

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 11, 2023

The City Council of the City of Lancaster, Texas, met in a called a Regular Meeting in the Council Chambers of City Hall on September 11, 2023, at 7:15 p.m. with a quorum present to-wit:

**Councilmembers Present (City Hall & Zoom):**

Clyde C. Hairston, Mayor  
Carol Strain-Burk  
Stanley M. Jaglowski  
Marco Mejia (Zoom)  
Derrick Robinson  
Mitchell Cheatham, Mayor Pro Tem  
Betty Gooden-Davis, Deputy Mayor Pro Tem

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager  
Sorangel O. Arenas, City Secretary  
David T. Ritter, City Attorney  
Andy Waits, Director of Public Works  
Carey Neal, Deputy City Manager  
Chris Youngman, Emergency Management and Communications Chief  
Christine Harris-Reed, Director of Finance  
Dori Lee, Assistant City Manager  
Jermaine Sapp, Director of Equipment and Facility Services  
Kenneth, Johnson, Fire Chief  
Lisa Wube, Director of Parks and Recreation  
Sam Urbanski, Police Chief  
Shane Shepard, Director of Economic Development  
Vicki Coleman, Director of Development Services  
Cheryl Womble, Purchasing Agent  
Gregory Carrell, Budget Analyst  
Jacqueline Thompson, Assistant Finance Director  
Jennifer Avila, Deputy City Secretary  
Keaira English, Public Relations Manager  
Ron Gleaves, IT Manager  
Anthony Medcalf, Fleet Superintendent

**Call to Order:**

Mayor Hairston called the meeting to order at 7:20 p.m. on September 11, 2023.

**Invocation:**

Pastor Donniel Wilson Sr., New Harmony Church gave the invocation.

**Pledge of Allegiance:**

Councilmember Robinson led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read the Jack & Jill of America, Inc. Southwest Suburban Dallas Chapter Day and Constitution Week Proclamations.

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**Public Testimony/Citizen's Comments:**

Tasha LaFlore, 645 Francis St., Lancaster, TX 75146, requested that the City Council consider amending the City Charter to include compensation and term limits for City Council members. Additionally, she shared information about the upcoming St. Vincent DePaul Neighborhood of Hope community event scheduled for October 4th.

Carol Burk, 400 S. Lancaster Hutchins Rd, Lancaster, TX 75146 shared that the North Central Singing Men of Texas will perform at First Baptist Lancaster Church on October 14th. She also reported that the Pleasant Run Chapter of the Daughters of the American Revolution volunteered and cleaned the town square marker.

Keaira English, 211 N. Henry St. Lancaster, TX 75146; shared information regarding the upcoming Town Hall Meetings and the upcoming Best Southwest Emergency Preparedness Fair.

**Consent Agenda**

1. Consider approval of minutes from the Special Meeting held on August 7, 2023, and the Regular Meeting held on August 14, 2023.
2. Consider a resolution adopting the City of Lancaster's Financial Policy providing for prudent financial management of all funds to enable the City to maintain a long-term stable and positive financial condition; and to provide guidelines for the day-to-day planning and operation of the City's financial matters.
3. Consider a resolution approving the City of Lancaster's Investment Policy providing that all funds of the city be managed and invested for safety, liquidity, and diversification and yield investments chosen in a manner that promotes diversity by market sector, credit, and maturity; providing that this policy serves to satisfy the requirements of Chapter 2256 of the Local Government Code, "Public Funds Investment Act".
4. Consider a resolution approving the City of Lancaster Debt Management Policy establishing guidelines for debt financing to provide for land, long-term capital additions, and infrastructure improvements while minimizing the impact of debt payments on current and future revenues.
5. Consider a resolution approving the terms and conditions of an interlocal agreement by and between the City of Lancaster and Dallas County Department of Health and Human Services to provide certain health services.
6. Consider a resolution approving the terms and conditions of an interlocal agreement by and between the City of Lancaster and Dallas County to provide certain food establishment inspections and environmental services.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve consent items C1 – C6. The vote was cast 7 for, 0 against.

**Action**

- 7. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Beltline Ashmoore Public Improvement District.**

City Manager Mauldin-Jones gave a staff report regarding action item 7.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 7. The vote was cast 7 for, 0 against.

- 8. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve item 8. The vote was cast 7 for, 0 against.

- 9. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.**

**MOTION:** Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Cheatham to approve item 9. The vote was cast 7 for, 0 against.

- 10. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve item 10. The vote was cast 7 for, 0 against.

- 11. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Estates Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve item 11. The vote was cast 7 for, 0 against.

- 12. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.**

**MOTION:** Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Strain-Burk to approve item 12. The vote was cast 7 for, 0 against.

- 13. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Pleasant Run Estates Phase 1-A and Phase 1-B Public Improvement District.**

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**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve item 13. The vote was cast 7 for, 0 against.

- 14. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve item 14. The vote was cast 6 for, 0 against [Jagowski recused].

- 15. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Tribute at Mills Branch and Tribute East at Mills Branch Public Improvement District.**

**MOTION:** Councilmember Jagowski made a motion, seconded by Mayor Pro Tem Cheatham to approve item 15. The vote was cast 7 for, 0 against.

- 16. Discuss and consider a resolution approving a negotiated settlement between Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2023 rate review mechanism filing; declaring existing rates to be unreasonable; and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement.**

City Manager Mauldin-Jones gave a staff report regarding action item 16.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jagowski to approve item 16. The vote was cast 7 for, 0 against.

- 17. Discuss and consider a resolution amending the rate for certain fees and charges assessed and collected by the City for water and wastewater services; providing a repealing clause; and providing an effective date.**

City Manager Mauldin-Jones gave a staff report regarding action item 17.

**MOTION:** Councilmember Jagowski made a motion, seconded by Mayor Pro Tem Cheatham to approve item 17. The vote was cast 7 for, 0 against.

- 18. Discuss and consider a resolution authorizing and ordering the issuance of City of Lancaster, Texas, Certificates of Obligation, Series 2023; prescribing the terms and form thereof; providing for the payment of the principal thereof and interest thereon; awarding the sale thereof; authorizing the preparation and distribution of an official statement to be used in connection with the sale of the certificates of obligation; making other provisions regarding such certificates of obligation, including use of the proceeds thereof, and matters incident thereto.**

City Manager Mauldin-Jones gave a staff report regarding action item 18.

Nick Bulaich, the City of Lancaster Financial Advisor from Hilltop Securities, requests that it be noted in the record that the language as written pertains to the sale of the certificate. The correct wording is: "a resolution authorizing the publication of a notice of intention to issue a certificate of obligation for the design, acquisition, construction, and improvement of certain public works and authorizing related matters."

City Attorney Ritter clarified that the Open Meeting Act stipulates that only agenda-listed matters can be considered. Since item 18 is listed and Financial Advisor Bulaich clarified the language, includes the preparatory steps.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 18. The vote was cast 7 for, 0 against.

**Public Hearing**

- 19. Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2023/2024 at \$0.639004 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operational expenses and interest and sinking fund requirements; providing due and delinquent dates; penalties and interest; providing a homestead exemption and disability exemption.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 19.

No Speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to close the public hearing. The vote was cast 7 for, 0 against.

- 20. Conduct a public hearing and discuss an ordinance regarding the proposed budget for the fiscal year 2023/2024 beginning October 1, 2023, and ending September 30, 2024; providing that expenditures for said fiscal year shall be in accordance with said budget.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 20.

No Speakers.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:04 p.m.

**ATTEST:**

  
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Sorangel O. Arenas, City Secretary

**APPROVED:**

  
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Clyde C. Hairston, Mayor