

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF DECEMBER 08, 2025

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on December 08, 2025, at 7:15 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
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 Communications and Management 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 7:20 p.m. on December 08, 2025.

Invocation:

William Goodwin, Grace Deliverance Bible Church gave the invocation.

Pledge of Allegiance:

Councilmember Stanley Jaglowski lead the Pledge of Allegiance.

Proclamation:

Mayor Hairston read Chuck Burch Day Proclamation.

Mayor Hairston shared that Action item 9 on the agenda has been pulled and will be presented at a later City Council meeting.

Public Testimony/Citizen's Comments:

Solomon Bachman, 1219 Wildwood Trl., Lancaster, Texas, 75146, shared his opposition on a new City Hall.

Jim Smith, 754 Mill Creek, Lancaster, TX 75146, shared on his opposition on a new City Hall.

Gerald Dallas Anderson, 315 S. Centre Ave., Lancaster, TX, 75146, shared his opposition on a new City Hall Building.

Edwin Smith, 616 Yale Dr., Lancaster, TX, 75134, shared his opposition on a new City Hall. Mr Smith also shared the Recreation center can use improvements.

Tausha LaFlore, 645 Francis St., Lancaster, TX, 75146, shared her support for a new City Hall and asks for transparency and resident involvement when bringing the City Hall vision to life.

Jeremy Reed, 327 S. Centre Ave, Lancaster, TX, 75146, shared he received notice for agenda item 14 that is he in support of and would like the same transparency when planning to build a new City Hall.

Emily Reed, 327 S. Centre Ave., Lancaster, TX, 75146, shared her support for agenda item 14. Mrs. Reed shared her concerns regarding lack of communication for the planning of a new City Hall.

Steven Smith, 1365 Greenbriar, Lancaster, TX, 75146, shared his opposition for a new City Hall proposal.

Irene Mejia 1500 W. Main Street, Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for agenda item 9.

Victor Buchanan, 1243 Margaret, Lancaster, TX, 75134, wishes not to speak, however, would like the records to show opposition for agenda item 9.

Kim Molidor, 1232 Sandalwood Trl., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for agenda item 9.

Deborah Survil, 4169 Portwood Dr. Lancaster, TX, 75134, wishes not to speak, however, would like the records to show opposition for agenda item 9.

Consent:

- 1. Consider a resolution amending Resolution 2022-12-103 with Tyler Technologies for the city's Enterprise Resource Planning System for Utility Billing.**
- 2. Consider a resolution approving an agreement with the University of Texas at Arlington (UTA), to perform engineering services for Plastic Road Reserach and Implementation for road reconstruction; in an amount not to exceed one hundred seventy-three thousand, eighty-three dollars (\$173,083.00).**
- 3. Consider a resolution approving the terms and conditions of an interlocal agreement**

by and between the City of Lancaster and Dallas County to provide certain food establishment inspections and environmental services.

4. Consider a resolution ratifying the terms and conditions of the FY 2024-2025 interlocal agreement and approving the terms and conditions of the FY 2025-2026 interlocal agreement by and between the City of Lancaster and Dallas County Department of Health and Human Services to provide certain health services.
5. Consider a resolution approving an interlocal agreement between the City of Lancaster, Texas, and Dallas County, Texas, on behalf of Dallas County Health and Human Services for the receipt and use of Emergency Medical Services data for the Overdose Response Team.
6. Consider a resolution approving a proposed Local Agreement for the Disposition of Forfeited Contraband, pursuant to Chapter 59 of the Texas Code of Criminal Procedure with the Dallas County Criminal District Attorney's Office.
7. Consider a resolution approving the terms and conditions of an agreement with the Dallas Area Agency on Aging (DAAA) for continuation of the Congregate Meals Program for the Lancaster Senior Life Center.
8. Consider a resolution approving the terms and conditions of a three-year agreement with OpenGov Inc. for a budgetary planning software, in an amount not to exceed two hundred seventy-seven thousand eight hundred sixty-three dollars and fifty-seven cents (\$277,863.57)

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve C1, C3, C4, C5, C6, C7 and C8. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to pull C2. The vote was cast 7 for, 0 against.

Councilmember Strain Burk gave comments on consent item 2, that working with UTA to enhance our roads with plastic infused road reconstruction is an innovative approach.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve C2. The vote was cast 7 for, 0 against.

Action:

Action item 9 on the agenda has been pulled and will be presented at a later City Council meeting.

- ~~9. Discuss and consider a resolution approving the award of RFP 2024-18 to Spectrum Properties, Ltd for the purpose of establishing a development agreement and lease for the design, build, and finance of a municipal city center (city hall).~~
10. 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 Bridor USA, Inc. to extend dates to obtain a Certificate of Occupancy and maintain active operations from December 31, 2030, to December 31, 2032 and related changes, and establish an effective date.

Economic Development Director, Shane Shepard, gave 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.

- 11. Discuss and consider a resolution ratifying an amendment to the Performance Agreement between Bridor USA, Inc. and the Lancaster Economic Development Corporation (LEDC) to extend the deadlines to obtain a Certificate of Occupancy and maintain active operations from December 31, 2030, to December 31, 2032, and establish an effective date.**

Economic Development Director, Shane Shepard, gave staff report on action item 11.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve action item 11. The vote was cast 7 for, 0 against.

- 12. DP25-09 Discuss and consider a general development plan within the Mills Branch Overlay for a commercial development. The property is known as Tract 8, and is 5.446 acres out of the John M. Rawlins Survey, Abstract 1208, Page 240, located southwest of the intersection of North Houston School Road and West Belt Line Road, addressed as 2301 West Main Street, City of Lancaster, Dallas County, Texas.**

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to deny action item 12. The vote was cast 6 for, 1 against [Mejia].

- 13. M25-32 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with Historic Square Properties, LLC relating to building materials and landscaping for the development of the property described as Lots 1-5, Block 2, out of the original Town of Lancaster addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

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

Public Hearing:

- 14. Z25-16 Conduct a public hearing and consider an ordinance to change the zoning from Retail (R), Historic Preservation Overlay, Historic Downtown Overlay, to a Planned Development (PD), Historic Preservation Overlay, Downtown District Overlay, with Retail (R) uses, to include a microbrewery, day spa, and boutique hotel, on the property known as Lots 1-5, Block 2, out of the Original Town of Lancaster, addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the Public hearing

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Emily Reed, 327 S. Centre Ave., Lancaster, TX, 75146, shared her support for agenda item 14.

Jeremy Reed, 327 S. Centre Ave., Lancaster, TX, 75146, shared his support for agenda item 14.

Byron Pentalton, 3324 Dasher Rd., Lancaster, TX, 75146, shared his opposition for public hearing item 14.

Brad Royder, applicant, 304 E. Redbud Ln., Lancaster, TX, 75146, shared his history with the City of Lancaster and his plan to build a boutique hotel with a restaurant lounge in the Historic Square

Mayor Hairston closed the Public hearing

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 14 zoning and for the variance to come back to a City Council meeting at a later time. The vote was cast 7 for, 0 against.

15. Conduct a public hearing and consider a resolution approving the 2026 Standards of Care for Youth Programs operated by the City of Lancaster Parks and Recreation Department.

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

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 Councilmember Strain-Burk to approve public hearing item 15. The vote was cast 7 for, 0 against.

Action:

16. Discuss and consider a resolution approving the City of Lancaster Public Improvement District (PID) Advisory Board Appointments

Councilmember Jaglowski Recused himself for the Rolling Meadows PID

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to reappoint Christia Robinson, Stacey Jaglowski and Charles Smith and appoint Jilma Selman and Ronnie Hines to Rolling Meadows PID. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to accept the nominations listed for Meadowview PID (Kevin Monday, Tanya Thomas, Sonjia Brown and Harmonica Mays) and Lancaster Mills PID (Charles Gojer). The vote was cast 7 for, 0 against.

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17. Discuss and consider confirmation of nominations made by the Mayor for appointments to the City of Lancaster's Zoning Board of Adjustment.

Zoning Board of Adjustment

Mayor Hairston requested confirmation for the reappointment of Deborah Taylor, Margaret Brooks and Sherri Williams to a regular position with terms expiring in 2027, and Mark Larson to the alternate position with term expiring in 2026.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to accept recommendations for appointments. The vote was cast 7 for, 0 against.

18. Discuss and consider the annual appointments to City of Lancaster Boards and Commissions.

Airport Advisory Board

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to reappoint Dean Byers, John Stewart and Kurtis Samples with a term expiring in 2027 and Dale Gibbs as the alternate with a term expiring in 2026 to the Airport Advisory Board. The vote was cast 7 for, 0 against.

Animal Shelter Advisory Committee

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to reappoint Dori Lee and Gregory Carrell with a term expiring in 2027 and to add Franchesca Banks to the regular position with a term expiring in 2027 and Stacey Jaglowski to alternate position with a term expiring in 2026 to the Animal Shelter Advisory Committee. The vote was cast 7 for, 0 against.

Capital Advisory Committee

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to reappoint Tausha Lafore, Pam Baugher and Pamela Davis Wagner to the regular position with a term expiring in 2027 and Kristen Wicks to the alternate position with a term expiring in 2026 to the Capital Advisory Committee. The vote was cast 7 for, 0 against.

Economic Development Corporation (4A)

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint Adrienne Davis and Sandi Collier to the regular positions with a term expiring in 2027 to the Economic Development Corporation (4A). The vote was cast 7 for, 0 against.

Historical Landmark Preservation Committee

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to accept Planning and Zoning Commission's recommendations to reappoint Glenn Hooper, Russell Webb and Paul Wiseman for the regular positions with a term expiring in 2027 and Andrea Wallace to the alternate position with a term expiring 2026 to the Historical Landmark Preservation Committee. The vote was cast 7 for, 0 against.

Lancaster Recreational Development Corporation (4B)

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to reappoint Harmonica Mays, Lamonica Hudleton, Mary Sykes and William Freeman to the regular positions with terms expiring in 2027 to the Lancaster Recreational Development Corporation (4B). The vote was cast 7 for, 0 against.

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Lancaster State Auxiliary Museum Advisory Board

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to reappoint Cornelia McCowan and Nicole Matthews to the regular position with a term expiring in 2027 to the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

Deputy Mayor Pro Tem Gooden-Davis nominated Brooke McGilvary to the regular position with a term expiring in 2027

Deputy Mayor Pro Tem Gooden-Davis nominated Temika Francis to the alternate position with a term expiring in 2026

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain Burk to accept nominations for the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against.

Lancaster Veterans Memorial Library Advisory Board

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to reappoint Debra Jackson, Cecelia Smith Whitson and Donna Ivy to the regular positions with terms expiring in 2027 and Henry Jackson to the alternate position with a term expiring in 2026 to the Library Advisory Board. The vote was cast 7 for, 0 against.

Parks & Recreation Advisory Board

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint Andrea Bollin to the regular position with a term expiring in 2027 to the Parks & Recreation Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to nominate Glenda Snowden for the regular position with a term expiring in 2027 to the Parks & Recreation Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to nominate Richard Wooten for the regular position with a term expiring in 2027 to the Parks & Recreation Advisory Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Robinson made a motion, seconded by Councilmember Strain-Burk to nominate Pia Surgent for the alternate position with a term expiring in 2026 to the Parks & Recreation Advisory Board. The vote was cast 7 for, 0 against

Planning & Zoning / Sign Control/ Tree Advisory Commission

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to reappoint Sharonda Betts, Lawrence Prothro and Sonya Roston to the regular positions with a term expiring in 2027 to the Planning & Zoning Commission. The vote was cast 7 for, 0 against.

Councilmember Strain-Burk nominated Johnny McGlothin to the alternate position with a term expiring in 2026

Councilmember Robinson nominated Kathy Cheatham to the alternate position with a term expiring 2026

The roll call vote was cast 4 for, 3 against [Strain-Burk, Mejia and Gooden-David] to appoint Kathy Cheatham to the alternate position with a term expiring in 2026 to the Planning & Zoning/ Sign Control/ Tree Advisory Commission.

Property Standards and Appeals Board

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to reappoint Cassandra Andrews, Donna Lee and Kevin Allen to the regular positions with a term expiring in 2027 to the Property Standards and Appeals Board. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to nominate Johnny McGlothlin to the alternate position with a term expiring in 2026 to the Property Standards and Appeals Board. The vote was cast 7 for, 0 against.

Public Engagement Committee

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to reappoint Karen Nolen Austin, Ruby Thomas and Harmonica Mays to the regular position with a term expiring in 2027 to the Public Engagement Committee. The vote was cast 7 for, 0 against.

MOTION: Councilmember Robinson made a motion, seconded by Councilmember Strain Burk to nominate Martin Nygyen to the regular position with a term expiring in 2027 to the Public Engagement Committee. The vote was cast 7 for, 0 against.

Youth Advisory Committee

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to appoint Monique Smith to the regular position with a term expiring in 2027 to the Youth Advisory Committee. The vote was cast 7 for, 0 against.

Zoning Board of Adjustment

Members	Term Expires	Position
Deborah Taylor	2027	Regular Position
Margaret Brooks	2027	Regular Position
Sherri Williams	2027	Regular Position
Mark Larson	2026	Alternate Position

Airport Advisory Board

Members	Term Expires	Position
Dean Byers	2027	Regular Position
John Stewart	2027	Regular Position
Kurtis Samples	2027	Regular Position
Dale Gibbs	2026	Alternate Position

Animal Shelter Advisory Committee

Members	Term Expires	Position
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Dori Lee	2027	Municipal Position
Gregory Carrell	2027	Staff Position
Franchesca Banks	2027	Regular Position
Stacey Jaglowski	2026	Alternate Position

Capital Advisory Committee

Members	Term Expires	Position
Tausha LaFlore	2027	Regular Position
Pam Baugher	2027	Regular Position
Pamela Davis Wagner	2027	Regular Position
Kristen Wicks	2026	Alternate Position

Economic Development Corporation (4A)

Members	Term Expires	Position
Adrienne Davis	2027	Regular Position
Sandi Collier	2027	Regular Position

Lancaster Recreational Development Corporation (4B)

Members	Term Expires	Position
Harmonica Mays	2027	Regular Position
Lamonica Hudleton	2027	Regular Position
Mary Sykes	2027	Regular Position
William Freeman	2027	Regular Position

Historical Landmark Preservation Committee

Glenn Hooper	2027	Regular Position
Russell Webb	2027	Regular Position
Paul Wiseman	2027	Regular Position
Andrea Wallace	2026	Alternate Position

Lancaster State Auxiliary Museum Advisory Board

Members	Term Expires	Position
Cornelia McCowan	2027	Regular Position
Nicole Matthews	2027	Regular Position
Brooke McGilvary	2027	Regular Position
Temika Francis	2026	Alternate Position

Lancaster Veterans Memorial Library Advisory Board

Members	Term Expires	Position
Debra Jackson	2027	Regular Position

Cecelia Smith Whitson	2027	Regular Position
Donna Ivy	2027	Regular Position
Henry Jackson	2026	Alternate Position

Parks & Recreation Advisory Board

Members	Term Expires	Position
Andrea Bollin	2027	Regular Position
Glenda Snowden	2027	Regular Position
Richard Wooten	2027	Regular Position
Pia Surgent	2026	Alternate Position

Planning & Zoning Commission

Members	Term Expires	Position
Sharonda Betts	2027	Regular Position
Lawrence Prothro	2027	Regular Position
Sonya Roston	2027	Regular Position
Kathy Cheatham	2026	Alternate Position

Property Standards and Appeals Board

Members	Term Expires	Position
Cassandra Andrews	2027	Regular Position
Donna Lee	2027	Regular Position
Kevin Allen	2027	Regular Position
Johnny McGlothlin	2026	Alternate Position

Public Engagement Committee

Members	Term Expires	Position
Karen Nolen Austin	2027	Appointed By District 1
Ruby Thomas	2027	Appointed By District 2
Harmonica Mays	2027	Appointed By District 3
Martin Nygyen	2027	Appointed By District 4

Youth Advisory Committee

Members	Term Expires	Position
Monique Smith (Adult Sponsor)	2027	Regular Position

Executive Session

19. 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.
 - c) DeltaVictor LLC v. City of Lancaster.
 - d) Requested disannexations for two parcels totaling approximately 104.4 acres.
 - e) Potential contested matters involving city Certificate of Convenience and Necessity (CCN) before the Public Utilities Commission (PUC).
 - f) Potential Hotel Tax collection litigation.

20. 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 8:58 p.m. and reconvened into open session at 9:33 p.m.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve the settlement agreement for Item 19 Subsection A. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis for Item 19 Subsection E for the firm Matthew and Freeland LLP to act as special council to represent the City of Lancaster. The vote was cast 6 for, 0 against [Mejia absent].

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis for Item 19 Subsection F to authorize litigation against entities who are delinquent on Hotel Occupancy Taxes to the City of Lancaster. The vote was cast 6 for, 0 against [Mejia absent].

Mayor Hairston wished Councilmember Mejia a Happy Birthday.

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

The meeting was adjourned at 9:37 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JANUARY 12, 2026

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on January 12, 2026, 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
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Kenneth Johnson, Fire Chief
Michael Delmore, Chief Financial Officer
Vershurn Ford, Director of Community and Public Relations
Timothy Vessakosol, Director of Parks and Recreation
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Gregory Carrell, Assistant to the City Manager
Ron Gleaves, IT Manager
Michelle Evans, Assistant Director of Human Resources
Karl Stundins, Assistant Director of Development Services
Marcus Talton, Assistant Chief of Police

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on January 12, 2026.

Invocation:

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation

Pledge of Allegiance:

Councilmember Marco Mejia lead the Pledge of Allegiance

Public Testimony/Citizen's Comments:

Charles Smith, 205 Martinique Dr., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for City Council recent 2026 PID Board member selection.

Ijeoma Onyejiaka, 416 Bermuda Ave., Lancaster, TX, 75146, shared her opposition on a new City Hall. Ms. Onyejiaka also shared her concerns for the 2026 PID appointments to Rolling Meadows.

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Leann Peterson, 2508 Elliott Ave., Mansfield, TX, 76063, shared information on Firefighter Cancer awareness month.

Eric Peterson, 2508 Elliott Ave., Mansfield, TX, 76063, shared information on Firefighter Cancer awareness month and how to take proactive measures to prevent cancer due to firefighters.

Kat Desquitado, 512 Bermuda Ave., Lancaster, TX, 75146, shared her opposition on a new City Hall. Ms. Desquitado also shared her concerns for the 2026 PID appointments to Rolling Meadows.

Anh Trinh, 102 Martinique Dr., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for City Council recent 2026 PID Board member selection.

Maritza Gozalez, 409 Bermuda Ave., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for City Council recent 2026 PID Board member selection.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146, provided information regarding Parks and Recreation 3-point Basketball contest, Inland Port State of the City Address, the MLK Parade and Show Case, and the Built for Better Wellness Fair.

Consent:

1. **Consider the approval of the minutes from the City Council Regular Meeting held on October 27, 2025 and November 10, 2025.**
2. **Consider amending the contract with FORVIS MAZARS, LLP to increase the total annual fee for auditing services from eighty-five thousand dollars (\$85,000) to one hundred six thousand dollars (\$106,000).**

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve consent agenda items 1 and 2. The vote was cast 7 for, 0 against.

Action:

3. **Discuss and consider confirmation of Civil Service Commission appointment as designated by the City Manager.**

City Manager Mauldin-Jones gave a staff report on action item 3.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve City Managers nomination of reappointing Audley Logan to the Civil Service Commission. The vote was cast 7 for, 0 against.

4. **Discuss and consider a request for a variance from the City's alcohol distance requirements to allow alcohol beverage sales within 300 feet of a church for a property located at 118 Historic Town Square.**

City Secretary Arenas 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 action item 4. The vote was cast 6 for, 1 against [Mayor Hairston].

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5. **Discuss and consider a resolution ratifying the terms and conditions of an agreement by and between the Lancaster Economic Development Corporation, (“LEDC”) and Civic Solutions Partnership LLC for consulting services related to the update of the Economic Development Strategic Plan, in an amount not to exceed one hundred seventy-five thousand four hundred fifty-five dollars (\$175,455) 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 5.

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

6. **M26-07 Discuss and consider a resolution authorizing the City Manager to execute a revised Development Agreement with Historic Square Properties, LLC relating to building materials and landscaping for the development of the property described as Lots 1-5, Block 2, out of the original Town of Lancaster addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

Brad Royder, Applicant, 304 E. Redbud Ln., Lancaster, TX, 75146, shared his reasoning of why he will not sign the agreement based on dumpster location that the City is requesting.

Councilmember Mejia, shared his concerns with the current City’s Downtown Square dumpster locations.

Deputy Mayor Pro Tem Gooden-Davis, shared she appreciates the design Mr. Royder has brought forward to City Council.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem to pass on making an action on item 6. The vote was cast 7 for, 0 against.

Public Hearing:

7. **M26-03 Conduct a public hearing and consider an ordinance granting a special exception to §2.3.6 and §3.0 of the Downtown Design Overlay District, §14.101(b)(2)(A) of the Lancaster Development Code and §24.02.008(b)(2) of the Code of Ordinances, requesting variances to lighting, windows, building height, material percentage, landscaping, open space, and dumpster location requirements, on the property known as Lots 1-5, Block 2, out of the Original Town of Lancaster, addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

Ellen Clark, 954 Nokomis, Lancaster, TX, 75146, shared her issues with the Town Square Dumpster location.

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Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem to pass on taking an action on public hearing item 7. The vote was cast 7 for, 0 against.

Executive Session

8. 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 to deliberate the appointment employment, evaluation, duties or dismissal of a public officer, to wit: Outside Legal Services - Bond Counsel

9. 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.

The City Council recessed for the Executive Session at 8:17 p.m. and reconvened into open session at 8:26 p.m.

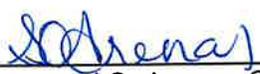
MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to adopt the Bond Counsel with West & Associates LLP. The vote was cast 7 for, 0 against.

Mayor Hairston wished Councilmember Mejia and Councilmember Robinson a Happy Birthday.

MOTION: Councilmember Strain-Burk 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 8:29 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 09, 2026

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 09, 2026, 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
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Kenneth Johnson, Fire Chief
Michael Delmore, Chief Financial Officer
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
Vershurn Ford, Director of Community and Public Relations
Timothy Vessakosol, Director of Parks and Recreation
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Gregory Carrell, Assistant to the City Manager
Ron Gleaves, IT Manager
Michelle Evans, Assistant Director of Human Resources
Karl Stundins, Assistant Director of Development Services
Jerry Rand, City Marshall

Call to Order:

Mayor Hairston called the meeting to order at 7:15 p.m. on February 09, 2026.

Invocation:

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation

Pledge of Allegiance:

Councilmember Derrick Robinson lead the Pledge of Allegiance

Public Testimony/Citizen's Comments:

Carol Strain-Burk, 211 N. Henry St., Lancaster, TX, 75146, shared information on Duck Derby being held on March 7, 2026.

Byron Pendleton, 3324 Dasher Dr., Lancaster, TX, 75146, shared information on a video of a councilmember.