

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF JUNE 24, 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 24, 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  
Derrick Robinson [Zoom]  
Deputy Mayor Pro Tem Mitchell Cheatham  
Mayor Pro Tem Betty Gooden-Davis

**Councilmember Absent**

Marco Mejia

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager [Zoom]  
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  
Timothy Vessakosol, Director of Park and Recreation  
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  
Jacqueline Page, Assistant Finance Director  
Jennifer Avila, Deputy City Secretary  
Kellen Benbrook, Airport Manager  
Ron Gleaves, IT Manager  
Vershurn Ford, Public Relations Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:02 p.m. on June 24, 2024.

**Invocation:**

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

**Pledge of Allegiance:**

Councilmember Strain-Burk led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read the Parks and Recreation Proclamation.

**Public Testimony/Citizen's Comments:**

Vershun Ford, 211 N. Henry St., Lancaster, TX 75146, shared information on several upcoming community events, including the graduation ceremony for the Citizen Police Safety Academy, the Senior Life Center Community Health Fair, the Youth Advisory Summer Bash, and the Fourth of July celebration.

Delinda Ruffino, 490 Sugar Ridge, Ennis, TX 75119, shared her support for events being held in Lancaster Downtown Square.

Melissa Beasley, 833 Oakbluff Dr., Lancaster, TX 75146 shared her support for bringing local events to Lancaster Downtown square.

Jaime Coffey, 702 Oakbluff Dr., Lancaster, TX 75146 shared his support for growing and bringing local events to Lancaster Downtown Square.

Monia Ruiz, 147 Historic Town Square, Lancaster, TX 75146, owner of Just Juice Smoothie Juice Bar, shared her support for having more events in Lancaster Downtown Square.

Noma Hernandez, 1518 W. Reindeer Rd., Lancaster, TX 75146, owner of Gelü Italian Ice, shared her support for holding events to attract more business to Lancaster Downtown Square.

Derrick Ellis, 937 Dogwood Trail, Lancaster, TX 75146, shared his support for bringing events to Lancaster Downtown Square to encourage economic development.

Ally Godfrey, 202 E Pecan St., Lancaster, TX 75146 shared her support for bringing local events to Lancaster Downtown square.

Michaella Ramler, 150 E. 1st St., Lancaster, TX 75146, shared her support for bringing local events to Lancaster Downtown Square and requested that this be expedited to help square owners attract more business.

Mariah Holder, 8729 Bonnie View Rd., Lancaster, TX 75241, co-owner of Hub Barbecue, shared her support for bringing local events to Lancaster Downtown Square.

Harley Barnes, 6942 Allview Ln., Dallas, TX 75243, shared information about his business, which helps streamline the event process for local cities' downtown areas

Ijemoa Onyejiaka, 416 Bermuda Ave, Lancaster, TX 75146 shared her support for bringing local events and a farmers' market to Lancaster Downtown Square.

Erika Solorzano, 3066 Grayson Dr., Dallas, TX 75224, owner of BOBA Licious, shared that bringing special events to Lancaster Downtown Square would help spread the word about local businesses in the area.

Cheryl Jackson, 900 Diann Cir., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events.

Carolyn Miller, 537 N Dallas Ave., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Hannah Kirst, 202 Creekwood Dr., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Cheryl Wright, 403 S. Dallas., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Andrew Mills, 202 Creekwood Dr., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Gayle Barber, P.O. BOX 514, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Mary P. Stevenson, 2026 Enchanted Lane, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Jolene Hartman, 300 E. Redbird St., Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Andrea Holder, 133 Historic Town, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events.

Tash Sorensen, 112 S. Stewart Ave, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for Downtown Events, No Fee.

Hannah Kirst, 202 Creekwood Drive, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for action item 9.

**Consent Agenda:**

- 1. Consider approval of minutes from the Regular Meeting held on April 22, 2024**
- 2. Consider the project participation agreement between the City of Lancaster and the Texas Department of Transportation (TXDOT) Aviation Division for Lancaster Regional Airport Master Plan Update.**
- 3. Consider approving an award of bid RFP 2023-21 to Komatsu Architects for architectural and design services of Fire Station Four (4) in an amount not to exceed nine hundred ninety-two thousand dollars and zero cents (\$992,000).**
- 4. Consider a resolution amending Article 13.00 Emergency Water System Situations Section 13.06 Water Conservation and Drought Contingency and Emergency Response Plan.**
- 5. Consider an ordinance amending the Lancaster Code of Ordinance, Chapter 4 Animals to provide for updating the definition of a dangerous and vicious Animal, decreasing the number of impoundments before requiring spaying and neutering and overall revisions of the chapter.**

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 to C4. The vote was cast 6 for, 0 against [Mejia absent]

Councilmember Strain-Burk asked for clarification on the proposed reduction in the number of impoundments required before mandating spaying and neutering.

City Manager Mauldin-Jones clarified that, based on the recommendation of the Animal Advisory Board, the requirement has been reduced from two or more impoundments to just one impoundment before spaying and neutering will be mandated.

City Attorney Ritter explained that the intent was to review Chapter 4 of the Lancaster Code of Ordinances, align it with updated state laws, and clean up the process to provide better guidance to staff.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve consent item C5. The vote was cast 6 for, 0 against [Mejia absent]

Mayor Hairston shared that the City Council will convene in Executive Session under chapter 551 of the Texas Government Code regarding Executive Session item 10.

The City Council recessed for Executive Session at 7:41 p.m. and reconvened into open session at 8:41 p.m.

**Public Hearing**

- 6. Z24-16 Conduct a public hearing to consider a Specific Use Permit to allow for Minor Auto Repair on the property addressed at 1452 N. I-35E, known as Lot 8R, Block A, out of the Beckley City Lots Addition, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on public hearing item 6.

Mayor Hairston opened the public hearing.

Peter Kavanagh of 1620 Handley Dr., Dallas, TX 75208, representing the business owner for Public Hearing item 6, requested approval of the SUP, stating that all previous violations have been resolved and the property is now compliant.

Mahdi Huda, 1004 Walnut Falls Cir, Mansfield, TX 760632, the business owner for Public Hearing item 6, confirmed that all violations have been brought up to code.

Director of Development Services Coleman confirmed that the structure violations were removed, though not with the appropriate permits. She noted that the previously identified conditions have been addressed but raised concerns about the business operating after the SUP was revoked in December and the timeliness of resolving these issues.

Deputy City Manager Neal clarified that the business cannot operate because the SUP was revoked, rendering the current use non-compliant. He also noted that he met with the owner before the structure removal, explained the compliance process, and outlined the terms of demolition.

Mayor Hairston closed the public hearing on item 6..

**MOTION:** Councilmember Strain-Burk made a motion, second by Councilmember Robinson to approve the SUP for 10 years. The roll call vote was cast 2 for, 4 against [Hairston, Jaglowski, Cheatham, Gooden-Davis] [Mejia absent]. Motion Failed.

**Action:**

7. **M24-41 Discuss and consider a resolution to accept two (2) water easements (being 507 square feet) from Lancaster Data Center Campus, LP (Grantor) to the City of Lancaster (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a water meter vault and all necessary or desirable structures; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.**

Deputy City Manager Neal gave a staff report regarding action item 7.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve action item 7. The vote was cast 6 for, 0 against [Mejia absent].

8. **Discuss and consider a resolution authorizing publication of a Notice of Intent to issue Certificates of Obligation for the design, acquisition, construction and improvement of certain public infrastructure and authorizing certain other matters relating thereto.**

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

Nick Bulaich, 777 Main Street, Suite 1525, Fort Worth TX 76102, with Hilltop Securities, the City of Lancaster financial advisor, gave a presentation.

City Attorney Ritter advised the council to conduct a roll call vote for action item 8.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 8. The roll call vote was cast 6 for 0 against. [Mejia absent].

9. **Discuss and consider a resolution amending the terms and conditions of a Hotel Occupancy Tax Loan Agreement between the City of Lancaster and Ellen Clark, a Texas sole proprietorship, related to the renovation and use of the Lancaster Theater as a performance venue to extend project deadlines by six (6) months from July 1, 2024 to December 1, 2024.**

Deputy City Manager Neal gave a staff report regarding action item 9.

Councilmember Robinson's Zoom connection ended at 9:21 p.m.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve action item 9. The vote was cast 5 for, 0 against [Mejia, Robinson absent].

10. **1. 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:**

- a) Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).
- b) Real Property located at 632 E. Reindeer Road.
- c) Real Property located at 3410 Sherwood Drive.
- d) Future Infrastructure (Houston School Road water main damage).
- e) DeltaVictor LLC v. City of Lancaster.
- f) Pleasant Run Road Improvements (Dallas County MCIP 31403).
- g) Sales Tax Audit.
- h) Rockett CCN.

2. Section § 551.071(2) of the Texas Government Code to seek legal advice from the City Attorney concerning the University Hills Municipal Management District.

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

No action on item 10.

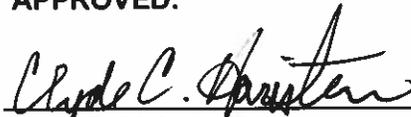
**MOTION:** Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Cheatham to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 9:22 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Sorangel O. Arenas, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Clyde C. Hairston, Mayor