

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JANUARY 27, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on January 27, 2025, 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]
Mayor Pro Tem Betty Gooden-Davis

Councilmember Absent:

Deputy Mayor Pro Tem Mitchell Cheatham

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
Dori Lee, Assistant City Manager
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
Timothy Vessakosol, Director of Park and Recreation
Vershurn Ford, Director of Community & Public Relations
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Cheryl Womble, Purchasing Agent
Greg Carrell, Assistant to the City Manager
Karl A. Stundins, Assistant Director of Economic Development
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:15 p.m. on January 27, 2025.

Invocation:

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

Pledge of Allegiance:

Councilmember Strain-Burk led the pledge of allegiance.

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Public Testimony/Citizen's Comments:

Saprina Winbush, 1242 April Showers, Lancaster, TX 75134 the applicant shared her support for action item 4.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146 provided information on the "It's Time, Texas Community Challenge," Black History Month, Lancaster Valentines Family Dance and the Senior Life Center Valentines Day Social and a Date Night that will be hosted by the Country View Golf Club and the Mayor's Couch to 5K run/walk.

Consent Agenda:

1. Consider a resolution authorizing the award of Request for Proposal RFP 2024-11 (Hot And Cold Mix Asphalt Supply Services) to Estrada Asphalt, Inc as the primary contractor; Reynolds Asphalt Company as the secondary contractor; and Apac Texas, Inc. as the tertiary contractor, for the purpose of supplying Hot & Cold Mix Asphalt for street maintenance work throughout the city, in an cumulative amount not to exceed seven hundred fifty thousand dollars and zero cents (\$750,000.00) per annum.
2. Consider amending Chapter 24 of the City Code of Ordinances "Wastewater Discharge Standards" by Amending Article 24.05.

Mayor Hairston announced that Consent Agenda items 1 and 2 had been tabled until the next regular meeting on February 10, 2025.

Public Hearing:

3. Z25-03 Conduct a public hearing and consider an ordinance to change the zoning from Retail (R) to Single Family Residential (SF-6) on a 0.16-acre lot known as, Block 5, Lot 4, out of the T.J. Beesleys Second Addition, addressed as 119 E. Hammond Avenue, City of Lancaster, Dallas County, Texas.

Deputy City Manager Neal gave a staff report on public hearing item 3.

Mayor Hairston opened the public hearing.

Kashif Riaz, 119 E. Hammond St., Lancaster, TX 75146 the applicant, shared his support for public hearing item 3.

Mayor Hairston closed the public hearing.

City Attorney Ritter advised Council that a roll call vote is required as it does require a super majority vote.

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to deny public hearing item 3. **The roll call vote** was cast 6 for, 0 against [Cheatham, absent].

Action:

- 4. M25-13 Discuss and consider a special exception to Section 402.(b) (1) (D)- Accessory Buildings and Section 402. (b) (11) (B) - Residential Portable and Accessory Building Setbacks of the Lancaster Development Code to allow for a 296.46 square foot accessory structure that is 1.6 feet from the rear yard property line and 3.3 feet from the eastern side property line, on a property described as Lot 3, Block 1, Meadowview Phase 5 Addition, addressed as 1242 April Showers Lane, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report on action item 4.

Applicant requested Council in writing to table action item 4 to the next regular meeting February 10, 2025.

Mayor Hairston shared that, per the applicant's written request, action item 4 would be tabled until the next regular meeting on February 10, 2025.

- 5. Discuss and consider a resolution authorizing the City Manager to execute an amendment to a Chapter 380 Agreement by and between the City of Lancaster and MSW Prime - Lancaster, LP to expand the definition of Certificate of Occupancy, make related changes and establish an effective date.**

City Manager Mauldin-Jones gave a staff report on action item 5.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 5. The vote was cast 6 for, 0 against [Cheatham, absent].

- 6. Discuss and consider a resolution authorizing the City Manager to execute an amendment to a Chapter 380 Agreement by and between the City of Lancaster and 255PRL, LP to expand the definition of Certificate of Occupancy, make related changes and establish an effective date.**

City Manager Mauldin-Jones gave a staff report on action item 6.

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

- 7. Discuss and consider a resolution approving an amendment to Section 14.01 and 14.02 of the agreement for solid waste and disposal services with Community Waste Disposal, L.P. (CWD) to provide for a Consumer Price Index rate increase for residential and commercial solid waste services.**

City Manager Mauldin-Jones gave a staff report on action item 7.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to approve action item 7. The vote was cast 6 for, 0 against [Cheatham, absent].

8. **Discuss and consider a resolution amending Section 10.1700 (Garbage Collection Fees) of the Master Fee Schedule for fees and charges assessed for solid waste and recycling collection.**

City Manager Mauldin-Jones explained that this item was related to action item 7 and then gave a staff report on action item 8.

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

Executive Session:

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

1. **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) **Future Infrastructure (Houston School Road water main damage).**
- d) **DeltaVictor LLC v. City of Lancaster.**
- e) **Sales Tax Audit.**
- f) **Chapter 54 1620 Enchanted Road.**
- g) **908, 910, 914, and 916 Westover Disability Rights Accomodation.**

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

The City Council recessed for the Executive Session at 8:08 p.m. and reconvened into open session at 9:30 p.m.

City Manager Mauldin-Jones informed the City Council during executive session about a proposed agreement with Kimley-Horn for professional services related to the City of Lancaster's Pleasant Run Road Wastewater Manhole Rehabilitation project in Lancaster, Dallas County, Texas.

City Attorney Ritter read the first motion to approve the settlement agreement and release leading to an agreed judgment in City of Lancaster v. Future Infrastructure (191st District Court, Dallas County).

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve the motion read by City Attorney Ritter. The vote was cast 5 for, 0 against, 1 abstain [Robinson] [Cheatham, absent].

City Attorney Ritter read the second motion, which requested Council approval to file a lawsuit under Chapter 54 and take any other necessary actions to address the substandard property conditions at 1620 Enchanted.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to approve the motion read by City Attorney Ritter. The vote was cast 5 for, 0 against, 1 abstain [Robinson] [Cheatham, absent].

Mayor Hairston wished Councilmember Robinson and Councilmember Jaglowski a Happy Birthday.

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

The meeting was adjourned at 9:33 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor