

MINUTES

LANCASTER CITY COUNCIL SPECIAL MEETING OF SEPTEMBER 15, 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 15, 2025, at 7:05 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
Mayor Pro Tem Mitchell Cheatham

Councilmembers Absent

Deputy Mayor Pro Tem Betty Gooden-Davis [Arrived 7:26 pm]

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David Ritter, City Attorney
Chris Youngman, Emergency Management and Communications Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Michael Delmore, Chief Financial Officer
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Ron Gleaves, IT Manager
Gregory Carrell, Assistant to the City Manager
Jacqueline Page, Assistant Finance Director

Call to Order:

Mayor Hairston called the meeting to order at 7:04 p.m. on September 15, 2025.

Public Testimony/Citizen's Comments:

No Speakers

Consent:

- 1. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Beltline Ashmoore Public Improvement District.**
- 2. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.**

3. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.
4. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.
5. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Estates Public Improvement District.
6. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.
7. 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.
8. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.
9. 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.
10. Consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Wellington Park North Phase III Public Improvement III District.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain Burk to pull C8, recuse himself for C8 and approve C1, C2, C3, C4, C5, C6, C7, C9, C10. The vote was cast 6 for, 0 against. [DMPT Gooden Davis Absent]

MOTION: Councilmember Strain Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve C8. The vote was cast 6 for, 0 against. [DMPT Gooden Davis Absent]

Executive Session

11. 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) 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.

The City Council recessed for the Executive Session at 7:10 p.m. and reconvened into open session at 7:23 p.m.

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

MOTION: Councilmember Strain Burk made a motion, seconded by Mayor Pro Tem Cheatham to accept executive item 11-1B with the accordance of the September 8th rule alignment agreement. The vote was cast 6 for, 0 against. [DMPT Gooden Davis Absent]

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

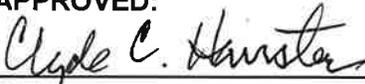
The meeting was adjourned at 7:25 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor