

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JUNE 10, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on June 10, 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
Derrick Robinson [Zoom]
Deputy Mayor Pro Tem Mitchell Cheatham
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
Dori Lee, Assistant City Manager
Kenneth Johnson, Fire Chief
Rifat Alam, Director of Public Works
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
Greg Carrell, Assistant to the City Manager
Jennifer Avila, Deputy City Secretary
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:03 p.m. on June 10, 2024.

Invocation:

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

Pledge of Allegiance:

Mayor Pro Tem Gooden-Davis led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Alpha Kappa Alpha (AKA) Alpha Xi Omega Day, the Police Memorial and the Juneteenth Proclamations.

Public Testimony/Citizen's Comments:

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.

City Council Regular Meeting
June 10, 2024
Page 2 of 5

Julie Denton, 314 Shady Brook Ln., Cedar Hill, TX 75104 requests the Council to reinstate the EDC incentive approved in January 2023. The incentive was rescinded due to a delayed opening date.

Daniel Holden, 1207 Shady Ln., Lancaster, TX 75146 shared concerns about a city permit for a concrete pad added next to a driveway. He believes this violates the NPO for the Enchanted Forest neighborhood and requests the city investigate.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146 shared information on the upcoming annual Juneteenth celebration and the Community Health Fair.

Consent Agenda:

1. **Consider approval of minutes from the Regular Meeting held on March 25, 2024, and the Special Meeting held on April 15, 2024.**
2. **Consider a resolution designating representatives of the City of Lancaster authorized to transmit and withdraw funds and take all other actions deemed necessary or appropriate for the investment of local funds in TexPool/TexPool Prime; providing for the addition and deletion of an authorized representative.**
3. **Consider a resolution authorizing Dallas County to resale 2709 Henry Road, Lancaster, Texas 75143, a tax foreclosed property, by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code.**
4. **Consider a resolution authorizing the submission of applications to Dallas County for funding under the Fiscal Year 2024 United States Department of Housing and Urban Community Development (HUD), Community Development Block Grant (CDBG) Program for reconstruction of existing roadways.**

MOTION: Councilmember Robinson made a motion, seconded by Councilmember Jaglowski to approve consent items C1 to C4. The vote was cast 7 for, 0 against

Action:

5. **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.**

City Manager Mauldin-Jones requested that action item 5 and public hearing 6 be tabled without discussion to allow staff more time to work with the developer and address all concerns, without setting a specific date.

City Attorney Ritter advised the Council to read public hearing item 6 into the record and then make a motion to table both items indefinitely.

Public Hearing:

- 6. 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.**

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to table action item 5 and public hearing item 6. The vote was cast 7 for, 0 against.

- 7. Conduct a public hearing and consider an ordinance repealing the International Fire Code 2015 Edition and replacing it with the International Fire Code 2021 Edition with local amendments and amending article 10.04, Fire Code; to provide for amendments to section 10.04.001 and 10.04.002.**

City Manager Mauldin-Jones gave a staff report on public hearing item 7.

Mayor Hairston opened the public hearing.

No Speakers.

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

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve public hearing item 7. The vote was cast 6 for, 1 against [Mejia].

Action:

- 8. Discuss and consider a resolution ratifying an amendment to the Agreement between GSBS Architects and the Lancaster Economic Development Corporation (LEDC) increasing the scope of an Agreement between the Lancaster Economic Development Corporation (LEDC) and GSBS Architects to add design services related to the burial of utility lines and increase the amount of the contract by twenty-five thousand dollars (\$25,000) from one hundred ninety-four thousand, five hundred sixty-four dollars (\$194,564) to two hundred nineteen thousand five hundred sixty-four dollars (\$219,564) from funds collected from the ¼ of 1 percent additional sales and use tax, as authorized by state law.**

Deputy City Manager Neal gave a staff report regarding action item 8.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 8. The vote was cast 5 for, 2 against [Mejia, Robinson].

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham accept Abe Cooper resignation from the Parks & Recreation Advisory Board and declare it vacant.. The vote was cast 7 for, 0 against.

10. Discuss and consider appointment of City Council liaisons to City Boards and Commissions.

City Secretary Arenas shared that annually, Councilmembers select the boards /commissions that they would like to serve as Council liaison. A Council liaison for each board or commissions shall be selected by the City Council by order of seniority:

Councilmember Mejia	Planning & Zoning Commission / Sign Control Board / Tree Advisory
Councilmember Jaglowski	Animal Shelter Advisory Committee
Councilmember Strain-Burk	Economic Development Corporation (4A)
Mayor Pro Tem Gooden-Davis	Capital Improvement Advisory Committee
Deputy Mayor Pro Tem Cheatham	Zoning Board of Adjustment
Councilmember Robinson	Airport Advisory Board
Councilmember Mejia	Property Standards & Appeals Board
Councilmember Jaglowski	Public Engagement Committee
Councilmember Strain-Burk	Historic Landmark Preservation Committee
Mayor Pro Tem Gooden-Davis	Library Advisory Board
Deputy Mayor Pro Tem Cheatham	Youth Advisory Committee
Councilmember Robinson	Parks and Recreation Advisory Board
Councilmember Mejia	Civil Service Commission
Councilmember Jaglowski	Museum Advisory Board
Councilmember Strain-Burk	Did not select
Mayor Pro Tem Gooden-Davis	Lancaster Recreational development Corporation (4B)

Councilmember Meja	Planning & Zoning Commission / Sign Control Board / Tree Advisory	Property Standards & Appeals Board	Civil Service Commission
Councilmember Jaglowski	Animal Shelter Advisory Committee	Public Engagement Committee	Museum Advisory Board
Councilmember Strain-Burk	Economic Development Corporation (4A)	Historic Landmark Preservation Committee	Did not select
Mayor Pro Tem Gooden-Davis	Capital Improvement Advisory Committee	Library Advisory Board	Lancaster Recreational development Corporation (4B)
Deputy Mayor Pro Tem Cheatham	Zoning Board of Adjustment	Youth Advisory Committee	
Councilmember Robinson	Airport Advisory Board	Parks and Recreation Advisory Board	

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

The meeting was adjourned at 8:00 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor