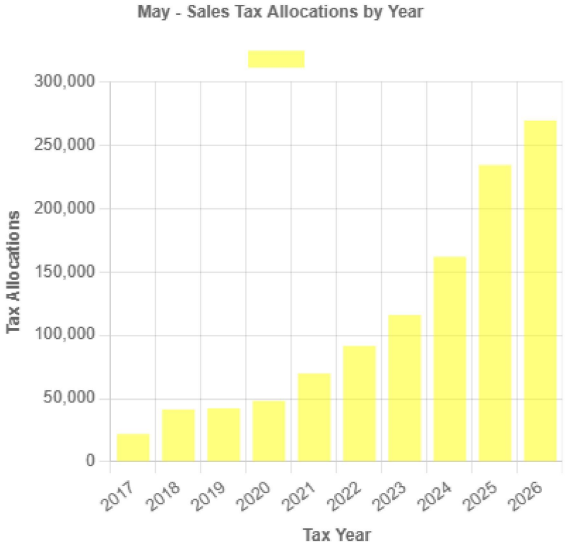

Yearly - Sales Tax Allocations - Past 20 Years
Tax Year
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
Tax Allocations
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

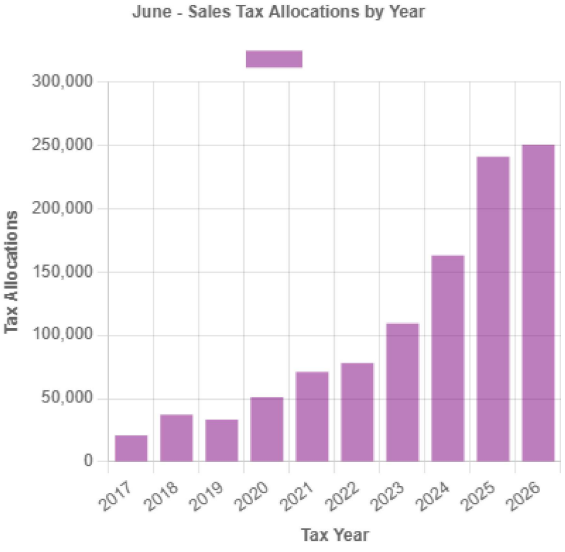

January - Sales Tax Allocations by Year
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

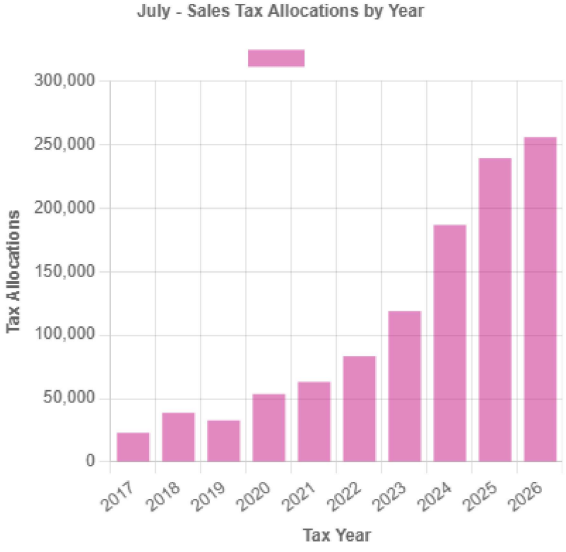

February - Sales Tax Allocations by Year
300,000
250,000
200,000
150,000
100,000
50,000
0
Tax Allocations
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

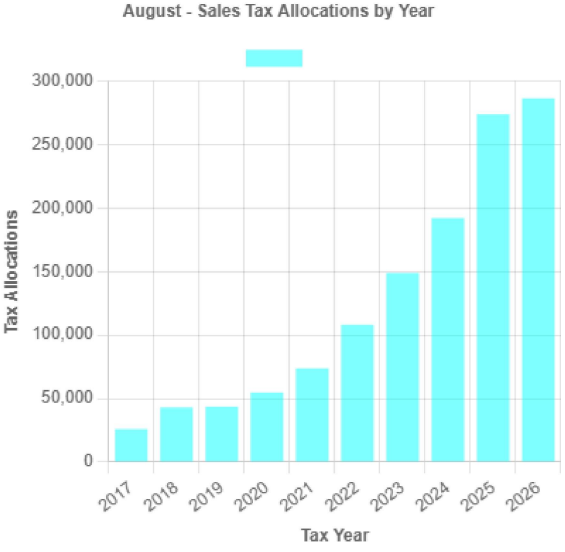

March - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

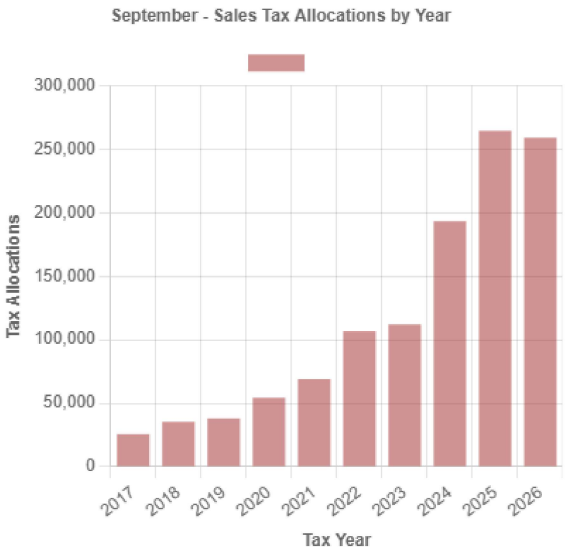

April - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

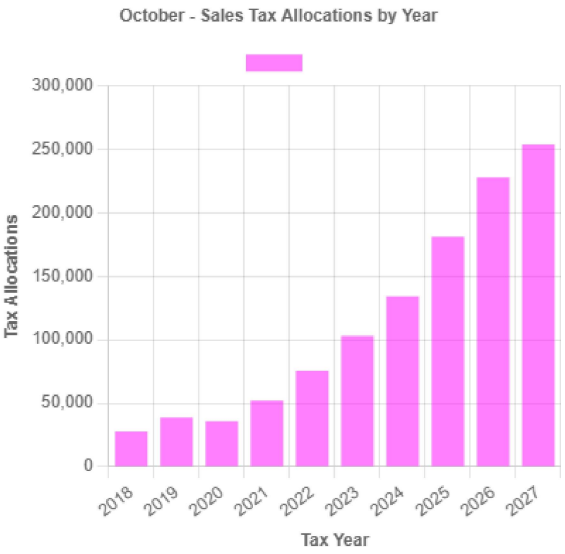

May - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

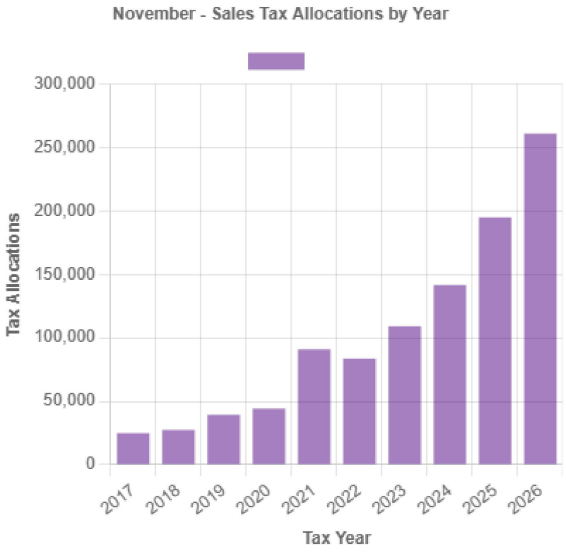

June - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

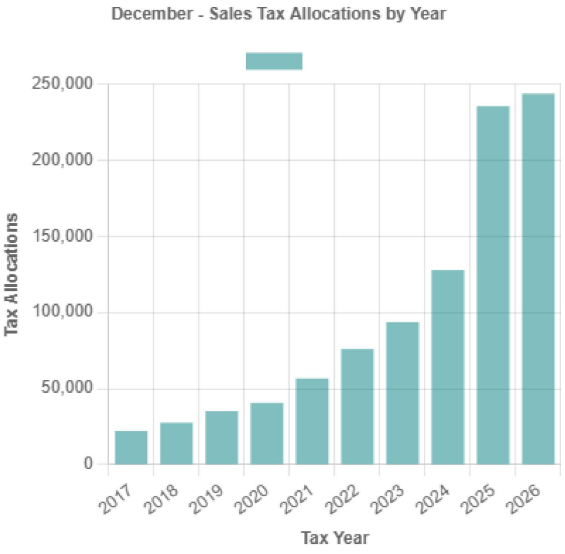

July - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year


August - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year


September - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year


October - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
Tax Year


November - Sales Tax Allocations by Year
Tax Allocations
300,000
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year


December - Sales Tax Allocations by Year
Tax Allocations
250,000
200,000
150,000
100,000
50,000
0
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
Tax Year

City of Lavon

Preliminary Monthly Financial Report

9/30/2026

	Budget	YTD	Remaining	% Budget
General Fund				
Other Funding	8,379,533	8,379,533		
Revenue	10,793,810	10,888,814	(95,004)	100.88%
Expenses	13,541,507	13,393,076	148,431	98.90%
Ending Resources	5,631,836	5,875,272		
Interest & Sinking				
Beginning Resources	519,475	384,230		
Revenue	2,225,505	2,164,222	(36,940)	97.25%
Expenses	2,217,550	2,055,845	161,705	92.71%
Ending Resources	527,430	492,607		
Street Repairs Fund - Sales Tax Funded				
Beginning Resources	407,613	2,064,613		
Revenue	825,000	739,492	85,508	89.64%
Expenses	825,000	96,128	403,872	11.65%
Ending Resources	407,613	2,707,977		
Municipal Court Building Security & Technology Fund				
Beginning Resources	3,765	13,821		
Revenue	10,500	9,610	890	91.52%
Expenses	17,800	19,202	(1,402)	107.87%
Ending Resources	(3,535)	4,229		
TIRZ 2 Fund				
Beginning Resources	179,226	185,233		
Revenue	493,040	495,816	(2,776)	100.56%
Expenses	667,865	652,941	14,924	97.77%
Ending Resources	4,401	28,108		
Public Safety Fees Fund				
Beginning Resources	1,085,800	1,069,000		
Revenue	-	230,000	(230,000)	NA
Expenses	150,000	45,268	104,733	30.18%
Ending Resources	935,800	1,253,733		
FEMA Grant Fund				
Beginning Resources	-	-		
Revenue	307,107	-	307,107	-
Expenses	307,107	36,938	270,170	0
Ending Resources	-	(36,938)		
Utilities				
Beginning Resources	11,296,585	11,296,585		
Revenue	7,105,000	8,931,073	(1,826,073)	125.70%
Expenses	8,864,300	5,117,711	3,746,589	57.73%
Ending Resources	9,537,285	15,109,947		
Economic Development Corp				
Beginning Resources	1,436,464	1,396,023		
Revenue	585,000	792,942	(207,942)	135.55%
Expenses	2,021,464	622,542	1,398,922	30.80%
Ending Resources	-	1,566,423		
EDC Construction Fund				
Beginning Resources	1,025,150	988,434		
Revenue	-	96,892	(96,892)	NA
Expenses	1,025,150	828,160	196,991	80.78%
Ending Resources	-	257,167		

City of Lavon

General Fund Summary

9/30/2026

	Budget	YTD	Remaining	% Budget
REVENUES				
Total Taxes	5,650,820	5,384,741	102,763	95%
Total Transfers	1,432,600	1,432,600	-	100%
Total Other General Government	101,000	542,383	(441,383)	537%
Administration	30,000	47,500	(17,500)	158%
Municipal Court	132,500	136,826	(4,326)	103%
Police	1,000	3,140	(2,140)	314%
Fire	402,990	749,010	(346,020)	186%
Parks & Rec	-	1,530	(1,530)	0%
Development Services	3,042,900	2,591,085	451,815	85%
Total Revenues	10,793,810	10,888,814	(258,320)	101%
EXPENDITURES				
OPERATIONS				
Administration	1,050,121	1,044,166	5,956	99%
Non-Departmental	1,328,700	1,381,331	(52,631)	104%
Municipal Court	106,330	88,881	17,449	84%
Police	3,438,209	3,255,998	182,210	95%
Fire	2,981,505	2,842,664	138,841	95%
Parks & Rec	15,000	8,437	6,563	56%
Development Services	1,670,091	1,546,897	123,193	93%
Public Works	1,052,182	908,787	143,395	86%
Total Operations Expenditures	11,642,137	11,077,161	564,975	95%
CAPITAL				
Administration Capital Outlay	-	-	-	NA
Non-Departmental Capital Outlay	34,820	6,974	27,846	20%
Police Capital Outlay	355,200	333,795	21,405	94%
Fire Capital Outlay	1,509,350	1,975,145	(465,795)	131%
Parks & Rec Capital Outlay	-	-	-	NA
Development Services Capital Outlay	-	-	-	NA
Public Works Capital Outlay	-	-	-	NA
Total Capital Outlay	1,899,370	2,315,915	(416,545)	122%
Total Expenditures	13,541,507	13,393,076	148,431	99%

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES					
	Est. Beg. Resources - Unrestricted/Required Fu	2,656,193	2,656,193		
	Est. Beg. Resources - Assigned for Capital Expe	5,723,340	5,723,340		
REVENUES					
Taxes					
10-00-4001	Property Taxes	3,834,470	3,822,821	11,649	99.70%
10-00-4040	Sales & Use Tax	1,650,000	1,478,984	171,016	89.64%
10-00-4045	Mixed Beverage Sales Tax	10,000	16,929	(6,929)	169.29%
10-00-4060	Franchise Fees	300,000	372,973	(72,973)	124.32%
10-00-48xx	Transfer Property Taxes to TIRZ 2	(143,650)	(306,966)	NA	213.69%
	Total Taxes	**5,650,820**	**5,384,741**	**102,763**	**95.29%**
Other General Government					
10-00-4500	Interest Income	100,000	482,261	(382,261)	482.26%
10-00-4799	Miscellaneous Revenue	1,000	60,122	(59,122)	6012.20%
	Total Other General Government	**101,000**	**542,383**	**(441,383)**	**537.01%**
Transfers In					
10-00-4801	Transfer from Utility Fund - Sewer	700,000	700,000	-	100.00%
10-00-4802	Transfer from Utility Fund - Solid Waste	149,000	149,000	-	100.00%
10-00-4808	Transfer from Utility Fund - Sewer (Debt)	583,600	583,600	-	100.00%
	Total Transfers	**1,432,600**	**1,432,600**	**-**	**100.00%**
Administration					
10-10-4101	PID Administrative Services	30,000	27,000	3,000	90.00%
10-10-4602	Donations - City Programs	-	20,500	(20,500)	NA
	Total Administration	**30,000**	**47,500**	**(17,500)**	**158.33%**
Municipal Court					
10-25-4215	Court Fees	131,750	136,120	(4,370)	103.32%
10-25-4219	Court - Payment Plan Fees	750	490	260	65.33%
10-25-4220	Mun Court Omnibase Reimb	-	216	(216)	NA
	Total Municipal Court	**132,500**	**136,826**	**(4,326)**	**103.26%**
Police Department					
10-45-4195	Program Fees	1,000	1,140	(140)	NA
10-45-4602	Donations - Police	-	2,000	(2,000)	NA
	Total Police Department	**1,000**	**3,140**	**(2,140)**	**314.00%**
Fire Department					
10-55-4160	MUD Service Contracts	150,000	385,261	(235,261)	256.84%
10-55-4161	Surefire Reimbursements	25,000	12,405	12,595	49.62%
10-55-4162	Collin County Service Contract	-	23,375	(23,375)	NA
10-55-4164	Miscellaneous Service Contracts	-	3,000	(3,000)	NA
10-55-4455	Grant Revenue	227,990	324,086	(96,096)	142.15%
10-55-4602	Donations	-	882	(882)	NA
	Total Fire Department	**402,990**	**749,010**	**(346,020)**	**185.86%**
Parks & Rec Department					
10-65-4130	Facility Rental	-	280	(280)	NA
10-65-4164	Miscellaneous Service Contracts	-	1,250	(1,250)	NA
	Total Parks & Rec Department	**-**	**1,530**	**(1,530)**	**NA**
Development Services					
10-75-4271	Residential Rental Property Registration	35,000	43,925	(8,925)	125.50%
10-75-4305	General Permits	400,000	468,165	(68,165)	117.04%
10-75-4310	Land Use Application Fees	100,000	78,802	21,198	78.80%
10-75-4315	New Building Permits	2,000,000	1,425,461	574,539	71.27%
10-75-4325	Food Service Inspection Permits	7,500	9,910	(2,410)	132.13%
10-75-4350	OSSF Permits	400	-	400	0.00%
10-75-4355	Infrastructure Inspection Fees	500,000	564,821	(64,821)	112.96%
	Total Development Services	**3,042,900**	**2,591,085**	**451,815**	**85.15%**
Total General Fund Revenues		**10,793,810**	**10,888,814**	**(95,004)**	**100.88%**
Total Source of Funds		**19,173,343**	**19,268,347**	**(95,004)**	**100.50%**

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
EXPENDITURES					
Administration Services					
10-10-5000	Salaries & Wages	500,860	502,237	(1,377)	100%
10-10-5001	Part-time Wages	48,140	57,095	(8,955)	NA
10-10-5011	Overtime	1,000	1,623	(623)	162%
10-10-5025	Health Insurance	75,960	68,788	7,172	91%
10-10-5030	Payroll Taxes	42,075	40,726	1,349	97%
10-10-5035	Retirement	109,509	112,361	(2,852)	103%
10-10-5040	Texas Workforce Commission	1,202	1,169	33	97%
10-10-5045	Workers Comp	1,875	1,011	864	54%
10-10-5100	Office Supplies	4,500	3,237	1,263	72%
10-10-5101	Council Supplies	1,500	1,987	(487)	132%
10-10-5107	Community Event Supplies	25,000	60,709	(35,709)	243%
10-10-5190	Furniture & Office Equipment	3,000	2,335	665	78%
10-10-5401	Attorney	45,000	49,414	(4,414)	110%
10-10-5410	Auditor	20,000	13,500	6,500	68%
10-10-5425	Tax Assessor/Collector	6,000	2,307	3,693	38%
10-10-5430	Central Appraisal District	37,000	40,305	(3,305)	109%
10-10-5440	Professional Services - Other	50,000	1,270	48,730	3%
10-10-5510	Advertising & Legal Notices	27,000	16,123	10,877	60%
10-10-5520	SAAS Contracts (software/app service)	13,000	6,747	6,253	52%
10-10-5545	Election Services	9,500	28,059	(18,559)	295%
10-10-5700	Membership Dues & Fees	6,500	11,837	(5,337)	182%
10-10-5720	Travel & Meals	3,500	5,607	(2,107)	160%
10-10-5725	Training & Licenses	4,500	5,064	(564)	113%
10-10-5730	Staff Development	6,000	1,163	4,837	19%
10-10-5735	Council Training & Travel	7,500	9,491	(1,991)	127%
	Total Administration Operations	**1,050,121**	**1,044,166**	**5,956**	**99%**
Admin Capital Outlay					
10-10-9103	Improvements	-	-	-	NA
	Total Admin Capital Outlay	**-**	**-**	-	**NA**
	Total Admin Services	**1,050,121**	**1,044,166**	**5,956**	**99%**

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
Non-Departmental					
10-15-5035	Retirement	1,127,700	1,127,700	-	100%
10-15-5100	Office Supplies	8,000	8,109	(109)	101%
10-15-5200	Phone, Internet	8,000	5,838	2,162	73%
10-15-5210	Electricity	6,000	8,831	(2,831)	147%
10-15-5220	Natural Gas	6,500	5,720	780	88%
10-15-5230	Water	2,000	669	1,331	33%
10-15-5305	Building Maintenance	15,000	11,817	3,183	79%
10-15-5310	Grounds Maintenance	2,000	-	2,000	0%
10-15-5440	Professional Services - Other	10,000	20,839	(10,839)	208%
10-15-5460	Insurance - Management Liability	8,000	8,959	(959)	112%
10-15-5470	Insurance - Facilities	41,000	38,713	2,287	94%
10-15-5475	Insurance - Vehicles & Equipment	36,000	34,589	1,411	96%
10-15-5520	SAAS Contracts (software/app service)	19,000	51,346	(32,346)	270%
10-15-5525	Technology Services Contract	25,000	45,166	(20,166)	181%
10-15-5540	Cleaning Service	7,500	7,240	260	97%
10-15-5601	Office/Equipment Leases	7,000	5,794	1,206	83%
	Total Non-Departmental Operations	**1,328,700**	**1,381,331**	**(52,631)**	**104%**
Non-Departmental Capital Outlay					
10-15-9103	Improvements	24,820	-	24,820	0%
10-15-9104	Furnishings	10,000	6,974	3,026	70%
	Total Non-Departmental Capital Outlay	**34,820**	**6,974**	**27,846**	**20%**
	Total Non-Departmental	**1,363,520**	**1,388,304**	**(24,784)**	**102%**
Municipal Court Services					
10-25-5000	Salaries & Wages	47,000	47,374	(374)	101%
10-25-5011	Overtime	1,000	2,429	(1,429)	243%
10-25-5025	Health Insurance	12,660	1,286	11,374	10%
10-25-5030	Payroll Taxes	3,672	3,804	(132)	104%
10-25-5035	Retirement	9,898	10,119	(221)	102%
10-25-5040	Texas Workforce Commission	100	178	(78)	178%
10-25-5045	Workers Comp	250	144	106	58%
10-25-5100	Office Supplies	2,000	364	1,636	18%
10-25-5190	Furniture & Office Equipment	500	-	500	0%
10-25-5402	Judge	8,500	5,123	3,378	60%
10-25-5403	Prosecutor	13,000	11,630	1,371	89%
10-25-5515	Credit Card Contract	6,500	6,005	495	92%
10-25-5546	Jury Service	250	-	250	0%
10-25-5725	Training & Licenses	1,000	425	575	43%
	Total Municipal Court	**106,330**	**88,881**	**17,449**	**84%**

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
Police Services					
10-45-5000	Salaries & Wages	1,844,530	1,726,227	118,303	94%
10-45-5001	Part-time Wages	-	4,722	(4,722)	NA
10-45-5011	Overtime	50,000	77,559	(27,559)	155%
10-45-5025	Health Insurance	291,180	273,281	17,899	94%
10-45-5030	Payroll Taxes	144,932	137,367	7,564	95%
10-45-5035	Retirement	384,674	366,270	18,404	95%
10-45-5040	Texas Workforce Commission	14,387	4,112	10,275	29%
10-45-5045	Workers Comp	68,506	40,149	28,358	59%
10-45-5100	Office Supplies	10,000	14,442	(4,442)	144%
10-45-5103	Community Policing Supplies	13,000	13,232	(232)	102%
10-45-5105	Child Abuse Interlocal - Supplies	1,500	1,500	-	100%
10-45-5125	Operating Supplies	8,500	10,765	(2,265)	127%
10-45-5155	Uniforms	26,500	18,208	8,292	69%
10-45-5160	Personal Protection Equipment	19,200	28,541	(9,341)	149%
10-45-5190	Furniture & Office Equipment	15,000	4,543	10,457	30%
10-45-5195	Tools & Equipment - not cap	30,000	27,130	2,870	90%
10-45-5200	Phone, Internet	48,000	39,361	8,639	82%
10-45-5210	Electricity	12,000	10,708	1,292	89%
10-45-5230	Water	1,000	709	291	71%
10-45-5240	Fuel	51,500	59,510	(8,010)	116%
10-45-5305	Building Maintenance	8,000	7,844	156	98%
10-45-5315	Vehicle Maintenance	45,500	44,203	1,297	97%
10-45-5325	Equipment Maintenance	5,000	6,530	(1,530)	131%
10-45-5465	Insurance - Law Enforcement Liability	19,300	20,588	(1,288)	107%
10-45-5520	SAAS Contracts (software/app service)	147,000	127,688	19,312	87%
10-45-5530	Medical Services	2,000	865	1,135	43%
10-45-5535	Lab Services	-	1,950	(1,950)	NA
10-45-5540	Cleaning Service	13,000	9,495	3,505	73%
10-45-5548	Dispatch Service	115,000	137,237	(22,237)	119%
10-45-5551	Inmate Boarding Contract	12,000	12,000	-	100%
10-45-5552	Animal Control Service	7,000	6,250	750	89%
10-45-5560	Contract Labor	1,000	315	685	32%
10-45-5700	Membership Dues & Fees	2,500	642	1,858	26%
10-45-5720	Travel & Meals	7,000	5,879	1,121	84%
10-45-5725	Training & Licenses	19,500	16,175	3,325	83%
	Total Police Operations	**3,438,209**	**3,255,998**	**182,210**	**95%**
Police Capital Outlay					
10-45-9103	Improvements	9,100	-	9,100	0%
10-45-9220	Vehicle	321,000	309,133	11,867	96%
10-45-9221	Equipment	25,100	24,662	438	98%
	Total Police Capital Outlay	**355,200**	**333,795**	**21,405**	**94%**
	Total Police Services	**3,793,409**	**3,589,794**	**203,615**	**95%**

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
Fire Services					
10-55-5000	Salaries & Wages	1,359,150	1,318,934	40,216	97%
10-55-5001	Part-time Wages	157,170	195,852	(38,682)	125%
10-55-5011	Overtime	60,000	101,851	(41,851)	170%
10-55-5025	Health Insurance	215,220	183,801	31,419	85%
10-55-5030	Payroll Taxes	120,588	121,902	(1,314)	101%
10-55-5035	Retirement	283,932	286,219	(2,286)	101%
10-55-5040	Texas Workforce Commission	10,601	4,153	6,448	39%
10-55-5045	Workers Comp	46,693	36,485	10,207	78%
10-55-5100	Office Supplies	5,000	4,047	953	81%
10-55-5125	Operating Supplies	25,000	12,469	12,531	50%
10-55-5130	EMS Supplies	55,000	33,704	21,296	61%
10-55-5155	Uniforms	41,500	27,617	13,883	67%
10-55-5160	Personal Protection Equipment	71,000	13,200	57,800	19%
10-55-5190	Furniture & Office Equipment	4,000	3,275	725	82%
10-55-5195	Tools & Equipment	40,000	54,489	(14,489)	136%
10-55-5200	Phone, Internet	7,500	6,800	700	91%
10-55-5210	Electricity	10,000	9,683	317	97%
10-55-5220	Natural Gas	5,000	1,379	3,621	28%
10-55-5230	Water	2,500	1,812	688	72%
10-55-5240	Fuel	20,000	18,762	1,238	94%
10-55-5305	Building Maintenance	10,000	10,390	(390)	104%
10-55-5315	Vehicle Maintenance	6,000	5,554	446	93%
10-55-5316	Apparatus Maintenance	85,000	42,046	42,954	49%
10-55-5325	Equipment Maintenance	21,000	11,245	9,755	54%
10-55-5330	Storm Siren O&M	2,000	131	1,869	7%
10-55-5440	Professional Services - Other	3,000	1,400	1,600	47%
10-55-5520	SAAS Contracts (software/app service)	40,000	52,030	(12,030)	130%
10-55-5530	Medical Services	25,000	13,710	11,290	55%
10-55-5536	Ambulance Service	177,000	168,642	8,358	95%
10-55-5540	Cleaning Service	3,900	4,205	(305)	108%
10-55-5547	Fire Marshal Contract	2,000	-	2,000	0%
10-55-5548	Dispatch Service	-	53,608	(53,608)	NA
10-55-5549	Fire Alarm Monitoring Service	1,000	-	1,000	0%
10-55-5560	Contract Labor	30,000	20,529	9,471	68%
10-55-5700	Membership Dues & Fees	5,000	1,171	3,829	23%
10-55-5720	Travel & Meals	9,250	7,460	1,790	81%
10-55-5725	Training & Licenses	21,500	14,108	7,392	66%
	Total Fire Operations	**2,981,505**	**2,842,664**	**138,841**	**95%**
Fire Capital Outlay					
10-55-9103	Improvements	10,310	-	10,310	0%
10-55-9220	Vehicle	10,000	50,458	(40,458)	505%
10-55-9221	Equipment	-	497,500	(497,500)	NA
10-55-9223	CIP-19 Fire Engine	1,414,000	1,352,147	61,853	96%
10-55-9225	CIP-22 Outdoor Warning Siren Improvments	75,040	75,040	0	100%
	Total Fire Capital Outlay	**1,509,350**	**1,975,145**	**(465,795)**	**131%**
	Total Fire Services	**4,490,855**	**4,817,809**	**(326,955)**	**107%**

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
Parks & Rec Department					
10-65-5310	Grounds Maintenance	15,000	8,437	6,563	56%
	Total Parks & Rec Operations	**15,000**	**8,437**	**6,563**	**56%**
Parks & Rec Capital Outlay					
10-65-9103	Improvements	-	-	-	NA
	Total Parks & Rec Capital	**-**	**-**	**-**	**NA**
	Total Parks & Rec Department	**15,000**	**8,437**	**6,563**	**56%**
Development Services					
10-75-5000	Salaries & Wages	154,525	75,667	78,858	49%
10-75-5001	Part-time Wages	-	4,038	(4,038)	NA
10-75-5011	Overtime	4,000	2,282	1,718	57%
10-75-5025	Health Insurance	25,320	13,420	11,900	53%
10-75-5030	Payroll Taxes	13,458	1,439	12,019	11%
10-75-5035	Retirement	29,451	15,827	13,624	54%
10-75-5040	Texas Workforce Commission	919	171	748	19%
10-75-5045	Workers Comp	2,567	386	2,182	15%
10-75-5155	Uniforms	1,250	145	1,105	12%
10-75-5190	Furniture & Office Equipment	2,000	-	2,000	0%
10-75-5200	Phone, Internet	600	-	600	0%
10-75-5240	Fuel	3,000	869	2,131	29%
10-75-5315	Vehicle Maintenance	3,000	139	2,861	5%
10-75-5415	Engineer	150,000	102,195	47,805	68%
10-75-5440	Professional Services - Other	175,000	450,929	(275,929)	258%
10-75-5520	SAAS Contracts (software/app service)	16,000	10,812	5,188	68%
10-75-5565	Code Enforcement Services	10,000	-	10,000	0%
10-75-5570	Inspection Services - Buildings	900,000	731,322	168,678	81%
10-75-5571	Inspection Services - Infrastructure	50,000	40,870	9,130	82%
10-75-5572	Inspection Services - Food Service	25,000	7,450	17,550	30%
10-75-5589	Sales Tax Incentive Rebate	100,000	88,283	11,717	88%
10-75-5720	Employee Travel	2,000	73	1,927	4%
10-75-5725	Employee Training	2,000	580	1,420	29%
	Total Development Services Operations	**1,670,091**	**1,546,897**	**123,193**	**93%**
Development Services Capital Outlay					
10-75-9103	Improvements	-	-	-	NA
	Total Development Services Capital Outlay	**-**	**-**	**-**	**NA**
	Total Development Services	**1,670,091**	**1,546,897**	**123,193**	**93%**

GENERAL FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
Public Works Services					
10-80-5000	Salaries & Wages	390,675	382,621	8,054	98%
10-80-5001	Part-time Wages	16,000	1,781	14,219	11%
10-80-5011	Overtime	5,000	8,050	(3,050)	161%
10-80-5025	Health Insurance	88,620	92,300	(3,680)	104%
10-80-5030	Payroll Taxes	31,493	34,549	(3,056)	110%
10-80-5035	Retirement	79,521	79,424	97	100%
10-80-5040	Texas Workforce Commission	1,895	1,333	562	70%
10-80-5045	Workers Comp	20,203	9,072	11,130	45%
10-80-5100	Office Supplies	1,000	605	395	60%
10-80-5102	MS-4 Educational Supplies	250	-	250	0%
10-80-5125	Operating Supplies	4,000	3,271	729	82%
10-80-5155	Uniforms	6,500	4,631	1,869	71%
10-80-5190	Furniture & Office Equipment	500	-	500	0%
10-80-5195	Tools & Equipment	6,000	7,338	(1,338)	122%
10-80-5200	Phone, Internet	5,000	3,701	1,299	74%
10-80-5210	Electricity	8,000	2,357	5,643	29%
10-80-5211	Electricity - Street Lights	160,000	155,416	4,584	97%
10-80-5230	Water	1,500	558	942	37%
10-80-5240	Fuel	18,000	12,642	5,358	70%
10-80-5305	Building Maintenance	3,000	9,783	(6,783)	326%
10-80-5310	Grounds Maintenance	17,000	21,401	(4,401)	126%
10-80-5315	Vehicle Maintenance	10,000	2,855	7,145	29%
10-80-5325	Equipment Maintenance	15,000	8,898	6,102	59%
10-80-5335	Street Maintenance	20,000	35,005	(15,005)	175%
10-80-5340	Sign Maintenance	10,000	5,164	4,836	52%
10-80-5355	Drainage Maintenance	100,000	1,727	98,273	2%
10-80-5385	Mosquito Control	22,000	23,415	(1,415)	106%
10-80-5395	Septic System Maintenance	800	-	800	0%
10-80-5530	Medical Services	575	368	207	64%
10-80-5700	Membership Dues & Fees	150	-	150	0%
10-80-5720	Travel & Meals	1,500	175	1,325	12%
10-80-5725	Training & Licenses	8,000	348	7,652	4%
	Total Public Works Operations	**1,052,182**	**908,787**	**143,395**	**86%**
Public Works Capital Outlay					
10-80-9221	Equipment	-	-	-	NA
	Total Capital Outlay	**-**	**-**	**-**	**NA**
	Total Public Works Services	**1,052,182**	**908,787**	**143,395**	**86%**
Total General Fund Expenditures		**13,541,507**	**13,393,076**	**148,431**	**99%**
Change in Financial Position		**(2,747,697)**	**(2,504,261)**		
ESTIMATED ENDING RESOURCES (Net)		**5,631,836**	**5,875,272**		

DEBT SERVICE (I&S) FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		519,475	384,230		
REVENUE					
50-00-4005	Property Taxes - I&S	2,303,855	2,300,456	3,399	100%
50-00-4517	Interest - IB I&S	8,000	48,339	(40,339)	604%
50-00-48xx	Transfer Property Taxes to TIRZ 2	(86,350)	(184,573)	98,223	214%
Total Revenues		**2,225,505**	**2,164,222**	**(36,940)**	**97%**
EXPENDITURES					
50-10-5790	Debt Administration	168,350	6,645	161,705	4%
50-10-5822	2020 CO Principal	590,000	590,000	-	100%
50-10-5823	2020 CO Interest	471,400	471,400	-	100%
50-10-5824	2023 CO Principal	230,000	230,000	-	100%
50-10-5825	2023 CO Interest	757,800	757,800	-	100%
Total Expenditures		**2,217,550**	**2,055,845**	**161,705**	**93%**
Change in Financial Position		**7,955**	**108,377**		
ESTIMATED ENDING RESOURCES (Net)		**527,430**	**492,607**		

STREET FUND	Maintenance/Construction	ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		407,613	2,064,613		
Street Repair Fund Revenue					
17-00-4041	Sales Tax - Dedicated Streets	825,000	739,492	85,508	90%
Total Street Repair Fund Revenue		**825,000**	**739,492**	**85,508**	
Street Repair Fund Expenditure					
17-80-5335	Street Maintenance	500,000	63,388	436,612	13%
17-80-9421	CIP-40 Lavon Trail Pkwy - Presidents to Rosew	-	32,740	(32,740)	NA
17-80-9426	CIP-36 Lake Road Paving - Ph 2	-	-	-	NA
17-80-xxxx	Available for Capital Improvement Projects	325,000	-	325,000	0%
Total Street Repair Expenditure		**825,000**	**96,128**	**403,872**	**12%**
ESTIMATED ENDING RESOURCES (Net)		**407,613**	**2,707,977**		

MUNICIPAL COURT BUILDING SECURITY & TECHNOLOGY FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		3,765	13,821		
REVENUE					
34-25-4212	Court - Technology	4,500	9,610	(5,110)	214%
34-25-4217	Court - Building Security Fees	6,000	-	6,000	0%
Total Revenues		**10,500**	**9,610**	**890**	**92%**
EXPENDITURES					
34-25-5100	Office Supplies	1,000	-	1,000	0%
34-25-5526	Technology Expenses	5,000	8,783	(3,783)	176%
34-25-5560	Contract Labor - Bailiffs	2,400	1,500	900	63%
34-25-9103	Improvements	9,400	8,919	481	NA
Total Expenditures		**17,800**	**19,202**	**(1,402)**	**108%**
ESTIMATED ENDING RESOURCES (Net)		**(3,535)**	**4,229**		

TIRZ/TIF FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		179,226	185,233		
TIRZ/TIF Fund Revenue					
24-00-4001	Property Taxes	-	-	-	NA
24-00-4519	Logic - Interest	1,500	4,278	(2,778)	285%
24-00-4810	Transfer TIRZ 2 Property Tax	491,540	491,538	2	100%
Total TIRZ/TIF Fund Revenue		**493,040**	**495,816**	**(2,776)**	**101%**
TIRZ/TIF Fund Expenditure					
24-00-5440	Professional Services - Other	25,000	10,078	14,922	40%
24-00-5960	Public Project Costs Reimbursement	642,865	642,863	2	100%
Total TIRZ/TIF Expenditure		**667,865**	**652,941**	**14,924**	**98%**
ESTIMATED ENDING RESOURCES (Net)		**4,401**	**28,108**		

PUBLIC SAFETY FEES FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		1,085,800	1,069,000		
Public Safety Fees Fund Revenue					
33-00-4360	Elevon Public Safety Fee	-	184,000	(184,000)	NA
33-00-4361	Trails of Lavon Public Safety Fee	-	46,000	(46,000)	NA
Total Public Safety Fees Fund Revenue		**-**	**230,000**	**(230,000)**	**NA**
Public Safety Fees Fund Expenditure					
33-55-5548	Dispatch Services	150,000	45,268	104,733	30%
Total Public Safety Fees Expenditure		**150,000**	**45,268**	**104,733**	**30%**
ESTIMATED ENDING RESOURCES (Net)		**935,800**	**1,253,733**		

FEMA GRANT		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES		-	-		
FEMA Grant Fund Revenue					
36-15-4455	Grant Revenue	132,462	-	132,462	0%
36-45-4455	Grant Revenue	81,882	-	81,882	0%
36-55-4455	Grant Revenue	92,763	-	92,763	0%
Total FEMA Grant Fund Revenue		**307,107**	**-**	**307,107**	**0%**
FEMA Grant Fund Expenditure					
36-15-9428	HMGP: Generator	132,462	12,313	120,150	9%
36-45-9428	HMGP: Generator	81,882	12,313	69,570	15%
36-55-9428	HMGP: Generator	92,763	12,313	80,451	13%
Total FEMA Grant Expenditure		**307,107**	**36,938**	**270,170**	**12%**
ESTIMATED ENDING RESOURCES (Net)		**-**	**(36,938)**		

UTILITY FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES/TRANSFERS IN		9,366,585	9,366,585		
ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WW		1,930,000	1,930,000		
UTILITY FUND REVENUE					
Administration					
20-00-4520	Interest - IB Utility	40,000	262,169	(222,169)	655%
20-00-4521	Interest - IB Sewer Tap	85,000	341,737	(256,737)	402%
Total Administration		**125,000**	**603,906**	**(478,906)**	**483%**
Sanitary Sewer					
20-85-4110	Sewer Charges	2,500,000	3,359,808	(859,808)	134%
20-85-4202	Administration Fee	125,000	91,650	33,350	73%
20-85-4230	Sewer Tap Fee	3,000,000	3,382,102	(382,102)	113%
20-85-4231	Bear Creek Trunk Recovery Fee	-	-	-	NA
20-85-4232	Sewer Infrastructure Fees	30,000	39,428	(9,428)	NA
20-85-4299	Late Fees	50,000	81,237	(31,237)	162%
20-85-4330	Online Permit Pmts	-	-	-	NA
Total Sanitary Sewer		**5,705,000**	**6,954,225**	**(1,249,225)**	**122%**
Solid Waste					
20-86-4115	Solid Waste Income	1,275,000	1,372,941	(97,941)	108%
Total Solid Waste		**1,275,000**	**1,372,941**	**(97,941)**	**108%**
Total Revenue		**7,105,000**	**8,931,073**	**(1,826,073)**	**126%**

UTILITY FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES/TRANSFERS IN		9,366,585	9,366,585		
ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WW		1,930,000	1,930,000		
UTILITY FUND EXPENDITURES					
Sanitary Sewer					
20-85-5210	Electricity	120,000	114,369	5,631	95%
20-85-5260	Sludge Disposal	15,000	557,241	(542,241)	3715%
20-85-5325	Equipment Maintenance	45,000	-	45,000	0%
20-85-5390	Sewer System Maintenance	50,000	202,221	(152,221)	404%
20-85-5440	Professional Services - Other	20,000	30,172	(10,172)	151%
20-85-5590	WWTP O&M Contract	1,097,000	661,580	435,420	60%
20-85-5xxx	Package Plant Lease	300,000	-	300,000	0%
20-85-5725	Training & Licenses	2,500	12	2,488	0%
20-85-5801	Transfer to General Fund (overhead)	700,000	700,000	-	100%
20-85-5808	Transfer to General Fund (debt)	583,600	583,600	-	100%
20-85-9221	Equipment	-	41,600	(41,600)	NA
20-85-9412	CIP-21 Bear Creek WWTP Exp 4	2,000,000	-	2,000,000	0%
20-85-9419	CIP-38 Elevon/Lavon North WWTP	2,000,000	530,901	1,469,099	27%
20-85-9423	Sewer System Improvements	100,000	59,926	40,074	60%
20-85-9424	CIP-42 Lavon East WWTP	400,000	266,925	133,075	67%
Total Sanitary Sewer		**7,433,100**	**3,748,548**	**3,684,552**	**50%**
Solid Waste					
20-86-5100	Office Supplies	4,200	8,954	(4,754)	213%
20-86-5104	Billing Supplies	36,000	40,858	(4,858)	113%
20-86-5190	Office Furniture & Equipment	500	-	500	0%
20-86-5515	Credit Card Contract	5,400	2,468	2,932	46%
20-86-5520	SAAS Contracts	8,500	4,622	3,878	54%
20-86-5595	Solid Waste Contract	1,130,500	1,064,801	65,699	94%
20-86-5785	Sales Tax	97,100	98,461	(1,361)	101%
20-86-5802	Transfer to General Fund (overhead)	149,000	149,000	-	100%
Total Solid Waste		**1,431,200**	**1,369,164**	**62,036**	**96%**
Total Expenditure		**8,864,300**	**5,117,711**	**3,746,589**	**58%**
Change in Financial Position		**(1,759,300)**	**3,813,362**		
ESTIMATED ENDING RESOURCES (Net)		**9,537,285**	**15,109,947**		

ECONOMIC DEVELOPMENT CORPORATION		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES		1,436,464	1,396,023		
Economic Development Corp Revenues					
30-30-4040	Sales & Use Tax	860,000	739,492	120,508	85.99%
30-30-4500	Interest - South State Bank	-	4,393	(4,393)	NA
30-30-4519	Interest - LOGIC	-	30,526	(30,526)	NA
30-30-4522	Interest - TexStar	-	18,532	(18,532)	NA
30-30-4799	Miscellaneous Revenue	-	-	-	NA
30-30-4876	EDC Transfers to Investments	(275,000)	(220,000)	(55,000)	80.00%
30-30-4879	EDC Transfers from Bank	-	220,000	(220,000)	NA
Total Economic Development Corp Revenues		**585,000**	**792,942**	**(207,942)**	**135.55%**
Economic Development Corp Expenses					
Operations					
30-30-5100	Office Supplies	6,000	4,011	1,989	66.85%
30-30-5190	Furniture & Office Equipment	8,500	3,211	5,289	37.77%
30-30-5401	Attorney	20,000	7,655	12,346	38.27%
30-30-5416	Executive Director EDC	72,000	66,000	6,000	91.67%
30-30-5440	Professional Services - Other	33,000	15,063	17,937	45.64%
30-30-5510	Advertising (Legal)		1,741	(1,741)	NA
30-30-5520	Website & SAAS (software as a service)	6,000	15,454	(9,454)	257.57%
30-30-5525	IT Services	26,000	9,209	16,791	35.42%
30-30-5700	Dues & Fees	4,500	2,125	2,375	47.22%
30-30-5720	Travel	8,000	1,145	6,855	14.32%
30-30-5725	Training	6,000	32	5,968	0.54%
30-30-5799	Miscellaneous Expense	5,000	-	5,000	0.00%
30-30-5811	Transfer to EDC Construction	-	73,500	(73,500)	NA
Promotional Expenses					
30-30-5770	Promotional - General Expenses	38,000	10,510	27,490	27.66%
30-30-5771	Promotional - Advertising	20,000	17,817	2,183	89.09%
30-30-5772	Promotional - Aerial Maps	8,000	2,495	5,505	31.19%
30-30-5773	Promotional - Video Development	20,000	5,425	14,575	27.13%
30-30-5775	Promotional - Carryforward	29,000	5,000	24,000	17.24%
Capital Projects					
30-30-8900	Direct Business Incentives	744,379	14,000	730,379	1.88%
30-30-8901	Infrastructure Projects	400,000	67,215	332,785	16.80%
30-30-8902	Community Development	200,000	10,000	190,000	5.00%
30-30-8903	Project Main Street	200,000	122,289	77,711	61.14%
Debt Service					
30-30-5TBA	Debt Reserve payment	-	-	-	NA
30-30-5880	Main Street Debt - Principal	24,479	17,014	7,465	69.50%
30-30-5881	Main Street Debt - Interest	-	9,027	(9,027)	NA
30-30-5882	Government Capital - Principal	142,606	55,069	87,537	38.62%
30-30-5883	Government Capital - Interest	-	87,537	(87,537)	NA
Total Economic Development Corp Expenses		**2,021,464**	**622,542**	**1,398,922**	**31%**
Change in Financial Position		**(1,436,464)**	**170,400**		
ESTIMATED ENDING RESOURCES (Net)		**-**	**1,566,423**		

EDC CONSTRUCTION FUND		ADOPTED/ AMENDED 2025-26	YTD 09/2026	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES		1,025,150	988,434		
Economic Development Corp Revenues					
35-30-4500	Interest - South State Bank	-	23,392	(23,392)	NA
35-30-4811	Transfer In from EDC	-	73,500	(73,500)	NA
35-30-4950	Debt Proceeds	-	-	-	NA
Total Economic Development Corp Revenues		**-**	**96,892**	**(96,892)**	NA
Economic Development Corp Expenses					
35-30-8903	Project Main Street	1,025,150	828,160	196,991	NA
Total Economic Development Corp Expenses		**1,025,150**	**828,160**	**196,991**	NA
Change in Financial Position		**(1,025,150)**	**(731,267)**		
ESTIMATED ENDING RESOURCES (Net)		**-**	**257,167**		

City of Lavon
CIP Spending
Through 9/30/26 (as of 10/14/26)

CIP	GL	Project Name	Status	Budget FY26	Spent FY26	Remaining
Budgeted, FY26						
CIP-42	9424	Lavon East WWTP Phase 1	awarded 5/19	3,192,000	1,114,340	2,077,660
NA	TBD	Lavon East WWTP Phase 2	-	2,650,000	-	2,650,000
CIP-21	9412	Bear Creek WWTP Exp 4	awarded 4/7	1,985,000	309,263	1,675,738
CIP-15	9410	Citywide Park & Trail improvement	ongoing	100,000	151,796	(51,796)
CIP-20	9051	Strategic Property Acquisition	ongoing	250,000	-	250,000
CIP-18	9108	Community Park	ongoing	530,000	-	530,000
pend	pend	Lavon North WWTP Phase 2	mostly FY27	-	-	-
CIP-44	9427	Bently Paving & Storm Phase 3 (Shoreview West & Meadow Hill)	accepted 10/6	858,000	855,705	2,295
pend	pend	PD Complex - Design	pending	250,000	-	250,000
pend	pend	City Branding Signage	ongoing	500,000	-	500,000
pend	pend	Street Rehabilitation	ongoing	500,000	63,388	436,612
CIP-40	9421	Lavon Trail Pkwy	awarded 2/17	1,484,000	1,302,202	181,798
Not Budgeted, Projects from FY25						
CIP-38	9419	Lavon North WWTP (Elevon WWTP)	accepted 6/16	110,015	559,843	(449,828)
CIP-35	9417	CR 483 Paving	accepted	3,400	3,395	5
CIP-43	9425	Bently Farms PH 2 Paving & Storm	accepted 4/7	602,685	602,682	3
CIP-11	9408	CR 484 Paving (Rosewood Dr: Lavon Farms to CISD) (Presidents to Rosewood)	accepted	197,660	197,655	5
CIP-9	9105	FD/PW Facility Expansion	extra	5,895	5,894	1
		Total Budgeted/Spent		**13,218,655**	**5,166,164**	**8,052,491**