



**MINUTES
SEPTEMBER 15, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR 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 (Arrived at 6:46 p.m.)

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 MAYOR PRO TEM SHEPARD DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/COMMUNICATIONS**

- Marine Grove Park Ribbon Cutting 10/7/2026
- Fall Festival & Neighborhood Night Out 10/15/2026
- Early Voting begins 10/19/2026 at Lavon City Hall
- Election Day 11/3/2026

4. **CITIZENS COMMENTS**

City of Lavon residents James Wallington, Sheila Jolivette, and Cheryl Santos spoke regarding communication with City Council members and the cancellation of a previously scheduled data center information session by the developer. Collin County resident George Moslener expressed appreciation to City staff for the work being completed at the Bear Creek Wastewater Treatment Plant.

5. **PROCLAMATION**

The Mayor and City Council presented a Proclamation recognizing Fire Prevention Week, October 4 – 10, 2026.

6. **CONSENT AGENDA**

- A. **Approve the minutes of the September 1, 2026 meeting.**

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS

7. **ITEMS FOR CONSIDERATION**

- A. **Discussion and action regarding Ordinance No. 2026-09-01 approving imposition of a fee and approving and authorizing execution of a contingent Fee Contract with Perdue Brandon Fielder Collins & Mott, LLP pursuant to Article 103.001, Texas Code of Criminal Procedure, said contract and fee being for the collection of Court Fines and Fees owed to the city, and notice of which is provided in accordance with Section 2254.1036 of the Texas Local Government Code.**

Erin Hutto and Pshyara Thompson, with Perdue Brandon LLP, provided an overview of the firm and proposed services, including the process for collecting court fees and fines.

MOTION: APPROVE ORDINANCE NO. 2026-09-01 APPROVING IMPOSITION OF A FEE AND APPROVING AND AUTHORIZING EXECUTION OF A CONTINGENT FEE CONTRACT WITH PERDUE BRANDON FIELDER COLLINS & MOTT, LLP PURSUANT TO ARTICLE 103.001, TEXAS CODE OF CRIMINAL PROCEDURE, SAID CONTRACT AND FEE BEING FOR THE COLLECTION OF COURT FINES AND FEES OWED TO THE CITY, AND NOTICE OF WHICH IS PROVIDED IN ACCORDANCE WITH SECTION 2254.1036 OF THE TEXAS LOCAL GOVERNMENT CODE.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS

B. Discussion and action regarding termination of the contract with American Municipal Services (AMS) for the collection of delinquent municipal court fines and fees collections.

Kim Dobbs, City Manager, provided the information regarding the termination for contract purposes.

MOTION: APPROVE TERMINATION OF THE CONTRACT WITH AMERICAN MUNICIPAL SERVICES (AMS) FOR THE COLLECTION OF DELINQUENT MUNICIPAL COURT FINES AND FEES COLLECTIONS.

MOTION MADE: JACOB
SECONDED: COOK
APPROVED: UNANIMOUS

C. Public hearing to receive comments and consider a temporary moratorium to suspend the acceptance of permits, authorizations, and approvals necessary for the subdivision of, site planning of, property development, or construction on real property within the City corporate limits of data centers, pursuant to Texas Local Government Code Section 212.1352.

Presentation of the proposed temporary moratorium.

Ms. Dobbs presented information regarding the proposed temporary moratorium including application to the 5.26 square mile area of the City and a timeline of events. Ms. Dobbs confirmed that no development applications for data center use have been received by the City, and that no tax incentives nor economic development incentives had been offered or approved related to data center use.

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

Mayor Sanson opened the public hearing at 7:16 p.m. and invited comments for or against the proposed temporary moratorium. Lavon residents Steve Stefanovic, David Chavez, Matt Ruland, Kent Pride, Erika Jones, Jaime Kryczka, Sean Harrison, Anita Jones, Colleen Martin, and county resident Rodney Duplechain expressed support for a moratorium. There being no further comments, Mayor Sanson closed the public hearing at 7:56 p.m.

Discussion regarding the proposed temporary moratorium and related matters.

Ms. Dobbs reviewed the next steps and dates.

D. Discussion and action regarding the appointment of the Chairperson of the Planning and Zoning Commission.

Ms. Dobbs provided the City Council with Chairman Rosenquists' request to step down as Chairperson of the commission. The City Council expressed gratitude for Mr. Rosenquist's leadership and time as chairperson and for his continued work going forward as a commissioner.

MOTION: APPOINT DEBORAH NABORS AS CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

8. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION

- A. Public hearing and discussion regarding the 2026 proposed tax rate of 0.433807 per \$100 valuation, which is less than the no-new-revenue tax rate, meaning that the City of Lavon is not proposing to increase property taxes for the 2026 tax year.**

Presentation of the tax rate.

Patty Parks, Controller, presented the proposed tax rate that the City Council directed to be used for the Fiscal Year 2026-27 (FY 26-27) Annual Budget stating that the proposed total tax rate of \$0.433807 per hundred dollars appraised valuation is less than the no new revenue tax rate and less than the voter approval tax rate and the de minimis tax rate. Ms. Parks noted the total proposed tax rate is comprised of \$0.286203 cents for maintenance and operations (M&O) and \$0.147604 cents for interest and sinking (I&S) for debt service.

PUBLIC HEARING to receive comments regarding the tax rate.

Mayor Sanson opened the public hearing at 8:08 p.m. and invited comments and feedback regarding the proposed tax rate. There being no comments, Mayor Sanson closed the public hearing at 8:08 p.m.

Discussion regarding the proposed tax rate.

Ms. Dobbs noted that pursuant to state law the proposed tax rate would be considered after consideration of the Annual Budget.

- B. Public hearing, discussion and action regarding the proposed 2026-27 Annual Budget, for which a link can be found on the homepage of the City website lavontx.gov and in the meeting packet.**

Presentation of the proposed Annual Budget.

Ms. Parks recapped the prior budget work sessions and noted the budget highlights and approved enhancements.

PUBLIC HEARING to receive comments regarding the proposed Annual Budget.

Mayor Sanson opened the public hearing at 8:13 p.m. and invited comments for or against the proposed budget. There being no comments, Mayor Sanson closed the public hearing at 8:14 p.m.

Discussion and action regarding the proposed Annual Budget and accompanying Ordinance No. 2026-09-02 approving and adopting a Budget for the City for the Fiscal Year October 1, 2026 through September 30, 2027; providing that expenditures for said fiscal year shall be made in accordance with said Budget; and providing an effective date.

Ms. Dobbs reviewed the statutory requirements associated with the proposed budget

MOTION: APPROVE THE ANNUAL BUDGET AND ACCOMPANYING ORDINANCE NO. 2026-09-02 APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: COOK

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

PLACE 1- MIKE SHEPARD	YEA
PLACE 2- MIKE COOK	YEA
PLACE 3- TRAVIS JACOB	YEA

PLACE 4- RACHEL DUMAS YEA
PLACE 5- LINDSEY HEDGE YEA
APPROVED UNANIMOUS (5 - 0)

C. Discussion and action regarding Ordinance No. 2026-09-03 to ratify the property tax increase that is reflected in the Annual Budget for Fiscal Year 2026-27; and providing for an effective date.

Ms. Parks explained that the Collin County Tax Assessor Collector's Office determined that the proposed tax rate of 0.433807 will raise more taxes for M&O than last year's M&O tax rate and Section 102.007 of the Texas Local Government Code requires a separate vote of the City Council to ratify the property tax increase reflected in the budget.

MOTION: APPROVE ORDINANCE NO. 2026-09-03 TO RATIFY THE PROPERTY TAX INCREASE THAT IS REFLECTED IN THE ANNUAL BUDGET FOR FISCAL YEAR 2026-27; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

D. Discussion and action regarding Ordinance No. 2026-09-04 setting the tax rate for the 2026 tax year at total rate of \$0.433807 per \$100 of property valuation; levying taxes for the use and support of the Municipal Government of the City for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 on all property within the corporate limits of the City of Lavon, Texas; providing a sinking fund for the retirement of the bonded obligations of the City; apportioning each levy for the specific purpose and providing for collection of all annual taxes provided by state law; providing for due and delinquent dates together with penalties and interest; and providing a severability clause and an effective date.

Ms. Dobbs noted that the Fiscal Year 2026-27 Annual Budget had been prepared using a tax rate of 0.433807 per hundred dollars appraised valuation that is less than the no new revenue tax rate and less than the voter approval tax rate and de minimis rate. The total tax rate is comprised of \$0.286203 cents for maintenance and operations (M&O) and \$0.147604 cents for interest and sinking (I&S) for debt service.

MOTION: I MOVE THAT THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF 0.433807, WHICH IS EFFECTIVELY A 3.50 PERCENT INCREASE IN THE TAX RATE AND I FURTHER MOVE THAT ORDINANCE NO. 2026-09-04 BE APPROVED SETTING THE TAX RATE FOR THE 2026 TAX YEAR AT TOTAL RATE OF \$0.433807 PER \$100 OF PROPERTY VALUATION; LEVYING TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027 ON ALL PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF LAVON, TEXAS; PROVIDING A SINKING FUND FOR THE RETIREMENT OF THE BONDED OBLIGATIONS OF THE CITY; APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE AND PROVIDING FOR COLLECTION OF ALL ANNUAL TAXES PROVIDED BY STATE LAW; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: DUMAS

The City Secretary called roll for the vote:

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

APPROVED: UNANIMOUS (5-0)

E. Public hearing, discussion, and action regarding a Fee Schedule for Fiscal Year 2026-2027.

Presentation of the proposed Fee Schedule.

Ms. Parks provided information regarding the proposed fee schedule and noted the schedule does not include any increases to sewer or garbage rates, adding that sewer rates have remained unchanged for 8 years, and garbage rates have remained unchanged for 10 years.

PUBLIC HEARING to receive comments regarding the proposed Fee Schedule.

Mayor Sanson opened the public hearing at 8:21 p.m. and invited comments for or against the proposed fee schedule. There being no comments, Mayor Sanson closed the public hearing at 8:21 p.m.

Discussion and action regarding Ordinance No. 2026-09-05 approving and adopting a Fee Schedule for the Fiscal Year October 1, 2026 through September 30, 2027; and providing an effective date.

MOTION: APPROVE ORDINANCE NO. 2026-09-05 APPROVING AND ADOPTING A FEE SCHEDULE FOR THE FISCAL YEAR OCTOBER 1, 2026, THROUGH SEPTEMBER 30, 2027 ND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

F. Public hearing, discussion, and action regarding a Five-Year Capital Improvements Plan (CIP) for fiscal Years 2027 to 2031.

Presentation of the proposed CIP.

Ms. Parks provided information regarding the proposed CIP plan projects and funding.

PUBLIC HEARING to receive comments regarding the proposed CIP.

Mayor Sanson opened the public hearing at 8:25 p.m. and invited comments for or against the proposed Five- Year Capital Improvements Plan. City of Lavon resident Erika Jones requested and received clarification of the Community Park & Trails item. There being no further comments, Mayor Sanson closed the public hearing at 8:26 p.m.

Discussion and action regarding Ordinance No. 2026-09-06 approving a Five-Year Capital Improvements Plan for Fiscal Years 2027 to 2031.

MOTION: APPROVE ORDINANCE NO. 2026-09-06 APPROVING A FIVE- YEAR CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEARS 2027 TO 2031.

MOTION MADE: DUMAS
SECONDED: SHEPARD
APPROVED: UNANIMOUS

9. DEPARTMENT REPORTS

- A. Police Services** – Police Chief Mike Jones commended the team efforts of Police, Fire and Public Works departments during a recent accident on SH 78 at Elevon Parkway. Assistant Police Chief Roger Myers referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.
- B. Fire Services** – Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions. Chief Anthony also informed the City Council of the recent hiring of Lavon Fire Marshal Matt Jones.
- C. Public Works** – Director of Public Works David Carter provided general information regarding the public works operations.

- D. Administration** – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report.

10. EXECUTIVE SESSION

At 8:39 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding the development of Elevon North; and to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) regarding the retail project Pathways in proximity to SH 78 and the extension of public infrastructure.

11. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 9:01 p.m., and stated that no action was taken in the executive session

A. Discussion and action regarding an agreement pertaining to the Pathways retail project.

No action was taken.

12. SET FUTURE MEETINGS AND AGENDA

October 6, 2026 – Regular Meeting

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:02 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 6th day of October 2026.

ATTEST:

Rae Norton
Rae Norton, City Secretary

Vicki Sanson
Vicki Sanson, Mayor

