

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF APRIL 22, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on April 22, 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]
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
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Tracy Alexander-Nichols, Director of Human Resources
Vicki Coleman, Director of Development Services
Cheryl Womble, Purchasing Agent
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 7:02 p.m. on April 22, 2024.

Invocation:

Reverend Kenneth Johnson, The Truth Church Ministries gave the invocation.

Pledge of Allegiance:

Mayor Pro Tem Cheatham led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146, shared St. Vincent's interest in Council engagement with their board and requested that the City Council consider amending the City Charter to include compensation for City Council members.

Ijeoma Onyejiaka, 416 Bermuda Ave, Lancaster, TX 75146, shared ideas on how to make downtown Lancaster more attractive to visitors.

City Council Regular Meeting
April 22, 2024
Page 2 of 4

Kat Desquitado, 512 Bermuda Ave, Lancaster, TX 75146, expressed excitement about the community's growth and the development in the historic downtown area. She also noted significant interest from others in holding special events downtown.

Reverend Melissa Bitting, 750 W. Main St. Lancaster, TX 75146 shared concerns on trash being missed by CWD services.

Carl Sherman, State Representative, 103 N. Dallas Ave, Lancaster, TX 75146, expressed gratitude for the City of Lancaster's consistent leadership and progress. He also thanked City Manager Opal for her leadership.

Consent Agenda:

1. Consider approval of minutes from the Regular Meetings held on February 26, 2024, and March 11, 2024.
2. Consider a resolution authorizing the City Manager to sign and execute a commercial lease agreement with Zach Albess.
3. Consider a resolution approving the terms and conditions of an Interlocal Agreement to provide a Best Southwest Hispanic Heritage Festival for the citizens of Cedar Hill, DeSoto, Duncanville and Lancaster.
4. Consider a resolution authorizing the purchase of six (6) 2024 Chevrolet Tahoes from Freedom Chevrolet through an Interlocal Agreement with the City of Dallas, Texas, in an amount not to exceed three hundred seven thousand eight hundred dollars (\$307,800.00).
5. Consider a resolution authorizing the outfitting six (6) 2024 Chevrolet Tahoes from Priority Public Safety through an Interlocal Agreement with the City of Dallas, Texas, in an amount not to exceed two hundred twenty-one thousand six hundred forty-eight dollars and twenty-two cents (\$221,648.22).

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 to C5. The vote was cast 7 for, 0 against

Public Hearing:

6. **Z24-14** Conduct a public hearing and consider an ordinance granting a Specific Use Permit to allow for a Substation and Switching Station on the property described as a 19.738 acre tract of land located at the southwest corner of Dallas Avenue and Red Oak Road, known as a tract of land situated in the William C. Walker Survey, Abstract No. 1528, addressed as 2401 S. Dallas Avenue, City of Lancaster, Dallas County, Texas.

Director of Development Services, Vicki Coleman, gave a staff report on public hearing item 6.

Mayor Hairston opened the public hearing.

Haynes Strades, 4901 W. Amherst Ave, Dallas, TX 75209, shared his support for public hearing item 4.

Cody Crowell, 2517 Stone Hollow Dr. Bedford, TX 76021, wishes not to speak, however, would like the record to show support for public hearing item 6.

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 Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 6. The vote was cast 7 for, 0 against.

- 7. M24-16 Conduct a public hearing and consider an ordinance granting an amendment to the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan to delete a 1,150 foot segment of Parkerville Road west of Dallas Ave.**

Director of Development Services Coleman gave a staff report on public hearing item 7.

Mayor Hairston opened the public hearing.

No Speakers.

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

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

Action:

- 8. Discuss and consider a resolution ratifying a Performance Agreement in an amount not to exceed five hundred thirty-eight thousand four hundred fifty dollars (\$538,450), with SI DFW02A, LLC (Stack) from funds collected from the one-fourth (1/4) of one (1) percent additional sales and use tax for the promotion and development of new and expanded business enterprises, as authorized by state law.**

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

MOTION: Deputy Mayor Pro-Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 8. The vote was cast 7 for, 0 against.

- 9. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster and SI DFW02A, LLC (Stack).**

Director of Economic Development Shepard gave a staff report regarding action item 9.

City Council Regular Meeting
April 22, 2024
Page 4 of 4

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 9. The vote was cast 7 for, 0 against.

Executive Session:

10. 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) 1713 Enchanted (NPO and Parking Pad).

11. 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 7:44 p.m. and reconvened into open session at 8:19 p.m.

No action on item 10.

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

The meeting was adjourned at 8:20 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor