

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 8, 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 8, 2025, at 7:30 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

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

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David Ritter, City Attorney
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth, Johnson, Fire Chief
Michael Delmore, Chief Financial Officer
Marcus Talton, Assistant Police Chief
Vershurn Ford, Director of Community & Public Relations
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Greg Carrell, Assistant to the City Manager
Michelle Evens, Assistant Director of Human Resources
Ron Gleaves, IT Manager
Stephanie Renteria, Deputy City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:01 p.m. on September 8, 2025.

Invocation:

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation.

Pledge of Allegiance:

Councilmember Mejia led the pledge of allegiance.

Proclamation:

Mayor Hairston read Constitution Week proclamation

Public Testimony/Citizen's Comments:

Rosetta Jefferson, address not disclosed., Lancaster, Texas, 75146, spoke on her concern for lack of privacy at utility billing counter when discussing a private matter regarding her home.

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Ella Douglas, 1508 Vermont Ave., Lancaster, Texas 75134, spoke to express appreciation for staff at the Senior Life Center.

Consent Agenda:

1. **Consider the approval of the minutes from the Special Meeting held on August 4, 2025 and Regular Meeting held August 11, 2025.**

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Councilmember Strain Burk to approve consent agenda item 1. The vote was cast 7 for, 0 against.

Public Hearing:

2. **Conduct a public hearing and consider a resolution adopting the Lancaster City Council Rules and Procedures, as amended.**

City Secretary Arenas gave a staff report on public hearing item 2.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain Burk to approve public hearing item 2. The vote was cast 7 for, 0 against.

3. **Z24-24 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center uses and Accessory Substation, on a property being approximately 165 acres out of the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 3.

Mayor Hairston opened the public hearing.

Tommy Mann, 500 Winstead Bldg., Dallas, Texas, 75201, representing the developer Edge Connex. Spoke about a previously proposed plan for a data center development to change from 75 acres to 165 acres.

Ellen Clark, 954 Nokomis, Lancaster, Tx 75146, shared opposition for public hearing item number 3 and 4.

Crystal Copley, 2642 Nokomis RD, Lancaster, Tx 75146, spoke to share opposition of public hearing item number 3 and 4.

Miguel Gonzalez, 2819 Nokomis Rd., Lancaster, Tx 75146, does not wish to speak, would like to show support for public hearing number 3 and 4.

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Fernando Gonzalez, 2819 Nokomis Rd., Lancaster, Tx 75146, does not wish to speak, would like to show support for public hearing number 3 and 4.

Dennis O'Brien, 2805 Nokomis RD, Lancaster, Tx 75146, does not wish to speak, would like to show support for public hearing number 3 and 4.

Maribel Saldivar, 2681 Nokomis RD., Lancaster, Tx 75146, does not wish to speak, would like to show support for public hearing number 3 and 4.

Teresa Turner, 2642 Nokomis, Lancaster, Tx 75146, does not wish to speak, would like to show opposition for public hearing number 3 and 4.

Tony Turner, 2642 Nokomis, Lancaster, Tx 75146, does not wish to speak, would like to show opposition for public hearing number 3 and 4.

Thonginh Inthlangsy, 3233 Nokomis Road, Lancaster, Tx 75146, speaking in support of public hearing number 3 and 4.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve public hearing item 3. A roll call vote was cast 2 for, 5 against [Mayor, Jaglowski, Robinson, Cheatham and Gooden-Davis].

- 4. M24-50 Conduct a public hearing and consider an ordinance to amend the Comprehensive Land Use Plan and the Future Land Use Map to change the land use from Rural Living to Logistics/Distribution on a property being approximately 165 acres, out of the N.R. Winniford Survey Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on public hearing item 4.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Mayor Pro Tem Cheatham to deny public hearing item 4. The vote was cast 6 for, 1 against [Mejia].

- 5. Conduct a public hearing and discuss 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 shared public hearing item 5 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve public hearing item 5. The roll call vote was cast 7 for, 0 against.

6. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 6 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

7. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 7 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

8. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 8 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

9. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Estates Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 9 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

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Mayor Hairston closed the public hearing.

10. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 10 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

11. Conduct a public hearing and discuss 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.

City Manager Mauldin-Jones shared public hearing item 11 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

12. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 12 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

13. Conduct a public hearing and discuss 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.

City Manager Mauldin-Jones shared public hearing item 13 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Audrey McHenry 260 Allerton Lane, Lancaster, Texas 75146, shared is she can get clarification of changes that are being made in the community regarding public hearing item 13.

Mayor Hairston closed the public hearing.

14. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Wellington Park North Phase III Public Improvement District.

City Manager Mauldin-Jones shared public hearing item 14 was to be discussed and will be placed on the September 15, 2025, Special Meeting agenda for consideration.

Mayor Hairston opened the public hearing.

Mayor Hairston closed the public hearing.

Action:

15. M25-36 Discuss and consider a resolution repealing Resolution No. 2024-11-107 a development agreement (M25-06) with Project Frontier Development Site related to building materials and landscaping for a 73.380- acre tract of land out of the the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey, Abstract No. 433, Tract 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.

City Manager Mauldin-Jones gave a staff report on action item 15.

MOTION: Councilmember Strain Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 15. The roll call 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 2025 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 on action item 16.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve action item 16. The roll call vote was cast 7 for, 0 against.

17. Discuss a personal donation by Councilmember Marco Mejia, District 3 City Councilmember.

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

Councilmember Mejia provided comments regarding a personal donation.

Executive Session:

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

- 1. Section 551.074 (a) 1 of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to deliberate the appointment, employment evaluation duties or dismissal of a public officer, to wit: the City Manager.**

City Council recessed for the Executive Session at 8:33 p.m. and reconvened into open session at 9:12 p.m.

19. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

No action

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 9:13 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor