

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF JANUARY 22, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on January 22, 2024, at 7:15 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  
 Deputy Mayor Pro Tem Betty Gooden-Davis

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager  
 Sorangel O. Arenas, City Secretary  
 David T. Ritter, City Attorney  
 Carey Neal, Deputy City Manager  
 Christine Harris Reed, Director of Finance  
 Dori Lee, Assistant City Manager  
 Jermaine Sapp, Director of Equipment and Facility Services  
 Kenneth Johnson, Fire Chief  
 Tracy Alexander-Nichols, Director of Human Resources  
 Shane Shepard, Director of Economic Development  
 Vicki Coleman, Director of Development Services  
 Charley Miller, Assistant Police Chief  
 Greg Carrell, Assistant to the City Manager  
 Keaira English, Public Relations Manager  
 Kellen Benbrook, Airport Manager  
 Martaz' Shia Gibbs, Executive Assistant to the City Manager  
 Richard Piggatt, Assistant to the City Manager  
 Ron Gleaves, IT Manager  
 Stephanie Renteria, City Secretary Administrative Secretary

**Call to Order:**

Mayor Hairston called the meeting to order at 7:50 p.m. on January 22, 2024.

**Invocation:**

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation.

**Pledge of Allegiance:**

Mayor Pro Tem Cheatham led the pledge of allegiance.

**Public Testimony/Citizen's Comments:**

Keaira English, 211 N. Henry Street, Lancaster, TX 75146; shared information on the Family Valentine's Day Dance, the Annual Lancaster Couch to 5K Run/Walk event and the Its Time Texas Community challenge.

Chris Tibbs, 617 Buckboard St. Ovilla, TX 75154 wishes not to speak, however, would like the record to show support for action item 7.

Fouel Adams, 5033 Mission Ave Dallas, TX 75206 wishes not to speak, however, would like the record to show support for action item 6 and 9.

Matthew Smith, 341 Hero Ct. Waxahachie, TX 75167 wishes not to speak, however, would like the record to show support for action item 6 and 9.

**Consent Agenda:**

1. Consider a resolution approving the terms and conditions of the Texas Department of Transportation (TxDOT) Grant for the Routine Airport Maintenance Program.
2. Consider approval of minutes from the Regular Meetings held on October 23, 2023 and November 13, 2023.
3. Consider a resolution awarding Bid 2023-15 for an annual contract for Mowing Services (Code Compliance properties) to Dawn of New Lawn and Tree Service Corporation for primary service and Orozco Lawn & Property Management LLC for secondary service.
4. Consider a resolution approving the terms and conditions of an agreement with the Dallas Area Agency on Aging (DAAA) for continuation of the Congregate Meals Program for the Lancaster Senior Life Center.
5. Consider an ordinance repealing Chapter 14, Article 14.02, Division 2 Curfew.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C5. The vote was cast 7 for, 0 against.

**Action:**

6. M24-4 Discuss and consider a resolution to accept two (2) water meter easements (both being 1,000 square feet or 0.23 acre) from Walmart Stores East, LP., (Grantor) to the City of Lancaster (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of water lines and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.

City Manager Mauldin-Jones gave a staff report regarding action item 6.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve action item 6. The vote was cast 7 for, 0 against.

7. M24-7 Discus and consider a resolution accepting a 15-foot public sanitary sewer easement, being 4,865 square feet or 0.112 acre on Lot 1, Block 1, out of the 24 Hour Wrecker Service Addition, located on the southeast side of the intersection of N. Jefferson Street and E. Sixth Street, addressed as 600 & 616 N. Jefferson Street.

City Manager Mauldin-Jones gave a staff report regarding action item 7.

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

8. **M24-8 Discuss and consider a resolution accepting a 15-foot public sanitary sewer easement, being a 1,690 square feet or 0.39 acre easement on Lot 1, Block 1, out of the North Jefferson Industrial Park Addition, located on the southeast side of the intersection of N. Jefferson and Fifth Street, addressed as 500 N. Jefferson Street, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report regarding action item 8.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve action item 8. The vote was cast 7 for, 0 against.

9. **M24-9 Discuss and consider a resolution to accept two (2) water meter easements (both being 450 square feet) from Walmart Fulfillment Services, LLC (Grantor) to the City of Lancaster (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a water meter and all necessary or desirable structures; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.**

City Manager Mauldin-Jones gave a staff report regarding action item 9.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve item 9. The vote was cast 7 for, 0 against.

10. **Discuss and consider a resolution authorizing the Mayor to sign a run-off ballot casting the City's vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (DCAD).**

City Manager Mauldin-Jones gave a staff report regarding action item 10.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to vote for Michael Hurtt for the fourth member of the Boards of Directors of the Dallas Central Appraisal District (DCAD). The vote was cast 7 for, 0 against

11. **Discuss and consider appointments to the Lancaster State Auxiliary Museum Advisory Board, Property Standards and Appeals Board and Public Engagement Committee.**

City Secretary Arenas gave a staff report regarding action item 11.

**Public Engagement Committee**

District 1 – Councilmember Strain-Burk nominated Karen Austin.

District 4 – Councilmember Robinson nominated Tynisha Leach.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Robinson to approve the nominations for the Public Engagement Committee. The vote was cast 7 for, 0 against.

**Lancaster State Auxiliary Museum Advisory Board**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to appoint Preston Malone for the alternate position with a term expiring 2024 for the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

**Property Standards and Appeals Board**

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to appoint Sonya Roston to the regular position and Andre Lindsey to the alternate positions with terms expiring in 2024 for the Property Standards and Appeals Board. The vote was cast 7 for, 0 against.

**Public Engagement Committee**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Karen Austin	2024	Appointed By District 1
Tynisha Leach	2025	Appointed By District 4

**Lancaster Recreational Development Corporation (4A)**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Preston Malone	2024	Alternate Position

**Property Standards and Appeals Board**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Sonya Roston	2024	Regular Position
Andre Lindsey	2024	Alternate Position

**Public Hearing:**

- 12. Z24-5 Conduct a public hearing and consider an ordinance granting a rezoning request from Agricultural Open (AO) to Single Family Estate (SF-E). The property is located at 975 N. Bluegrove Rd., out of the William Rawlins Survey, Abstract No. 1200, Page 185, Tract 31, 1.0 acre, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 12.

City Attorney Ritter recommended that the Council convene in Executive Session to discuss Public Hearing items 12 to 15 further.

Mayor Hairston announced that public hearing item 16 will be read into record before convening into Executive Session.

Mayor Hairston shared that per the recommendation of City Attorney Ritter the City Council will convene in Executive Session under chapter 551 of the Texas Government Code regarding Public Hearing item 12 to 15 and Executive Session item 17.

The City Council recessed for Executive Session at 8:32 p.m. and reconvened into open session at 9:14 p.m.

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No action on item 17.

Mayor Hairston opened the public hearing.

No Speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 12. The vote was cast 7 for, 0 against.

- 13. Z24-6 Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (A-O) to Single Family Estates (SF-E). The property is located at 811 N. Bluegrove Rd., out of the William Rawlins Survey, Abstract No. 1200, Tract 69, 1.682 acres, City of Lancaster, Dallas County, Texas..**

Deputy City Manager Neal gave a staff report regarding public hearing item 13.

Mayor Hairston opened the public hearing.

No Speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 13. The vote was cast 7 for, 0 against.

- 14. Z24-8 Conduct a public hearing and consider an ordinance granting a rezoning request to change the zoning from Agricultural Open (AO) to Single-Family Estate (SF-E) on the property addressed at 1538 Raintree Drive, being 1.88 acres, known as Lot 16, out of the Raintree Acres Addition, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 14.

Mayor Hairston opened the public hearing.

Yeni Nobles, 724 Hilltop Cir. DeSoto, Tx 75115 shared her support for public hearing item 14.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 14. The vote was cast 7 for, 0 against.

- 15. Z24-10 Conduct a public hearing and consider an ordinance granting a request to change the zoning from Agricultural Open (AO) to Single-Family Residential (SF-2) on a property addressed as 800 Truman Circle known as a tract of land out of the Arthur Eldridge Abstract No. 449 Pg 476, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 15.

Mayor Hairston opened the public hearing.

No Speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 15. The vote was cast 7 for, 0 against.

- 16. Conduct a public hearing and consider the 2023-2024 Standards of Care for Youth Programs operated by the City of Lancaster Parks and Recreation Department.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 16.

Mayor Hairston opened the public hearing.

No Speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 16. The vote was cast 7 for, 0 against.

**EXECUTIVE SESSION:**

- 17. In accordance with Chapter 551 Section 551.071 of the Texas Government Code (the Texas Open Meetings Act), 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:**

- 1) Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).**
- 2) Real Property located at 632 Reindeer Road.**
- 3) Real Property located at 3410 Sherwood Drive.**
- 4) Future Infrastructure (Houston School Road water main damage).**
- 5) DeltaVictor LLC v. City of Lancaster.**
- 6) Pleasant Run Road Improvements (Dallas County MCIP 31403).**

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

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No action on item 17.

Mayor Hairston wished Councilmember Robinson and Councilmember Jaglowski a Happy Birthday.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 9:29 p.m.

**ATTEST:**

  
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Sorangel O. Arenas, City Secretary

**APPROVED:**

  
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Clyde C. Hairston, Mayor