

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF AUGUST 26, 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 26, 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 [Zoom]
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 7:00 p.m. on August 26, 2024.

Invocation:

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

Pledge of Allegiance:

Deputy Mayor Pro Tem Cheatham led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Fredwin Brooks, 2307 Wisdom Crest, Heath TX 75032, requested a landscaping exception to his project plan for his property on Pleasant Run Rd.

Dr. Jeffery Thompson, 1120 Randlett St., Lancaster, TX 75146, shared information about Saint Paul Medical Clinic, which offers affordable medical care.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146, shared information regarding the District 4 Town Hall Meeting featuring Councilmember Derrick Robinson.

Consent Agenda:

1. Consider a resolution adopting City Council Goals and Objectives discussed in the June 14, 2024, City Council Strategic Planning Report prepared by The Elim Group.
2. Consider a resolution authorizing the Mayor to execute a resolution for an assignment agreement that was approved by resolution of the North Central Texas Housing Finance Corporation (NCTHFC) assigning its single-family mortgage revenue bond authority to the Texas Department of Housing and Community Affairs (TDHCA). TDHCA would then issue bonds for the purpose of financing home mortgage loans for qualified first-time homebuyers in The Housing Finance Corporation (HFC) jurisdiction, including the City of Lancaster.
3. Consider a resolution ratifying the implementation of the 2024 Special Projects Grant for the installation of Esports and Gaming equipment at the Veterans Memorial Library, in an amount not to exceed twenty-three thousand nine hundred and fifty-three dollars and zero cents (\$23,953.00).
4. Consider a resolution approving the terms and conditions of the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement between the City of Lancaster and the County of Dallas, Texas to provide funds to prevent and control crime and to improve the criminal justice system.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve consent item C1-C4. The vote was cast 7 for, 0 against.

Public Hearing

5. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Beltline Ashmoore Public Improvement District.

Deputy City Manager Neal gave a staff report on public hearing item 5.

Mayor Hairston opened the public hearing.

Tencia Oliver, 1970 Pin Oak Lane, Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for public hearing item 5.

Lasherin Dawson, 1960 Crepe Myrtle Drive, Lancaster, TX 75146, wishes not to speak, however, would like the record to show opposition for public hearing item 5.

Mayor Hairston closed the public hearing.

6. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.

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

Mayor Hairston opened the public hearing.

Robert Mensah, 4237 St. Charles Place, Lancaster TX 75134, wishes not to speak, however, would like the record to show opposition for public hearing item 6.

Mayor Hairston closed the public hearing.

- 7. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.**

Deputy City Manager Neal gave a staff report on public hearing item 7.

Mayor Hairston opened the public hearing.

No Speakers

Mayor Hairston closed the public hearing.

- 8. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.**

Deputy City Manager Neal gave a staff report on public hearing item 8.

Mayor Hairston opened the public hearing.

No speakers.

Mayor Hairston closed the public hearing.

- 9. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Estates Public Improvement District.**

Deputy City Manager Neal gave a staff report on public hearing item 9.

Mayor Hairston opened the public hearing.

Tanya Thomas, 1000 Mayflowers Lane, Lancaster, TX 75134, wishes not to speak, however, would like the record to show support for public hearing item 9.

Cheryl Epperson, 1413 Bumblebee Drive, Lancaster, TX 75134 asked for more information about public hearing item 9.

Cynthia Bryant, 1022 Graystone Drive, Lancaster, TX 75134 inquired if she would be able to voice her support or opposition on public hearing item 9 after receiving clarification.

Mayor Hairston clarified that the public would have the opportunity to speak again on this item at the September 9, 2024, Regular Meeting.

Mayor Hairston closed the public hearing.

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

10. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.

Deputy City Manager Neal gave a staff report on public hearing item 10.

City Manager Mauldin-Jones added that, as part of the process, notices are mailed to every homeowner, in compliance with Chapter 372 of the Local Government Code.

City Attorney Ritter added that each PID has a five-year service plan, outlining anticipated budgets and services for the upcoming years.

Mayor Hairston opened the public hearing.

Jennifer Gardner, 1932 Lemita Lancaster Drive, Lancaster, TX 75146, wishes not to speak, however, would like the record to show support for public hearing item 10.

Mayor Hairston closed the public hearing.

11. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Pleasant Run Estates Phase 1-A and Phase 1-B Public Improvement District.

Deputy City Manager Neal gave a staff report on public hearing item 11.

Mayor Hairston opened the public hearing.

Keyaira Morgan, 1451 Pegasus Drive, Lancaster, TX 75134, wishes not to speak, however, would like the record to show opposition for public hearing item 11.

Lane and Donna Kidd, 1419 Pegasus Drive, Lancaster, TX 75134, wishes not to speak, however, would like the record to show support for public hearing item 11.

Mayor Hairston closed the public hearing.

12. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.

Deputy City Manager Neal gave a staff report on public hearing item 12.

Mayor Hairston opened the public hearing.

No Speakers

Mayor Hairston closed the public hearing.

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

13. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Tribute at Mills Branch and Tribute East at Mills Branch Public Improvement District.

Deputy City Manager Neal gave a staff report on public hearing item 13.

Mayor Hairston opened the public hearing.

Monica English, 231 Haywood Mews, Lancaster, TX 75146, asked for more information about public hearing item 13.

Mayor Hairston closed the public hearing.

Action:

14. Discuss and consider a resolution declaring vacancies and appointing new members to the Rolling Meadows Public Improvement District (PID) advisory board.

Deputy City Manager Neal gave a staff report on action item 14.

Councilmember Jaglowski inquired with City Attorney Ritter about recusing himself from voting due to his spouse being a candidate for the PID appointment.

City Attorney Ritter advised Councilmember Jaglowski to recuse himself from discussions and voting on the item, as it involves a peripheral interest in real estate valued over \$2,500.

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

Executive Session:

15. 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.

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

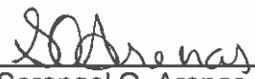
The City Council recessed for Executive Session at 7:45 p.m. and reconvened into open session at 8:33 p.m.

No action on item 15.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to adjourn. The vote was cast 6 for, 0 against [Mejia, absent]

The meeting was adjourned at 8:33 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor