

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF OCTOBER 28, 2024

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on October 28, 2024, at 7:05 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 D. Neal Jr., Deputy City Manager
Chris Youngman, Emergency Management and Communication Chief
Christine Harris Reed, Director of Finance
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
Shane Shepard, Director of Economic Development
Tracy Alexander-Nichols, Director of Human Resources
Vicki Coleman, Director of Development Services
Anthony Medcalf, Fleet Superintendent
Camryn Thompson, Assistant to the City Manager
Jennifer Avila, Deputy City Secretary
Jordan Lister, Public Relations Intern
Kellen Benbrook, Airport Manager
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:05 p.m. on October 28, 2024.

Invocation:

Senior Pastor Donniel Wilson Sr., New Harmony Church gave the invocation.

Pledge of Allegiance:

Councilmember Mejia led the pledge of allegiance.

Proclamation:

Mayor Hairston read the National Down Syndrome Month and the Municipal Court Week Proclamations.

Public Testimony/Citizen's Comments:

No Speakers.

Consent Agenda:

1. Consider a resolution approving the terms and conditions of the third amendment of an Interlocal Agreement between the City of Lancaster and the Dallas County Hospital District doing business as Parkland Health & Hospital System to provide certain biomedical on-line services.
2. Consider a resolution approving the terms and conditions of the Texas Department of Transportation (TxDOT) Grant for the Routine Airport Maintenance Program.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve consent items C1 and C2. The vote was cast 7 for, 0 against.

Public Hearing

3. Z25-01 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to Single-Family Estate (SF-E) on a 1.135 acre tract of land out of the M.L. Swing Survey Abstract No. 1633, located south of the intersection of Wilderness Pass and Sandalwood Trail addressed as 1253 Sandalwood Trail, City of Lancaster, Dallas County, Texas.

City Manager Mauldin-Jones gave a staff report on public hearing item 3.

Mayor Hairston opened the public hearing.

Paul G. Ross, 1721 Calgary Drive, DeSoto, TX 75115, shared his experience with working with the City of Lancaster pre-development meeting.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve public hearing item 3. The vote was cast 7 for, 0 against.

4. Conduct a public hearing and consider a resolution establishing the Wellington Park North Phase III Public Improvement District (PID) and taking certain other actions concerning the district.

City Manager Mauldin-Jones gave a staff report on public hearing item 4.

City Attorney Ritter clarified that under Local Government Code Chapter 372, when a landowner submits a petition, public notice is not required as it is with zoning issues. He noted that as long as the petition meets statutory requirements, it proceeds to Council for approval. In this case, the petition is solely for a PID in a subdivision, with no development at this time.

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 4. The vote was cast 7 for, 0 against.

Executive Session:

5. In accordance with the Texas Open Meetings Act, the City Council will convene in Executive Session to consider the following matters:

- 1. Section 551.074 (a)(1) of the Texas Government Code to deliberate the appointment, employment, evaluation, duties or dismissal of a public officer, to wit: the City Attorney.**
- 2. Section 551.074 (a)(1) of the Texas Government Code to deliberate the appointment, employment, evaluation, duties or dismissal of a public officer, to wit: the City Secretary.**
- 3. Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect.**
- 4. Section 551.071 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.**
 - i) CCGMG Contractor (Donlee Road).**
 - j) CSHV 20/35 LLC.**
 - k) Real estate development/ Municipal Utility District.**

6. 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 7:43 p.m. and reconvened into open session at 10:21 p.m.

No action on item 5.

Mayor Hairston wished Mayor Pro Tem Gooden-Davis a Happy Birthday.

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Gooden-Davis to adjourn. The vote was cast 6 for, 0 against [Robinson, absent]

The meeting was adjourned at 10:22 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor