



MINUTES
AUGUST 5, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2, MAYOR PRO TEM
TED DILL, PLACE 4
LINDSEY HEDGE, PLACE 5
ABSENT: TRAVIS JACOB, PLACE 3

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/COMMUNICATION

- Lavon EDC Blue Dot program began on July 1, running until the end of 2025
- Community ISD classes begin on August 11, 2025.
- Last day to file for a place on the November 4, 2025 Ballot is August 18 at 5 p.m.
- NTFB Peanut Butter Drive is from September 1-30, 2025. City Hall is a collection site.
- Mayor Sanson updated the City Council on the letter sent to Representative Candy Noble regarding the opposition to Senate Bill 9.

4. CITIZENS COMMENTS

There were no citizen comments

5. CONSENT AGENDA

- A. Approve the minutes of the July 15, 2025 meeting.**
- B. Approve the final plat of Elevon, Section 3B, Phase 3B-1 consisting of 98 residential lots, 6 common area lots, and 1 lift station lot on 30.073 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northeast of the intersection of CR 541 and Noble Grove, City of Lavon, Collin County, Texas, (CCAD Property ID No 2032794), subject to final review and approval of the city engineer and planner.**
- C. Approve Ordinance No. 2025-08-01 approving the 2025 Annual Service Plan Update and Assessment Rolls for the Heritage Public Improvement District No. 1 (Residential); and providing an effective date.**
- D. Approve Ordinance No. 2025-08-02 approving the 2025 Annual Service Plan Update and Assessment Rolls for the LakePointe Public Improvement District; and providing an effective date.**
- E. Approve Ordinance No. 2025-08-03 approving the 2025 Annual Service Plan Update and Assessment Rolls for the Elevon Public Improvement District; and providing an effective date.**
- F. Approve Ordinance No. 2025-08-04 of the City Council of the City of Lavon, Texas calling a General Election to be held jointly with other political subdivisions designated by the County Elections Administrator and Administered by the County Elections Administrator on Tuesday, November 4, 2025, for the purpose of electing the Mayor and two (2) Council Members, one (1) for Place 2, one (1) for Place 4 for two (2) year terms each for said city respectively; providing**

for the conduct and the giving notice of the election; providing an effective date; and enacting other provisions relating to the subject.

- G. Approve Resolution No. 2025-08-01 approving and authorizing execution of an updated professional services agreement for infrastructure inspection and engineering consulting services with BCC Engineering, previously Lakes Engineering; and providing an effective date.
- H. Approve Resolution No. 2025-08-02 approving and authorizing the execution of Task Order 12a, amending and updating Task Order 12 approved by Resolution No. 2022-08-02 pursuant to the Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the planning, design, and construction administration of a gravity sanitary sewer collection system to serve properties located in the vicinity of the intersection of Lake Rd. and SH 78. in an estimated amount of \$57,800.00; and providing an effective date.
- I. Approve Resolution No. 2025-08-03 designating authorized signatories for all South State depository accounts; and providing an effective date.
- J. Approve the acceptance of the public infrastructure for the Elevon Multifamily Addition, Block A, Lot 1 (Casitas) on Elevon Parkway at 445 Elevon Parkway, Lavon, Texas.
- K. Approve the acceptance of the public infrastructure for the Elevon Multifamily Addition, Block A, Lot 2 (Apartments) at 455 Elevon Parkway, Lavon, Texas.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: DILL

SECONDED: SHEPARD

APPROVED: UNANIMOUS (Absent: Jacob)

6. BUDGET WORK SESSION

City Manager Kim Dobbs led a discussion regarding regulatory requirements, financial status for current year, budget calendar, anticipated commitments, departmental service levels and requests, tax rate, fee schedule and Capital Improvements Plan (CIP) updates. Controller, Patti Parks detailed fiscal year (FY) 2024-25 projections, and proposed revenues and expenditures for FY 2025-26.

7. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION

A. Public hearing and discussion regarding the proposed Fiscal Year 2025-26 Annual Budget, Capital Improvements Plan, and Fee Schedule.

1) PUBLIC HEARING to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

Mayor Sanson opened the public hearing at 7:43 p.m. and invited comments and feedback regarding the proposed Fiscal Year 2025-26 Annual Budget, Capital Improvements Plan, and Fee Schedule. There being no comments, Mayor Sanson closed the public hearing at 7:44 p.m.

2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

The City Council discussed and provided direction regarding the proposed budget items including capital improvements.

B. Discussion and action regarding departmental requests and allocated staffing plan.

Ms. Dobbs presented information regarding departmental requests and the FY 2024-25 allocated staffing plan.

MOTION: AMEND THE FY 2024-25 STAFFING PLAN TO APPROVE AN ADDITIONAL POSITION FOR PATROL SERGEANT AND IF THE SERGEANT IS PROMOTED FROM WITHIN, BEGIN RECRUITMENT TO FILL THE VACANT OFFICER POSITION AND THE ANTICIPATED FY 2025-26 POSITION.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Jacob)

C. Discussion and action regarding the proposed tax rate and conduct a record vote to call a public hearing for Tuesday, August 19, 2025 at 6:30 p.m.

The City Council discussed the general fund, interest and sinking fund and utility fund, and no-new-revenue, voter-approval and de minimis tax rates calculated by Collin County. The City Council discussed the proposed tax rate of 0.420000 per \$100 valuation that is greater than the no-new-revenue tax rate and less than the voter-approval tax rate and de minimis tax rate. It was also observed that the proposed tax rate is the same tax rate as in the last two years.

The City Council confirmed their understanding that the proposed tax rate would not require an automatic election, and it is not subject to a voter petition. Ms. Dobbs advised that a record vote is required and that required notices in a form prescribed by law will be published in the newspaper and on the City's website.

MOTION: I MOVE THAT THE PROPOSED MAXIMUM TAX RATE FOR FISCAL YEAR 2025-26 BE SET AT 0.420000 PER \$100 VALUATION AND THAT A PUBLIC HEARING TO RECEIVE INPUT REGARDING THE TAX RATE BE SCHEDULED FOR TUESDAY, AUGUST 19, 2025 AT 6:30 P.M., WITH APPROPRIATE NOTICE OF SUCH HEARING TO BE PUBLISHED.

MOTION MADE: COOK
SECONDED: HEDGE

As required by state law, a record vote was taken:

PLACE 1-MIKE SHEPARD	YES
PLACE 2-MIKE COOK	YES
PLACE 3-TRAVIS JACOB	ABSENT
PLACE 4-TED DILL	YES
PLACE 5-LINDSEY HEDGE	YES

APPROVED: UNANIMOUS (Absent, Jacob)

8. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the site plan of the Bear Creek Special Utility District Pressure Plane No. 2 CR 484 2 MG Elevated Water Storage Tank on 1.268 acres at 11511 CR 484, on Lot 73R, Block F of the Replat of Trails of Lavon, Phase 2A Addition, northeast of the intersection of CR 484 and CR 483, Lavon, Collin County, Texas, (CCAD Property ID 2923390).

Ms. Dobbs provided information regarding site plan and noted this item comes with a recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE THE SITE PLAN OF THE BEAR CREEK SPECIAL UTILITY DISTRICT PRESSURE PLANE NO. 2 CR 484 2 MG ELEVATED WATER STORAGE TANK ON 1.268 ACRES AT 11511 CR 484, ON LOT 73R, BLOCK F OF THE REPLAT OF TRAILS OF LAVON, PHASE 2A ADDITION, NORTHEAST OF THE INTERSECTION OF CR 484 AND CR 483, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent, Jacob)

B. Discussion, and action regarding Ordinance No. 2025-08-05 amending Chapter 11 Traffic and Vehicles, Article 11.02 Operation of Vehicles, Subsection 11.02.032 (c) School Zones of the City of Lavon Code of Ordinances to amend the school zone times to correspond with local schools; providing for repealing, savings and severability clauses; providing for publication; and providing for an effective date.

Ms. Dobbs presented information regarding the school zone amendment.

MOTION: APPROVE ORDINANCE NO. 2025-08-05 AMENDING CHAPTER 11 TRAFFIC AND VEHICLES, ARTICLE 11.02 OPERATION OF VEHICLES, SUBSECTION 11.02.032 (C) SCHOOL ZONES OF THE CITY OF LAVON CODE OF ORDINANCES TO AMEND THE SCHOOL ZONE TIMES TO CORRESPOND WITH LOCAL SCHOOLS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: DILL
APPROVED: UNANIMOUS (Absent, Jacob)

- C. Discussion and action regarding Resolution No. 2025-08-04 approving and authorizing the execution of Change Order No. 1 to the construction contract with XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in an amount not to exceed \$167,050.00 and 45 construction days for additional paving improvements to Shoreview Drive from Corn Silk Lane to Rolling Meadow Drive; and providing for an effective date.

Ms. Dobbs provided information regarding the Bently Farms Paving and Drainage Improvements. City Engineer Mark Hill, Freeman Millican, Inc. detailed the progress of the project.

MOTION: APPROVE RESOLUTION NO. 2025-08-04 APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH XIT PAVING & CONSTRUCTION, INC. FOR THE CITY OF LAVON BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS, PHASE 2 (CIP-43) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$167,050.00 AND 45 CONSTRUCTION DAYS FOR ADDITIONAL PAVING IMPROVEMENTS TO SHOREVIEW DRIVE FROM CORN SILK LANE TO ROLLING MEADOW DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: HEDGE
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent, Jacob)

- D. Discussion and action regarding Resolution No. 2025-08-05 approving and authorizing the execution of Change Order No. 1 to the construction contract with DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in an amount not to exceed \$285,545.50 and 23 construction days for additional concrete paving and sidewalk improvements, a guard rail, and asphalt paving repairs; and providing for an effective date.

Ms. Dobbs presented information regarding the change order and City Engineer Mark Hill detailed the project.

MOTION: APPROVE RESOLUTION NO. 2025-08-05 APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH DDM CONSTRUCTION CORPORATION FOR THE CITY OF LAVON CR 484 PAVING (CIP-11) AND ROSEWOOD DRIVE PAVING IMPROVEMENTS (CIP-35) CONSTRUCTION PROJECTS IN AN AMOUNT NOT TO EXCEED \$285,545.50 AND 23 CONSTRUCTION DAYS FOR ADDITIONAL CONCRETE PAVING AND SIDEWALK IMPROVEMENTS, A GUARD RAIL, AND ASPHALT PAVING REPAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: DILL
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent, Jacob)

- E. Discussion and action regarding Resolution No. 2025-08-06 approving and authorizing the execution of an Interlocal Agreement with Collin County for the 2018 Parks and Open Space

Bond Project for the purchase of approximately 0.986 acres of land located at 220 Forder Court; and providing an effective date.

Ms. Dobbs provided information regarding the Open Space Project Funding Assistance Program and potential projects involving park design and land acquisition.

MOTION: APPROVE RESOLUTION NO. 2025-08-06 APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR THE 2018 PARKS AND OPEN SPACE BOND PROJECT FOR THE PURCHASE OF APPROXIMATELY 0.986 ACRES OF LAND LOCATED AT 220 FORDER COURT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent, Jacob)

F. Discussion and action regarding board and commission appointments – Board of Adjustment for the Alternate 2 position.

Ms. Dobbs provided information regarding the open position on the Board of Adjustment.

MOTION: APPOINT SEAN HARRISON TO THE BOARD OF ADJUSTMENT, ALTERNATE 2 POSITION EXPIRING JANUARY 17, 2027.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent, Jacob)

9. EXECUTIVE SESSION

At 8:15 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 items pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property in the vicinity of 120 School Road; and pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

10. RECONVENE FROM EXECUTIVE SESSION


In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:29 p.m., stating no action was taken in executive session.

11. SET FUTURE MEETINGS AND AGENDA

August 19, 2025 – Regular Meeting
Public Hearing and Action on the Budget and Tax Rate

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:31 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 19th day of August 2025.


Vicki Sanson, Mayor

ATTEST:


Rae Norton, City Secretary

