

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JUNE 23, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on June 23, 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
Mayor Pro Tem Mitchell Cheatham
Deputy 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 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 June 23, 2025.

Invocation:

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

Pledge of Allegiance:

Councilmember Robinson led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Parks and Recreation Month Proclamation.

Public Testimony/Citizen's Comments:

Solomon Bachman, 1219 Wildwood Trail, Lancaster, Texas, 75146, shared concerns about missing Texas Government Code language in the agreement with Sound Design Studio.

Vershurn Ford, 211 N. Henry Street, Lancaster, Texas, 75146, provided updates on July 4th Lancaster-DeSoto Celebration; Library Summer Bash (June 28); Lancaster Night Market (July 12)

Consent Agenda:

1. Consider the approval of the minutes from the Regular Meeting held on April 28, 2025.
2. Consider a resolution approving the terms and conditions of an Agreement with Sound Design Studio, LLC to provide a production services package for the 2025 Lancaster/DeSoto 4th of July Celebration in an amount not to exceed one hundred eight thousand five hundred dollars and zero cents (\$108,500.00).
3. Consider a resolution ratifying an agreement with No-Dig, LLC for the emergency repair of an 18 inch sanitary sewer line at 1203 Alhambra in the amount not to exceed one hundred twenty-five thousand four hundred forty dollars and zero cents (\$125,440.00).
4. Consider a resolution awarding RFQ 2025-03 A1 to A) Birkhoff, Hendricks & Carter, LLP, B) Kimley-Horn and Associates, Inc., C) Freese and Nichols, Inc., D) Teague Nall and Perkins, Inc., E) Pape-Dawson Engineers, Inc., F) Garver, LLC ;for Engineering Design and Professional Services to perform "on-call" or "as needed" Professional Engineering Services for Water and Wastewater projects.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to pull item C2 for discussion in executive session and to approve consent items C1, C3, C4. The vote was cast 7 for, 0 against.

Public Hearing:

5. **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-feet, 4-lane, Minor Arterial, to a 60-feet, 3-lane, Major Urban Collector.**

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

Mayor Hairston opened the public hearing.

Solomon Bachman, 1219 Wildwood Trail, Lancaster, Texas, 75146, opposed the amendment due to lack of data and traffic studies.

Tim Keith, Coley Partners, 400 North Dallas Parkway, Dallas, 75225, clarified his intent to align his property with broader changes.

Mayor Hairston closed the public hearing.

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MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk, to table item 5 until the related case (M24-44) returns for consideration. The vote was cast 6 for, 0 against, 1 abstain (Hairston).

Action:

6. **Discuss and consider an ordinance authorizing the issuance of City of Lancaster, Texas Limited Tax Note, Series 2025 for the purchase of fire apparatus and equipment for Fire Station Number Four; specifying the terms and features of such a note; levying a continuing direct annual ad-valorem tax for the payment of said note; and resolving other matters incident and related to the issuance, sale, payment, and delivery of the note; and providing an effective date.**

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 6. The vote was cast 7 for, 0 against.

7. **Discuss and consider a resolution authorizing the City Manager to execute an amendment to a Chapter 380 Agreement with NTT Global Data Centers Americas, Inc. to extend the deadline to purchase, and modify the date to begin donations to City-sponsored events to be twelve (12) months after the purchase of the property and establish an effective date.**

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

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

8. **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 Redwood Dallas SPV LLC to increase the amount of time required to sign the document, and establish an effective date.**

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

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

Executive Session:

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

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2. Section 551.071 Consultation with attorney in regard to:
e) Solid Waste Agreement.
f) Consent item 2

The City Council recessed for the Executive Session at 7:39 p.m. and reconvened into open session at 8:27 p.m.

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

City Attorney Ritter read action on executive session item Section 551.071 f) Consent item 2

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis for Executive session Item 9F to adopt the resolution with Sound Design with the addition one page standard condition rider. The vote was cast 7 for, 0 against

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis for Executive Session item 9A to bring back documents for the litigation of the real property located at 1508 Dewberry Boulevard (Bel-Air Place Apartment). The vote was cast 7 for, 0 against

MOTION: Councilmember Strain Burk made a motion, seconded by Mayor Pro Tem Cheatham for Executive Session item 9B to file the agreed judgement and to proceed to abate the substandard condition at 632 E. Reindeer Road. The vote was cast 7 for, 0 against

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:30 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor