

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 26, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 26, 2024, 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 [Zoom]
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
Chris Youngman, Emergency Management and Communication Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Cheryl Womble, Purchasing Agent
Greg Carrell, Assistant to the City Manager
Jennifer Avila, Deputy City Secretary
Keaira English, Public Relations Manager
Martaz' Shia Gibbs, Executive Assistant to the City Manager
Mike Rasco, Assistant Director of Parks and Recreation
Ron Gleaves, IT Manager
Stephanie Renteria, City Secretary Administrative Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on February 26, 2024.

Invocation:

Reverend Mitchell Cheatham gave the invocation.

Pledge of Allegiance:

Councilmember Strain-Burk led the pledge of allegiance.

Public Testimony/Citizen's Comments:

John Hubbard, 1719 Angel Pkwy, Allen, TX 75002, spoke in support of Executive Session 16.8 item.

Misty Ventura, 9405 Biscayne Blvd, Dallas, TX 75218, spoke in support of Executive Session 16.8 item.

Keaira English, 211 N. Henry Street, Lancaster, TX 75146; shared information on the Extreme Green Trash off event, Mayor State of the City Event, and the Lancaster Citizen Public Safety Academy.

Consent Agenda:

1. Consider approval of minutes from the Regular Meeting held on January 22, 2024.
2. Consider a resolution accepting the 2023 Lancaster Police Department Racial Profiling Analysis Annual Report.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve consent items C1 – C2. The vote was cast 7 for, 0 against.

Action:

3. **M24-25 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Joseph Kemp, relating to building materials for the development of the properties addressed as 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that action item 3 will be moved to the March 11, 2024, regular meeting.

4. **M24-24 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Glenda Investments, Inc., relating to building materials, amenities, landscaping and phasing for the development of the property addressed as 405 Hana Lane described as a 5.43 acre tract of land out of the Muttick 2 addition, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report regarding action item 4.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve action item 4. The vote was cast 7 for, 0 against.

Public Hearing:

5. **Z24-7 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Multi-Family (MF-16) uses for a Senior Living development on properties addressed as 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that public hearing item 5 will be moved to the March 11, 2024, regular meeting.

City Attorney Ritter advised the Council to open the public hearing for comments. Following the public hearing, a motion can be made to table the item by Council.

Mayor Hairston opened the public hearing.

No speakers.

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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 Councilmember Mejia to move public hearing item 5 to the March 11, 2024, regular minutes. The vote was cast 7 for, 0 against.

6. **M24-15 Conduct a public hearing and consider an ordinance to amend the Comprehensive Land Use Plan and Future Land Use Map from Rural Living to Mixed-Use Neighborhood, on properties addressed as 1818 & 1836 Cedardale Road being 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that public hearing item 6 will be moved to the March 11, 2024, regular meeting.

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 Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve public hearing item 6. The vote was cast 7 for, 0 against.

7. **Z24-4 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Commercial Highway (CH) uses and a Car Wash on property addressed as 405 Hana Ln., described as a 5.43 acre tract of land out of the Muttick 2 addition, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report regarding action item 7.

Mayor Hairston opened the public hearing.

Greg Guern, 2000 Rushing Creek Dr, Heartland, TX 75126 the architect for public hearing 7 shared that he is available to answer questions regarding the building for Council.

Councilmember Robinson asked what is being done regarding crossroad access from the lot to the road.

Andrew Yeoh, 6814 Clear Spring Cir, Garland, TX 75064, the civil engineer of for public hearing 7 informed the Council that they have been in communication with Walmart and Home Depot to secure access to the shared parking lot. This access would provide two main road accesses for the development.

Mike Booth, 8 Skyline Drive, Trophy Club, TX 76262, the car wash equipment distributor shared his support for public hearing item 7.

Mayor Pro Tem Cheatham asked for clarification on the hotel policy for extend state.

Director of Development Services Coleman explained that the City's existing ordinance on extended stays limits occupancy to 30 days. The Council has the authority to impose stricter limitations, as evidenced by past approvals with a 14-day maximum stays for specific hotels.

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 Councilmember Mejia to approve public hearing item 7 with a 14-day maximum extended stay. The vote was cast 7 for, 0 against.

8. **Z24-11 Conduct a public hearing and consider an ordinance to revoke a Specific Use Permit (SUP) allowing the parking of three dump trucks on a property zoned Single-Family Residential (SF-6) located at 828 N. Lancaster Hutchins Rd., known as Lot 16, Block 1, out of the Eastside Acres Addition, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report regarding action item 8.

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 Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 8. The vote was cast 7 for, 0 against.

Action:

9. **Discuss and consider declaring a certain board, commission, or committee position(s) vacant due to excessive absences and a resignation.**

Mayor Hairston shared that the City Council will consider declaring vacancies only and will fill the vacancies at the March 11, 2024, regular meeting.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to accept the resignations for action item 9. The vote was cast 7 for, 0 against.

10. **Discuss and consider a resolution approving an agreement with Charter Communication, Inc. to provide access to broadband (high-speed internet) throughout the City of Lancaster in an amount not to exceed six hundred ninety-five thousand seventy dollars and zero cents (\$695,070.00).**

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

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MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve action item 10. The vote was cast 7 for, 0 against.

11. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster and Mayflower Star LLC.

Director of Economic Development Shepard gave a staff report regarding action item 11.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve action item 11. The vote was cast 7 for, 0 against.

12. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster and Starflower Hospitality LLC.

City Manager Mauldin-Jones shared that action item 12 is a companion item of action item 11.

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

13. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement, in an amount not to exceed one million five hundred thousand dollars (\$1,500,000) by and between the City of Lancaster, Texas and CP Lancaster Land, LP and authorizing the City Manager to execute the agreement, and provide an effective date.

Director of Economic Development Shepard gave a staff report regarding action item 13.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve action item 13. The vote was cast 5 for, 0 against, 1 abstain [Cheatham] [Strain-Burk recused].

14. Discuss and consider a resolution approving an amendment to Section 14.01 and 14.02 of the agreement for solid waste and disposal services with Community Waste Disposal, L.P. (CWD) to provide for a Consumer Price Index rate increase for residential and commercial solid waste services.

City Manager Mauldin-Jones gave a staff report regarding action item 14.

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

15. Consider a resolution amending Section 10.1700 (Garbage Collection Fees) of the Master Fee Schedule for fees and charges assessed for solid waste and recycling collection.

City Manager Mauldin-Jones shared that action item 15 is a companion item of action item 14.

MOTION: Deputy Mayor Pro Tem Gooden Davis, made a motion, seconded by Councilmember Strain-Burk to approve action item 15. The vote was cast 7 for, 0 against.

Executive Session:

16. 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).**
- 7) Sales Tax Audit.**
- 8) Potential dis-annexation of real estate.**

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

The City Council recessed for Executive Session at 8:23 p.m. and reconvened into open session at 9:10 p.m.

No action.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Cheatham to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 9:10 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor