

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MARCH 24, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on March 24, 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 [Zoom]
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 Communications Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth Johnson, Fire Chief
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
Timothy Vessakosol, Director of Parks and Recreation
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
Jacqueline Page, Assistant Director of Finance
Michelle Evans, Assistant Director of Human Resources
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:03 p.m. on March 24, 2025.

Invocation:

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

Pledge of Allegiance:

Deputy Mayor Pro Tem Cheatham led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Developmental Disabilities Awareness Month and Visiting Nurse Association (VNA) of Texas – Meals on Wheels Month.

Public Testimony/Citizen's Comments:

Vershurn Ford (211 N. Henry St., Lancaster, TX 75146) highlighted upcoming community events, including the Mayor's Community State of the City on April 27 from 6:30 PM – 8:30 PM at the Lancaster Recreation Center and the Easter Extravaganza on April 12 from 9 AM – Noon at the Helen Giddings Amphitheater. Ongoing events at the Veterans Memorial Library include Wizard Wednesdays (next on March 26 at 4 PM) and Ancestry Help sessions every Thursday from 5 PM - 6:30 PM.

Consent Agenda:

1. Consider the approval of the minutes from the City Council Regular Meeting held on February 24, 2025.
2. Consider a resolution ratifying the terms and conditions of an agreement with Highway Intelligent Traffic Solutions, Inc. for the repair of median lighting on North Interstate Highway 35 from south of Pleasant Run Road to the southern city limits in an amount not to exceed one hundred thirty-seven thousand three hundred seventy six dollars and twenty-five cents (\$137,376.25).
3. Consider a resolution authorizing the purchase of a Standard Rover X System mainline sewer camera from the Water/ Wastewater Fund through a cooperative agreement (Buyboard) with Green Equipment Company in an amount not to exceed one hundred thirty-seven thousand four hundred and ninety-six dollars (\$137,496.00).
4. Consider a resolution temporarily waiving certain fees from the Master Fee Schedule Article 2.000, Animal Control Fees to encourage participation in the annual Humane Society's MEGA Adoption Event for a period of seven days from March 31, 2025, to April 6, 2025.

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

Public Hearing:

5. **Z25-09** Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Single Family Estate (SF-E). The property is addressed as 2205 South Houston School Road, located north of the intersection of South Houston School Road and Bear Creek Road, being a 2.59 acre tract of land out of the Charles H. Bernard Survey Abstract No. 128 Pg. 40, City of Lancaster, Dallas County, Texas.

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

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve action item 5. The vote was cast 7 for, 0 against.

6. **Conduct a public hearing and consider ordinances that amend Chapter 6.04 Technical Construction Codes and Standards of the City's Code of Ordinance by repealing the 2015 International Code Council's Model Codes and replacing them with the 2021 International Code Council's Model Code Updates and the 2023 National Electrical Code with local amendments.**

A) an ordinance amending Chapter 6, Article 6.04, Division 2, Building Code, Section 6.04.051 to provide for the repealing of the 2015 International Building Code and replacing it with the adoption of the "International Building Code", 2021 Edition and Section 3.102 to provide for the exceptions and amendments thereto;

B) an ordinance amending Chapter 6, Article 6.04, Division 3, Residential Code, Section 6.04.101 to provide for the repealing of the 2015 "International Residential Code" and replacing with the adoption of the "International Residential Code", 2021 Edition and Section 6.04.102 to provide for the exceptions and amendments thereto;

C) an ordinance amending Chapter 6, Article 6.04, Division 4, Electrical Code, Section 6.04.151 to provide for the repealing of the 2017 National Electric Code and replacing with the adoption of the "National Electrical Code", 2023 Edition, and Section 6.04.152 to provide for the exceptions and amendments thereto;

D) an ordinance amending Chapter 6, Article 6.04, Division 5, Plumbing Code, Section 6.04.201 to provide for the repealing of the 2015 International Plumbing Code and replacing it with the adoption of the "International Plumbing Code", 2021 Edition, and Section 6.04.202 to provide for the exceptions and amendments thereto;

E) an ordinance amending Chapter 6, Article 6.04, Division 6, Mechanical Code, Section 6.04.251 to provide for the repealing of the 2015 International Plumbing Code and replacing it with the adoption of the "International Mechanical Code", 2021 Edition, and Section 6.04.252 to provide for the exceptions and amendments thereto;

F) an ordinance amending Chapter 6, Article 6.04, Division 7, Property Maintenance Code, Section 6.04.301 to provide for the repealing of the 2015 International Property Maintenance Code and replacing with the adoption of the 2021 "International Property Maintenance Code", 2021 Edition, and Section 6.04.302 to provide for the exceptions and amendments thereto;

G) an ordinance amending Chapter 6, Article 6.04, Division 8 "Existing Building Code," Section 6.04.351 to provide for repealing of the 2015 International Existing Building Code and replacing it with the adoption of the International Existing Building Code, 2021 Edition, and Section 6.04.352 to provide for the exceptions and amendments thereto;

H) an ordinance amending Chapter 6, Article 6.04, Division 9, Fuel Gas Code, Section 6.04.401 to provide for the repealing of the 2015 International Fuel Gas Code and replacing it with the adoption of the "International Fuel Gas Code", 2021 Edition, and Section 6.04.402 to provide for the exceptions and amendments thereto;

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I) an ordinance amending Chapter 6, Article 6.04 Division 10, Energy Conservation Code, Section 6.04.451 to provide for the repealing of the 2015 International Energy Conservation Code and replacing it with the adoption of the "International Energy Conservation Code", 2021 Edition and Section 6.04.452 to provide for the exceptions and amendments thereto;

J) an ordinance amending Chapter 6, Article 6.04, Division 11, "Swimming Pool and Spa Code"; Section 6.04.501 to provide for the repealing of the 2015 International Energy Conservation Code and replacing it with the adoption of the 2021 International Swimming Pool and Spa Code, 2021 Edition and Section 6.04.502 to provide for the exceptions and amendments thereto;

Mayor Hairston informed the Council that there will be a single public hearing and one motion for Chapter 6.04, covering items A through J.

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

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 Councilmember Strain-Burk to approve item 6 covering items A through J. The vote was cast 6 for, 1 against [Mejia].

Action:

7. Discuss and consider an application for the Historic Landmark Preservation Committee to designate historic landmarks within the City.

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

Councilmember Strain-Burk gave comments on her requested item 7.

Council Member Robinson raised questions about the city's ability to manage the additional workload if the number of applications increases, given the limited resources available.

Council Member Mejia expressed concerns regarding the potential for increased regulation and its impact on homeowners, particularly within the historic district.

Council Member Jaglowski highlighted the necessity of preserving homeowner autonomy in initiating the designation process.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski directing HLPC to draft an application for requesting historic land mark designation and to bring back an item to council for consideration of whether to adopt such program. The vote was cast 5 for, 1 against [Mejia], 1 abstain [Robinson].

- 8. Discuss and consider approving the use of the Lancaster letterhead and logo in conjunction with the Texas Municipal League (TML) logo for a Region 13 Texas Municipal League letter.**

City Manager Mauldin-Jones gave a staff report on action item 8.

Councilmember Jaglowski gave comments on his requested item 8.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve public hearing item 8. The vote was cast 7 for, 0 against.

Executive Session:

- 9. 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) DeltaVictor LLC v. City of Lancaster.

d) Sales Tax Audit.

e) Real Property located at 1620 Enchanted Road.

2. In accordance with Sections 551.074 and 551.071(2) of the Texas Government Code, (the Texas Open Meetings Act), the City Council shall convene in executive session to deliberate the employment, evaluation, reassignment, duties and discipline of duties of an employee (personnel), and to receive legal advice from the City Attorney regarding the same. 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 8:11 p.m. and reconvened into open session at 9:10 p.m.

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

No Action

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 9:11 p.m.

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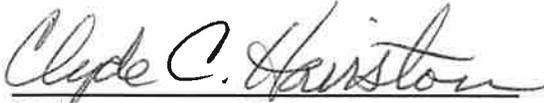
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ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor