

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF AUGUST 25, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on August 25, 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
Marco Mejia [Zoom]
Derrick Robinson
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
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
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
Frank Garcia Assistant Director of Parks and Recreation
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 7:02 p.m. on August 25, 2025.

Invocation:

Pastor Urban Brown, Life in Christ Family Church gave the invocation.

Pledge of Allegiance:

Councilmember Jaglowski led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Payroll Week Proclamation.

Public Testimony/Citizen's Comments:

Tausha LaFlore, 645 Francis St., Lancaster, Texas, 75146, spoke on behalf of Saint Vincent de Paul

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Outreach Center to express her appreciation.

Amera Albazz, 331 E. Pleasant Run Road, Lancaster, Texas, 75146, spoke about concerns of frequent accidents and uneven paving on street.

Vershurn Ford, 211 N. Henry Street, Lancaster, Texas, 75146, provided information on the following upcoming city events Star Transit Virtual Meetings, TML Region 13 Annual Meeting, TCAP Animal Vaccinations, Town Hall Meeting for District 1, Civic Leadership, BSW Senior Life Center Fashion Show, Lancaster Fall Fiesta.

Consent Agenda:

- 1. Consider the approval of the minutes from the Regular Meeting held on July 14, 2025 and Regular Meeting July 28, 2025.**
- 2. Consider a resolution providing for the adoption of the Master Fee Schedule for all fees and charges assessed and collected by the City of Lancaster.**
- 3. Consider an ordinance, establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification.**
- 4. Consider an ordinance, establishing Civil Service assignment pay within the Police and Fire Departments; prescribing the rate in each assignment.**
- 5. Consider an ordinance continuing a monetary recruitment incentive for new police officers and paramedic only and dual-certified firefighters and setting forth criteria and agreement for the incentive.**
- 6. 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.**
- 7. Consider a resolution approving the City of Lancaster 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".**
- 8. 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.**
- 9. Consider an ordinance approving the proposed fiscal year 2025/2026 budget for proceeds of seized property for the Lancaster Police Department for the fiscal year**

beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be in accordance with said budget.

10. Consider a resolution approving the terms and conditions of an Interlocal Agreement with the City of DeSoto, City of Cedar Hill, City of Duncanville, and the City of Lancaster to hire a regional instructor for the purpose of providing paramedic continuing education.
11. 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.
12. 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.
13. Consider a resolution approving the terms and conditions of an agreement for roof repairs with LBK Roofing LLC through an interlocal agreement with OMNIA CPN Is TX-R230404-320361 for roof replacement at 3132 N. Houston School Road (Fire Station No.2).
14. Consider a resolution awarding RFP 2025-17 for electrical services to ESG Electrical.
15. Consider a resolution authorizing the repair of the concession stand, restrooms, and ballfield lights at Cedardale Park by Cavalry Construction & Restoration through an interlocal agreement with Buyboard in a total amount not to exceed one hundred ninety-three thousand one hundred eighty-six dollars and three cents (\$193,186.03).

MOTION: Councilmember Jaglowski made a motion seconded by Councilmember Strain-Burk to pull C2, C10, and C13 and approve consent agenda items C1, C3, C4, C5, C6, C7, C8, C9, C11, C12, C14. The vote was cast 7 for, 0 against.

City Manager Mauldin-Jones gave a staff report on consent item 2.

MOTION: Councilmember Jaglowski made motion, second by Councilmember Strain Burk to approve consent item 2. The vote was cast 7-0 against.

City Manager Mauldin-Jones gave a staff report on consent item 10.

MOTION: Councilmember Jaglowski made motion, second by Mayor Pro Tem Cheatham to approve consent item 10. The vote was cast 7-0 against.

City Manager Mauldin-Jones gave a staff report on consent item 13.

MOTION: Councilmember Jaglowski made motion, second by Councilmember Strain Burk to approve consent item 13. The vote was cast 7-0 against.

Action:

Action Item 16 was pulled by the applicant.

- ~~16. M25-32 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Historic Square Properties, LLC relating to building materials and landscaping for the development of the property described as Lots 1-5, Block 2, out of the original Town of Lancaster addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.~~

Public Hearing:

Public hearing item 17 was pulled by the applicant.

- ~~17. Z25-16 Conduct a public hearing and consider an ordinance to change the zoning from Retail (R), Historic Preservation Overlay, Historic Downtown Overlay, to a Planned Development (PD), Historic Preservation Overlay, Downtown District Overlay, with Retail (R) uses, to include a microbrewery, day spa, and boutique hotel, on the property known as Lots 1-5, Block 2, out of the Original Town of Lancaster, addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.~~

- 18. Conduct a public hearing and consider an ordinance regarding the proposed budget for the fiscal year 2025/2026 beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be in accordance with said budget.**

City Manager Mauldin-Jones gave a staff report on public hearing item 18.

Mayor Hairston opened the public hearing.

No speakers.

Mayor Hairston closed the public hearing.

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

- 19. Conduct a public hearing and consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2025/2026 at \$0.599490 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**

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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 on public hearing item 19.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve action item 19. The vote was cast 7 for, 0 against.

20. Discuss and consider a resolution ratifying the budget for the Fiscal Year 2025/2026 that results in an increase of revenues by 15.59% from property taxes over the previous year.

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

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve action item 20. The vote was cast 5 for, 2 against [Jaglowksi and Mejia].

Executive Session:

21. 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) Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).**
 - b) Sales Tax Audit.**
- 2. Section 551.071 (Pending, threatened, contemplated, or potential related litigation) and/or Section 551.072 (potential purchase of real property) in regard to:**
 - a) Sewer easement located on Katy Street.**

The City Council recessed for the Executive Session at 7:49 p.m. and reconvened into open session at 9:00 p.m.

22. 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 Deputy Mayor Pro Tem Gooden Davis to adjourn. The vote was cast 6 for, 0 against. [Mejia Absent]

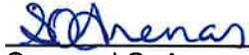
The meeting was adjourned at 9:02 p.m.

ATTEST:

APPROVED:

2501

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Sorangel O. Arenas, City Secretary



Clyde C. Hairston, Mayor