

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF NOVEMBER 13, 2023

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on November 13, 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
Derrick Robinson
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
Carey Neal, Deputy City Manager
Christine Harris, Director of Finance
Dori Lee, Assistant City Manager
Jermaine Sapp, Director of Equipment and Facility Services
Kenneth, Johnson, Fire Chief
Lisa Wube, Director of Parks and Recreation
Sam Urbanski, Police Chief
Vicki Coleman, Director of Development Services
Jacqueline Thompson, Assistant Finance Director
Ron Gleaves, IT Manager
Keaira English, Public Relations Manager
Greg Carrell, Assistant to the City Manager
Kellen Benbrook, Airport Manager
Alysia Walton, Public Relations Specialist
Abdiel Valadez, Multimedia Specialist
Deborah Bunton, CM Administrative Secretary
Stephanie Renteria, CS Administrative Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on November 13, 2023.

Invocation:

Apostle Urban Brown Lancaster Interdenominational Ministerial Alliance gave the invocation.

Pledge of Allegiance:

Councilmember Jaglowski led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Small Business Saturday proclamation.

Acknowledgements

City Council and City Manager Mauldin-Jones presented certificates to the graduate members of the 2023 Civic Leadership Academy.

Public Testimony/Citizen's Comments:

Ken Arkwell, 310 E. Main Street, Lancaster, TX 75146; wishes not to speak, however, would like the record to show support for action item 7.

Kim Walker, 137 Historic Town Square, Lancaster, TX 75146; wishes not to speak, however, would like the record to show support for action item 7.

Ellen Clark, 954 Nokomis Road, Lancaster, TX 75146; shared information on the violations she received on the Movie Theatre in the Town Square and requirements the City is asking to be done.

Virginia Hamilton, 2805 Tanglewood Drive, Lancaster, TX 75134; shared concerns regarding water residue in her home.

Taushia LaFlore, 645 Francis Street, Lancaster, TX 75146; expressed her appreciation on City events, and staff. LaFlore requested that City Council consider installing a stoplight at the intersection of Main Street and Bellline.

Keaira English, 211 N. Henry Street, Lancaster, TX 75146; shared information on the Annual Christmas Tree lighting ceremony and the 68th Annual Christmas Parade and Festival.

Consent Agenda:

- 1. Consider a resolution authorizing the Mayor to execute a resolution for an assignment agreement that was approved by resolution of the 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.**
- 2. Consider a resolution approving the terms and conditions of the second amendment of an Interlocal Agreement with Dallas County Hospital dba Parkland Health, formerly Parkland Health & Hospital System and the City of Lancaster to provide paramedic continuing education.**
- 3. Consider a resolution authorizing the City Manager to execute commercial and non-commercial leases, ground leases, and assignments and assumptions of ground leases at the Lancaster Regional Airport from August 1, 2023 to July 31, 2025.**
- 4. Consider a resolution approving the terms and conditions of an agreement with Highway Intelligent Traffic Solutions, Inc. for the repair of median lighting on North Interstate Highway 35 from south of Pleasant Run Road to the southern city limits in an amount not to exceed One Hundred Fifteen Thousand Five Hundred and Two Dollars and Fifty Cents \$115,502.50.**
- 5. Consider a resolution amending Resolution No. 2022-03-29, to include the cost of installation of twelve (12) generators purchased from Clifford Power Systems Inc. and approving the expenditure increase of one hundred sixty-six thousand one hundred and fifty dollars and thirty cents (\$166,150.30) for the installation of the twelve (12) generators by the City's electrical contactor, David Randall EMS.**

6. **Consider a resolution providing for the re-appointment of the Presiding Judge of the Municipal Court; authorizing the Mayor to execute an agreement providing for compensation, the term of office, and the duties of said Presiding Judge.**

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

Action:

7. **Discuss and consider a variance request to allow alcohol beverage sales within 300 feet of a church for a property located at 121 Historic Town Square.**

City Secretary Arenas gave a staff report on action item 7.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 7. The vote was cast 5 for, 1 against [Hairston], 1 abstain [Cheatham].

8. **M24-3 Discuss and consider a resolution rescinding Resolution 2023-06-61 and accepting two (2) water easements (being 26,895 square feet or 0.6174 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.**

City Manager Mauldin-Jones gave a staff report regarding action item 8.

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

9. **Discuss and consider a resolution ratifying a grant agreement with Brenntag Southwest, Inc., in an amount not to exceed two hundred fifty thousand dollars (\$250,000), from funds collected from one-fourth (1/4) of one (1) percent additional sales and use tax for the promotion and development of new and expanded business enterprises, as authorized by state law.**

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

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 9. The vote was cast 7 for, 0 against.

10. **Discuss and consider a resolution authorizing the Mayor to sign a ballot casting the City's vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District (DCAD).**

City Manager Mauldin-Jones gave a staff report regarding action item 10.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve item 10. The vote was cast 7 for, 0 against.

11. **Discuss and consider an ordinance authorizing the issuance of City of Lancaster, Texas combination tax and revenue Certificates of Obligation, Series 2023; prescribing the terms thereof; providing for the payment thereof; awarding the sale thereof; making other provisions regarding such certificates and matters incident thereto.**

City Manager Mauldin-Jones gave a staff report regarding action item 11.

Nick Bulaich, Hilltop Security, gave presentation on item 11.

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

Executive Session:

12. **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:**
 1. **Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).**
 2. **Real Property located at 632 Reindeer Road.**
 3. **Real Property located at 3410 Sherwood Drive.**
 4. **Future Infrastructure (Houston School Road water main damage).**
 5. **DeltaVictor LLC v. City of Lancaster.**
 6. **Pleasant Run Road Improvements (Dallas County MCIP 31403).**
 7. **City of Grand Prairie v. State of Texas Senate Bill 2038, Pending in the 261st District Court of Travis County.**
- (B) **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: the City Attorney, and consider approval of legal services renewal agreement.**

- (C) Section § 551.071(1)(a) of the Texas Government Code (the Texas Open Meetings Act), the City Council shall convene in executive session to seek legal advice from the City Attorney concerning:
1. Establishment of a Local Government Corporation (LGC)
 2. Texas Tax Administrative Code "Rule" 3.334 (c)(7)

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

The City Council recessed for Executive Session at 8:07 p.m. and reconvened into open session at 9:16 p.m.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to take action as directed in executive session for A3 and C2. The vote was 7 for, 0 against.

No action on items 12B.

ACTION:

- 13a. Discuss and consider participation in the Inland Port Local Government Corporation (LGC), and possible appointment of incorporation(s) and/or director.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to discontinue the participation in the Inland Port Local Government. The vote was cast 5 for, 1 against [Cheatham], 1 abstain [Hairston].

- 13b. Discuss and consider an agreement with Brown & Hofmeister L.L.P. to serve as the Attorney for the City of Lancaster.

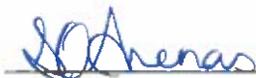
City Attorney Ritter gave a staff report regarding action item 13b.

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

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.

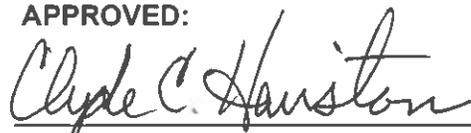
The meeting was adjourned at 9:24 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

