

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MARCH 25, 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 25 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 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
Rifat Alam, Director of Public Works
Shane Shepard, Director of Economic Development
Tracy Alexander-Nichols, Director of Human Resources
Vicki Coleman, Director of Development Services
Charley Miller, Assistant Chief of Support Services
Cheryl Womble, Purchasing Agent
Greg Carrell, Assistant to the City Manager
Jennifer Avila, Deputy City Secretary
Keaira English, Public Relations Manager
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:02 p.m. on March 25, 2024.

Invocation:

Reverend Mitchell Cheatham gave the invocation.

Pledge of Allegiance:

Councilmember Marco Mejia led the pledge of allegiance.

Proclamation:

Mayor Hairston read the State Champion Lancaster Tigers Basketball Day Proclamation.

Public Testimony/Citizen's Comments:

John Hubbard, 1719 Angel Pkwy, Allen, TX 75002 representative of the Schlacter Family spoke in support of Executive Session 7.8 item.

Dan Grant, 2600 N Central Expy, Richardson, TX 75080 representative of Kimley Horn request council to consider an appeal on the denial of a Preliminary Plat.

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Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146, shared the potential benefits of council engagement with St. Vincent's board and expressed concerns about the condition of Meadow Creek Park, requesting an inclusive playground for children with special needs.

Kierra English, 211 N. Henry St., Lancaster, TX 75146 shared information about the Dallas County Public Meeting for updating the Hazard Mitigation Plan and the Solar Eclipse Event held by the City of Lancaster.

Consent Agenda:

1. Consider approval of minutes from the Regular Meeting held on February 12, 2024.
2. Consider a resolution ratifying an agreement with Rangeline Utilities for an emergency repair at Ames Pump Station in an amount not to exceed fifty thousand nine hundred sixty-one dollars (\$50,961.00).

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

Public Hearing:

3. M24-19 Conduct a public hearing and consider an ordinance to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan to delete a segment of Cornell Road between Belt Line Road and Green Road.

Deputy City Manager Neal gave a staff report on public hearing item 3.

Mayor Hairston opened the public hearing.

No Speakers.

MOTION: Councilmember Mejia 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 Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 3. The vote was cast 6 for, 0 against 1 abstain [Strain-Burk]

Action:

4. Discuss and consider an appeal of the denial of a Preliminary Plat proposed to create Lots 1, 2 and 3, Block A, out of the Lancaster Gold Addition, being 33.0807 acres of land situated in the M.H. Lavender Survey, Abstract No. 766, John Little Survey, Abstract No. 768, E.D. Little Survey, Abstract No. 787, City of Lancaster, Dallas County, Texas.

Deputy City Manager Neal gave a staff report regarding action item 4.

Dan Grant, representing the applicant, stated their belief that the applicant has met all statutory platting requirements for the City of Lancaster.

City Manager Mauldin-Jones referred to the Council Agenda and communication items listed there as justification for the denial. Staff believe these items demonstrate compliance with both the city's development code and state law.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 4. The vote was cast 7 for, 0 against.

5. **Discuss and consider a resolution awarding Bid 2023-23 Addendum 2 to Arreguin Group Inc for two identified streets identified as items 4 and 10 in Addendum No. 2 project list and Exhibit "B"; Reliable Paving, Inc for nine identified streets identified as items 1, 2, 3, 5, 7, 9, 15, 18 and 22 in Addendum No. 2 project list and Exhibit "B"; Major Works, LLC for two identified streets identified as items 13 and 21 in Addendum No. 2 project list and Exhibit "B"; and CCGMG LLC Series B for one identified streets identified as item 6 in Addendum No. 2 project list and Exhibit "B" for the reconstruction of 14 identified streets from the 2023 Certificate of Obligation (CO) issuance for an amount not to exceed thirteen million eight hundred ninety-seven thousand six hundred forty-five dollars and forty-five cents (\$13,897,645.45).**

City Manager Mauldin-Jones gave a staff report regarding action item 5.

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

6. **Discuss and consider appointment(s) to the Public Engagement Committee and the Planning and Zoning Commission.**

Councilmember Robinson nominated Daniel Holden for the Public Engagement Committee.

Deputy Mayor Pro Tem Gooden-Davis nominated Paula Young for the Planning and Zoning Commission.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve Paula Young for the vacant Planning and Zoning Commission position. The vote was cast 7 for, 0 against.

Executive Session:

7. **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.**
8. **Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

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The City Council recessed for Executive Session at 7:50 p.m. and reconvened into open session at 8:40 p.m.

No action on item 7.

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

The meeting was adjourned at 8:41 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor