MINUTES
JULY 1, 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
TRAVIS JACOB, PLACE 3
TED DILL, 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/COMMUNICATION**

   - TxDOT FM 2755 Virtual and In-Person Meeting at First Assembly Lavon, July 10
   - Bicycle Safety Rodeo, July 24
   - CISD Back to School Bash, August 4
   - Lavon EDC Blue Dot program began on July 1, running until the end of 2025

4. **CITIZENS COMMENTS**

   There were no citizen comments

5. **CONSENT AGENDA**

   A. **Approve the minutes of the June 17, 2025 meeting.**

   B. **Approve the preliminary plat of the Bear Creek Addition, Phase 6 consisting of 157 residential lots and 9 open space lots on 57.075 acres out of the Drury Anglin Survey, Abstract No. 2 situated south of Lavon Trail Parkway and east of CR 483 in the City of Lavon, Collin County, Texas, (CCAD Property ID 1249973).**

   C. **Approve Resolution No. 2025-07-01 approving and authorizing the execution of Task Orders pursuant to the Professional Services Agreement with Freeman Millican Inc. for the Bently Farms paving and drainage capital improvements project consisting of engineering design and construction administration services per Task Order 13C-a for Shoreview Dr. east of Corn Silk Dr. in an estimated amount of $18,500.00 and Task Order 17 for Meadow Hill Dr. and Shoreview Dr. west of Corn Silk Dr. in an estimated amount of $116,600.00; and providing an effective date.**

   D. **Approve the acceptance of the public sanitary sewer infrastructure for the Elevon West Commercial, Phase 3 Addition, Pad Site Infrastructure, Phase 1 Sanitary Sewer.**

   MOTION: APPROVE THE CONSENT AGENDA.
   MOTION MADE: SHEPARD
   SECONDED: HEDGE
   APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. **Public Hearing discussion and action regarding an application to amend the Planned Development (PD) District zoning on 30.7 acres consisting of Land Use Parcels 3 and 4 in the Elevon Addition northeast and southeast of the intersection of SH 78 and Elevon Parkway and to change the zoning from Single Family–1 Acre (SF-1) to Elevon Planned Development District (Land Use Parcels 3) on 2.058 acres of property at 208 Bois D Arc and 0.816 acres of property at 200 Bois D Arc, both parcels being in the S. M. Rainer Survey, Abstract 740, Survey Sheet 1, Tracts 55 and 54, respectively, City of Lavon, Collin County, Texas, (CCAD Property IDs 2910557, 2868716, 1290542, 1290533, 2542829, and 2910561).**

Presentation of proposed application.

Kim Dobbs, City Manager, provided information regarding the Elevon Planned Development (PD) proposed zoning amendment. Ryan Burton, MA Partners, was available to answer questions.

PUBLIC HEARING, to receive regarding the proposed application.

At 6:39 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed application. There being no comments, Mayor Sanson closed the public hearing at 6:39 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance No. 2025-07-01.

MOTION: APPROVE ORDINANCE NO. 2025-07-01 APPROVING AN APPLICATION TO AMEND THE PLANNED DEVELOPMENT (PD) DISTRICT ZONING ON 30.7 ACRES CONSISTING OF LAND USE PARCELS 3 AND 4 IN THE ELEVON ADDITION NORTHEAST AND SOUTHEAST OF THE INTERSECTION OF SH 78 AND ELEVON PARKWAY AND TO CHANGE THE ZONING FROM SINGLE FAMILY–1 ACRE (SF-1) TO ELEVON PLANNED DEVELOPMENT DISTRICT (LAND USE PARCELS 3) ON 2.058 ACRES OF PROPERTY AT 208 BOIS D ARC AND 0.816 ACRES OF PROPERTY AT 200 BOIS D ARC, BOTH PARCELS BEING IN THE S. M. RAINER SURVEY, ABSTRACT 740, SURVEY SHEET 1, TRACTS 55 AND 54, RESPECTIVELY, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: DILL
APPROVED: UNANIMOUS

B. **Discussion, and action regarding the site plan of the Bear Creek Special Utility District Pressure Plant No. 1 0.5 MG Elevated Water Storage Tank on 2.42 acres at 464 Elevon Parkway, on Lot 4, Block A of the Elevon Parkway West Replat, south of the Elevon Multifamily Addition, Lavon, Collin County, Texas, (CCAD Property ID 2918196).**

Ms. Dobbs presented information regarding the site plant of the Elevated Water Storage Tank.

MOTION: APPROVE THE SITE PLAN OF THE BEAR CREEK SPECIAL UTILITY DISTRICT PRESSURE PLANT NO. 1 0.5 MG ELEVATED WATER STORAGE TANK ON 2.42 ACRES AT 464 ELEVON PARKWAY, ON LOT 4, BLOCK A OF THE ELEVON PARKWAY WEST REPLAT, SOUTH OF THE ELEVON MULTIFAMILY ADDITION, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

C. **Discussion and action regarding Resolution No. 2025-07-02 approving (1) the Resolution of the Board of Directors of the Lavon Economic Development Corporation ("Corporation") regarding a loan to finance the costs of an economic development project; (2) a Sales Tax Remittance Agreement between the City and the Corporation; (3) resolving other matters**

incident and related to the project and the loan; and (4) the authority of the Mayor to execute, on behalf of the City, a General Certificate of the City and the agreements contemplated in the Resolution.

Stephanie Cates, Senior Vice President, Government Capital, provided detailed information regarding the process for the agreement. Kay Wright, President, Lavon EDC was available to answer questions.

MOTION: APPROVE RESOLUTION NO. 2025-07-02 APPROVING (1) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE LAVON ECONOMIC DEVELOPMENT CORPORATION ("CORPORATION") REGARDING A LOAN TO FINANCE THE COSTS OF AN ECONOMIC DEVELOPMENT PROJECT; (2) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (3) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE PROJECT AND THE LOAN; AND (4) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE AGREEMENTS CONTEMPLATED IN THE RESOLUTION.

MOTION MADE: SHEPARD
SECONDED: HEDGE
APPROVED: UNANIMOUS

D. **Authorize and submission of an application to the Department of Homeland Security (DHS)/ Federal Emergency Management Agency (FEMA) for the Staffing for the Adequate Fire and Emergency Response (SAFER) Grant Program that if approved will require a City match of \$349.586.47 over three years.**

Ms. Dobbs presented information regarding the grant submission and LFD Chief Danny Anthony answered questions. The City Council directed staff to explore salary inflation for the upcoming fiscal year and expressed support for what is determined.

MOTION: APPROVE THE SUBMITTAL OF AN APPLICATION TO THE DEPARTMENT OF HOMELAND SECURITY (DHS)/ FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE STAFFING FOR THE ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM THAT IF APPROVED WILL REQUIRE A CITY MATCH FOR THREE ENTRY LEVEL POSITIONS OVER THREE YEARS.

MOTION MADE: DILL
SECONDED: JACOB
APPROVED: UNANIMOUS

E. **Discussion and action regarding Resolution No. 2025-07-03 designating certain officials as being responsible for, acting for and on behalf of the City in dealing with Collin County, herein referred to as the "County", for the purpose of participating in the Collin County Parks & Open Space Project Funding Assistance Program, hereinafter referred to as the "Program"; certifying that the City is eligible to receive program assistance; certifying that the City matching share is readily available; and dedicating the proposed project for public recreational uses.**

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. 2025-07-03 DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY IN DEALING WITH COLLIN COUNTY, HEREIN REFERRED TO AS THE "COUNTY", FOR THE PURPOSE OF PARTICIPATING IN THE COLLIN COUNTY PARKS & OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE CITY IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE CITY MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED PROJECT(S) FOR PUBLIC RECREATIONAL USES.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS

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

Ms. Dobbs provided information regarding the appointment of a Chairperson for the Planning and Zoning Commission.

MOTION: REAPPOINT DAVID ROSENQUIST AS CHAIRMAN OF THE PLANNING & ZONING COMMISSION FOR 2025-26.
MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

7. EXECUTIVE SESSION

At 7:13 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 551.087 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).

8. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 7:27 p.m., stating no action was taken in executive session.

9. SET FUTURE MEETINGS AND AGENDA

July 15, 2025 – Regular Meeting

July 29, 2025 – Special Meeting for Budget Works Session.

10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:33 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 17th day of June 2025.

Vicki Sanson
Vicki Sanson, Mayor

ATTEST:

Rae Norton
Rae Norton, City Secretary

CITY OF LAVON, TEXAS