

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF APRIL 24 2023

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on April 24, 2023, 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  
Keithsha C. Wheaton  
Deputy Mayor Pro-Tem Mitchell Cheatham  
Mayor Pro-Tem Betty Gooden-Davis

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager  
Sorangel O. Arenas, City Secretary  
David T. Ritter, City Attorney  
Andy Waits, Director of Public Works  
Carey Neal, Assistant City Manager  
Chris Youngman, Emergency Management Chief  
Christine Harris, Director of Finance  
Dori Lee, Director of Human Resources  
Jermaine Sapp, Director of Equipment and Facility Services  
Kenneth, Johnson, Fire Chief  
Ray Silva-Reyes, Assistant City Manager  
Sam Urbanski, Police Chief  
Vicki Coleman, Director of Development Services  
Cheryl Womble, Purchasing Agent  
Gregory Carrell, Budget Analyst  
Keturah Barnett, Assistant to the City Manager  
Keaira English, Public Relations Manager  
Paul Hardy, Construction Inspector  
Reginald Lewis, Executive 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 April 24, 2023.

**Invocation:**

Apostle Urban M. Brown, Life in Christ Family Church gave the invocation.

**Pledge of Allegiance:**

Councilmember Strain-Burk led the pledge of allegiance.

**Proclamation:**

Mayor Hairston read My Brother's Keeper and the Paul Hardy Day Proclamations.

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**Public Testimony/Citizen's Comments:**

Keaira English, 211 N. Henry St. Lancaster, TX 75146; shared information regarding the upcoming National Day of Prayer event, New Bulk Trash schedule, Cinco de Mayo Event, and the Citizen Public Safety Academy.

Ellen Clark, 954 Nokomis, Lancaster, TX 75146; shared information regarding the Lancaster Theater HOT fund grant.

Kenné Johnson, 520 N. Dallas Ave, Lancaster TX 75146 representative of the Truth Church Ministries shared information regarding the upcoming Dollar Sale and Annual Fun Day including a gaming truck.

**Consent Agenda:**

1. Consider approval of minutes from the Regular Meeting held on March 27, 2023.
2. Consider a resolution authorizing the purchase of one (1) Gradall XL3100 V 2022 Excavator, from Kirby Smith Machinery-Inc., through an interlocal agreement with Buyboard in an amount not to exceed four hundred and thirty-nine thousand eight hundred and twenty-five dollars and zero cents (\$439,825.00).
3. Consider a resolution approving the terms and conditions of an agreement for employee uniforms with Uniform Solutions, Inc. for employees of the City of Lancaster.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C3. The vote was cast 7 for, 0 against.

**Public Hearing:**

4. **Z23-04** Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (AO) to Single Family Estates (SF-E). The property is located along the cul de sac of Raintree Drive approximately 2,000 feet from Nokomis Road addressed as 1550 Raintree Drive, known as Block 0, Lot 13, Raintree Acres Addition, City of Lancaster, Dallas County, Texas.

Assistant City Manager Neal gave a staff report regarding public hearing item 4.

Mayor Hairston opened the public hearing

Jerod Preston, 1529 Raintree Dr, Lancaster, TX 75146 shared his opposition to public hearing item 4.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Gooden-Davis to close the public hearing. The vote was cast 7 for, 0 against.

Council requested City Staff to conduct research on the consistency of the average size of the lot and any deed restrictions.

**MOTION:** Councilmember Mejia made a motion, seconded by Mayor Pro Tem Gooden-Davis to table item 4 until the next Regular Meeting for staff to conduct research. The vote was cast 7 for, 0 against.

5. **Z23-05 Conduct a public hearing and consider an ordinance granting a Specific Use Permit to Oncor to have three portable buildings for the purpose of temporary staff training at the Oncor facility, located at 2471 S. Dallas Ave., Lancaster, Dallas County, Texas.**

Assistant City Manager Neal gave a staff report regarding public hearing item 5.

Mayor Hairston opened the public hearing

There were no speakers,

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Wheaton to close the public hearing. The vote was cast 7 for, 0 against.

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

6. **Z23-06 Conduct a public hearing and consider an ordinance to revoke a Specific Use Permit for the properties addressed as 4523, 4533, 4543, North University Hills Boulevard, located north of the intersection of North University Hills Boulevard and IH-20 known as Lot 1, 23.86 acres; Lot 5, 2.17 acres; and Lot 10, 5.09 acres out of the Silas B Runyon Survey, Abstract No. 1199, pg. 170. The property is currently zoned Commercial Highway (CH) Campus District Overlay with a Specific Use Permit for Commercial Amusement, Catering Club and a Private Club.**

Assistant City Manager Neal gave a staff report regarding public hearing item 6.

Mayor Hairston opened the public hearing.

Michelle Renton, 4523 University Hills Blvd, Lancaster, TX 75134 representative of the owner and tenant, shared her opposition to public hearing item 6.

Jorge Vazquez, the tenant of the property, shared his opposition to public hearing item 6.

Mal Johnson, 1631 Summer Drive, Cedar Hill, TX, spoke on behalf of the owner and shared his opposition to public hearing item 6.

**MOTION:** Councilmember Wheaton made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve item 6. The vote was cast 7 for, 0 against.

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**Action**

7. Discuss and consider a resolution amending Resolution 2023-01-16 approving the Texas Department of Transportation's Advance Funding Agreement that provides one hundred percent (100%) of the total cost for the replacement of Keller Branch bridge on Belt Line Road through the Infrastructure Investment and Jobs Act (IIJA) as well as the Highway Bridge Replacement and Rehabilitation Program (HBRRP).

Assistant City Manager Silva-Reyes gave a staff report regarding the action item 7.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 7. The vote was cast 7 for, 0 against.

8. Discuss and consider a resolution approving the terms and conditions of a Hotel Occupancy Tax Loan Agreement between the City of Lancaster, Texas, and Ellen Clark, a Texas sole proprietorship, related to the renovation and use of the Lancaster Theater as a performance venue.

Assistant City Manager Neal gave a staff report regarding action item 8.

Ellen Clark the applicant shared her support for item 8.

Ken Arkwell the tenet shared his support for item 8.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Cheatham to approve item 8. The vote was cast 6 for, 1 against [Mejia].

**EXECUTIVE SESSION:**

9. In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council may meet in executive session to discuss the following:
  1. Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning Houston School Road water main damage.
  2. Section § 551.071(1)(a) of the Texas Government Code to seek legal advice from the City Attorney concerning alleged water drainage claims near Lancaster Regional Airport.
10. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

Recess 9:36 p.m. – 9:41 p.m.

The City Council recessed for Executive Session at 9:41 p.m. and reconvened into open session at 9:52 p.m.

No action on item 9.

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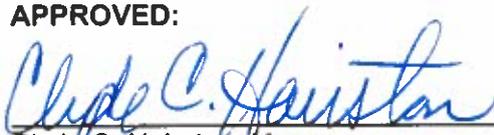
**MOTION:** Councilmember Wheaton made a motion, seconded by Councilmember Strain-Burk to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 9:53 p.m.

**ATTEST:**

  
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Sorangel O. Arenas, City Secretary

**APPROVED:**

  
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Clyde C. Hairston, Mayor