

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JULY 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 July 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 [Zoom]
Mayor Pro Tem Mitchell Cheatham
Deputy Mayor Pro Tem Betty Gooden-Davis

Councilmembers Absent

Derrick Robinson

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David Ritter, City Attorney
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
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
Camryn Thompson, Assistant to the City Manager
Greg Carrell, Assistant to the City Manager
Michelle Evens, Assistant Director of Human Resources
Marcus Talton, Assistant Police Chief
Jenneva Richardson, Plans Examiner

Call to Order:

Mayor Hairston called the meeting to order at 7:36 p.m. on July 28, 2025.

Invocation:

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

Pledge of Allegiance:

Deputy Mayor Pro Tem Betty Gooden-Davis led the pledge of allegiance

Public Testimony/Citizen's Comments:

Solomon Bachman, 1219 Wildwood Trail, Lancaster, Texas 75146, spoke on consent item 2, 7, 8 and action item 9.

John Higdon, 6301 S. I-45, Wilmer, Texas, 75172 introduced Frontier Waste Solutions

Vershun Ford, 211 N. Henry Street, Lancaster, Texas, 75146, provided information on the following city events "National Night Out", "End of Summer Bash", Senior Life Center "Senior Appreciation Event", and City Council Budget Town Hall Meeting.

Consent Agenda:

- 1. Consider the approval of the minutes from the Regular Meeting held on June 23, 2025 and Special Meeting June 27 & 28, 2025.**
- 2. Consider a resolution adopting City Council Goals and Objectives discussed in the June 27-28, 2025, City Council Strategic Planning Report prepared by the The Elim Group.**
- 3. Consider a resolution temporarily waiving certain fees from the Master Fee Schedule Article 2.000, Animal Control Fees to encourage participation in the Clear the Shelter Event for a period of thirty-one days from August 1, 2025, to August 31, 2025.**
- 4. Consider a resolution adopting the 2025 Dallas County Hazard Mitigation Plan Update.**
- 5. Consider a resolution awarding an agreement to a secondary vendor for Mowing Services (Code Compliance properties) to Larry Harwell for code compliance abatement services.**
- 6. Consider a resolution amending the Fiscal Year 2025 agreement between the City of Lancaster and the Dallas Area Agency on Aging (DAAA) for continuation of the Congregate Meals Program for the Lancaster Senior Life Center.**
- 7. Consider a resolution authorizing the award of RFP #2025-08 Tetra Tech (primary contractor) and TLC Engineering Inc. (secondary contractor) for Disaster Debris Monitoring and Consulting Services.**
- 8. Consider a resolution authorizing the award of RFP 2025-07 to, DRC Emergency Services (primary contractor), CERES Environmental Services INC. (secondary contractor) and Crowder Gulf LLC (tertiary contractor) for Disaster Debris Removal, Reduction and Disposal Services.**

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham approve C1-C8. The vote was cast 6 for, 1 against (Councilmember Marco Mejia).

Action:

- 9. Discuss and consider an ordinance renewing an electric delivery franchise for the use of present and future streets, alleys, highways, public utility easements, public ways and public property to Oncor Electric Delivery Company, LLC.**

City Manager Mauldin-Jones gave a staff report on action item 9.

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MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve action item 9. The vote was cast 7 for, 0 against.

- 10. Discuss and consider a resolution approving the interlocal cooperative agreement with Star Transit for an amount not to exceed one-hundred and forty-one thousand five hundred and thirty-one dollars (\$141,531) for the Fiscal Year 2025/2026.**

City Manager Mauldin-Jones gave a staff report on action item 10.

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

Action item 11 was pulled by developer

- ~~**11. M25-35 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with HSM Hwy 342 & Telephone Rd, LP., relating to building materials and landscaping for the development of the property being 5.158 acres out of the John Hall Survey, Abstract No. 601, addressed as 100, 110, 120, and 3164 E. Telephone Road and 3100 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**~~

- 12. M25-23 Discuss and consider a resolution repealing Resolution No. 2024-02-15 and authorizing the City Manager to execute a new development agreement with Glenda Investments, Inc., relating to building materials, amenities, landscaping, and phasing for the development of a 5.43 acre tract of land out of the Muttick 2 addition, addressed as 405 Hana Lane, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report on action item 12.

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Cheatahm to approve action item 12. The vote was cast 7 for, 0 against

- 13. Consider a resolution approving the award of bid RFP 2024-19-A3 to Balfour Beatty to serve as Construction Manager at Risk (CMAR) professional pre-construction design services and to establish a Guaranteed Maximum Price for Lancaster Fire Station No. 4 to be located at the intersection of Belt Line Road and Lancaster Hutchins Road in Lancaster, Texas, authorizing the City Manager to execute all needed documents; in an amount not to exceed ten thousand dollars (\$10,000.00).**

City Manager Mauldin-Jones gave a staff report on action item 13.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 13. The vote was cast 7 for, 0 against

Public Hearing:

Public Hearing item 14 was tabled to August 11, 2025

- 14. Z25-15 Conduct a public hearing and consider an ordinance granting a zoning change from Single-Family Residential (SF-5) and (NS) Neighborhood Services, to a Planned Development (PD) for Retail (R) uses, a Convenience Store, and Fuel Station with 6 pumps for 12 vehicles, on the properties being 5.158 acres out of the John Hall Survey, Abstract No. 601, addressed as 100, 110, 120, and 3164 E. Telephone Road and 3100 N. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to table public hearing item to the August 11, 2025 meeting. The vote was cast 7 for, 0 against

- 15. Z25-14 Conduct a public hearing and consider an amendment to Ordinance 2024-02-12 to amend a Planned Development (PD) for Commercial Highway (CH) uses and a Car Wash on property being a 5.43 acre tract of land out of the Muttick 2 addition, addressed as 405 Hana Lane, City of Lancaster, Dallas County, Texas.**

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowksi, to approve public hearing item 15 with the condition that the elevations of the Marriott by Courtyard include additional enhancements such as varied rooflines, wall offsets, upgraded facade materials, statement lighting, and a more prominent and inviting main entry. The vote was cast 7 for, 0 against

Executive Session:

- 16. In accordance with the Texas Open Meetings Act, the City Council will convene in Executive Session to consider the following matters:**

- 1. Section 551.074 (a) 1 of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to deliberate the appointment, employment evaluation duties or dismissal of a public officer, to wit: the City Manager.**
- 2. 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) Pleasant Run Wastewater Rehabilitation.**
 - d) Sales Tax Audit.**

The City Council recessed for the Executive Session at 8:12 p.m. and reconvened into open session at 8:55 p.m.

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

City Attorney proposed a motion to amend the City Managers employment agreement by remove section 10 severance , and move it to a separate agreement titled "Severance Agreement" and keep all the other terms of the agreement intact effective July 28, 2025.

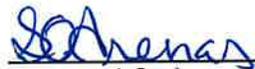
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MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve the proposed motion made by City Attorney Ritter for executive session item 16-1 . The vote was cast 5 for, 0 against [Mejia and Robinson absent after executive session]

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to adjourn. The vote was cast 5 for, 0 against. [Mejia and Robinson absent after executive session]

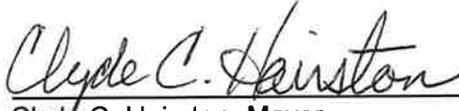
The meeting was adjourned at 8:57 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor