



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

**Monday, July 20, 2026 - 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 James R. Williams Pump Station Training Room, as required by the Texas Open Meetings Act.**

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

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

**CALL TO ORDER**

1. Discuss and receive a presentation from Atmos Energy.
2. Receive and discuss an annual update presentation from STAR Transit on transportation services within the City of Lancaster.
3. Discuss and receive feedback from Councilmembers regarding attendance at the Innovating Commerce Serving Communities (ICSC) conference.
4. Discuss the 2026 Draft Future Land Use Plan of the Comprehensive Plan concerning the Technology, Logistics, and Manufacturing land use category.
5. Discuss an update to the City's Impact Fee Program.
6. Receive a presentation and discuss the Quarterly Financial Report for the third quarter of FY2026 for the period April 1, 2026 - June 30, 2026.
7. Discuss and receive an update on the operations and management of Country View Golf Course for the third quarter (April 1, 2026 - June 30, 2026) of fiscal year 2025-2026.
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 June 27 and 28, 2025, for the Third quarter (April 1, 2026 through June 30, 2026) of the Fiscal Year 2025/2026.

**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.

**Certificate**

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on July 14, 2026 @ 9:15 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.**

A handwritten signature in blue ink, appearing to read 'G. Carrell', is written over a horizontal line.

Gregory Carrell, Assistant City Manager

# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

Item 1.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

**Goal(s):** Sound Infrastructure

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

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### **Agenda Caption:**

Discuss and receive a presentation from Atmos Energy.

### **Background:**

In 2004, Atmos Energy acquired the distribution and transmission assets of Texas Utilities (TXU) Gas Company. These operations now form the Mid-Tex Division of Atmos Energy. The City of Lancaster is one of approximately 550 communities served by this division. Atmos Energy provided an operational update regarding its ongoing activities within Lancaster and shared the measures being taken to ensure the continued safety and reliability of its systems now and in the future.

City Council will receive an update and presentation from Kimberly Smith, Public Affairs Manager for Atmos Energy.

# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 2.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

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

**Submitted by:** Vershurn Ford, Director of Community & Public Relations

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### **Agenda Caption:**

Receive and discuss an annual update presentation from STAR Transit on transportation services within the City of Lancaster.

### **Background:**

Star Transit is a state-established public transportation agency headquartered in Kaufman County that operates as a Rural Transit District serving communities throughout North Central Texas. Through interlocal agreements with participating municipalities, Star Transit provides demand-response public transportation services designed to improve mobility for residents, connect individuals to employment, medical services, education, shopping, and other essential destinations, and enhance regional connectivity.

In 2018, regional transportation stakeholders, including Dallas Area Rapid Transit (DART), Dallas County, local municipalities, businesses, and developers, began discussions to improve transportation opportunities throughout the Inland Port region. Those efforts led to the creation of the Inland Port Transportation Management Association (IPTMA), which focused on connecting workers and employers to transportation options throughout the Best Southwest region.

The City of Lancaster participated in the IPTMA beginning in Fiscal Year 2020-2021 through a two-year agreement designed to support workforce mobility and economic development. The IPTMA was funded primarily through federal grants supplemented by local membership contributions from municipalities and participating businesses.

In 2023, the City withdrew from the IPTMA after a proposed increase in membership costs and the organization's inability to provide sufficient data regarding Lancaster resident utilization. Following the City's withdrawal, staff evaluated alternative transit providers capable of delivering reliable, cost-effective public transportation services while maintaining regional connectivity.

Star Transit provides public transportation services through interlocal agreements with neighboring Best Southwest communities, including the Cities of DeSoto, Cedar Hill, and Duncanville. Recognizing the opportunity to expand regional transportation options, Star Transit presented a proposed service model to the Lancaster City Council during the June 16, 2025, Work Session outlining available service levels, projected ridership, operating costs, funding sources, and implementation strategies.

The City entered into an interlocal cooperative agreement with Star Transit for transit services beginning in October 1, 2025. The agreement established fixed annual funding contributions while leveraging Federal Transit Administration funding and Regional Transportation Council assistance to reduce the City's overall operating costs.

Since implementation, Star Transit has provided demand-response transit service for Lancaster

residents, including STARNow same-day service, scheduled demand-response transportation, and regional mobility connections. These services enhance transportation accessibility for residents while supporting economic development, workforce mobility, and connectivity throughout the Best Southwest region.

City Council will receive the annual update regarding City of Lancaster resident utilization and Fiscal Year 2026/2027 projected funding requirements.

# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 3.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

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

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

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### **Agenda Caption:**

Discuss and receive feedback from Councilmembers regarding attendance at the Innovating Commerce Serving Communities (ICSC) conference.

### **Background:**

As prescribed in the City Council Rules and Procedures, Section D. City Council Agenda Process, Subsection 1.b, as amended September 9, 2024, Councilmember Strain-Burk requested that an item be placed on the City Council Work Session for the purpose of discussing the feedback and outcomes from Councilmembers who attended the Innovating Commerce Serving Communities (ICSC), Las Vegas 2026 Conference.

ICSC Las Vegas 2026 was held May 17 - 20, 2026, at the Las Vegas Convention Center in Las Vegas, Nevada. The conference is recognized as one of the largest gatherings of retail real estate professionals, retailers, developers, brokers, and economic development organizations. The event provides opportunities for networking, business development discussions, site selection meetings, and the exchange of information regarding retail growth, commercial development, and economic development trends.

Councilmember Strain-Burk requested an opportunity to provide feedback regarding participation, including key takeaways, observations, contacts established, and potential economic development opportunities identified during the event.

This item is for City Council discussion.

# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 4.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

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

**Submitted by:** Vicki D Coleman, Director of Development Services

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### **Agenda Caption:**

Discuss the 2026 Draft Future Land Use Plan of the Comprehensive Plan concerning the Technology, Logistics, and Manufacturing land use category.

### **Background:**

As part of the Comprehensive Plan Update, the draft Future Land Use Map proposes changing the future land use designation for properties generally located in the south portion of the City near Dallas Avenue, Loop 9 and Ellis County from the current Comprehensive Plan designation of Rural Living to Technology, Logistics, and Manufacturing.

Since the development of the draft Future Land Use Map, the City Council has discussed placing greater emphasis on expanding opportunities for quality housing, neighborhood-serving retail, and commercial development that enhances the City's long term quality of life. Additionally, interest in future data center development has prompted further evaluation of whether the proposed Technology, Logistics, and Manufacturing designation continues to align with the City's evolving vision for this area.

The purpose of this work session item to obtain additional policy direction from the City Council regarding the proposed future land use designation and whether the draft Comprehensive Plan should continue to identify this area for Technology, Logistics, and Manufacturing uses, including the potential for data center development, or whether an alternative land use designation should be considered.

The target area map shows an aerial of existing development conditions. The water utility service area is Rocket Water's Utility district, so there are no water utilities available to display. The sewer service is within the City of Lancaster's CCN. However, there are no sewer utilities extended to this highlighted area at this time.

The Council's feedback will be used to refine the Future Land Use Map and related Comprehensive Plan policies prior to presenting the final Comprehensive Plan for consideration.

### **Attachments**

Draft Future Land Use Map  
Draft Land Use Descriptions  
Target Area Map w Utilities

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 5.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

**Goal(s):** Financially Sound Government  
Sound Infrastructure  
Quality Development

**Submitted by:** Vicki D Coleman, Director of Development Services

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### **Agenda Caption:**

Discuss an update to the City's Impact Fee Program.

### **Background:**

The City of Lancaster adopted the most recent update of its impact fee program July 12, 2021 (Ordinance 2021-07-27). In accordance with Chapter 395 of the Texas Local Government Code, impact fees are assessed on new development to offset the cost of new and expanding infrastructure. The City currently assesses impact fees on new development for water, wastewater, and roadway infrastructure. These fees are collected at the time of new construction and are contributed through developer payments based on the proportional share of growth created by their new projects.

State statute governs when impact programs are required to be updated. Section 395.052 (a), Periodic Update of Land Use Assumptions and Capital Improvement Plans requires impact fee programs be updated..."at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted." The City has reached its five year period and must prepare for its update.

During the 88th Legislative Session, the State passed Senate Bill 1883 effective September 1, 2025, modifying state requirements that regulate Impact Fee Programs. A table summarizing SB 1883 and its changes is provided. Additionally, Senate Bill 14 passed, effective January 1, 2026, allowing developers to receive credits against water and wastewater impact fees for conservation and reuse measures.

### **Operational Considerations:**

As part of the City's continued efforts to address Council's goal of sound infrastructure and implement capital improvements that build capacity in our water, wastewater and roadway infrastructure, impact fee rates must be updated. The State Impact Fee program regulations establish the formula used by all local governments. The process of updating the program will require an audit of the City's current impact fees, as well as, to engage a professional consultant to update the Land Use Assumptions and Capital Improvement Plan (CIP) project estimates as identified in the Master Thoroughfare Plan and Water/Wastewater Master Plan, and establish methodologies for crediting water/wastewater conservation and reuse.

As the cost of construction increases, so too does the timely update of the impact fee program to ensure developer contributions payments remain consistent and aligned with project costs. The land use assumptions, a 10-year CIP list with cost estimates, along with proposed impact fee rates will be presented to the Capital Improvement Advisory Committee for their review and recommendation.

### **Options/Alternatives:**

City Council will receive a presentation regarding next steps and the process for updating the impact fee program.

**Attachments**

SB 1883 Rule Change Summary

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 6.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

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

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

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### **Agenda Caption:**

Receive a presentation and discuss the Quarterly Financial Report for the third quarter of FY2026 for the period April 1, 2026 - June 30, 2026.

### **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 third quarter of fiscal year 2026; April 1, 2026 through June 30, 2026.

### **Attachments**

Third Quarter Financials FY2026

Third Quarter Investment Report

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

## Item 7.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 Policy Agenda

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

**Submitted by:** Michael Delmore, Chief Financial Officer

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### **Agenda Caption:**

Discuss and receive an update on the operations and management of Country View Golf Course for the third quarter (April 1, 2026 - June 30, 2026) of fiscal year 2025-2026.

### **Background:**

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

This is the update for the third quarter of FY 2025/2026 for the period of April 1, 2026 – June 30, 2026.

### **Attachments**

3rd Quarter Update

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# CITY OF LANCASTER CITY COUNCIL

## City Council Work Session

Item 8.

**Meeting Date:** 07/20/2026

**Policy Statement:** This request supports the City Council 2025-2026 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 June 27 and 28, 2025, for the Third quarter (April 1, 2026 through June 30, 2026) of the Fiscal Year 2025/2026.

### **Background:**

City Council conducted an annual Strategic Planning Session on June 27 and 28, 2025. This report represents activity for the third quarter (April 1, 2026, through June 30, 2026) of the Fiscal Year 2025/2026 . This is a review of the implementation and progress of the goals and objectives outlined in the Fiscal Year 2025/2026 strategic plan and how said goals and objectives connect to continued progress toward the realization of the Vision.

### **Attachments**

Third Quarter Update

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