

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF AUGUST 28, 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 August 28, 2023, at 7:15 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
Andy Waits, Director of Public Works
Carey Neal, Deputy City Manager
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
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Cheryl Womble, Purchasing Agent
Gregory Carrell, Budget Analyst
Jennifer Avila, Deputy City Secretary
Ron Gleaves, IT Manager

Call to Order:

Mayor Hairston called the meeting to order at 7:15 p.m. on August 28, 2023.

Invocation:

Pastor Donniel Wilson Sr., New Harmony Church gave the invocation.

Pledge of Allegiance:

Councilmember Jaglowski led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Olivia Vasquez, 1310 Mercury Lane, Lancaster, TX 75134 shared concerns regarding the number of warehouses in the City of Lancaster.

Kim Michelle, 930 Poinsettia Dr, Lancaster, TX 75146 shared concern regarding the change on the bulk pick up schedule for her neighborhood.

Consent Agenda

1. Consider approval of minutes from the Regular Meeting held on July 24, 2023
2. Consider a resolution authorizing the Mayor to execute a resolution for an assignment agreement that was approved by resolution of North Central Texas Housing Finance Corporation (NCTHFC) assigning its single-family mortgage revenue bond authority to the Texas Department of Housing and Community Affairs (TDHCA). TDHCA would then issue bonds for the purpose of financing home mortgage loans for qualified first-time homebuyers in The Housing Finance Corporation (HFC) jurisdiction, including the City of Lancaster.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 and C2. The vote was cast 7 for, 0 against.

Public Hearing

3. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Beltline Ashmoore Public Improvement District.

City Manager Mauldin-Jones gave a staff report regarding public hearing item 3.

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.

4. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.

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

Pam Sallie, 1330 Pennsylvania Ave, Lancaster, TX 75134, did not wish to speak.

Vincent Johnson, 1301 Pennsylvania Ave, Lancaster, TX 75134 shared his opposition to public hearing item 4.

Eddie Thomas, 1558 Illinois Ave, Lancaster, TX 75134 shared his opposition to public hearing item 4.

Trina Whaley, 1554 Illinois Ave, Lancaster, TX 75134 shared her opposition to public hearing item 4.

Malcolm Mayo, 1333 Kentucky Ave, Lancaster, TX 75134 shared his opposition to public hearing item 4.

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

City Council Regular Meeting
August 28, 2023
Page 3 of 9

5. **Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.**

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

No Speakers.

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

6. **Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.**

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

No Speakers.

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

7. **Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Estates Public Improvement District.**

Deputy City Manager Neal gave a staff report regarding public hearing item 7.

No Speakers.

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

8. **Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.**

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

No Speakers.

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

9. **Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Pleasant Run Estates Phase 1-A and Phase 1-B Public Improvement District.**

Deputy City Manager Neal gave a staff report regarding public hearing item 9.

Olivia Vasquez, 1310 Mercury Lane, Lancaster, TX 75134 request clarification on the time frame of the phases completion in Please Run Estates.

Mayor Hairston referred resident Olivia Vasquez to Deputy City Manager Neal.

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

- 10. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.**

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

Ijeoma Onyejiaka, 416 Bermuda Ave, Lancaster, TX 75146 request more information regarding public hearing item 10.

Mayor Hairston referred resident Ijeoma Onyejiaka PID Advisory Board president Lee Houston.

Felecia Hamilton, 408 Bermuda Ave, Lancaster, TX 75146 shared her opposition to public hearing item 10.

Emily Barner, 128 Cayman Dr, Lancaster, TX 75146 shared her opposition to public hearing item 10.

Tyron Jones, 157 Martinique Dr, Lancaster, TX 75146 expressed concern about how staff responses to public hearing testimony are being handled outside of the meeting and his opposition on public hearing item 10.

City Manager Mauldin-Jones clarified that public hearing items are held to hear resident testimony regarding the item, under Open Meetings Act, Texas State Law the council is prohibited from debating or answering questions during these meetings. The council refers resident concerns to staff for a response, as they are not allowed to engage in dialogue or redirect testimony during public hearings.

Lee Houston, PID Advisory Board president of Rolling Meadows encouraged residents to attend the PID's meetings for further information regarding the Rolling Meadows Public Improvement District.

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

- 11. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Tribute at Mills Branch and Tribute East at Mills Branch Public Improvement District.**

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

No Speakers.

City Council Regular Meeting
August 28, 2023
Page 5 of 9

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

12. **M23-18 Discuss and consider an ordinance granting an exception to the Code of Ordinances, Chapter 6 Fence Regulations, Sec 6.07.008 to allow the use of an R-panel metal fence on property addressed as 3220 Prancer, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones gave a staff report regarding public hearing item 12.

Saul Saucedo 3220 Prancer St, Lancaster, TX 75146, shared his support for public hearing item 12.

Queena Saucedo 3220 Prancer St, Lancaster, TX 75146, shared her support for public hearing item 12.

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.

Councilmember Jaglowski asked staff since the fence has been installed in front of the property would it be considered non-confirming.

City Attorney Ritter clarified that the fence is a not a non-confirming fence, which is one that was installed legally but is now in violation of an effective ordinance. Therefore, the fence may be cited in violation of the ordinance. He also clarified that the building materials exception does not apply to fencing, so the City may regulate fencing.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 12. The vote was cast 1 for, 6 against [Hairston, Strain-Burk, Jaglowski, Mejia, Robinson, Cheatham] Motion Failed.

13. **M23-27 Conduct a public hearing and consider an ordinance granting a special exception request to Section 14.804 (b) (A) and (B) of the Lancaster Development Code to the landscape requirements for the property located on E. Belt Line Road west of Ferris Road and addressed as 1350 E. Belt Line Road, being 11.89 acres out of the Jones Green Abstract 504 Page 145, City of Lancaster, Dallas County, Texas.**

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

Rob Myers, 6160 Warren Pkwy, Frisco, TX 75034 Oncor representative shared his support for public hearing item 13.

MOTION: Deputy Mayor Pro Tem Gooden-Davis 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 13. The vote was cast 7 for, 0 against.

- 14. M23-28 Conduct a Public Hearing and consider an ordinance granting a special exception to the articulation design standards outlined in the Logistics Port PD on the property addressed as 1100 E. Pleasant Run Rd, proposed as Lot 1 & 2, Block A, out of the Cold Summit 2 Addition, City of Lancaster, Dallas County, Texas.**

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

Brad Blocker, 209 Anastasia Blvd, St Augustine, FL 32080 the developer shared his support for public hearing item 14.

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: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve public hearing item 14. The vote was cast 7 for, 0 against.

Action

- 15. M23-31 Discuss and consider a resolution accepting three (3) water easements (being 534 square feet or 0.0123 of an acre, 991 square feet or 0.0227 of an acre, and 1,549 square feet or 0.0356 of an acre) from McKinley Packaging Company., (Grantor), to the City of Lancaster (Grantee) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of water 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.**

City Manager Mauldin-Jones gave a staff report regarding the action item 15.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem to approve item 15. The vote was cast 7 for, 0 against.

- 16. Discuss and consider an ordinance authorizing the issuance of City of Lancaster, Texas limited tax note, series 2023; specifying the terms and features of such a note; levying a continuing direct annual ad valorem tax for the payment of said note; and resolving other matters incident and related to the issuance, sale, payment, and delivery of the note; and providing an effective date.**

City Manager Mauldin-Jones gave a staff report regarding the action item 16.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve item 16. The vote was cast 7 for, 0 against.

- 17. Discuss and consider a resolution authorizing the City Manager to execute an agreement with Siddons-Martin Emergency Group, LLC for the purchase of a 2023 Pierce-Custom Enforcer Pumper, 2nd Gen in a principal amount not to exceed one million, two hundred three thousand, four hundred and nine dollars (\$1,203,409).**

City Manager Mauldin-Jones gave a staff report regarding the action item 17.

City Council Regular Meeting
August 28, 2023
Page 7 of 9

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Mejia to approve item 17. The vote was cast 7 for, 0 against.

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

City Manager Mauldin-Jones gave a staff report regarding the action item 18.

Mayor Hairston shared that this item is to begin the process of nominating incorporators with three members required to serve. City Secretary Arenas will read the names of the four nominees and the council may present additional nominees.

Mayor Hairston shared that City Council will convene in executive session under Chapter 551 of the Texas Government Code regarding Action item 18 and executive session item 19.

The City Council recessed for Executive Session at 9:30 p.m. and reconvened into open session at 10:03 p.m.

No action on item 19.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 18, to appoint only the three incorporators and withhold the appointment of the director. The vote was cast 7 for, 0 against.

City Secretary Arenas read the following nominees; Carey Neal, Deputy City Manager, Shane Shepard, Director of Economic Development, Karl Staudins, Assistant Director of Economic Development, Jacqueline Thompson, Assistant Director of Finance.

Roll Call Nomination:

Deputy Mayor Pro Tem Gooden-Davis	Carey Neal, Shane Shepard, Karl Staudins
Mayor Pro Tem Cheatham	Carey Neal, Opal Mauldin-Jones, Shane Shepard
Councilmember Robinson	Carey Neal, Opal Mauldin-Jones, Shane Shepard
Mayor Hairston	Carey Neal, Karl Staudins, Jacqueline Thompson
Councilmember Mejia	Carey Neal, Shane Shepard, Opal Mauldin-Jones
Councilmember Jaglowski	Councilmember Mejia, Mayor Hairston, Deputy Mayor Pro Tem Gooden Davis
Councilmember Strain-Burk	Shane Shepard, Karl Staudins, Jacqueline Thompson

Cary Neal	5	Gooden-Davis, Cheatham, Robinson, Hairston, Mejia.
Shane Shepard	5	Gooden-Davis, Cheatham, Robinson, Mejia, Strain-Burk
Karl Staudins	3	Gooden-Davis, Mayor Hairston, Strain-Burk
Opal Mauldin-Jones	3	Cheatham, Robinson, Mejia
Jacqueline Thompson	2	Hairston, Strain-Burk
Councilmember Mejia	1	Jaglowski
Mayor Hairston	1	Jaglowski
Mayor Pro Tem Gooden-Davis	1	Jaglowski

Karl Staudins	0	
Opal Mauldin-Jones	7	Gooden-Davis, Cheatham, Robinson, Hairston, Mejia, Jaglowski, Strain-Burk

Executive session:

19. 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:
 - (a) Section 551.071 of the Texas Government Code, 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 1508 Dewberry Boulevard (Bel-Air Place Apartments).
 - (b) Section 551.071 of the Texas Government Code, 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.
 - (c) Section § 551.071(1)(a) of the Texas Government Code, 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 Dagger Contracting, LLC. (Houston School Road water main damage).
 - (d) Section § 551.071(1)(a) of the Texas Government Code, 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 DeltaVictor LLC v. City of Lancaster.
 - (e) Section 551.071 of the Texas Government Code, 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 3410 Sherwood Drive.
20. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters

City Council Regular Meeting
August 28, 2023
Page 9 of 9

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

The meeting was adjourned at 10:13 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

