

MINUTES**LANCASTER CITY COUNCIL REGULAR MEETING OF NOVEMBER 10, 2025**

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on November 10, 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
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
Michael Delmore, Chief Financial Officer
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
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
Gregory 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 November 10, 2025.

Invocation:

Apostle Urban M. Brown, The Life in Christ Ministries gave the invocation

Pledge of Allegiance:

Councilmember Carol Strain-Burk lead the Pledge of Allegiance

Public Testimony/Citizen's Comments:

Oxford Nordberg, 1902 Trailwood Dr., Euless, TX 75134 a candidate wished to introduce himself as a candidate for Texas 30th Congressional District.

Vershurn Ford, 211 N. Henry St, Lancaster, TX 75146, provided information regarding the Civic Leadership Program and distributed certificates of completion to the program's graduates.

Consent:

- 1. Consider the approval of the minutes from the Regular Meeting held on October 13, 2025.**

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

Action:

- 2. Discuss and consider a resolution casting the City's vote for a member of the Board of Directors of the Dallas Central Appraisal District (DCAD).**

City Manager Mauldin-Jones gave a staff report on action item 2.

MOTION: Councilmember Mejia made a motion to nominate Pauline Medrano. Councilmember Strain-Burk made a motion to nominate Clyde Hairston. The roll call was 6 Hairston [Strain-Burk, Jaglowski, Hairston, Robinson, Cheatham, Gooden-Davis] and 1 Medrano [Mejia].

- 3. Discuss and consider a resolution ratifying the terms and conditions of a contract by and between the Lancaster Economic Development Corporation, ("LEDC") and Royer Commercial Interiors for the purchase and installation of furnishings for the Municipal Center Annex Building, located at 250 East First Street, in an amount not to exceed two hundred eighteen thousand eight hundred twenty-four dollars and ninety-one cents (\$218,824.91) from funds collected from the ¼ of 1 percent additional sales and use tax.**

Director of Economic Development Shane Shepard gave a staff report on action item 3.

Councilmember Mejia shared his concern with the price of furnishing 250 East First Street.

Deputy Mayor Pro Tem Gooden-Davis shared as a recent consumer of purchasing personal furniture she understands the price has increased and wishes they were able to see the furniture in person rather than the pictures received.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve the action item 3. The vote was cast 6 for, 1 against [Mejia].

- 4. Discuss and consider a resolution ratifying the terms and conditions of an Interlocal Occupancy and Maintenance Agreement between the Lancaster Economic Development Corporation, ("LEDC") and the City of Lancaster for the building located at 250 East First Street, Lancaster, Texas, as authorized by state law.**

Director of Economic Development Shane Shepard gave a staff report on action item 4.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve the action item 4. The vote was cast 6 for, 1 against [Mejia].

- 5. M26-01 Discuss and consider a resolution to accept three (3) water easements (being 400 square feet) and one (1) water easement (being 389 square feet) from IAC Pleasant**

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Run/Jefferson, LLC (Grantor) to the City of Lancaster (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a water meter vault and all necessary or desirable structures; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.

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

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Cheatham to approve the action item 5. The vote was cast 7 for, 0 against.

Public Hearing:

6. **Z25-18 Conduct a public hearing and consider a request to repeal and replace a Specific Use Permit (Ordinance 2025-09-65) for a Drone Delivery Service, and one shipping container, to include the operation of two Drone Autoloaders, described as Lot 1R1, Block 1, out of the Belt Line Replat Addition, on the property addressed as 150 N. I-35 E, City of Lancaster, Dallas County, Texas.**

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

Ryan Trembell, Walmart Representative. 8912 Lockhaven Drive, Dallas, Texas, 75238, shared updates on the Drone Services Walmart is offering.

Josh Booche, 299 Olympus Blvd, Irving, Texas, 75019, shared that the surrounding fence shall be free of all trash and debris and that the container will not be used as storage.

Mayor Hairston opened the public hearing.

No Speakers.

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 6 with recommendations of approval to repeal and replace the SUP to allow for a Drone Delivery Service, one Shipping container, and two Drone Autoloaders with the following conditions: 1) the staging areas shall not encroach on any fire lane, easement, aisles, maneuvering or loading areas; 2) areas surrounding the fence shall be free of all trash/debris and kept in an orderly manner at all times; 3) the mesh screening must be properly maintained and kept in good condition at all times; 4) to not provide mesh screening on the autoloader fence; 5) only one shipping container may be stored inside the staging area and may not be larger than 159 square feet; and 6) in one year beginning September 22, 2025 the shipping container within the drone staging area will be removed and replaced with a portable garden shed. The vote was cast 7 for, 0 against.

Executive Session

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

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- 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.**
 - c) DeltaVictor LLC v. City of Lancaster.**

- 2. Section 551.071 Consultation with attorney in regard to:**
 - d) Possible establishment of a Building Standards Commission under Chapter 54 of the Texas Local Government Code.**

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

The City Council recessed for the Executive Session at 7:50 p.m. and reconvened into open session at 8:24 p.m.

No Action

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 8:25 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor