

**MINUTES**

**LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 10, 2025**

**The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 10, 2025, 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  
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  
Dori Lee, Assistant City Manager  
Michael Delmore, Chief Financial Officer  
Rifat Alam, Director of Public Works  
Timothy Vessakosol, Director of Parks and Recreation  
Vershurn Ford, Director of Community & Public Relations  
Camryn Thompson, Assistant to the City Manager  
Greg Carrell, Assistant to the City Manager  
Lauren Sanchez, Regional Emergency Management Coordinator  
Marcus Talton, Assistant Police Chief  
Ron Gleaves, IT Manager

**Call to Order:**

Mayor Hairston called the meeting to order at 7:00 p.m. on February 10, 2025.

**Invocation:**

Reverend John Richardson, Zion Primitive Baptist Church gave the invocation.

**Pledge of Allegiance:**

Councilmember Jaglowski led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read the National Engineers Week proclamation.

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

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146, expressed her appreciation for the City of Lancaster Family Valentine's Dance and inquired about resources available to assist the homeless community.

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Saprina Winbush, 1242 April Showers, Lancaster, TX 75134 the applicant shared her support for action item 7.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146 provided information on the "It's Time, Texas Community Challenge," Black History Month, the Senior Life Center Valentine's Day Social, a Date Night hosted by the Country View Golf Club, the Mayor's Couch to 5k Run/Walk, the Senior Life Center Black History Celebration, and the City of Lancaster Black History Arts Festival. He also added that the Library will host a movie night every Saturday throughout the month of February.

**Consent Agenda:**

1. Consider the approval of the minutes from the City Council Regular Meeting held on January 13, 2025, and January 27, 2025.
2. Consider a resolution authorizing the award of Request for Proposal RFP 2024-11 (Hot And Cold Mix Asphalt Supply Services) to Reynolds Asphalt Company as the primary contractor; Estrada Asphalt, Inc 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 a total amount not to exceed seven hundred fifty thousand dollars and zero cents (\$750,000.00) per year.
3. Consider amending Chapter 24 of the City Code of Ordinances "Wastewater Discharge Standards" by Amending Article 24.05.
4. Consider a resolution authorizing the City Manager to execute a grant agreement with the Texas Department of Emergency Management (TDEM) for the purpose of providing a regional safe room rebate program for the residents of Cedar Hill, DeSoto, Duncanville, and Lancaster in a total amount not to exceed one hundred twenty thousand dollars and zero cents (\$120,000).
5. Consider a resolution ordering a General Election to be held on Saturday, May 3, 2025, for the election of one councilmember for District 1, one councilmember for District 3, and one councilmember for District 5 for a three-year term; providing for the publication and posting of notice; and providing for early voting dates, times and locations.

Considerar una resolución ordenando una elección general la cual se llevará a cabo el Sábado, 3 de Mayo del 2025, para la elección de los siguientes: Miembro del consejo del Distrito 1, Miembro del consejo del Distrito 3, y Miembro del consejo del Distrito 5 para un período de tres años; se dispone la publicación de la notificación; y el ofrecimiento de fechas, horarios y locaciones para votar de manera temprana.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C5. The vote was cast 7 for, 0 against.

**Public Hearing:**

- 6. Conduct a public hearing and consider approving a resolution which designates *The Rambler* as the City of Lancaster's official newspaper and designating the *Daily Commercial Record* and the *Dallas Morning News* as the secondary official newspapers of the City.**

City Secretary Arenas gave a staff report on public hearing item 6.

Mayor Hairston opened the public hearing.

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146, asked whether residents could contact the newspaper to request the inclusion of City Stories in their publication.

City Secretary Arenas clarified that this item currently outlines the process for City Staff to contact *The Rambler*. She added that she was unaware of any process for residents to do so.

Mayor Hairston closed the public hearing.

**MOTION:** Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve public hearing item 6. The vote was cast 7 for, 0 against.

**Action:**

- 7. 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 7.

City Attorney Ritter clarified that while legal liability is minimal, public perception and the separate safety concerns raised by staff regarding the foundation should be considered.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to deny action item 7. The vote was cast 6 for, 1 against [Mejia].

- 8. Discuss and consider a Resolution accepting the draft Quality Residential Development Pattern Book.**

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

Councilmember Strain-Burk provided additional information regarding action item 8, further explaining the proposed two options and offering further insights to the Council.

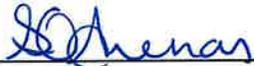
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**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 8 with the incorporated addendums . The vote was cast 6 for, 1 against [Mejia].

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

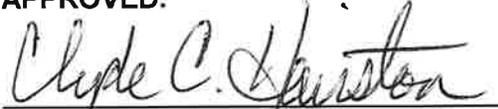
The meeting was adjourned at 7:38 p.m.

**ATTEST:**



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Sorangel O. Arenas, City Secretary

**APPROVED:**



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Clyde C. Hairston, Mayor