

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JANUARY 12, 2026

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on January 12, 2026, 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
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 Ritter, City Attorney
Christine Harris-Reed, Director of Finance
Dori Lee, Assistant City Manager
Kenneth Johnson, Fire Chief
Michael Delmore, Chief Financial Officer
Vershurn Ford, Director of Community and Public Relations
Timothy Vessakosol, Director of Parks and Recreation
Vicki Coleman, Director of Development Services
Camryn Thompson, Assistant to the City Manager
Gregory Carrell, Assistant to the City Manager
Ron Gleaves, IT Manager
Michelle Evans, Assistant Director of Human Resources
Karl Stundins, Assistant Director of Development Services
Marcus Talton, Assistant Chief of Police

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on January 12, 2026.

Invocation:

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation

Pledge of Allegiance:

Councilmember Marco Mejia lead the Pledge of Allegiance

Public Testimony/Citizen's Comments:

Charles Smith, 205 Martinique Dr., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for City Council recent 2026 PID Board member selection.

Ijeoma Onyejiaka, 416 Bermuda Ave., Lancaster, TX, 75146, shared her opposition on a new City Hall. Ms. Onyejiaka also shared her concerns for the 2026 PID appointments to Rolling Meadows.

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Leann Peterson, 2508 Elliott Ave., Mansfield, TX, 76063, shared information on Firefighter Cancer awareness month.

Eric Peterson, 2508 Elliott Ave., Mansfield, TX, 76063, shared information on Firefighter Cancer awareness month and how to take proactive measures to prevent cancer due to firefighters.

Kat Desquitado, 512 Bermuda Ave., Lancaster, TX, 75146, shared her opposition on a new City Hall. Ms. Desquitado also shared her concerns for the 2026 PID appointments to Rolling Meadows.

Anh Trinh, 102 Martinique Dr., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for City Council recent 2026 PID Board member selection.

Maritza Gozalez, 409 Bermuda Ave., Lancaster, TX, 75146, wishes not to speak, however, would like the records to show opposition for City Council recent 2026 PID Board member selection.

Vershurn Ford, 211 N. Henry St., Lancaster, TX 75146, provided information regarding Parks and Recreation 3-point Basketball contest, Inland Port State of the City Address, the MLK Parade and Show Case, and the Built for Better Wellness Fair.

Consent:

1. **Consider the approval of the minutes from the City Council Regular Meeting held on October 27, 2025 and November 10, 2025.**
2. **Consider amending the contract with FORVIS MAZARS, LLP to increase the total annual fee for auditing services from eighty-five thousand dollars (\$85,000) to one hundred six thousand dollars (\$106,000).**

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Mayor Pro Tem Cheatham to approve consent agenda items 1 and 2. The vote was cast 7 for, 0 against.

Action:

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

City Manager Mauldin-Jones gave a staff report on action item 3.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Cheatham to approve City Managers nomination of reappointing Audley Logan to the Civil Service Commission. The vote was cast 7 for, 0 against.

4. **Discuss and consider a request for a variance from the City's alcohol distance requirements to allow alcohol beverage sales within 300 feet of a church for a property located at 118 Historic Town Square.**

City Secretary Arenas gave a staff report on action item 4.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis to approve action item 4. The vote was cast 6 for, 1 against [Mayor Hairston].

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5. **Discuss and consider a resolution ratifying the terms and conditions of an agreement by and between the Lancaster Economic Development Corporation, (“LEDC”) and Civic Solutions Partnership LLC for consulting services related to the update of the Economic Development Strategic Plan, in an amount not to exceed one hundred seventy-five thousand four hundred fifty-five dollars (\$175,455) from funds collected from the ¼ of 1 percent additional sales and use tax.**

Director of Economic Development, Shane Shepard, gave a staff report on action item 5.

MOTION: Deputy Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Strain-Burk to approve action item 5. The vote was cast 7 for, 0 against.

6. **M26-07 Discuss and consider a resolution authorizing the City Manager to execute a revised Development Agreement with Historic Square Properties, LLC relating to building materials and landscaping for the development of the property described as Lots 1-5, Block 2, out of the original Town of Lancaster addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

Brad Royder, Applicant, 304 E. Redbud Ln., Lancaster, TX, 75146, shared his reasoning of why he will not sign the agreement based on dumpster location that the City is requesting.

Councilmember Mejia, shared his concerns with the current City’s Downtown Square dumpster locations.

Deputy Mayor Pro Tem Gooden-Davis, shared she appreciates the design Mr. Royder has brought forward to City Council.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem to pass on making an action on item 6. The vote was cast 7 for, 0 against.

Public Hearing:

7. **M26-03 Conduct a public hearing and consider an ordinance granting a special exception to §2.3.6 and §3.0 of the Downtown Design Overlay District, §14.101(b)(2)(A) of the Lancaster Development Code and §24.02.008(b)(2) of the Code of Ordinances, requesting variances to lighting, windows, building height, material percentage, landscaping, open space, and dumpster location requirements, on the property known as Lots 1-5, Block 2, out of the Original Town of Lancaster, addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

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

Mayor Hairston opened the public hearing.

Ellen Clark, 954 Nokomis, Lancaster, TX, 75146, shared her issues with the Town Square Dumpster location.

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Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem to pass on taking an action on public hearing item 7. The vote was cast 7 for, 0 against.

Executive Session

8. In accordance with the Texas Open Meetings Act, the City Council will convene in Executive Session to consider the following matters:

1. 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: Outside Legal Services - Bond Counsel

9. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters. The City Council recessed for the Executive Session at 7:50 p.m. and reconvened into open session at 8:24 p.m.

The City Council recessed for the Executive Session at 8:17 p.m. and reconvened into open session at 8:26 p.m.

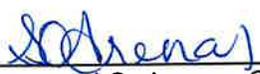
MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to adopt the Bond Counsel with West & Associates LLP. The vote was cast 7 for, 0 against.

Mayor Hairston wished Councilmember Mejia and Councilmember Robinson 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 8:29 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor