

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JANUARY 13, 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 13, 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
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
Michael Delmore, Chief Financial Officer
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vershurn Ford, Director of Community & Public Relations
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Greg Carrell, Assistant to the City Manager
Michelle Evens, Assistant Director of Human Resources
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on January 13, 2025.

Invocation:

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

Pledge of Allegiance:

Mayor Pro Tem Gooden-Davis led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Kirk Price, 670 Amanda Lee, Combine, TX 75159 shared his intent to develop future housing for disabled veterans.

Crystal Copley, 2642 Nokomis Rd., Lancaster, TX 75146 wishes not to speak, however, would like the record to show opposition for item 2.

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Anthony Turner, 2642 Nokomis Rd., Lancaster, TX 75146 wishes not to speak, however, would like the record to show opposition for item 2.

Tommy Mann, 500 Winstead Bldg. Dallas, TX 75201 representing items 2, 4, and 5, requested that those items be tabled until the next meeting on February 17, 2025.

Joseph Ellis, 2675 Nokomis Rd., Lancaster, TX 75146, wishes not to speak, however, would like the record to show his support to table items 2, 4 and 5.

Alexiz Saldivar, 2681 Nokomis Rd., Lancaster, TX 75146, wishes not to speak, however, would like the record to show her support to table items 2, 4 and 5.

Thonginh Inthalangsy, 3233 Nokomis Rd, Lancaster, TX 75146, wishes not to speak, however, would like the record to show his support to table items 2, 4 and 5.

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146, shared appreciation for Vershaun Ford and his Community & Public Relations team for their hard work on community events. She also requested a park for children with special needs and shared concerns regarding the homeless community and the availability of resources to assist them.

Vershun Ford, 211 N. Henry St., Lancaster, TX 75146 provided information on the "It's Time, Texas Community Challenge," the annual City of Lancaster MLK Parade and Showcase, and the city-wide Trash Off Event.

Consent Agenda:

1. **Consider the approval of the minutes from the City Council Regular Meeting held on December 9, 2024**

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

Action:

2. **M25-06 Discuss and reconsider a resolution authorizing the City Manager to execute a Development Agreement with Project Frontier, relating to building materials and landscaping for the development of a 73.380-acre tract of land out of the N.R. Winniford Survey, Abstract No. 1543, and John Eveens Survey, Abstract No. 433, Tract 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

City Attorney Ritter clarified that a single motion could be made to table items 2, 4, and 5 until the next regular meeting.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to table items 2, 4 and 5 until the next regular meeting on February 24, 2025. The vote was cast 7 for, 0 against.

3. **Discuss and consider a resolution ratifying the terms and conditions of an agreement by and between the Lancaster Economic Development Corporation, (“LEDC”) and Morales Construction Services, Inc. for construction services related to the remodeling of the Municipal Center Annex Building, located at 250 East First Street, in an amount not to exceed one million six hundred ninety thousand five hundred dollars (\$1,690,500) from funds collected from the ¼ of 1 percent additional sales and use tax.**

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 3. The vote was cast 5 for, 2 against [Mejia, Robinson].

Public Hearing

4. **M24-50 Conduct a public hearing and consider an ordinance amending the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics and Distribution on the property being 73.380 acres, out of the N.R. Winniford Survey Abstract No. 1543 and John Eveens Survey Abstract No. 433, Track 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Public Hearing item 4 was tabled to the next Regular Meeting on February 24, 2025.

5. **Z24-24 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center uses on a 73.380 acre tract of land out of the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey, Abstract No. 433, Track 7, on the property addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Public Hearing item 5 was tabled to the next Regular Meeting on February 24, 2025.

Executive Session:

6. **In accordance with the Texas Open Meetings Act, the City Council will convene in Executive Session to consider the following matters:**
 - 1) **Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect.**
 - 2) **Section 551.071 Pending, threatened, contemplated, or potential related litigation in regard to:**
 - a) **Future Infrastructure (Houston School Road water main damage).**
 - b) **DeltaVictor LLC v. City of Lancaster.**
7. **Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

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The City Council recessed for the Executive Session at 7:30 p.m. and reconvened into open session at 8:35 p.m.

City Attorney Ritter informed the council of the motion to approve the settlement agreement in City of Lancaster v. Future Infrastructure LLC (Cause Number 23-117-24, 68th Judicial District Court, Dallas County) and to empower the City Manager to execute all necessary settlement documents.

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 7 for, 0 against.

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

The meeting was adjourned at 8:36 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor