

# **AMENDED**



**NOTICE OF REGULAR MEETING AND  
SPECIAL WORK SESSION AGENDA  
LANCASTER CITY COUNCIL  
MUNICIPAL CENTER CITY COUNCIL CHAMBERS  
211 N. HENRY STREET, LANCASTER, TEXAS  
Monday, August 8, 2022 - 7:00 PM**



**While one or more City Council Members may be present via video or audio link, a quorum of the City Council will be at the Municipal Center-City Council Chambers, as required by the Texas Open Meetings Act.**

**Please click the link below for forms:**

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/join/register/tZUvc-GpqDIqHtZdvacLYMh0e2bOq6u7PIhY>

**The meeting will be broadcast live via video at the following address:**

<http://www.lancaster-tx.com/324/Watch-Meetings>

**7:00 P.M. REGULAR MEETING:**

**CALL TO ORDER**

**INVOCATION:** Ministerial Alliance

**PLEDGE OF ALLEGIANCE:** Councilmember Marco Mejia

**PRESENTATION:** Police Award

**PUBLIC TESTIMONY/CITIZENS COMMENTS:**

At this time, citizens who have pre-registered before the call to order will be allowed to speak on any matter for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the City Council Regular Meeting held on June 13, 2022, June 27, 2022 and July 11, 2022.
2. Consider a resolution approving the terms and conditions of an Interlocal Agreement by and between the City of Lancaster and the City of Hutchins.

3. Consider a resolution temporarily waiving certain fees from the Master Fee Schedule Article 2.000 , Animal Control Fees to encourage participation in the Clear the Shelter Event for a period of twenty-eight days from August 8, 2022, to September 4, 2022.
4. Consider a resolution authorizing Mayor Hairston to execute a resolution for an assignment agreement that was approved by resolution of North Central Texas Housing Finance Corporation (NCTHFC) assigning its single-family mortgage revenue bond authority to the Texas Department of Housing and Community Affairs (TDHCA). TDHCA would then issue bonds for the purpose of financing home mortgage loans for qualified first-time homebuyers in The Housing Finance Corporation (HFC) jurisdiction, including the City.

**ACTION:**

4. Discuss and consider a resolution ratifying an amendment to the Performance Agreement between DSV Real Estate Dallas, Inc. and the Lancaster Economic Development Corporation (LEDC) to extend key performance deadlines to January 1, 2023; making changes related to requirements for a Certificate of Occupancy and Operation of the Facility; changing job reporting requirements to reflect the amended occupancy requirement; changing the reimbursement language to reflect the amended occupancy requirement; adding funding not to exceed five thousand dollars (\$5,000) for a grant reimbursing the company for the cost of membership in the Inland Port Transportation Management Association for two years; and increasing total grant funding by five thousand dollars to one hundred eighty thousand dollars (\$180,000).
5. Discuss and consider a resolution authorizing the City Manager to execute an amendment to a Chapter 380 Agreement by and between the City of Lancaster and DSV Real Estate Dallas, Inc. to extend key performance deadlines to January 1, 2023.
6. Discuss and consider a resolution ratifying a grant agreement with Noble in an amount not to exceed eighty thousand dollars (\$80,000), from funds collected from one-fourth (1/4) of one (1) percent additional sales and use tax for the promotion and development of new and expanded business enterprises, as authorized by state law.
7. Discuss and consider a resolution ratifying a grant agreement in an amount not to exceed one hundred twelve thousand dollars (\$112,000), with American Licorice from funds collected from the one-fourth (1/4) of one (1) percent additional sales and use tax for the promotion and development of new and expanded business enterprises, as authorized by state law.
8. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster, Texas and American Licorice.
9. Discuss and consider a resolution ratifying payment to Dagger Contracting, LLC for emergency repair of a 24-inch waterline in the amount of three hundred forty-five thousand six hundred ninety dollars and zero cents, (\$345,690.00).
10. Discuss and consider a resolution ratifying a resolution of the Lancaster Economic Development Corporation, ("LEDC") authorizing the execution of a commercial contract to purchase property located at 133 North Henry Street and approving funding in an amount not to exceed three hundred two thousand dollars (\$302,000) for the purchase of the property, including survey and title related expenses from funds collected from the ¼ of 1 (one) percent additional sales and use tax, as authorized by state law.

11. Discuss and consider an ordinance declaring a local public health disaster resulting from Monkeypox and adopting and ratifying all national, state, and county executive or emergency orders regarding Monkeypox.
12. Discuss and consider accepting a Letter of Resignation from Councilmember Stanley Jaglowski and the election of a Mayor Pro-Tempore.
13. Discuss and consider accepting a Letter of Resignation from Councilmember Betty Gooden-Davis and the election of a Deputy Mayor Pro-Tempore.

## **EXECUTIVE SESSION:**

13. In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council may meet in executive session to discuss the following:
  - a. Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).
  - b. Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to: HMWK.
14. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

## **ADJOURN REGULAR MEETING**

### **7:30 P.M. SPECIAL WORK SESSION**

#### **CALL TO ORDER**

1. Receive a presentation regarding the Fiscal Year 2022/2023 proposed budget.
2. Receive a presentation and discuss the utility rate study prepared by NewGen Strategies and Solutions, LLC (NewGen).

## **ADJOURNMENT**

---

EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

---

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

---

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER

SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

---

### Certificate

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on August 5, 2022 @ 7:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.**



Carey D. Neal, Jr.

Assistant City Manager