

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF DECEMBER 11, 2023

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on December 11, 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 (Zoom)  
Derrick Robinson  
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  
Carey Neal, Deputy City Manager  
Chris Youngman, Emergency Management Chief  
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  
Tracy Alexander, Human Recourse Director  
Vicki Coleman, Director of Development Services  
Keaira English, Public Relations Manager  
Greg Carrell, Assistant to the City Manager  
Richard Piggatt, Assistant to the City Manager  
Ron Gleaves, IT Manager  
Stephanie Renteria, City Secretary Administrative Secretary

**Call to Order:**

Mayor Hairston called the meeting to order at 7:05 p.m. on December 11, 2023.

**Invocation:**

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

**Pledge of Allegiance:**

Councilmember Robinson led the pledge of allegiance.

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

Keaira English, 211 N. Henry Street, Lancaster, TX 75146; shared information on the Holiday Grease Roundup, updated trash pick-up schedules for the Holiday timeframe and the City of Lancaster's dog fostering program.

**Consent Agenda:**

1. Consider a resolution authorizing a first amendment to the agreement with Tera Tech, Inc. for debris removal monitoring and emergency management consulting in the event of a disaster.
2. Consider approval of minutes from the Special Meeting held on September 25, 2023, and the Regular Meeting held on October 9, 2023.
3. Consider a resolution amending the City Council Expenses, Meetings & Travel Reimbursement Policy.
4. Consider an amendment to Ordinance No. 2022-09-37 amending the Golf Course fund for Fiscal Year 2022-2023.
5. Consider a resolution declaring the official intent to reimburse expenses incurred for the purchase of land, design, construction and any other associated fees for fire station four.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve consent items C1 – C5. The vote was cast 7 for, 0 against.

**Action:**

6. **M24-10 Discuss and consider a resolution authorizing the City Manager to execute a Development Agreement with CP Lancaster Land LP., relating to building materials for the development of the properties addressed as 901, 903, 905, 907, and 1104 E. Belt Line Road, and 900 & 1000 Greene Road being a 136.07 acre tract of land.**

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

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Mejia to approve item 6. The vote was cast 7 for, 0 against.

City Attorney Ritter advised that Councilmember Strain-Burk is recusing herself from Public Hearing Item 7.

**Public Hearing:**

7. **Z24-1 Conduct a public hearing and consider an ordinance to change the zoning from Light Industrial (LI), Agricultural Open (AO), Lanport Overlay Business Park Sub-District to a Planned Development with Data Center uses, and limited Lanport Overlay Business Park Sub-District uses, on a property addressed as 901, 903, 905, 907, & 1104 E. Belt Line Road and 900 & 1000 Greene Road being a 136.07 acre tract of land. The CP Beltline North Planned Development District will do the following: 1) Define Data Center; 2) Allow for data centers and limited Business Park Sub-District uses; 2) Increase the maximum allowable building height to 110-feet from the current 45-foot or 3-stories, as outlined in the Lanport Overlay; and 3) Provide a parking ratio consistent with a Data Center's working population.**

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

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Mayor Hairston opened the public hearing.

Mary Sykes, 525 E. Beltline Rd, Lancaster, TX 75146; shared her opposition for public hearing item 7.

Dan Grant, 2600 N. Central #400, Richardson, TX 75080; shared his support for public hearing item 7.

Tim Keith, 16400 N. Dallas Pkwy, Dallas, TX 75225; shared his support for public hearing item 7.

Lee Schmitt, 844 E. Beltline Rd, Lancaster, TX 75146; shared his support for public hearing item 7.

City Attorney requested for a brief recess to address some legal questions for City Council.

The City Council recessed at 7:29 p.m. and reconvened into open session at 7:39 p.m.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to close the public hearing. The vote was cast 6 for, 0 against [Strain-Burk recused].

City Attorney Ritter informed the council that a supermajority vote of 5 out of 6 members is required for approval of this item due to 20% opposition from landowners, as stipulated in Local Government Code Chapter 211..

Tim Keith, 16400 N. Dallas Pkwy, Dallas, TX 75225 the Developer requested that the City Council make a motion without prejudice on public hearing item 7.

City Attorney Ritter clarified that Section 211.006 of the Local Government Code stipulates a simple majority vote of the council, four out of six votes, is sufficient in the absence of a written protest from 20% of landowners

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

8. **Z24-2 Conduct a public hearing and consider the revocation of a Specific Use Permit. The property is addressed as 1452 N. I-35E, located north of the intersection of N. I-35E and W. Pleasant Run Road known as Lot 8, 9, & part of Lot 10 out of the Beckley City Lots Addition, Dallas County, City of Lancaster, Texas.**

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

Mayor Hairston opened the public hearing.

Peter Kavanagh, 1620 Handley Dr, Dallas, TX 75208, a zoning consulting of the property owners, shared his opposition for public hearing item 8

Mahdl Huda, 1004 Walnut Falls Cir, Mansfield, TX 760632, the owners' wife shared her husband did not notify her or was made aware of the ongoing code violations due to his incarceration a year and 2 months ago. Mrs. Huda requested for an extension to resolve the problems and prevent property loss.

Peter Kavanagh, clarified that he was not notified of the property owner's incarceration until two weeks ago. He believed the issues were being addressed but received no further information.

City Attorney Ritter clarified that the summons was issued to the property owner, currently incarcerated, likely accounting for their absence at the court hearing. However, certified mail documentation confirms that the citations were sent to the listed address and signed for, indicating receipt.

**MOTION:** Mayor Pro Tem Cheatham 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 Jaglowski made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to revoke the SUP on item 8. The vote was cast 4 for, 2 against [Strain-Burk, Robinson], 1 abstain [Cheatham].

**Action:**

- 9. Discuss and consider a resolution approving the City of Lancaster Public Improvement District (PID) Advisory Board Appointments.

City Manager Mauldin-Jones gave a staff report regarding action item 9.

**Beltline Ashmoore Estates Public Improvement District**  
Deborah Taylor

**Millbrook East Public Improvement District**  
Cheryl Freeman

**Boardwalk Public Improvement District**  
Eddie Thomas  
Trina Whaley

**Pleasant Run Estates Public Improvement District**  
Rickey Childers  
Carolyn Washington

**Glendover Estates Public Improvement District**  
Carolyn Price

**Rolling Meadows Public Improvement District**  
Kimberly Jones-Ruiz  
Charles Smith  
Ijeoma Onyejiaka

**Lancaster Mills Public Improvement District**  
Charles Gojer (Undeveloped property owner)

**Tribute at Mills Branch and Tribute East Public Improvement District**  
David W. Lewis  
Mildred DeJesus  
Carla Gate

**Meadowview Public Improvement District**  
Kevin Monday  
Tanya Thomas

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

**10. Discuss and consider confirmation of Civil Service Commission appointment as designated by the City Manager.**

City Manager Mauldin-Jones requested confirmation of the re-appointment of Corey Womack.

<u>Members</u>	<u>Term Expires</u>
Corey Womack	2025

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 10. The vote was cast 7 for, 0 against.

**11. Discuss and consider confirmation of appointments made by the Mayor for appointments to the City of Lancaster Zoning Board of Adjustment.**

Mayor Hairston nominated to re-appoint the following members:

<u>Members</u>	<u>Term Expires</u>
Deborah Taylor	2025
Margaret Brooks	2025
Sherri Williams	2025
Shanette Kennedy, Alternate	2024

**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.

**12. Discuss and consider the annual appointments to City of Lancaster Boards and Commissions.**

**Airport Advisory Board**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint all the members with terms expiring in 2025 for the Airport Advisory Board. The vote was cast 7 for, 0 against.

**Animal Shelter Advisory Committee**

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to reappoint Christye Boyd for the Animal Welfare position and Toryn Fowler to the regular position with terms expiring in 2025 for the Animal Shelter Advisory Committee. The vote was cast 7 for, 0 against.

Councilmember Jaglowski nominated Brooke Shepard for the alternate position.

Councilmember Strain-Burk nominated Miracle Bennett for the alternate position.

The roll call vote was cast 6 for, 1 against [Strain-Burk] to appoint Brooke Shepard for the alternate position with term expiring 2024 to the Animal Shelter Advisory Committee.

**Capital Improvements Advisory Committee**

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to nominate Taushia Laflore to the alternate position with a term expiring 2024 for the Capital Improvements Advisory Committee. The vote was cast 7 for, 0 against

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint Daniel Holden, Pamela Davis Wagner for the regular positions and Pam Baugher for the Real Estate position with terms expiring in 2024 for the Capital Improvements Advisory Committee. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to nominate Pablo Barbieri for the ETJ position with a term expiring 2024 to the Capital Improvements Advisory Committee. The vote was cast 7 for, 0 against.

Deputy Mayor Pro Tem Gooden-Davis nominated Ijeoma Onyejiaka for the Real Estate/ Development position.

Councilmember Strain-Burk nominated Kirsten Wicks for the Real Estate/ Development position.

The roll call vote was cast 5 for, 2 against [Strain-Burk, Mejia] to appoint Ijeoma Onyejiaka for the alternate position with term expiring 2024 to the Capital Advisory Improvements Committee.

**Economic Development Corporation Board (4A)**

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to reappoint Adrienne Davis and Sandi Collier for reappointment with terms expiring in 2025 to the Economic Development Corporation Board. The vote was cast 7 for, 0 against.

**Historic Landmark Preservation Committee**

**MOTION:** Councilmember Strain-Burk made a motion, second by Councilmember Jaglowski to reappoint all the existing HLPC members with terms expiring 2025 to the Historic Landmark Preservation Committee. The vote was cast 7 for, 0 against.

**Lancaster Recreational Development Corporation (4B)**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappointment all the existing members with terms expiring in 2025 to the Lancaster Recreational Development Corporation (4B). The vote was cast 7 for, 0 against

**Lancaster State Auxiliary Museum Advisory Board**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to move alternate position Saran Sanchez to the regular position with term expiring in 2025 to the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, second by Councilmember Strain-Burk to reappoint Nicole Matthews, Cornelia McCowan to the regular position with terms expiring in 2024 and Karen Austin to the alternate position with term expiring in 2024 to the Lancaster State Auxiliary Museum Advisory Board. The vote was cast 7 for, 0 against

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#### **Library Advisory Board**

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Robinson to nominate Debra Jackson to the regular position with term expiring in 2025 and Henry Jackson to the alternate position with term expiring in 2024 to the Library Advisory Board. The vote was cast 7 for, 0 against.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to reappoint Cecelia J. Smith Whitson and Donna Ivy with terms expiring 2025 to the Library Advisory Board. The vote was cast 7 for, 0 against.

#### **Parks and Recreation Advisory Board**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint Abe Cooper, Alan Beavers and Andrea Bollin to the regular position, with term expiring 2025 to the Parks and Recreation Advisory Board. The vote was cast 7 for, 0 against.

**MOTION:** Deputy Mayor Pro Tem Gooden-Davis made a motion, second by Councilmember Strain-Burk to nominate Christian George to the alternate position with terms expiring 2026 to the Parks and Recreation Advisory Board. The vote was cast 7 for, 0 against.

#### **Planning and Zoning Commission**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to reappoint Temika Whitfield, Lawrence Prothro and Karen Collins to regular positions with terms expiring in 2025 to the Planning and Zoning Commission. The vote was cast 7 for, 0 against.

Councilmember Jaglowski nominated Sharonda Betts to the alternate position.

Councilmember Strain-Burk nominated Sonya Roston for the alternate position.

**The roll call vote** was cast 4 for, 3 against [Hairston, Strain-Burk, Cheatham] to appoint Sharonda Betts for the alternate position with term expiring 2023 to the Planning and Zoning Commission.

#### **Property Standards and Appeals Board**

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to reappoint Keven Allen, Cassandra Andrews and Donna Lee to the regular position, with terms expiring 2025 to the Property Standards and Appeals Board. The vote was cast 7 for, 0 against.

Councilmember Jaglowski nominated Juana Velasquez for the alternate position.

Deputy Mayor Pro Tem Gooden-Davis nominated Sonya Roston for the alternate position.

**The roll call vote** was cast 7 for, 0 against to appoint Sonya Roston for the alternate position with a term expiring 2024 to the Property Standards and Appeals Board.

**Public Engagement Committee**

- District 1 – Councilmember Strain-Burk nominated Debra Jackson.
- District 2 – Councilmember Jaglowski nominated Ruby Thomas.
- District 3 – Councilmember Mejia nominated Gabrielle Paulo.
- District 4 – Councilmember Robinson nominated Henry Jackson
- District 5 – Mayor Pro Tem Cheatham nominated Ryan Rodriguez
- District 6 – Deputy Mayor Pro Tem Gooden-Davis nominated Sherry Calloway
- Mayor Hairston nominated Adaliese Harris

Mayor Hairston informed City Council that historically nominations cannot include individuals recently appointed to any other board.

- District 1 – Councilmember Strain-Burk committee member is vacant – pending nomination.
- District 4 – Councilmember Robinson committee member is vacant – pending nomination.

**Youth Advisory Committee Adult Sponsor**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to nominate Marquita Mitchell for the regular position with term expiring 2025 for the Youth Advisory Committee Adult Sponsor. The vote was cast 7 for, 0 against.

**Airport Advisory Board**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Dean Byers	2025	Regular Position
John Stewart	2025	Regular Position
Kurtis Samples	2025	Regular Position

**Animal Shelter Advisory Committee**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Christye Boyd	2025	Animal Welfare Position
Toryn Fowler	2025	Regular Position
Brooke Shepard	2024	Alternate Position

**Capital Improvements Advisory Committee**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Taushia Laffore	2024	Alternate Position
Daniel Holden	2025	Regular Position
Pamela Davis Wagner	2025	Regular Position
Pam Baugher	2025	Real Estate Development
Pablo Barbieri	2024	ETJ Position
Ijeoma Onyejiaka	2024	Real Estate, Development, Building Industries

**Economic Development Corporation Board (4A)**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Adrienne Davis	2025	Regular Position
Sandi Collier	2025	Regular Position

**Historic Landmark Preservation Committee**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Glenn Hooper	2025	Architect Position
Russell Webb	2025	Property Owner In The Historic District Position
Paul Wiseman	2025	Real Estate Broker And Business Manager Position

**Lancaster Recreational Development Corporation (4A)**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Harmonica Mays	2025	Regular Position
Lamonica Hudleton	2025	Regular Position
Mary Sykes	2025	Regular Position
William Freeman	2025	Regular Position

**Lancaster State Auxiliary Museum Advisory Board**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Saran Sanchez	2025	Regular Position
Cornelia Mccowan	2025	Regular Position
Nicole Matthews	2025	Regular Position
Karen Austin	2024	Alternate Position

**Library Advisory Board**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Debra Jackson	2025	Regular Position
Henry Jackson	2024	Alternate Position
Cecelia J. Smith Whitson	2025	Regular Position

**Parks And Recreation Advisory Board**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Abe Cooper	2025	Regular Position
Alan Beavers	2025	Regular Position
Andrea Bollin	2025	Regular Position
Kirsten George	2024	

**Planning And Zoning Commission**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Karen Collins	2025	Regular Position
Lawrence Prothro	2025	Regular Position
Temika Whitfield	2025	Regular Position
Sharonda Betts	2024	Alternate Position

**Property Standards And Appeals Board**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Cassandra Andrews	2025	Regular Position
Donna Lee	2025	Regular Position
Kevin Allen	2025	Regular Position
Sonja Ruston	2024	Alternate Position

**Public Engagement Committee**

<b>Members</b>	<b>Term Expires</b>	<b>Position</b>
Vacant	2024	Appointed By District 1
Ruby Thomas	2025	Appointed By District 2
Gabrielle Paulo	2025	Appointed By District 3
Vacant	2026	Appointed By District 4
Ryan Rodriguez	2026	Appointed By District 5
Sherry Callaway	2026	Appointed By District 6
Adaliese Harris	2026	Appointed By Mayor

**Youth Advisory Committee**

Marquita Mitchell	2025	Adult Sponsor
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**Executive Session:**

13. The City Council shall convene into closed executive session pursuant to Texas Gov't Code Section 551.071(1)(a) (pending or contemplated litigation) to seek legal advice from the City Attorney re:

1. In re: Aqueous Film-Forming Foam Products Liability Litigation MDL, pending in the U.S. District Court for the S.D. of South Carolina, related proposed 3M Global Settlement, and related matters
2. Dallas County Master Capital Improvement (MCIP) project 31403, Pleasant Run Road improvements.

14. 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 9:19 p.m. and reconvened into open session at 9:58 p.m.

No action.

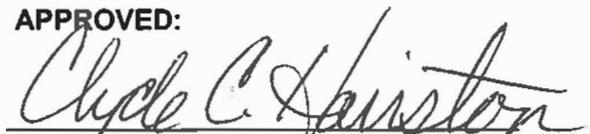
**MOTION:** Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to adjourn. The vote was cast 6 for, 0 against [Mejia absent].

The meeting was adjourned at 10:00 p.m.

**ATTEST:**

  
\_\_\_\_\_  
Sorangel O. Arenas, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Clyde C. Hairston, Mayor