

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 12, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 12, 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
 Mitchell Cheatham
 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
 Dori Lee, Assistant City Manager
 Jermaine Sapp, Director of Equipment and Facility Services
 Kenneth, Johnson, Fire Chief
 Michael Delmore, Chief Financial Officer
 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
 Jaqueline Page, Assistant Finance Director
 Michelle Evans, Assistant Director of Human Resources

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on May 12, 2025.

Invocation:

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

Pledge of Allegiance:

Councilmember Jaglowski led the pledge of allegiance.

Proclamation:

Mayor Hairston read National Public Works Proclamation.

Public Testimony/Citizen's Comments:

Rusty Lemley 2515 Parkerville, Lancaster, TX, 75146 – Spoke on the need to eliminate campaign bullying and protect volunteers.

Timolyn Smyth, 1410 Vermont, Lancaster, TX, 75734, - Spoke on PIDS, taxes and Senior life Center.

Bobby Cartlidge, 3130 Parkerville Road, Lancaster, TX, 75146 – Spoke on storm water drainage fee.

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Linda Donnelly, 740 E. Third Street, Lancaster, TX, 75146 – Spoke in opposition to public hearing items M25-22 and Z25-11.

Vershurn Ford, 211 N. Henry Street, Lancaster, TX, 75146 – Shared upcoming events for May: Youth Fishing Derby, Senior Life Center, Older Americans Event, City of Lancaster Birthday Celebration, and the Dive in Movie Night.

Action:

- 1. Consider a resolution canvassing the returns and declaring the results of the General Election for the office of Councilmember District 1 and Councilmember District 5 held on May 3, 2025.**

Considere una resolución para presentar los resultados y declarar los resultados de las Elecciones Generales para la oficina de Concejal Distrito 1 y Concejal Distrito 5 celebrado el 3 de Mayo de 2025.

City Secretary Arenas read Resolution 2025-05-36 canvassing the returns and declaring the results of the General Election for the City Officers held on May 3, 2025 as follows:

**RESOLUTION NO. 2025-05-36
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS,
CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE GENERAL
ELECTION FOR THE OFFICES OF COUNCILMEMBER DISTRICT 1 AND COUNCILMEMBER
DISTRICT 5 HELD ON MAY 3, 2025.
GENERAL ELECTION

LANCASTER, TEXAS

MAY 3, 2025**

CANVASS OF RETURNS AND DECLARATION OF RESULTS OF ELECTION

BE IT REMEMBERED THAT, on this the 12th day of May 2025, at a meeting of the City Council of the City of Lancaster, Texas, a quorum being present, the meeting was called to order and the following business was transacted.

Upon motion, it was unanimously ordered that the City Council consider the official returns of a General Election held in the City of Lancaster on May 3, 2025, for the election of Councilmember District 1 and Councilmember District 5 for three-year terms.

WHEREUPON, said official returns were opened, examined, canvassed, and the results declared as follows:

CANVASS OF RETURNS AND DECLARATION OF RESULTS

WHEREAS, heretofore, the City Council of the City of Lancaster, Texas, called a General Election to be held in the City on May 3, 2025, to elect a Councilmember for District 1 and a Councilmember for District 5, each for a three-year term; and

WHEREAS, immediately after said election, the Presiding Judge and other officials holding said election made their returns of the results thereof to the City Council as follows, and said returns being made according to law, and duly authenticated, and it being shown that written notice of said election was posted for the time and in the manner provided by law, and all other proceedings

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pertaining to said election having been shown to have been done and performed at and within the manner provided by law, and all papers pertaining thereto having been returned and filed with the City Council, and no protest or objection being made to or regarding any matter pertaining to said election.

NOW, THEREFORE, be it resolved by the City Council of the City of Lancaster, Texas, after examining said returns and opening and canvassing the votes of said election, that the results of said election are as follows:

	Total	Vote %	EV-In Person	EV-Mail	EV-ED Provisional	Election Day
Carol Strain Burk	401	80.52%	280	4	1	116
John Abbott II	97	19.48%	61	0	0	36

That the following number of votes was cast for the following named candidates for the respective of Councilmember, District 1, to wit:

It appears that Carol Strain-Burk received a majority of all votes cast for the office of Councilmember, District 1, and is hereby declared to be elected to serve a three-year term after qualifying.

That the following number of votes was cast for the following named candidates for the respective of Councilmember, District 5, to wit:

	Total	Vote %	EV-In Person	EV-Mail	EV-ED Provisional	Election Day
Katherine Hail	119	31.48%	86	0	0	33
Mitchell Cheatham	236	62.43%	147	1	0	88
Richie Ako Nkongho Sr.	23	6.08%	13	0	0	10

It appears that Mitchell Cheatham received a majority of all votes cast for the office of Councilmember, District 5, and is hereby declared to be elected to serve a three-year term after qualifying.

IT IS FURTHER ORDERED that this canvass and declaration of results of said election be entered in the Minutes of the City Council.

This Resolution, declaring the results of the general election, shall become effective immediately after its passage.

DULY PASSED by the City Council of the City of Lancaster, Texas, on this 12th day of May, 2025

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 1. The vote was cast 7 for, 0 against.

2. Administer oaths of office, present Certificates of Election, and seat newly elected Councilmembers.

Judge Valencia Nash administered the Oath of Office for Carol Strain-Burk and Mayor Hairston presented the Certificate of Election to Carol Strain-Burk.

City Secretary Arenas administered the Oath of Office for Marco Mejia and Mayor Hairston presented the Certificate of Election to Marco Mejia.

Judge Raquel Jones administered the Oath of Office for Mitchell Cheatham and Mayor Hairston presented the Certificate of Election to Mitchell Cheatham.

3. Discuss and consider election of a Mayor Pro Tempore.

Councilmember Strain-Burk nominated Councilmember Mitchell Cheatham for Mayor Pro Tem. Councilmember Mejia nominated Councilmember Betty Gooden-Davis.

Roll call vote was cast 4 for 3 against [Mejia, Gooden-Davis, Robinson] for Councilmember Cheatham to serve as Mayor Pro Tem.

4. Discuss and consider election of a Deputy Mayor Pro Tempore.

Councilmember Cheatham nominated Councilmember Betty Gooden-Davis.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to accept the nomination for Councilmember Gooden-Davis as Deputy Mayor Pro Tem. The vote was cast 7 for, 0 against

5. Discuss and consider appointment of City Council liaisons to City Boards and Commissions.

Councilmember Mejia	Planning & Zoning Commission / Sign Control Board / Tree Advisory
Councilmember Jaglowski	Animal Shelter Advisory Committee
Councilmember Strain-Burk	Economic Development Corporation (4A)
Deputy Mayor Pro Tem Gooden-Davis	Capital Improvement Advisory Committee
Mayor Pro Tem Cheatham	Library Advisory Board
Councilmember Robinson	Airport Advisory Board
Councilmember Mejia	Civil Service Commission
Councilmember Jaglowski	Public Engagement Committee
Councilmember Strain-Burk	Historic Landmark Preservation Committee
Deputy Mayor Pro Tem Gooden-Davis	Youth Advisory Committee
Mayor Pro Tem Cheatham	Parks and Recreation Advisory Board
Councilmember Robinson	Property Standards and Appeals Board
Councilmember Mejia	Did not select

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Councilmember Jaglowski

Museum Advisory Board

Councilmember Strain-Burk

Zoning Board of Adjustment

Deputy Mayor Pro Tem Gooden-Davis

Lancaster Recreational development Corporation (4B)

Councilmember Meja	Planning & Zoning Commission / Sign Control Board / Tree Advisory	Civil Service	Did not select
Councilmember Jaglowski	Animal Shelter Advisory Committee	Public Engagement Committee	Museum Advisory Board
Councilmember Strain-Burk	Economic Development Corporation (4A)	Historic Landmark Preservation Committee	Zoning Board of Adjustment
Deputy Mayor Pro Tem Gooden-Davis	Capital Improvement Advisory Committee	Youth Advisory Committee	Lancaster Recreational development Corporation (4B)
Mayor Pro Tem Cheatham	Library Advisory Board	Parks and Recreation Advisory Board	
Councilmember Robinson	Airport Advisory Board	Property Standards and Appeals Board	

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

6. Consider a resolution approving a Professional Services Agreement awarding RFP 2025-01 Addendum 1 for asphalt pavement reconstruction services to Reynolds Asphalt Company for reconstruction of Balkin Drive in an amount not to exceed five hundred sixty-seven thousand one hundred and thirty-two dollars (\$567,132.00); and to Major Works, LLC for reconstruction of Franklin Street, Elm Street, and East 6th Street in an amount not to exceed one million fourteen thousand six hundred and fifty-five dollars (\$1,014,655.00).
7. Consider a resolution awarding RFP 2025-12 Addendum 1 approving an agreement for the reconstruction of Elders Drive Alley from Bluegrove Road to 1445 Elders Drive to C&M Concrete in an amount not to exceed one hundred forty-four thousand, three hundred dollars (\$144,300.00).

8. Consider a resolution authorizing the purchase and outfit of seven (7) 2024 Dodge Durangos in an amount not to exceed three hundred thirty-nine thousand five hundred dollars and zero cents (\$339,500.00), four (4) 2025 Chevrolet 2500 trucks with service beds in amount not to exceed two hundred forty-four thousand eight hundred dollars and zero cents (\$244,800.00), four (4) 2025 Chevrolet Silverado 1500 4X2 trucks in an amount not to exceed one hundred sixty-eight thousand thirty-two dollars and zero cents (\$168,032.00), and one (1) 5500 Chevrolet 5500 Dump Bed in an amount not to exceed seventy-six thousand three hundred ninety-nine dollars and zero cents (\$76,399.00) from Freedom Chevrolet through an Interlocal Agreement with the City of Dallas, Texas, for a total amount not to exceed eight hundred twenty-eight thousand seven hundred thirty-one dollars and zero cents (\$828,731.00).
9. Consider a resolution awarding RFQ 2025-16 Addendum 2 for: Stormwater Drainage, Floodplain Management & Water Resources Engineering Services to A) Halff Associates, Inc., B) Teague Nall and Perkins, Inc., C) IEA, Inc., D) Michael Baker International, Inc., E) Pape-Dawson Engineers, Inc., and F) Westwood Professional Services, Inc.; for "on-call" or "as needed" Professional Engineering Services.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve C6-C9. The vote was cast 7 for, 0 against.

Action:

Action Item 10 was pulled from agenda by developer.

- ~~10. M25-22 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Educational Development Group (DBA Accelerated Intermediate Academy), relating to building materials, landscaping, and open space, for the development of the property described as 32.211 acres out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins, City of Lancaster, Dallas County, Texas. It should be noted that the metes and bounds description provided by the applicant identifies the property as comprising 32.211 acres, with the description beginning at the centerline of the adjacent street, which represents the extent of the proposed zoning. However, the accompanying survey exhibit depicts the property as containing 30.723 acres, which does not include the~~

Public Hearing:

Public Hearing Items 11-13 were pulled from agenda by developer.

- ~~11. Z25-11 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) and Single Family (SF-6) to Planned Development (PD) for Data Center and LanPort Overlay Business Park Subdistrict uses on the property, being 32.211 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas. It should be noted that the metes and bounds description provided by the applicant identifies the property as comprising 32.211 acres, with the description beginning at the centerline of the adjacent street, which represents the extent of the proposed zoning. However, the accompanying survey exhibit depicts the property as containing 30.723 acres, which does not include the rights-of-way area. Both the metes and bounds description and the survey exhibit were submitted by the applicant.~~
- ~~12. M25-17 Conduct a public hearing and consider an ordinance to amend the Future Land Use Map of the Comprehensive Plan from Private Open Space to Logistics and Distribution to include Data Centers, on the property being 32.211 acres as depicted on~~

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~~the metes and bounds description of 30.723 acres as depicted in the survey, out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.~~

~~13. M25-19 Conduct a public hearing and consider an ordinance to change the Master Thoroughfare Plan on a portion of Greene Road between Lancaster Hutchins Road and Cornell Road from a 100-foot, 4-lane, Minor Arterial, to a 60-foot, 3-lane, Major Urban Collector~~

Action:

14. Discuss and consider an ordinance amending the Civil Service classification schedule within the Fire Department; prescribing the number of positions in each classification.

City Manager Mauldin-Jones gave staff report on action item 14.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve action item 14. The vote was cast 7 for, 0 against.

15. Discuss and consider an amendment to Ordinance 2024-09-51 amending the General Fund for Fiscal Year 2024-2025.

City Manager Mauldin-Jones went over presentation for action item 15.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 15. The vote was cast 7 for, 0 against.

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

The meeting was adjourned at 7:57 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor