

## MINUTES

### LANCASTER CITY COUNCIL REGULAR MEETING OF APRIL 28, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on April 28, 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  
Chris Youngman, Emergency Management and Communication 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  
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  
Ron Gleaves, IT Manager

#### **Call to Order:**

Mayor Hairston called the meeting to order at 7:00 p.m. on April 28, 2025.

#### **Invocation:**

Pastor De Jusus, Victory Hill Church gave the invocation.

#### **Pledge of Allegiance:**

Councilmember Strain-Burk led the pledge of allegiance.

#### **Proclamation:**

Mayor Hairston read Arbor Day, Autism Awareness Month and Cleo Hearn Day Proclamation

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

Rhonda Newson, 3207 Gold Spier, Dallas, TX, 75215, Submitted a comment in support of Chief Johnson.

Patrick Clayton, 3207 Gold Spear, Dallas, TX, 75215, Submitted a comment in support of Chief Johnson.

Shannon Johnson, 5011 Groom Lane, Dallas, TX, 75227, Submitted a comment in support of Kenneth Johnson.

Kevin Johnson, 5011 Groom Lane, Dallas, TX, 75227, Submitted a comment in support of Kenneth Johnson.

Barry Holland, 212 Debbie Way, Red Oak, TX, 75154, Submitted a comment in support of Chief Kenneth Johnson.

Kenneth Demus, 518 Hall Street, Lancaster, TX, 75146, Submitted a comment in support of Chief K. Johnson.

Aaron Davis, 1600 Thorn Tree Drive, DeSoto, TX, 75115, Submitted a comment in support of Chief Ken Johnson.

Joel Lavender, 40310 Buena Vista #16, Dallas, TX, 75205, Submitted a comment in support of Chief Johnson.

Natasha Stanley, 1730 Ascension Point Drive, Arlington, TX, 76006, Submitted a comment in support of Chief Johnson.

David Daniels, 1210 Sunny Glen, Dallas, TX, 75232, Submitted a comment in support of Chief Johnson.

A.Gus Warren, 811Colgate Drive, Lancaster, TX, 75134, Spoke in support of Fire Chief

Michael Robinson, 7364 Granville, Mansfield, TX, 76063, Spoke in support of Fire Chief

Andre Byrd, 1730 Richlew Way, Desoto, TX, 75115, Spoke in support of Fire Chief

Lisa Johnson, 2230 W. Welsh Drive, Lancaster, TX, 75146, Spoke in support of Fire Chief

Harold Hollard, 920 Indian Trail, Oak Leaf, TX, 75154, Spoke in support of Fire Chief

Byron Temple, 849 Raintree Lane, Desoto, TX, 75115, Spoke in support of Fire Chief

James F. Hill, 1625 Turtle Point, Desoto, TX, 75115, Spoke in support of Fire Chief

Louie Bright, 1129 Southlake Drive, Desoto, TX, 75115, Spoke in support of Fire Chief

Carol Strain-Burk, 400 S. Lancaster Hutchins Road, Lancaster, TX, 75146, Thanked and spoke about volunteering at Bear Creek Clean Up

Victoria Williams, 5 Belmont Drive, Wilmer, TX, 75172, Spoke in support of Fire Chief

Vershurn Ford, 211 N. Henry Street, Lancaster, TX, 75146, Shared upcoming events: National Day of Prayer (May 1), Cinco de Mayo celebration (May 2), Mother's Day Tea (May 10), and noted the eSports Lab at the library is open daily from 12 noon – 6 P.M.

**Consent Agenda:**

- 1. Consider the approval of the minutes from the Regular Meeting held on March 24, 2025.**
- 2. Consider an ordinance amending the Code of Ordinance Chapter 22.04 to add Section 22.04.003 establishing a speed limit of 55 miles per hour (mph) on State Highway Loop 9, for areas within the City of Lancaster.**
- 3. Consider a resolution approving the terms and conditions of the 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement between the City of Lancaster and the County of Dallas, Texas to provide funds to prevent and control crime and to improve the criminal justice system.**
- 4. Consider a resolution approving an agreement with Freese and Nichols, Inc. (FNI), to perform Engineering Design services for South Houston School Road Bridge Replacement (between Western Hills Dr and Loop 9) in Lancaster, Texas; in an amount not to exceed two hundred thirty-nine thousand, six hundred sixty-nine dollars (\$239,669.00).**
- 5. Consider a resolution awarding RFP 2025-10 Addendum 2; Wastewater Line Replacement (Griffin Street from Westridge Avenue to Vernon Drive) to NO-DIGTEC LLC, in an amount not to exceed one hundred thirteen thousand eight hundred eighty dollars (\$113,880.00).**
- 6. Consider a resolution awarding RFP 2025-11 Addendum 1; Water Main Replacement (Rutgers-from Wintergreen to Arcady and Dallas Avenue to Stanford) to NO-DIGTEC LLC, in an amount not to exceed five hundred fifty-one thousand six hundred five dollars (\$551,605).**
- 7. Consider a resolution authorizing the purchase of a 2026 (HV607) SBA International 12-yard dump truck from Southwest International Trucks, Inc. through an Interlocal Agreement with the City of Dallas, for an amount not to exceed one hundred forty-three thousand nine hundred and seventy-two dollars and zero cents (\$143,972.00).**
- 8. Consider a resolution authorizing the purchase of two (2) Zero - Turn Mowers in the amount of twenty-seven thousand eight hundred dollars and zero cents (\$27,800.00) and one (1) Bat wing mower in the amount of twenty-five thousand nine hundred dollars and zero cents (\$25,900.00) from Landmark Equipment through an interlocal agreement with Buyboard for a total amount not to exceed fifty-three thousand seven hundred dollars and zero cents (\$53,700.00).**
- 9. Consider a resolution authorizing the purchase of a Case 590 Super N Backhoe from ASCO Equipment through an interlocal agreement with Buyboard in an amount not to exceed one hundred thirty-eight thousand nine hundred dollars and zero cents (\$138,900.00).**

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve consent items C1 – C9. The vote was cast 7 for, 0 against.

**Action:**

- 10. 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 McKinley Packaging Company to extend the term and deadlines included in the 380 Agreement related to the provision of financial incentives for this project by three (3) years and establish an effective date.**

Deputy City Manager Neal gave a staff report on action item 10.

**MOTION:** Councilmember Mejia made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve action item 10. The vote was cast 7 for, 0 against.

- 11. Discuss and consider a resolution ratifying an amendment to the Performance Agreement between McKinley Packaging Company and the Lancaster Economic Development Corporation (LEDC) to extend the term and deadlines included in the Performance Agreement related to the provision of financial incentives for this project by three (3) years and establish an effective date.**

City Manager Mauldin-Jones gave a staff report on action item 11.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Deputy Mayor Pro Tem Cheatham to approve item 11. The vote was cast 7 for, 0 against.

- 12. Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement by and between the City of Lancaster and Redwood Dallas SPV LLC (Yondr).**

Deputy City Manager Neal gave a staff report on action item 10.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 12. The vote was cast 7 for, 0 against.

- 13. Discuss and consider declaring a certain board, commission or committee position(s) vacant due to excessive absences and a resignation.**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to approve item 13. The vote was cast 7 for, 0 against

- 14. Discuss and consider appointments to the Lancaster State Auxiliary Museum Board, Property Standards and Appeals Board and Public Engagement Committee.**

**Lancaster State Auxiliary Museum Advisory Board**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Cheatham, to move Daniel McCowan from alternate to regular position. The vote was cast 7 for, 0 against.

**MOTION:** Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Mejia, to appoint Martina Woods to the alternate position. The vote was cast 7 for, 0 against.

**Property Standards and Appeals Board**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia, to appoint Juana Valenzuela to the alternate position. The vote was cast 7 for, 0 against.

**Public Engagement Committee**

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Jaglowski, to appoint Harmonica Mays to the District 3 position. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Robinson made a motion, seconded by Councilmember Jaglowski, to appoint Linda Gilbert to the District 6 position. The vote was cast 7 for, 0 against.

**Lancaster State Auxiliary Museum Advisory Board:**

Member	Term Expires	Position
Daniel McCowan	2026	Regular Position
Marina Woods	2025	Alternate Position

**Property Standards and Appeals Board:**

Member	Term Expires	Position
Juana Valenzuela	2025	Alternate Position

**Public Engagement Committee**

Member	Term Expires	Position
Harmonica Mays	2025	District 3 Nominee
Linda Gilbert	2026	District 6 Nominee

**15. Discuss and consider a resolution appointing an alternate judge for the Municipal Court.**

City Manager Mauldin-Jones gave a staff report on action item 15.

The vote was conducted by roll call due to multiple nominations.

Councilmember Strain-Burk nominated Scott Kurth for the Alternate Judge position.

Deputy Mayor Pro Tem Cheatham nominated Demetrius Blacklock for the Alternate Judge position.

Mayor Hairston nominated Caprice Garcia for the Alternate Judge position.

Councilmember Jaglowski nominated Desmond Cooks for the Alternate Judge position.

**The roll call vote** was cast with Demetrius Blacklock receiving the most votes. He was appointed as the Alternate Judge for the Lancaster Municipal Court.

**Executive Session:**

**16. In accordance with the Texas Open Meetings Act, the City Council will convene in Executive**

**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.**

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

No Action

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Robinson to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:42 p.m.

**ATTEST:**

**APPROVED:**

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Sorangel O. Arenas, City Secretary

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Clyde C. Hairston, Mayor