

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JUNE 12, 2023

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on June 12, 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
Derrick Robinson [arrived during proclamation]
Marco Mejia
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 T. Ritter, City Attorney
Andy Waits, Director of Public Works
Carey Neal, Deputy City Manager
Chris Youngman, Emergency Management and Communication Chief
Christine Harris, Director of Finance
Dori Lee, Assistant City Manager
Lisa Wube, Director of Park and Recreation
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Cheryl Womble, Purchasing Agent
Jennifer Avila, Deputy City Secretary
Keaira English, Public Relations Manager
Nyliah Acosta, Planning Manager
Reginald Lewis, Interim Assistant to the City Manager
Ron Gleaves, IT Manager
Mike Theobald, Battalion Chief

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on June 12, 2023.

Invocation:

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

Pledge of Allegiance:

Councilmember Mejia led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Juneteenth Proclamation.

Mayor Hairston congratulated City Manager Opal Mauldin-Jones on becoming the first African American Woman to assume the role of president for the Texas City Management Association

Public Testimony/Citizen's Comments:

Keaira English, 211 N. Henry St. Lancaster, TX 75146; shared information regarding the upcoming Best Southwest Juneteenth Celebration, the Texas Commission on Environmental Quality stakeholder meeting, the July 4th celebration and the upcoming Civic Leadership Academy.

Dori Lee, 211 N. Henry St. Lancaster, TX 75146; shared employee recognition; for Firefighter Travis Harold, Fire Engineer Clay Lane and Permit Technician Noemi Salinas.

Consent Agenda

1. Consider approval of minutes from the Regular Meeting's held on April 24, 2023 and May 08, 2023.
2. Consider a resolution approving the terms and conditions of an Interlocal Agreement by and between the Town of Pantego and the City of Lancaster for the cooperative purchase of goods and services.
3. Consider a resolution ratifying Amendment No. 2 to the Dallas County Community Development Block Grant (CDBG) Project Implementation Agreement Lancaster (Street Reconstruction Project).
4. Consider a resolution approving the terms and conditions of a Cooperative Agreement by and between the City of Lancaster and Dallas County to provide the Community Development Block Grant Program.
5. Consider a resolution approving the terms and conditions of a Project Specific Agreement with Dallas County for striping on various streets in the City of Lancaster, Texas for a total amount not to exceed thirty-one thousand eight hundred seventy-six dollars and zero cents (\$31,876.00).
6. Consider a resolution approving the terms and conditions of an Interlocal Agreement to provide a Juneteenth Celebration for the citizens of Lancaster, DeSoto, Cedar Hill and Duncanville.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C6. The vote was cast 7 for, 0 against.

Public Hearing:

7. Conduct a public hearing and consider a resolution authorizing: (1) a Cooperation Agreement with Texas Home Collaborative for the property located at 1605 N. Houston School Road, known as Rosemont of Lancaster granting the Housing Authority of Texarkana Texas authority to operate at the property and (2) a resolution of No Objection, allowing the project to proceed with a tax credit application. A required Tax and Equity Responsibility Act (TEFRA) hearing will also be conducted regarding the project.

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

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MOTION: Councilmember Mejia made a motion, second by Deputy Mayor Pro Tem Gooden-Davis for council to convene in executive session to confer with City Attorney Ritter under chapter 551 of the Texas Government Code on public hearing item 7 and item 16. The vote was cast 7 for, 0 against.

The City Council recessed for Executive Session at 7:21 p.m. and reconvened into open session at 7:54 p.m.

No Action on item 16

Mayor Hairston opened the public hearing.

Nick Nicol, 2370 Victory Ave #2109, Dallas, TX 75202 representative of Devco Residential Group shared a presentation on public item 7.

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

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 7. The vote was cast 0 for, 7 against. [Hairston, Strain-Burk, Jaglowski, Mejia, Robinson, Cheatham, Gooden-Davis] Motion Failed

8. **M23-12 Conduct a public hearing and consider an amendment to the Comprehensive Plan's Future Land Use Map from Suburban Mixed-Use Center to Logistics/Distribution on a property addressed as 2304 East Longhorn Drive being 19.25 acres of land within the Maraday Parks Survey, Abstract No. 1120 City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 8.

City Attorney Ritter advised council this item only requires a simple majority vote.

Mayor Hairston opened the public hearing.

Stewart Elliot, 5950 Sherry LN #480, Dallas, TX 75229 representative of the applicant shared his support for public hearing item 8 and made a presentation to council.

Jordan Ryan, 5950 Shery LN #480, Dallas, TX 75229 representative of the applicant shared his support for public hearing item 8.

Gregory Potter, 320 Rustic Oaks RD, Combine, TX 75159 wishes not to speak, however, would like the record to show his support for public hearing item 8.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 6 for, 1 against [Robinson].

MOTION: Councilmember Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 8. The vote was cast 4 for, 3 against [Hairston, Robinson, Cheatham].

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9. **Z23-07 Conduct a public hearing and consider a rezoning request from Agriculture Open (AO) to Light Industrial (LI) on a property addressed as 2304 East Longhorn Drive located on the east side of East Longhorn Drive approximately 1,300 feet south of West Wintergreen Road, being 19.25 acres in size out of the Maraday Parks Survey, Abstract No. 1120 City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 9 and shared that item 9 requires a supermajority (6 of 8) for approval.

Mayor Hairston opened the public hearing.

No speakers.

City Attorney Ritter advised council on the supermajority vote requirement, which stipulates that 6 out of 7 votes are needed for this item to be approved. Additionally, the council was informed of the option to deny the item without prejudice. However, if the item is denied without an indication of with or without prejudice the action will be considered to be denied with prejudice.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to close the public hearing. The vote was cast 6 for, 1 against [Robinson].

MOTION: Mayor Pro Tem Cheatham made a motion, seconded by Councilmember Jaglowski to approve public hearing item 9. The vote was cast 4 for, 3 against [Hairston, Robinson, Cheatham]. Motion Failed.

10. **Z23-09 Conduct a public hearing and consider an ordinance granting a Specific Use Permit to allow a towing and impound yard on a 4.105 acres tract of land in the survey commonly addressed as, 600 and 616 N. Jefferson Street, Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 10.

Mayor Hairston opened the public hearing.

Curtis Mays, 205 College St., Red Oak, TX 75154 wishes not to speak, however, would like the record to show support for public hearing item 10.

Chris Tibbs, 616 N. Jefferson St., Lancaster, TX 75146 wishes not to speak, however, would like the record to show support for public hearing item 10.

Sheila Hupp, 5872 W. Quakertown Rd., IN 47331 the applicant shared her support for public hearing item 10.

Marie Boone, 500 College St., Red Oak, TX 75154 wishes not to speak, however, would like the record to show support for public hearing item 10.

MOTION: Councilmember Mejia 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 Strain-Burk to approve public hearing item 10. The vote was cast 7 for, 0 against.

11. **M23-14 Conduct a public hearing and consider an ordinance granting a parking exception request on the property addressed as 3800 N. 135E located at the northeast corner of the intersection of Interstate 35 East and Interstate 20. The property is known as Lot 1, Block A, out of the Interstate Commerce Center Addition, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 11.

Mayor Hairston opened the public hearing.

Eddie Eckerd, 2559 SW Grapevine Pkwy., Grapevine, TX 76051 affiliated with the construction company for public hearing item 11 shared this item is only for re-striping the parking lot.

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

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

12. **M23-15 Conduct a public hearing and consider an ordinance granting a special exception request to Section 14.304 (b) A, B and D of the Lancaster Development Code to the landscaping requirements for the property located approximately 2,000 feet west of S. Dallas Avenue and 1,000 feet east of Harbor Court addressed as 1374 West Reindeer Road, being 26.466 acres out of the Pollard Kirkland Survey, Abstract No. 746 in the City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 12.

Mayor Hairston opened the public hearing.

Seth Sampson, residing at 777 Main St., Fort Worth, TX 76049, an Oncor representative, expressed support for public hearing item 12. Additionally, he requested an amendment for Oncor to initiate the required landscaping process without assuming maintenance responsibilities.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 5 for, 2 against [Robinson, Cheatham].

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to approve public hearing item 12. The vote was cast 6 for, 1 against [Robinson]

Action:

- 13. M23-16 Discuss and consider a resolution accepting a 15-foot public sewer easement, being a 7,575 square feet or .174 acre easement from Longhorn Industrial Properties, LLC (Grantor) to the City of Lancaster, Texas (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a sewer line and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City Sanitary Sewer system; 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.**

Deputy City Manager Neal gave a staff report regarding action item 13.

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

- 14. M23-17 Discuss and consider a resolution accepting two (2) water easements (being 26,978 square feet or 0.6193 acre and 27,410 square feet or 0.6292 acre of land) from CH-M Wintergreen Phase I, LLC., (Grantor) and one (1) sanitary sewer easement (being 75,179 square feet or 1.7259 acres) from CH-M Wintergreen Phase I, LLC., and CH-M Wintergreen Phase II, LLC (Grantor), to the City of Lancaster (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of water and sewer lines and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.**

Deputy City Manager Neal gave a staff report regarding action item 14.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve item 14. The vote was cast 7 for, 0 against.

- 15. Discuss and consider a resolution ratifying the terms and conditions of an agreement contract between the Lancaster Economic Development Corporation, ("LEDC") and GSBS Architects for architectural and design services in an amount not to exceed one hundred ninety-four thousand, five hundred sixty-four dollars (\$194,564) from funds collected from the ¼ of 1 percent additional sales and use tax, as authorized by state law.**

Deputy City Manager Neal gave a staff report regarding action item 15.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve item 15. The vote was cast 6 for, 1 against [Mejia].

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EXECUTIVE SESSION:

16. In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated, or potential related litigation in regard to Real Property located at 632 Reindeer Road.

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

Discussed item 16 during public hearing item 7.

Mayor Hairston wished Mayor Pro Tem Cheatham 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.

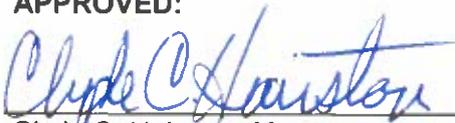
The meeting was adjourned at 10:19 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor