



**NOTICE OF WORK SESSION AGENDA  
LANCASTER CITY COUNCIL  
JAMES R. WILLIAMS PUMP STATION  
TRAINING ROOM, 1999 JEFFERSON, LANCASTER, TEXAS**

**Monday, April 17, 2023 - 7:00 PM**



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**CALL TO ORDER**

**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/j/88164346864?pwd=RUhsVkIzQ0hnTWdYazc4VEdOd0N4Zz09>

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

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

1. Receive an update from the Youth Advisory Committee regarding fiscal year 2022/2023 activities.
2. Receive a presentation and discuss the Stormwater Master Plan Update.
3. Discuss and receive a presentation regarding Devco Development Residential Group's request regarding Rosemont of Lancaster located at 1605 N. Houston School Road.
4. Receive a presentation implementing access to broadband (high-speed internet) throughout the City of Lancaster.
5. Discuss and receive an Economic Development Update for the Fiscal Year (FY) 2022-2023.
6. Discuss and receive a second quarter of Fiscal Year (FY) 2022/2023 update on the operations and management of Country View Golf Course.
7. Discuss and receive a presentation regarding the Quarterly Financial Report for the second quarter of Fiscal Year (FY) 2023 for the period ending March 31, 2023.
8. Discuss and receive a presentation regarding the City Council's Five-Year Goals and Objectives established during the annual City Council Strategic Planning Session held on August 26th and 27th, 2022, for Fiscal Year 2022/2023.

**ADJOURNMENT**

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.

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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.

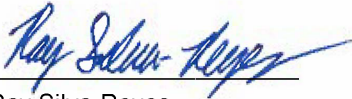
PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

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.

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### **Certificate**

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on April 13, 2023 @ 9:45 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.**



Ray Silva-Reyes  
Assistant City Manager

## CITY OF LANCASTER BOARDS AND COMMISSIONS

### City Council Work Session

Item 1.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community

**Submitted by:** Keturah Barnett, Assistant to the City Manager

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**Agenda Caption:**

Receive an update from the Youth Advisory Committee regarding fiscal year 2022/2023 activities.

**Background:**

The Lancaster City Council established the Youth Advisory Committee (YAC) for the purpose of seeking input from youth on municipal government issues.

City Council will receive an update from the YAC on activities and plans for the remainder of fiscal year 2022/2023.

# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 2.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Sound Infrastructure

**Submitted by:** Andrew Waits, Director of Public Works

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### **Agenda Caption:**

Receive a presentation and discuss the Stormwater Master Plan Update.

### **Background:**

A Stormwater Master Plan reviews the existing drainage system and includes a hydrology (study of the collection/drainage of surface water) and hydraulic (study of water properties within a creek or stream) study.

As development within the City and upstream develop the flow of stormwater run-off is impacted. The Stormwater Master Plan provides information regarding the storm system.

The City is required to update the Storm Water Master Plan every five (5) years to update a list of Capital Improvement Projects (CIPs) to minimize stormwater impact. Updated topographic data is now available as existing computer models will be updated for the many creeks and streams throughout the City. The City Council 2019-2020 Goals & Objectives identified the need to conduct a flood plain reclamation study for Country View Golf Course. City Council will receive a presentation.

### **Attachments**

Presentation

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 3.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community

**Submitted by:** Opal Mauldin-Jones, City Manager

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### **Agenda Caption:**

Discuss and receive a presentation regarding Devco Development Residential Group's request regarding Rosemont of Lancaster located at 1605 N. Houston School Road.

### **Background:**

City Council adopted a planned development in June 2003 that established a planned development for Rosemont of Lancaster Apartments. The development is approximately 22 acres and as approved required recreation and open space amenities to include a swimming pool and deck, walking/jogging trail and a 5,400sf playground, a 2,500sf multi-purpose court, landscaped perimeter, transportation and pedestrian services as identified in the attached ordinance. The property utilized Texas Department of Housing and Community Affairs tax credits in its development. Since 2009 to date, there have been over 9,000 public safety calls for service at the apartment complex which include over 1,500 calls for domestic, major, and minor disturbances and 1,434 closed and extra patrols conducted at the apartment complex.

Rosemont of Lancaster was acquired in December 2020 by Devco Residential Group. The developer is proposing renovations to the property. The developer is requesting the City to consider 1. A Corporation Agreement for the Housing Authority of Texarkana Texas (HATT) to issue bonds. 2. A Resolution of No Objection, allowing the project to proceed with the tax credit application. 3. Approval to allow a Tax and Equity Responsibility Act (TEFRA) Hearing for the project to be held.

### **Operational Considerations:**

City Council will receive a presentation.

### **Attachments**

Ordinance 2003-05-15

Devco Presentation

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 4.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Sound Infrastructure

**Submitted by:** Ron Gleaves, Information Technology Manager

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### **Agenda Caption:**

Receive a presentation implementing access to broadband (high-speed internet) throughout the City of Lancaster.

### **Background:**

On August 16, 2021, October 18, 2021, and August 15, 2022. City Council received a presentation regarding the American Rescue Plan Act of 2021, which provided funding to local governments to respond to the COVID-19 public health emergency broadly. As established by the U.S. Department of Treasury guidance, the state, through the Texas Department of Emergency Management (TDEM), distributed two separate payments to eligible non-entitlement units (NEUs) of local government, which are local governments that typically serve populations under 50,000. The City of Lancaster identified broadband to improve connectivity in Lancaster. The City has allocated two million eight hundred and one thousand five hundred ninety-five dollars (\$2,801,595.00) of ARPA funding to improve broadband (high-speed internet) in the community.

In January 2021, City Council received a presentation from Connected Nation of Texas regarding broadband. At the time, the City was not eligible for government funding due to the City meeting the minimum state-required internet speed of 25MB down and 3MB up.

Staff received proposals from Connected Nation, ICCNetworking, and Notable Solutions to improve broadband in the City. The proposals guaranteed to meet or exceed 25/3 speeds. The network and equipment would be maintained and managed by the City; however, only fifty percent (50%) of the community would receive coverage for internet usage.

In November 2021, staff received a notice from the Dallas County Administrator that the county was expanding their study to outline a path for broadband connectivity throughout Dallas County.

In January 2022, we received notification that Dallas County was negotiating a contract with a potential vendor to conduct a county-wide study. Dallas County hired CTC Technology & Energy to conduct a broadband study and they presented their findings in October 2022. Dallas County commissioned this report to identify broadband-related gaps in the county and develop strategies for closing those gaps.

City Council will receive a presentation regarding implementing access to broadband (high-speed internet) throughout the City of Lancaster.

# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

Item 5.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Shane Shepard, Director of Economic Development

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### **Agenda Caption:**

Discuss and receive an Economic Development Update for the Fiscal Year (FY) 2022-2023.

### **Background:**

City Council requested an annual update regarding implementation of the Economic Development Strategic Plan and economic indicators and trends that impact the plan implementation. City Council will receive a presentation.

### **Attachments**

2023 Economic Development Presentation

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

Item 6.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community

**Submitted by:** Ray Silva-Reyes, Assistant City Manager

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### **Agenda Caption:**

Discuss and receive a second quarter of Fiscal Year (FY) 2022/2023 update on the operations and management of Country View Golf Course.

### **Background:**

On April 11, 2022, the City Council approved the extended management agreement with an amendment with Touchstone Golf, LLC, and requested staff to continue providing a quarterly update on golf course operations.

This is the update for the second quarter of FY 2022/2023 for the period of January 1, 2023, through March 31, 2023.

### **Attachments**

Quarterly Update

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

Item 7.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Financially Sound Government

**Submitted by:** Christine Harris Reed, Director of Finance

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### **Agenda Caption:**

Discuss and receive a presentation regarding the Quarterly Financial Report for the second quarter of Fiscal Year (FY) 2023 for the period ending March 31, 2023.

### **Background:**

The broad purpose of the City's Financial and Investment policy statements is to enable the City to achieve and maintain a long-term stable and positive financial position, and provide guidelines for the day-to-day planning and operations of the City's financial affairs. The following information is representative of the second quarter of fiscal year 2023; January 1, 2023 through March 31, 2023.

### **Attachments**

Quarterly Financials

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

Item 8.

**Meeting Date:** 04/17/2023

**Policy Statement:** This request supports the City Council 2022-2023 Policy Agenda

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Opal Mauldin-Jones, City Manager

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### **Agenda Caption:**

Discuss and receive a presentation regarding the City Council's Five-Year Goals and Objectives established during the annual City Council Strategic Planning Session held on August 26th and 27th, 2022, for Fiscal Year 2022/2023.

### **Background:**

City Council conducted an annual Strategic Planning Session on August 26th and 27th, 2022. This report represents activity for Fiscal Year 2022/2023. This is a review of the implementation and progress of the goals and objectives outlined in the Fiscal Year 2022/2023 strategic plan, and how said goals and objectives connect to continued progress toward the realization of the vision.

### **Attachments**

Quarterly Update

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