

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF AUGUST 12, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on August 12, 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 [Zoom]  
Marco Mejia  
Derrick Robinson  
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  
Jermaine Sapp, Director of Equipment and Facility Services  
Kenneth Johnson, Fire Chief  
Michael Delmore, Chief Financial Officer  
Rifat Alam, Director of Public Works  
Sam Urbanski, Police Chief  
Vicki Coleman, Director of Development Services  
Camryn Thompson, Assistant to the City Manager  
Charley Miller, Assistant Chief of Police  
Cheryl Womble, Purchasing Agent  
Greg Carrell, Assistant to the City Manager  
Jacqueline Page, Assistant Director of Finance  
Kellen Benbrook, Airport Manager  
Ron Gleaves, IT Manager  
Stephanie Renteria, Administrative Assistant, City Secretary  
Vershurn Ford, Public Relations Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:21 p.m. on August 12, 2024.

**Invocation:**

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

**Pledge of Allegiance:**

Councilmember Robinson led the pledge of allegiance.

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

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146, expressed appreciation for the 2nd Saturday Back-to-School event and commended the Communications team for their commitment. She requested that the City Council consider adding a ballot measure for Council member compensation, constructing an inclusive playground for special needs children, and getting involved with the St. Vincent's board.

Joyce King, 1517 Swift Fox Drive, Lancaster, TX 75134, thanked Councilmember Mejia for his concern for residents and requested assistance in obtaining a city light near her home and alley driveway for safety. She also shared pictures with the City Council.

Leon Zeno 1600 W. Wintergreen Road, Lancaster, TX 75134, expressed his support for action item 9 and stated that he is available for any questions the City Council may have.

Spencer Kopf, 1600 W. Wintergreen Road, Lancaster, TX 75134, wishes not to speak, however, would like the record to show his support for action item 9.

Cedric Jordan, 1210 Greenbriar Lane, Lancaster, TX 75146, shared concerns about utility companies and requested that the Council consider an ordinance for a definitive timeline on utility work. He also suggested notifying residents of independent projects via water bills and repaving part of Rolling Meadows roads.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146, shared information on the Budget Townhall meeting, NBC's Clear the Shelters event, and individual town hall meetings hosted by Mayor Pro Tem Gooden-Davis, Councilmember Strain-Burk, and Councilmember Robinson. He also shared the opening date for the Lancaster Tiger football season.

**Consent Agenda:**

- 1. Consider the approval of the minutes from the Regular Meetings held on June 24, 2024, and July 8, 2024.**
- 2. Consider a resolution authorizing the purchase of 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 ninety-one thousand one hundred three dollars and forty-two cents (\$91,103.42).**
- 3. Consider a resolution authorizing the outfit of six (6) patrol vehicles through Priority Public Safety, LLC in an amount not to exceed two hundred forty-six thousand five hundred fifty-nine dollars and fifty cents (\$246,559.50).**
- 4. Consider a resolution temporarily waiving certain fees from the Master Fee Schedule Article 2.000, Animal Control Fees to encourage participation in the Clear the Shelter Event for a period of thirty-three days from August 13, 2024, to September 14, 2024.**
- 6. Consider a resolution approving the terms and conditions of amendment No. 1 to the lease agreement with Commemorative Air Force, Dallas/Fort Worth Wing adding a temporary use license and terms section to host one event per year.**

7. **Consider a resolution authorizing the purchase of Cyber Liability and Data Breach Response Coverage ("Cyber Coverage") through the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) for an amount not to exceed one thousand eight hundred seventy-five dollars and zero cents (\$1,875).**

Mayor Hairston noted that consent agenda item number 5 was inadvertently omitted.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent item C1-C4 and C6-C7. The vote was cast 7 for, 0 against.

#### Public Hearing

8. **Z24-19 Conduct a public hearing to consider an ordinance granting a Specific Use Permit (SUP) to allow for Drone Delivery Service, and a shipping container on the property addressed as 150 N. Interstate 35E, known as Lot 1R1, Block 1, being 21.243 acres, out of the Belt Line Addition, City of Lancaster, Dallas County, Texas.**

Director of Development Services Coleman gave a staff report on public hearing item 8.

Mayor Hairston opened the public hearing.

Ivan Jaime, 1650 Nacogdoches Rd., San Antonio, TX 78209 introduced the new store manager, Ivan Gutierrez, and store lead, Thomas Rodriguez. He highlighted the benefits of approving this public hearing item for both the city and its customers.

Bernice Espinoza 10101 Reunion Place San Antonio, TX 78216, is with the Civil engineer and shared information on the site plan and the proposal on the nest site for public hearing item 8.

Catherine Lovett of 2081 Live Oak St., Dallas, TX 75201, Local Policy and Community Affairs Manager for Drone Delivery, clarified details on the delivery radius, pilot certification, cruising altitude, and average delivery time. She also explained that drones have no live feed capability, only low-resolution optical lenses, and no audio. Additionally, she highlighted a program that connects students interested in engineering with STEM programs.

Mayor Hairston closed the public hearing.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to approve public hearing item 8. The vote was cast 7 for, 0 against.

#### Action:

9. **PS24-58 Discuss and consider a final plat for Wellington Park North Phase III being 17 residential lots located east of the intersection of West Wintergreen Road and Chapman Drive addressed as 1600 West Wintergreen Road. The property is approximately 5.09 acres and is more particularly described as being a tract of land situated in the J. Samson Survey, Abstract No. 1311 City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 9 and clarified that this action item does not require super majority vote.

City Attorney Ritter clarified that the item involves a ministerial duty, requiring approval if the plat meets subdivision regulations. He noted that the Council had already approved single-family housing for the site, in line with zoning and the comprehensive plan.

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

- 10. Discuss and consider a resolution approving a negotiated settlement between Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 rate review mechanism filing; declaring existing rates to be unreasonable; and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement.**

City Manager Mauldin-Jones gave a staff report on action item 10.

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

- 11. Discuss and consider the proposed FY 2024/2025 tax rate of \$0.604606 per \$100 assessed valuation and take a record vote to consider a tax rate to increase total tax revenues from properties on the tax roll in the previous year, and set public hearing dates on the proposed tax rate.**

City Manager Mauldin-Jones gave a staff report on action item 11 and advised that a roll call vote is required.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve action item 11. **The roll call vote** was cast 7 for, 0 against.

- 12. Discuss and consider declaring a certain board, commission or committee position vacant due to excessive absences**

City Manager Mauldin-Jones gave a staff report on action item 12.

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

**Executive Session:**

- 13. 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) Pleasant Run Road Improvements (Dallas County MCIP 31403).****

2. In accordance with Chapter 551 Section 551.072 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 deliberate the purchase, exchange, lease, or value of real property, located North of East Beltline Road and East of Nokomis Road.

14. 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 8:31 p.m. and reconvened into open session at 8:45 p.m.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to direct staff to move forward with item 13.2. The vote was cast 6 for, 0 against, 1 abstain [Jaglowksi].

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

The meeting was adjourned at 8:49 p.m.

ATTEST:

  
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Sorangel O. Arenas, City Secretary

APPROVED:

  
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Clyde C. Hairston, Mayor