



**MINUTES
DECEMBER 2, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1, MAYOR PRO-TEM
TRAVIS JACOB, PLACE 3
RACHEL DUMAS, PLACE 4
LINDSEY HEDGE, PLACE 5

ABSENT: MIKE COOK, PLACE 2

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:41 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

- LEDC Open Rewards Program (Blue Dot Program) will run through February 2026.
- Christmas Tree Lighting and Vendor Fair - December 5 5:30pm-8pm
- X-Treme Green Clean Up Day December 6 8am-Noon
- Lavon Area Chamber of Commerce Chili Cookoff December 6
- Lavon Fire Department Breakfast with Santa December 13 9am-11am
- CISD Education Foundation Bags for Braves February 12 at Boyd Farm

4. CITIZENS COMMENTS

Chris Elder, President, Bear Creek Special Utility District offered comments during the TIRZ No. 2 Board of Directors Meeting immediately preceding the City Council meeting regarding a City Council agenda item relating to a proposed water reuse agreement.

5. CONSENT AGENDA

A. Approve the minutes of the November 18, 2025 meeting.

B. Approve the revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,600 residential lots, 61 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101), subject to city engineer and planner final review and approval.

C. Approve the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, Lavon TX (CCAD Property ID 2542827), subject to city engineer and planner final review and approval.

D. Approve Resolution No. 2025-12-01 approving and authorizing the execution of Contract Amendment No. Nineteen (19) to extend the interlocal agreement with Collin County for animal control and animal shelter services for a one (1) year period from October 1, 2025 to September 30, 2026; and providing for an effective date.

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION MADE: SHEPARD

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Cook)

6. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion and action regarding an Ordinance of the City Council of the City of Lavon accepting and approving a Service and Assessment Plan and Assessment Rolls for the Elevon Public Improvement District; making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent assessments; providing for severability; and providing an effective date.**

Presentation of proposed ordinance.

City Manager Kim Dobbs introduced PID Administrator Jaime Schulte, P3 Works, who presented information regarding the Service and Assessment Plan and Rolls for the Elevon Public Improvement District.

PUBLIC HEARING to receive comments and objections to proposed assessments.

Mayor Sanson opened the public hearing at 6:48 p.m. and invited questions and comments in favor of or opposition to the proposed ordinance. There being no comments, Mayor Sanson closed the public hearing at 6:49 p.m.

Discussion and action regarding the proposed Ordinance No. 2025-12-01.

MOTION: APPROVE ORDINANCE NO. 2025-12-01 ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE ELEVON PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: DUMAS

SECONDED: SHEPARD

APPROVED: UNANIMOUS (Absent: Cook)

- B. Discussion and action regarding an Ordinance authorizing the issuance of the “City Of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Improvement Area #3-5 Project)”;** approving and authorizing an Indenture Of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding And Acquisition Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.

Jason Hughes, Financial Advisor, Hilltop Securities provided information regarding the Elevon PID Improvement Area #3-5 Special Assessment Revenue Bonds. Bond Counsel Greg Schaecher McCall Parkhurst & Horton, Jamie Schulte, PID Administrator, P3 Works, Esther Moreno, Bond Underwriter, FMS Bonds were available to assist.

MOTION: APPROVE AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE “CITY OF LAVON, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (ELEVON

PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3-5 PROJECT”); APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, A CONSTRUCTION, FUNDING AND ACQUISITION AGREEMENT, AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS (Absent: Cook)

- C. Discussion and action regarding an Ordinance authorizing the issuance of the “City Of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Zone 2 Remainder Area Project)”); approving and authorizing an Indenture Of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding And Acquisition Agreement, Agriculture Valuation Waiver and Redemption Agreements, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.**

MOTION: APPROVE AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE “CITY OF LAVON, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (ELEVON PUBLIC IMPROVEMENT DISTRICT ZONE 2 REMAINDER AREA PROJECT)”); APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, A CONSTRUCTION, FUNDING AND ACQUISITION AGREEMENT, AGRICULTURE VALUATION WAIVER AND REDEMPTION AGREEMENTS, AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: DUMAS
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent: Cook)

- D. Public hearing, discussion, and action regarding an Ordinance amending the boundaries and project costs of Reinvestment Zone Number Two, City of Lavon; and approving a Reinvestment Zone Number Two, City of Lavon Amended and Restated Final Project and Finance Plan.**

Presentation of proposed ordinance.

TIRZ Administrator Jaime Schulte provided information regarding the proposed ordinance.

PUBLIC HEARING to receive comments regarding the proposed ordinance.

Mayor Sanson opened the public hearing at 7:01 p.m. and invited questions and comments in favor of or opposition to the proposed ordinance. There being no comments, Mayor Sanson closed the public hearing at 7:01 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance No. 2025-12-05.

MOTION: APPROVE ORDINANCE NO. 2025-12-04 ORDINANCE AMENDING THE BOUNDARIES AND PROJECT COSTS OF REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON; AND APPROVING A REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN.

MOTION MADE: JACOB
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent: Cook)

- E. **Public hearing, discussion and action regarding an application for a conditional use permit to construct a 1,000 square foot canopy addition to an existing accessory structure that is 1,000 square feet greater than permitted at 980 Lakeridge Drive on Lot 26, Block B of the Lakeridge Meadows Addition (1.48 acres), City of Lavon, Texas, (CCAD Property ID 2092084).**

Presentation of proposed application.

Ms. Dobbs provided information regarding the application for a conditional use permit and report from the Planning & Zoning Commission. Applicant Laura Himmelberg provided details about the project.

PUBLIC HEARING to receive comments regarding the proposed application.

Mayor Sanson opened the public hearing at 7:04 p.m. and invited questions and comments in favor of or opposition to the proposed conditional use permit. There being no comments, Mayor Sanson closed the public hearing at 7:04 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance No. 2025-12-05.

MOTION: APPROVE ORDINANCE NO. 2025-12-05 APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT A 1,000 SQUARE FOOT CANOPY ADDITION TO AN EXISTING ACCESSORY STRUCTURE THAT IS 1,000 SQUARE FEET GREATER THAN PERMITTED AT 980 LAKERIDGE DRIVE ON LOT 26, BLOCK B OF THE LAKERIDGE MEADOWS ADDITION (1.48 ACRES), CITY OF LAVON, TEXAS.

MOTION MADE: SHEPARD
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Cook)

- F. **Discussion and action regarding Resolution No. 2025-12-02 casting three (3) votes to elect Collin Central Appraisal District Board of Directors.**

MOTION: CAST THREE VOTES FOR MICHELLE HOWARTH FOR THE COLLIN COUNTY CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS.

MOTION MADE: HEDGE
SECONDED: JACOB
APPROVED: UNANIMOUS (Absent: Cook)

- G. **Discussion and action regarding Resolution No. 2025-12-03 approving and authorizing the execution of an Effluent Water Purchase Agreement with Maverick Infrastructure II, LLC for the provision of treated effluent to promote reuse efforts for non-potable uses such as irrigation, construction water, moisture conditioning, pond leveling, cooling, fire suppression, and other approved applications.**

Ms. Dobbs and city engineer Mark Hill provided information regarding the Effluent Water Purchase Agreement and a letter received on 12/02/2025 from the attorney for Bear Creek Special Utility District. Representatives of Maverick Infrastructure II, LLC provided additional information and answered questions. The consensus of the City Council was to defer action to provide time for the city attorney to meet with BCSUD as requested and return the item for consideration at the next meeting on 12/16/2025. No action was taken.

7. EXECUTIVE SESSION

At 7:39 p.m., in accordance with Texas Government Code, Chapter 551, Subchapter D, City Council recessed into Executive Session (closed meeting) pursuant to Section 551.074 - Personnel Matters, to discuss the provision of professional legal services.

8. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:31 p.m., stating no action was taken in the executive session.

9. SET FUTURE MEETINGS AND AGENDA

December 16, 2025 – Regular Meeting

Mr. Shepard reiterated his request that the LEDC Board of Directors and City Council schedule a work session in coming months.


11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:34 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 16th day of December 2025.

ATTEST:



Rae Norton, City Secretary



Vicki Sanson, Mayor

