

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 13, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 13, 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 [Zoom]
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 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
Tracy Alexander-Nichols, Director of Human Resources
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Cheryl Womble, Purchasing Agent
Greg Carrell, Assistant to the City Manager
Jennifer Avila, Deputy City Secretary
Terry Hunter, Assistant Fire Chief

Call to Order:

Mayor Hairston called the meeting to order at 7:10 p.m. on May 13, 2024.

Invocation:

Peter De Jesus, Victory Hill Church gave the invocation.

Pledge of Allegiance:

Mayor Pro Tem Cheatham led the pledge of allegiance.

Action:

1. **Administer Oath of Office, present Certificate of Election, and seat the Mayor.**

Judge Valencia Nash administered the Oath of Office and presented the Certificate of Election to Clyde C. Hairston

Presentation:

Best Southwest Partnership presented a scholarship to Beverly Smith.

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Public Testimony/Citizen's Comments:

Dr. Avril Knox, 3418 Ridgecross Dr., Rockwall, TX 745087 representative of the Alpha Kappa Alpha Sorority Incorporated introduce the President of the Alpha Xi Omega Chapter in the DFW area. Dr. Knox shared information on their PINKnic on the Green Event in Lancaster.

Jonathan Nash, 111 Redmen Ln., Waxahachie, TX 75165 shared that the City of Lancaster's Country View Golf Course won the Touchstone Golf Award, a distinction given for the Golf Course of the Year.

Steve Richmond, 1202 Shady Ln., Lancaster, TX 75146 shared concerns about a neighbor's unused and uncovered pool, which is accumulating water and breeding mosquitoes.

Evelyne Dubois, 1937 Cross Oak Dr., Lancaster, TX 75146 expressed a desire for a farmers' market to be established in the City of Lancaster to attract more people and businesses to the square.

Daniel Holden, 1207 Shady Ln., Lancaster, TX 75146 shared his concerns regarding Executive Session item 14.8.

Arthur Flemming, 822 West Oak Lancaster, TX 75134, expressed concern about unleashed dogs in the City Park.

Consent Agenda:

2. Consider a resolution authorizing the award of Request for Proposal (RFP) 2023-07 to C&M Concrete for concrete repairs, guardrail installation and removal within the City of Lancaster, in accordance with the prices submitted in RFP 2023-07.
3. Consider a resolution approving a contract with Hilltop Securities Asset Management, LLC for the calculation of arbitrage rebate compliance, pursuant to the provisions of Section 148(f)(2) of the Internal Revenue Code of 1986, as amended.
4. Consider a resolution approving the terms and conditions of an agreement with Drive Payments to perform merchant services for the third party billing vendor Valli Information Systems.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve consent items C2 to C4. The vote was cast 7 for, 0 against

Mayor Hairston shared that City Council will convene in Executive Session under chapter 551 of the Texas Government Code regarding Executive Session item 14.

City Attorney Ritter requested that the Council read Action Item 6 and Public Hearing Item 8 into the record, to be added to the Executive Session under Chapter 551 of the Texas Government Code

The City Council recessed for Executive Session at 7:59 p.m. and reconvened into open session at 8:58 p.m.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Por Tem Gooden-Davis to table Action item 6 and Public Hearing Item 8 to the June 10, 2024, Regular meeting. The vote was cast 7 for, 0 against.

Action:

5. **M24-11 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with CP Lancaster Land, LP, and B&B Lancaster, LLC relating to building materials, building design, site design, and landscaping for the development of the property addressed as 1005 & 1101 E. Pleasant Run Road and 1900 Cornell Road described as 25.98 acres out of the Thomas A. Phillip Survey, Abstract No. 1123, and 74.001 acres out of the Samuel Keller Survey Abstract No. 721, and Joseph Manley Survey, Abstract No. 867, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding action item 5.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Por Tem Gooden-Davis to approve action item 5. The vote was cast 7 for, 0 against.

6. **M24-34 Discuss and consider a resolution authorizing the City Manager to execute a development agreement with Schlacter Realty, LTD., relating to building materials for the development of the property located at the northwest intersection of Sunrise Road and Van Road. It is further described as 365.272 acres being situated in the John Little Survey Abstract No. 768, M.H. Lavender Survey Abstract No. 766, D. Garner Survey Abstract No. 530, and E.D. Little Survey, Abstract No. 787, City of Lancaster, Dallas County, Texas.**

Action item 6 was tabled to the June 10, 2024, Regular meeting.

Public Hearing:

7. **Z24-9 Conduct a public hearing and consider an ordinance to approve a request to change the zoning from Light Industrial, Lanport Overlay, Intensity Subdistrict and Logistics Port Planned Development (PD), Port Industrial Subdistrict to a Planned Development with Data Center uses, and other limited uses on a property addressed as 1005 & 1101 E. Pleasant Run Road and 1900 Cornell Road described as 25.98 acres out of the Thomas A. Phillip Survey, Abstract No. 1123, and 74.001 acres out of the Samuel Keller Survey Abstract No. 721, and Joseph Manley Survey, Abstract No. 867, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on public hearing item 7.

Mayor Hairston opened the public hearing.

Tim Keith, 16400 North Dallas Parkway, Dallas, TX 75248 provided the City Council with a handout of a map of zoning of Lancaster and shared his support of public hearing item 7

Scott Shipp, 475 Craig Circle, Highland Village, TX 75077 shared his support of public hearing item 7.

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 public hearing item 7. The vote was cast 7 for, 0 against.

8. **Z24-17 Conduct a public hearing and consider an ordinance to rezone a 63.472 acre tract from Agricultural-Open (AO) Lanport Overlay, Commerce Subdistrict to the Texas Trimodal Planned Development (PD) and to amend the Texas Trimodal Planned Development regulations. The property is 365.272 acres and generally described as being situated in the John Little Survey Abstract No. 768, M.H. Lavender Survey Abstract No. 766, D. Garner Survey Abstract No. 530, and E.D. Little Survey, Abstract No. 787, City of Lancaster, Dallas County, Texas.**

Public hearing item 8 was tabled to the June 10, 2024, Regular meeting.

9. **M24-26 Conduct a public hearing and consider an ordinance granting seven (7) special exceptions to the Lancaster Development Code: 1) to allow 750 storage units in lieu of the maximum 125 units per acre; (2) to allow a three-story building from the one-story maximum; (3) to allow storage units on the second floor and no office/residence units on the second floor; (4) to allow a height not to exceed 42 feet in lieu of the maximum 36 feet; (5) Allow a flat roof pitch instead of a 4:12 pitch; (6) to allow asphalt paving in lieu of concrete paving; and (7) to allow a mini-warehouse use with no100% brick perimeter wall, on the property addressed as 1032 Cedar Valley Drive, being 3.44 acres of land, known as Lot 4R, Block A, Cedar Valley Park, of the Smith Elkins Survey Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on public hearing item 9.

Mayor Hairston opened the public hearing.

Chris Russ, 3016 Poplar Hill RD. Charlotte, NC, 28270 shared his support for public hearing item 9.

Chelsea Thurman, 9406 Biscayne Blvd., Dallas, TX 75218 shared her support for public hearing item 9.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk 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 Gooden-Davis to approve public hearing item 9 with staff recommendations, except to deny the use of asphalt and require concrete instead. The vote was cast 7 for, 0 against.

Action:

10. **Discuss and consider a resolution declaring a vacancy and appointing another member to the Rolling Meadows Public Improvement District (PID) advisory board.**

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to accept Lee Houston resignation and appoint Shelly Hamilton for the regular position with term expiring 2024 for the Rolling Meadows Public Improvement District (PID) advisory board. The vote was cast 7 for, 0 against.

11. Discuss and consider declaring a certain board, commission or committee position vacant due to a resignation.

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to accept Patricia Siegfried Giles resignation from the Historic Landmark Preservation Committee (HLPC) and declare it vacant. The vote was cast 7 for, 0 against.

12. Discuss and consider election of a Mayor Pro Tempore.

Councilmember Strain-Burk nominated Councilmember Cheatham.

Councilmember Mejia nominated Councilmember Gooden-Davis.

The roll call vote was cast 4 for Gooden-Davis, 3 for Cheatham [Hairston, Strain-Burk, Cheatham]. Councilmember Gooden-Davis elected as Mayor Pro Tem.

13. Discuss and consider election of a Deputy Mayor Pro Tempore.

Councilmember Strain-Burk nominated Councilmember Cheatham.

Mayor Pro Tem Gooden-Davis nominated Councilmember Robinson.

The roll call vote was cast 4 for Cheatham, 3 for Robinson [Mejia, Robinson, Gooden-Davis]. Councilmember Cheatham elected as Deputy Mayor Pro Tem.

Executive Session:

14. 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 E. 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) Real property located at 1620 Enchanted Lane

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

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

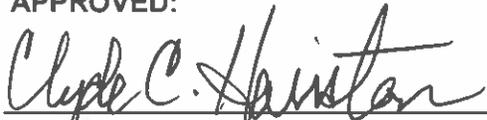
The meeting was adjourned at 9:41 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor