

## MINUTES

## LANCASTER CITY COUNCIL SPECIAL MEETING OF SEPTEMBER 3, 2025

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on September 3, 2025, at 7:00 p.m. with a quorum present to-wit:

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

Mayor Clyde C. Hairston  
Carol Strain-Burk  
Stanley M. Jaglowski  
Derrick Robinson  
Mayor Pro Tem Mitchell Cheatham  
Deputy Mayor Pro Tem Betty Gooden-Davis

**Councilmembers Absent**

Marco Mejia

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

Opal Mauldin-Jones, City Manager (Zoom)  
Stephanie Renteria, Deputy City Secretary  
David T. Ritter, City Attorney  
Dori Lee, Assistant City Manager  
Greg Carrell, Assistant to the City Manager  
Camryn Thompson, Assistant to the City Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:01 p.m. on September 3, 2025.

**Public Testimony:**

No Speakers.

**Executive Session:**

1. In accordance with the Texas Open Meetings Act, the City Council will convene in Executive Session to consider the following matters:

1. Section 551.071 (Pending, threatened, contemplated, or potential related litigation) in regard to:
  - a) *Delta Victor, LLC v. City of Lancaster, Texas*, pending in the 68th District Court of Dallas County, Texas under Cause No. DC-23-09494 (and the real property made subject thereof).
  - b) Institution of Eminent Domain Proceedings regarding an approximately 13.3 acre tract of land out of the EL Patton Survey (Abstract No. 1116), and addressed as 1338 Ferris Road.

The City Council recessed for the Executive Session at 7:03 p.m. and reconvened into open session at 7:48 p.m.

2. Reconvene into open session.

**Consider and take necessary and appropriate actions, if any, from closed/executive session matters, including but not limited to:**

- a) **Consider and approve proposed settlement terms or offer in *Delta Victor, LLC v. City of Lancaster, Texas* lawsuit pending in 68th District Court of Dallas County, Texas.**
  
- b) **Consider and approve resolution declaring the necessity to acquire a ±13.3 acre tract of real property located in the EL Patton Survey (Abstract No. 1116) and addressed as 1338 Ferris Road for airport and associated roads, determining the public use and necessity for such acquisitions and authorizing the City Manager to establish just compensation for the property rights to be acquired, to take all steps to acquire the needed property rights in compliance with all applicable laws, and authorizing the City Attorney to institute condemnation proceedings to acquire the property if purchase negotiations are not successful.**

**MOTION:** Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to reject the settlement offer of Executive Session item 1A. The vote was cast 6 for, 0 against (Mejia Absent)

**MOTION:** Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve Executive Session item 2B. The vote was cast 6 for, 0 against (Mejia Absent)

**MOTION:** Councilmember Strain Burk made a motion, seconded by Mayor Pro Tem Cheatham to adjourn. The vote was cast 6 for, 0 against (Mejia Absent)

Adjourned 7:50 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor