

MINUTES**LANCASTER CITY COUNCIL REGULAR MEETING OF JULY 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 July 22, 2024, at 7:15 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 [Zoom]
Chris Youngman, Emergency Management and Communication Chief
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Michael Delmore, Chief Financial Officer
Rifat Alam, Director of Public Works
Shane Shepard, Director of Economic Development
Timothy Vessakosol, Director of Park and Recreation
Tracy Alexander-Nichols, Director of Human Resources
Vershurn Ford, Public Relations Manager
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Charley Miller, Assistant Chief of Police
Greg Carrell, Assistant to the City Manager
Jacqueline Page, Assistant Director of Finance
Jennifer Avila, Deputy City Secretary
Marcus Talton, Assistant Police Chief
Michael Theobald, Battalion Chief
Michelle Evens, Assistant Director of Human Resources
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:19 p.m. on July 22, 2024.

Invocation:

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

Pledge of Allegiance:

Councilmember Mejia led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Mary Taylor, 1254 Long Branch Dr, Lancaster, TX 75146, requested more information on what details the HOA can obtain from the city regarding renters.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146, shared information about the Touch-a-Truck event, the Youth Fishing Derby, the Senior Life Center Crockett Event, the Duck Derby with a duck fashion show, the Bear Creek Night Hike, National Night Out, the Back-to-School event, and the Christmas parade and festival theme survey.

Consent Agenda:

1. Consider a resolution approving the Fiscal Year 2024/2025 employee insurance program allowing the City Manager to enter into agreements with employee benefit providers and/or administrators as follows: (1) Blue Cross Blue Shield for medical administration with a Health Savings Account (HSA) option; (2) BCBSTX for dental benefits administration; and renewal of agreements with (3) Surency for vision benefit administration, (4) Dearborn National for Short Term Disability insurance; (5) Flores & Associates for cobra benefit administration; and (6) Alliance Work Partners for employee assistance program administration; authorizing execution of any necessary contracts and documents.
2. Consider a resolution authorizing the purchase and outfit of one (1) 2024 Ford F250 Crew Cab 4X4 truck from Wildfire Truck & Equipment Sales through an Interlocal Agreement with Buyboard in an amount not to exceed ninety-eight thousand one hundred seventy three dollars and zero cents (\$98,173.00).
3. Consider a resolution authorizing the purchase of a Case 590 SN 4WD backhoe from ASCO Equipment through an interlocal agreement with Buyboard in an amount not to exceed one hundred sixty thousand nine hundred fifty-six dollars and zero cents (\$160,956.00).
4. Consider a resolution authorizing the purchase of one (1) New Holland Tractor in the amount of sixty-one thousand nine hundred dollars (\$61,900.00) and two (2) Hustler Lawnmowers in the amount of thirty-one thousand seven hundred seventy-eight dollars and zero cents (\$31,778.00) from Landmark Equipment through an interlocal agreement with Buyboard for a total amount not to exceed ninety-three thousand six hundred seventy-eight dollars and zero cents (\$93,678.00).
5. Consider a resolution authorizing the purchase and outfit of six (6) 2024 Dodge Durangos in an amount not to exceed two hundred ninety-one thousand dollars and zero cents (\$291,000.00), two (2) 2024 GMC Sierra 2500 4X4 regular cab trucks with service beds in amount not to exceed one hundred thirty-one thousand four hundred dollars and zero cents (\$131,400.00), and four (4) 2024 Crew Cab Chevrolet Silverado 1500 4X2 trucks in an amount not to exceed one hundred seventy-five thousand seven hundred twenty dollars and zero cents (\$175,720.00) from Freedom Chevrolet through an Interlocal Agreement with the City of Dallas, Texas, for a total amount not to exceed six hundred ten thousand one hundred twenty dollars and zero cents (\$610,120.00).

6. Consider a resolution authorizing the purchase of one (1) 2024 F-150 4X4 SuperCrew Cab 5.5' box 145" WB XL truck in the amount of fifty-four thousand three hundred sixty-seven dollars and fifty-two cents (\$54,367.52), one (1) 2023 F-350 Chassis 4X2 SD Regular Cab 169" WB DRW XL in the amount of eighty-six thousand five hundred ninety-one dollars and thirty-nine cents (\$86,591.39) and one (1) 2023 F-350 Chassis 4X4 SD Super Cab 168" WB DRW XL from Rush Truck Center in the amount of ninety-one thousand one hundred three dollars and forty-two cents (\$91,103.42), through an interlocal agreement with Buyboard, in an amount not to exceed two hundred thirty-two thousand sixty-two dollars and thirty-three cents (\$232,062.33).

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve consent items C1 – C6. The vote was cast 7 for, 0 against.

Action

7. Discuss and consider a resolution awarding Bid 2023-22 to Bartlett & West, Inc., for Engineering Design Services for Roadway Improvements for Belt Line Road from the 2023 Certificate of Obligation (CO) issuance for an amount not to exceed one million one hundred four thousand nine hundred fifty-four dollars and zero cents (\$1,104,954.00) for Belt Line Road.

City Manager Mauldin-Jones gave a staff report on 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 7 for, 0 against.

8. Discuss and consider a resolution ratifying a grant agreement with Noble Lancaster, LLC, in an amount not to exceed eighty thousand dollars (\$80,000), from funds collected from 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 Shepard gave a staff report on 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 7 for, 0 against.

9. M24-42 Discuss and consider a resolution accepting three 15-foot public sanitary sewer easements, being .01 of an acre or 4,134 square feet; .14 of an acre or 6,084 square feet; and 0.31 of an acre or 13,667 square feet, through Lots 1-17, Block A, out of the Wellington Park North Phase III Addition, located east of the intersection of east of the intersection of Wintergreen Road and Chapman Dr, addressed as 1600, 2604, 1608, 1612, 1616, 1620, 1624, 1628, 1632, 1636, 1640, 1644, 1648, 1652, 1656, 1660, 1644 Wintergreen Road.

City Manager Mauldin-Jones gave a staff report on action item 9.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve action item 9. The vote was cast 7 for, 0 against.

- 10. M24-35 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with CP Bueller Land, LP., relating to building materials and landscaping for the development of the property addressed as 531, 653, 707, 825, 1305, and 1325 Ferris Road being a 248.86 acre tract of land out of the Jones Green Survey, Abstract No. 504, James McMillan Survey, Abstract No. 987, and the Edwin Le Roy Patton Survey, Abstract No.1116, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on action item 10.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 10. The vote was cast 7 for, 0 against.

- 11. M24-46 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Mary Sykes, and Carol Strain-Burk relating to building materials and landscaping for the development of the property addressed as 801 and 805 E. Belt Line Road, being a 30.246 acre tract of land out of the Thomas M. Ellis Survey, Abstract No.432, and James McMillan Survey, Abstract No. 987, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on action item 11.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 11. The vote was cast 6 for, 0 against [Strain-Burk, recused].

Public Hearing:

- 12. Z24-18 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO), Lanport Overlay, Business Park Subdistrict, to a Planned Development with Data Center and limited Lanport Overlay uses on properties addressed as 531, 653, 707, 825, 1305, and 1325 Ferris Road being a 248.86 acre tract of land out of the Jones Green Survey, Abstract No. 504, James McMillan Survey, Abstract No. 987, and the Edwin Le Roy Patton Survey, Abstract No.1116, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on public hearing item 12.

The City Council recessed at 7:52 p.m. and reconvened into open session at 7:53 p.m.

Mayor Hairston opened the public hearing.

Tim Keith, 16400 N. Dallas PKWY, Dallas, TX 75248, the developer of public hearing item 12, showed City Council a graphic board to illustrate zoning and shared his support for public hearing item 12.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve public hearing item 12. The vote was cast 7 for, 0 against.

- 13. M24-39 Conduct a public hearing and consider an ordinance to amend the Future Land Use Map of the Comprehensive Plan from Private Open Space to Logistics/Distribution on property addressed as 801 and 805 E. Belt Line Road, being a 30.246 acre tract of land out of the Thomas M. Ellis Survey, Abstract No.432, and James McMillan Survey, Abstract No. 987, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on public hearing item 13.

Mayor Hairston opened the public hearing.

Tim Keith, 16400 N. Dallas Pkwy, Dallas, TX 75248, shared that he is available for any questions or comments City Council may have.

Bea Schmitt, 844 E. Beltline Rd., Lancaster, TX 75146 shared her support for public hearing item 13.

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve public hearing item 13. The vote was cast 6 for, 0 against [Strain-Burk, recused].

- 14. Z24-20 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development with Data Center uses and limited Lanport Overlay, Business Park Subdistrict uses on properties addressed as 801 and 805 E. Belt Line Road, being a 30.246 acre tract of land out of the Thomas M. Ellis Survey, Abstract No.432, and James McMillan Survey, Abstract No. 987, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on public hearing item 14.

Mayor Hairston opened the public hearing.

Tim Keith, 16400 N. Dallas Pkwy, Dallas, TX 75248, shared that he is available for any questions or comments City Council may have.

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve public hearing item 14. The vote was cast 6 for, 0 against [Strain-Burk, recused].

- 15. M24-40 Conduct a public hearing and consider an amendment to the 2016 Comprehensive Plan, Chapter 5 Infrastructure.**

City Manager Mauldin-Jones gave a staff report on public hearing item 15.

Mayor Hairston opened the public hearing.

No Speakers.

Mayor Hairston closed the public hearing.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve public hearing item 15. The vote was cast 7 for, 0 against.

Executive Session:

16. 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 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) 1713 Enchanted (NPO and Parking Pad).

17. 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 8:11 p.m. and reconvened into open session at 8:53 p.m.

No action on item 16.

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

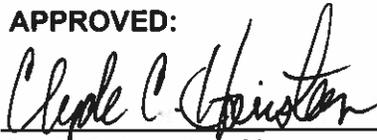
The meeting was adjourned at 8:53 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor