

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 22, 2025

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on September 22, 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
Derrick Robinson [Zoom]
Mayor Pro Tem Mitchell Cheatham
Deputy Mayor Pro Tem Betty Gooden-Davis

Councilmembers Absent

Marco Mejia

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 and 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
Stephanie Renteria, Deputy City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on September 22, 2025.

Invocation:

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

Pledge of Allegiance:

Councilmember Robinson led the pledge of allegiance

Proclamation

Mayor read the World Teachers Day, Fire Prevention Week, Domestic Violence Awareness Month and Breast Cancer Awareness month Proclamation.

Public Testimony/Citizen's Comments:

Vershurn Ford, 211 N. Henry Street, Lancaster, Texas, 75146, provided information on the following City events: September 26th -27th, 2025, Friends of the Library Book Sale, September 27, 2025 LISD Marching Band "Battle of the Bands", September 28, 2025 Parks and Pollinators Bioblitz, October 4, 2025 Parks and Recreation Gardening Class, October 6, 2025 LISD Homecoming Parade and October 7, 2025 Lancaster Police National Night Out.

Consent Agenda:

1. Consider a resolution authorizing participation in the proposed opioid settlement brought by the state of Texas and other jurisdictions against Purdue.
2. Consider a resolution authorizing an agreement with Freese and Nichols Inc. in an amount not to exceed one hundred eighty-five thousand seven hundred dollars and zero cents (\$185,700.00) to review the Municipal Separate Storm Sewer Systems (MS4) stormwater program and fee structure.
3. Consider a resolution awarding reconstruction of Gerry Way (from Wintergreen to Balkin Dr.) to CCGMG LLC Series B in an amount not to exceed Two Hundred Sixty-One Thousand Eight Hundred Dollars (\$261,800.00).
4. Consider a resolution ratifying an agreement authorizing pavement marking improvements at multiple City of Lancaster locations through a cooperative agreement with Stripe-A-Zone in an amount not to exceed sixty-four thousand three hundred eighty-three dollars and seventy-eight cents (\$64,383.78)
5. M25-21 Consider a resolution approving an amendment to the Agreement with Gap Strategies, increasing the scope to add services related to the Comprehensive Plan update and to increase the amount by thirty-four thousand, four hundred and ninety-four dollars (\$34,494).

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Councilmember Strain Burk to approve the consent agenda. The vote was cast 6 for, 0 against. [Mejia Absent]

Action:

6. Discuss and consider a resolution authorizing the Mayor to sign an official ballot casting the City of Lancaster's vote for the election of the Texas Municipal League (TML) Region 13 Director on the TML Board of Directors.

City Secretary Arenas gave staff report on action item 6.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain Burk to nominate Stanley Jaglowski the vote was cast 6 for, 0 against. [Mejia Absent]

7. **M25-37 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with RSP Holding, LLC relating to building materials and landscaping for the development of property being a 1.069 acre tract of land out of the M. M. Miller Survey, Abstract No. 874 Pg. 236, addressed as 631 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

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

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve action item 7 with the added request of the brick surrounding the metal columns. The vote was cast 6 for, 0 against. [Mejia Absent]

Executive Session:

12. **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) **Sales Tax Audit.**

Public hearing item 11) Z25-21 Conduct a public hearing to consider an ordinance granting a Specific Use Permit (SUP) to allow for a Foster Care Home for 7 children, on a property known as Lot 9, Block A, Out of the Pleasant Run Estates Phase 1A Addition, addressed as 1306 Mercury Lane, City of Lancaster, Dallas County, Texas.

City Council recessed for the Executive Session at 7:31 p.m. and reconvened into open session at 7:56 p.m.

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

Public Hearing:

8. **Z25-22 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) to allow a Retail Store with 4 fuel dispensers for 8 vehicles, on a property being a 1.069 acre tract of land out of the M. M. Miller Survey, Abstract No. 874 Pg. 236, addressed as 631 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

No speakers

Mayor Hairston closed the public hearing.

MOTION: Deputy Mayor Pro Tem Gooden Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve public hearing item 8. The vote was cast 6 for, 0 against. [Mejia Absent]

- 9. Z25-18 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) to allow for a Drone Delivery Service Operation, and a shipping container, on the property known as Lot 1R1, Block 1, out of the Belt Line Addition, addressed as 150 N. Interstate 35E, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing

Ryan Trimble, 8912 Lockhaven Drive, Dallas, Texas, 75235, applicant shared thanks for considering this item.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve public hearing item 9 with stipulations provided by Planning and Zoning Commission. The vote was cast 6 for, 0 against. [Mejia Absent]

- 10. Z25-19 Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (AO) to Single-Family Estate (SF-E), on a property being 5.26 acres out of the Charles H. Bernard Survey, Abstract No. 128 Pg. 20, addressed as 2621 Bear Creek Road, City of Lancaster, Dallas County, Texas..**

City Manager Mauldin-Jones gave a staff report on public hearing item 18.

Mayor Hairston opened the public hearing

Joan Adams, 2611 Bear Creek Road, Lancaster, Texas 75146, shared that she would like her daughter too build a home on her property to be close and that she is willing to find a surveyor

Mayor Hairston closed the public hearing.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to approve public hearing item 10. The roll call vote was cast 6 for, 0 against. [Mejia Absent]

- 11. Z25-21 Conduct a public hearing to consider an ordinance granting a Specific Use Permit (SUP) to allow for a Foster Care Home for 7 children, on a property known as Lot 9, Block A, Out of the Pleasant Run Estates Phase 1A Addition, addressed as 1306 Mercury Lane, City of Lancaster, Dallas County, Texas.**

City Attorney Ritter gave a staff report on public hearing item 11 sharing there was a letter from the applicant wishing to withdraw this item.

Mayor Hairston opened the public hearing

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Marcus Knight, 1823 Athena Drive, Lancaster, Texas, 75134, shared that he would like clarification on eliminating the development service application or with drawing specifically because of the 7 children foster home.

Kuane Brown, 1306 Mercury Lane, Lancaster, Texas 75134, general contractor shared why the applicant is retracting their SUP request.

Carmalie O. Sims, 1319 Arbordale Court, Lancaster, Texas, 75154, shared her opposition to this item.

Howunna Johnson, 237 Oakwood Drive, Lancaster, Texas, 75146, did not wish to speak but record her support for public hearing item 11.

Mayor closed public hearing.

No Action taken on public hearing item 11, applicant withdrew item.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden Davis to adjourn. The vote was cast 6 for, 0 against. [Mejia Absent]

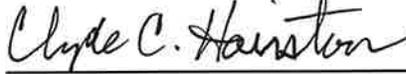
The meeting was adjourned at 8:20 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF OCTOBER 13, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on October 13, 2025, at 7:05 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]
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
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Michael Delmore, Chief Financial Officer
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Ron Gleaves, IT Manager
Gregory Carrell, Assistant to the City Manager
Jacqueline Page, Assistant Finance Director

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on October 13, 2025.

Public Testimony/Citizen's Comments:

No Speakers

Consent:

- 1. Consider the approval of the minutes from the City Council Special Meeting held on August 18, 2025, City Council Regular Meeting held on August 25, 2025 and City Council Special Meeting held on September 3, 2025.**
- 2. Consider a resolution approving the terms and conditions of the Texas Department of Transportation (TxDOT) Reimbursable Grant Agreement for the Routine Airport Maintenance Program.**

MOTION: Councilmember Strain Burk made a motion, seconded by Councilmember Jaglowski to approve C1 and C2. The vote was cast 7 for, 0 against.