

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MARCH 11, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on March 11, 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
 Marco Mejia [Zoom]
 Mayor Pro Tem Mitchell Cheatham
 Deputy Mayor Pro Tem Betty Gooden-Davis

Councilmember Absent:

Derrick Robinson

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
 Sorangel O. Arenas, City Secretary
 Amanda Davis, City Attorney Representative
 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
 Shane Shepard, Director of Economic Development
 Vicki Coleman, Director of Development Services
 Cheryl Womble, Purchasing Agent
 Greg Carrell, Assistant to the City Manager
 Jacqueline Page, Assistant Director of Finance
 Jennifer Avila, Deputy City Secretary
 Keaira English, Public Relations Manager
 Marcus Talton, Assistant Police Chief
 Mike Rasco, Assistant Director of Parks and Recreation
 Robert Martin, 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 7:05 p.m. on March 11, 2024.

Invocation:

Pastor Urban M. Brown, Life Christ Family Church gave the invocation.

Pledge of Allegiance:

Councilmember Jaglowski led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Queenish Black Dolls and Family Empowerment Day and Visiting Nurse Association of Texas Month Proclamations.

Public Testimony/Citizen's Comments:

Andrew Mills, 202 Creekwood Dr. Lancaster, TX 75146 wishes not to speak, however, would like the record to show support for action item 8.

Richmond Escanlan, 1709 Dartmouth Dr. Glenn Heights, TX 75154 shared his support for action item 8.

Mayra Velasquez, 831 Bayport Dr. Lancaster, TX 75134 shared concerns regarding flooding in her neighborhood.

Anthony Smith, 1107 Bayport Dr. Lancaster, TX 75134 shared concerns regarding flooding in his neighborhood.

Fabiola Melesio, 1106 Bayport Dr. Lancaster, TX 75134 shared concerns regarding flooding in her house and neighborhood.

Elsy Guzman, 1116 Bayport Dr. Lancaster, TX 75134 shared concerns regarding flooding in her neighborhood.

Tracy McGee, 235 W. Main St. Lancaster, TX 75146 requested help from City Staff regarding building on their empty lot.

Aracelie Lopez, 1049 Bayport Dr. Lancaster, TX 75146 requested the addition of sidewalks and speed bumps in her neighborhood.

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

Consent Agenda:

- 1. Consider approval of minutes from the Special Meeting(s) held on February 5, 2024, and February 10, 2024.**
- 2. Consider a resolution declaring an unopposed candidate for Mayor in the May 4, 2024 general municipal election, declaring the unopposed candidate elected to office; canceling the election for Mayor at-large.**
- 3. Consider a resolution accepting the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2023.**

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C3. The vote was cast 6 for, 0 against [Robinson, absent].

Action:

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

City Manager Mauldin-Jones gave a staff report regarding action item 4.

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MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 4. The vote was cast 6 for, 0 against [Robinson, absent].

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 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, addressed as 1818 & 1836 Cedardale Road, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a companion item to action item 4 and gave a staff report regarding public hearing 5.

Councilmember Strain-Burk questioned if the developer would consider selling any of the cottages, or if the cottages are strictly intended for rental.

Joseph Kemp, 1624 Promontory Dr. Cedar Hill, TX 75104 the developer clarified that the development is strictly for rental purposes.

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 6 for, 0 against [Robinson absent].

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 5. The vote was cast 6 for, 0 against [Robinson absent].

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 10.004 acres known as Lot 29, and 30, out of the Franklin Farms Addition, addressed as 1818 & 1836 Cedardale Road, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a companion item to the previous 2 items and gave a staff report on public hearing 6.

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 6 for, 0 against [Robinson absent].

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 6. The vote was cast 6 for, 0 against [Robinson absent].

Action:

- 7. M24-23 Discuss and consider an ordinance granting a special exception to Chapter 6.007.004-Height Limitation, of the Code of Ordinances, to allow for a 10-foot tall ornamental wrought iron fence, on a 58.8766 acre tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.**

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

Caleb Bardin, 3819 Maple Ave. Dallas, TX 78219, a representative of the applicant, spoke in favor of action item 7.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve action item 7. The vote was cast 6 for, 0 against [Robinson absent].

- 8. Discuss and consider a resolution ratifying an amendment to the Performance Agreement between Kyoto Brew LLC and the Lancaster Economic Development Corporation (LEDC) to extend the completion deadlines from January 1, 2024, to January 1, 2025.**

Director of Economic Development Shepard gave a staff report regarding action item 8.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve action item 8. The vote was cast 6 for, 0 against [Robinson absent].

- 9. Discuss and consider appointments to the Comprehensive Plan Steering Committee.**

Councilmember Jaglowski gave a report regarding action item 9.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve action item 9. The vote was cast 6 for, 0 against [Robinson, absent].

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

Mayor Hairston shared that this item is to declare a vacancy only.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve action item 10. The vote was cast 6 for, 0 against [Robinson absent].

- 11. Discuss and consider appointment(s) to the Airport Advisory Board, Capital Improvement Advisory Committee, Public Engagement Committee, Planning and Zoning Commission, Property Standards and Appeals and Youth Advisory Committee.**

Councilmember Strain-Burk asked if the members must be in City Limits to be considered for the Airport Advisory Board.

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City Secretary Arenas clarified that residency within the city limits is not required, and that individuals residing within the Extraterritorial Jurisdiction (ETJ) of the city may also be considered.

Airport Advisory Board

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to nominate Miguel Gonzalez to the vacant regular position and Dale Gibbs to the alternate position with terms expiring 2024 for the Airport Advisory Board. The vote was cast 6 for, 0 against [Robinson absent].

Capital Improvements Advisory Committee

MOTION: Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to nominate Taushia LaFlore to the vacant regular position with term expiring 2025 for the Capital Improvements Advisory Committee. The vote was cast 6 for, 0 against [Robinson absent].

Deputy Mayor Pro Tem Gooden-Davis nominated Capri Truvillion for the vacant Real Estate, Development, Building Industries position.

Deputy Mayor Pro Tem Gooden-Davis withdrew her motion.

MOTION: Councilmember Jaglowski made a motion, second by Councilmember Strain-Burk to nominate Ashley Richardson to the vacant Real Estate, Development, Building Industries position with term expiring 2024 for the Capital Improvements Advisory Committee. The vote was cast 6 for, 0 against [Robinson absent].

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, second by Councilmember Strain-Burk to nominate Kristen Wicks to the alternate position with term expiring 2024 for the Capital Improvements Advisory Committee. The vote was cast 6 for, 0 against [Robinson absent].

Planning and Zoning Commission

MOTION: Councilmember Strain-Burk made a motion, second by Deputy Mayor Pro Tem Gooden-Davis to nominate Sharonda Betts for the vacant regular position with term expiring 2025 for the Planning and Zoning Commission. The vote was cast 6 for, 0 against [Robinson absent].

Deputy Mayor Pro Tem Gooden-Davis nominated Sonya Roston for the vacant regular position.

Councilmember Strain-Burk nominated Daniel Holden for the vacant regular position.

Councilmember Jaglowski nominated Tenicia Oliver for the vacant regular position.

The roll call vote was cast 3 for Sonya Roston [Mejia, Cheatham, Gooden-Davis], 2 for Daniel Holden [Hairston, Strain-Burk] and 1 for Tenicia Oliver [Jaglowski]. Sonya Roston was appointed to the vacant regular position with term expiring 2025 for the Planning and Zoning Commission [Robinson absent].

Deputy Mayor Pro Tem Gooden-Davis nominated Paula Young for the alternate position.

Councilmember Strain-Burk nominated Daniel Holden for the alternate position.

The roll call vote was cast 3 for Paula Young [Mejia, Cheatham, Gooden-Davis] and 3 for Daniel Holden [Hairston, Strain-Burk, Jaglowski] [Robinson absent] Motion Failed.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to table the appointment for the Planning and Zoning Commission alternate position to the March 25, 2024, regular meeting. The vote was cast 6 for, 0 against [Robinson absent].

Property Standards and Appeals Boards

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to appoint Andre Lindsey to the regular position with term expiring 2024 for the Property Standards and Appeals Boards. The vote was cast 6 for, 0 against [Robinson absent].

Councilmember Strain-Burk nominated Paula Young for the alternate position.

Mayor Pro Tem Cheatham nominated Tenicia Oliver for the alternate position.

Councilmember Jaglowski nominated Juana Valezquez for the alternate position.

The roll call vote was cast 5 for, 1 against [Strain-Burk] to appoint Tenicia Oliver to the alternate position with term expiring 2024 for the Property Standards and Appeals Boards [Robinson absent].

Public Engagement Committee

Mayor Hairston advised the City Council that the appointment for the Public Engagement Committee will be tabled to the March 25, 2024, regular meeting.

Youth Advisory Committee

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to nominate Antonio Paulo to the regular position with the term expiring 2024 for the Youth Advisory Committee. The vote was cast 6 for, 0 against [Robinson absent].

Airport Advisory Board

Members	Term Expires	Position
Miguel Gonzalez	2024	Regular Position
Dale Gibbs	2024	Alternate Position

Capital Improvements Advisory Committee

Members	Term Expires	Position
Taushia LaFlore	2025	Regular Position
Ashley Richardson	2024	Real Estate, Development, Building Industries
Kristen Wicks	2024	Alternate Position

Planning and Zoning Commission

Members	Term Expires	Position
Sharonda Betts	2025	Regular Position
Sonya Roston	2025	Regular Position

Property Standards and Appeals Boards

Members	Term Expires	Position
Andre Lindsey	2024	Regular Position
Tenicia Oliver	2024	Alternate Position

Youth Advisory Committee

Members	Term Expires	Position
Antonio Paulo	2024	Regular Position

Executive Session:

12. 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) Sales Tax Audit.
- 2) Potential dis-annexation of real estate.

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

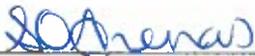
The City Council recessed for Executive Session at 8:19 p.m. and reconvened into open session at 8:29 p.m.

MOTION: Councilmember Strain-Burk made a motion, second by Deputy Mayor Pro-Tem Gooden-Davis to engage the Martin Todd and Leonard Law Firm on the terms proposed in the February 26, 2024, engagement letter for item 12.1. The vote was cast 6 for, 0 against [Robinson absent].

MOTION: Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Strain-Burk to adjourn. The vote was cast 6 for, 0 against [Robinson absent].

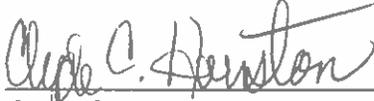
The meeting was adjourned at 8:30 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

