

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JULY 10, 2023

The City Council of the City of Lancaster, Texas, met in a called a Regular Meeting in the Council Chambers of City Hall on July 10, 2023, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Clyde C. Hairston, Mayor
Carol Strain-Burk
Stanley M. Jaglowski
Marco Mejia
Derrick Robinson
Mitchell Cheatham, Mayor Pro Tem
Betty Gooden-Davis, Deputy Mayor Pro Tem

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David T. Ritter, City Attorney
Carey Neal, Deputy City Manager
Chris Youngman, Emergency Management and Communication Chief
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Lisa Wube, Director of Park and Recreation
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Gregory Carrell, Budget Analyst
Jacqueline Thompson, Assistant Director of Finance
Jennifer Avila, Deputy City Secretary
Keaira English, Public Relations Manager
Marcus, Talton, Assistant Police Chief
Michelle Evens, Assistant Director of Human Resources
Reginald Lewis, Interim Assistant to the City Manager
Ron Gleaves, IT Manager
Shawn Gary, Fire Marshal

Call to Order:

Mayor Hairston called the meeting to order at 7:01 p.m. on July 10, 2023.

Invocation:

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

Pledge of Allegiance:

Mayor Pro Tem Cheatham led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Parks and Recreation Proclamation.

City Council Regular Meeting
July 10, 2023
Page 2 of 4

Public Testimony/Citizen's Comments:

Malcom Mayo, 1333 Kentucky Ave. Lancaster, TX 75134; a representative of the Boardwalk PIDs shared concerns regarding the rental homes being built in his neighborhood.

Paula Currie, P.O. Box 764043, Dallas, TX 75376; shared concerns regarding the Records Department and City Attorney.

Keaira English, 211 N. Henry St. Lancaster, TX 75146; shared information regarding the second Lancaster Quarterly Trash-off, and the upcoming Civic Leadership Academy.

Consent Agenda

1. Consider approval of minutes from the Special Meeting held on May 15, 2023, and the Regular Meeting held on June 12, 2023.
2. Consider a resolution approving the terms and conditions of an agreement with American Municipal Services Corporation to perform collection services for delinquent utility accounts on behalf of the City of Lancaster..

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C2. The vote was cast 7 for, 0 against.

Mayor Hairston shared that per the recommendation of City Attorney Ritter the City Council will convene in Executive Session under chapter 551 of the Texas Government Code regarding Executive Session for public hearing item 3, action items 5, 7, 8 and executive session item 9.

The City Council recessed for Executive Session at 7:20 p.m. and reconvened into open session at 8:42 p.m.

Public Hearing:

3. **Z23-02 Conduct a public hearing and consider an ordinance granting a zoning change from Agricultural Open (AO) and Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway uses and a Car Wash. The properties are located at the Southeast intersection of Parkerville Road and S. I-35E, known as 1400 S. I-35E, described as Lot 1, Block A, out of the Victron Addition, and 1402 S.I 35E being 3.35 acres out of the Charles H. Bernard Abstract 128, Page 020, City of Lancaster, Dallas County, Texas.**

Deputy City Manager Neal gave a staff report regarding public hearing item 3.

Councilmember Mejia requested to hear from the applicant.

Mario Gonzalez, 6711 Starbuck Drive, Dallas TX 75252 the applicant shared his support to keep the property without restrictions and Commercial Highway (CH) zoned.

Mayor Pro Tem Cheatham shared his concerns for the agreement that was drafted. City Attorney Ritter shared clarification on drafting wording for agreement with staff.

Mayor Hairston opened the public hearing.

2251

City Council Regular Meeting
July 10, 2023
Page 3 of 4

No Speakers.

MOTION: Councilmember Jaglowski 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 Jaglowski to approve public hearing item 3. The vote was cast 6 for, 1 against [Strain-Burk].

4. **M23-23 Conduct a public hearing and consider approval of an ordinance granting two special exceptions to the Medical District Corridor Subdistrict, Medical District Overlay, specifically: 1) Section 2.1 - Building Setback, and 2) Section 2.3- Minimum Development Street Frontage on a property located at 3211 West Pleasant Run Road, known as Lot 8R, Block B, out of the Beckley City Lots Addition, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

No Speakers.

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

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 4. The vote was cast 7 for, 0 against.

Action

5. **Discuss and consider a resolution approving a Chapter 380 Economic Development Agreement with BB Holdings TX, LLC.**

Deputy City Manager Neal gave a staff report regarding the action item 5.

Councilmember Mejia shared his concerns with the agreement using general funds.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve item 5. The vote was cast 4 for, 3 against [Mejia, Robinson, Cheatham].

6. **Discuss and consider a resolution ratifying an amendment to the Performance Agreement between Noble RE, LLC, and the Lancaster Economic Development Corporation (LEDC), to extend completion deadlines from December 31, 2023, to July 31, 2024.**

Deputy City Manager Neal gave a staff report regarding the action item 6.

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

City Council Regular Meeting
 July 10, 2023
 Page 4 of 4

7. Discuss and consider a resolution ratifying an amendment to the Performance Agreement between Saviana Winery, LLC and the Lancaster Economic Development Corporation (LEDC) to extend the completion deadlines from July 1, 2023, to January 1, 2024.

Deputy City Manager Neal gave a staff report regarding the action item 7.

Councilmember Mejia shared the importance of tabling action item 7 to allow negotiation.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve item 7. The vote was cast 2 for, 5 against [Hairston, Jaglowski, Mejia, Robinson, Gooden-Davis]. Motion Failed.

8. Discuss and consider appointments to the Inland Port Local Government Corporation (LGC).

City Attorney Ritter gave a staff report regarding the action item 8.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to table action item 8. The vote was cast 7 for, 0 against.

EXECUTIVE SESSION:

9. In accordance with Section 551.071 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 the potential dis-annexation of real estate.
10. Reconvene into open session. Consider and take appropriate action(s), if any, on closed / executive session matters.

City Attorney Ritter gave a report on executive session item 9.

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

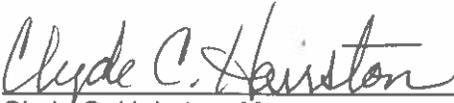
MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Robinson to adjourn. The vote was cast 7 for, 0 against.

Meeting adjourn at 9:34 PM

ATTEST:


 Sorangel O. Arenas, City Secretary

APPROVED:


 Clyde C. Hairston, Mayor