

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF FEBRUARY 09, 2026

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on February 09, 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
Rifat Alam, Director of Public Works
Sam Urbanski, Police Chief
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
Jerry Rand, City Marshall

Call to Order:

Mayor Hairston called the meeting to order at 7:15 p.m. on February 09, 2026.

Invocation:

Pastor John Richardson, Zion Primitive Baptist Church gave the invocation

Pledge of Allegiance:

Councilmember Derrick Robinson lead the Pledge of Allegiance

Public Testimony/Citizen's Comments:

Carol Strain-Burk, 211 N. Henry St., Lancaster, TX, 75146, shared information on Duck Derby being held on March 7, 2026.

Byron Pendleton, 3324 Dasher Dr., Lancaster, TX, 75146, shared information on a video of a councilmember.

City Council Regular Meeting
 February 09, 2026
 Page 2 of 4

Vershurn Ford, 211 N. Henry St., Lancaster, TX, 75146, provided information regarding City of Lancaster events happening in February.

Consent:

1. **Consider a resolution ordering a General Election to be held on Saturday, May 2, 2026, for the election of one councilmember for District 2, one councilmember for District 4, and one councilmember for District 6 for a three-year term; providing for the publication and posting of notice; and providing for early voting dates, times and locations.**

Considerar una resolución ordenando una elección general la cual se llevará a cabo el Sábado, 2 de Mayo del 2026, para la elección de los siguientes: Miembro del consejo del Distrito 2, Miembro del consejo del Distrito 4, y Miembro del consejo del Distrito 6 para un período de tres años; se dispone la publicación de la notificación; y el ofrecimiento de fechas, horarios y locaciones para votar de manera temprana.

2. **Consider a resolution approving the terms and conditions of a Professional Services Agreement between BB Inspection Services, LLC and the City of Lancaster for third-party plan review and building inspection services for the City of Lancaster.**
3. **Consider a resolution of support related to a letter of funding commitment for \$2,800,000 to Dallas County for roadway improvements along Belt Line Road and portions of Sunrise Road associated with the U.S. Department of Transportation's RAISE grant.**

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to pull consent agenda item 3. The vote was cast 7 for, 0 against.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve consent agenda items 1 and 2. The vote was cast 7 for, 0 against.

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

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve consent agenda item 3. The vote was cast 7 for, 0 against.

Action:

4. **Discuss and consider a resolution authorizing publication of notice of intention to issue certificates of obligation for the design, acquisition, construction and improvement of certain public works and authorizing certain other matters relating thereto**

City Manager Mauldin-Jones gave a staff report on action item 4.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mejia to approve action item 4. The vote was cast 7 for, 0 against.

5. **Discuss and consider declaring a certain board, commission or committee position**

vacant due to a resignation.

City Secretary Arenas gave a staff report on action item 5.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve action item 5. The vote was cast 7 for, 0 against.

Public Hearing:

- 6. M26-04 Conduct a public hearing and consider an ordinance granting a special exception to §6.07.008(a) of the Code of Ordinances to allow: 1) a 6-foot-tall chain-link perimeter fence with one foot of barbed wire; 2) an 8-foot-tall chain-link fence with one foot of barbed wire and a 16-foot, 6-inch-tall overhead truss gate with 14-foot, 8-inch aluminum panels; 3) a 7-foot-tall pedestrian gate with a metal screen panel; and 4) a 7-foot-tall chain-link fence with one-foot of barbed wire and a 24-foot long motorized chain-link rolling gate. Additionally, consider a special exception to §6.05(a)(2) of the Lancaster Development Code to allow 142 parking spaces in excess of the maximum permitted 29 spaces, on a property legally described as Lot 1A, Block B, out of the Cedar Valley Industrial Park Section 1 Addition, addressed as 3601 N. Dallas Avenue, 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.

Matt Kaelin, 9310 Old Kings Rd., Jacksonville, FL, 32257, spoke in favor of public hearing item 6.

Mayor Hairston closed the public hearing.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve public hearing item 6 with the recommendation of 1) a 6-foot-tall chain-link perimeter fence with one foot of barbed wire; 2) a 7-foot-tall pedestrian gate with a metal screen panel; and 3) a 7-foot-tall chain-link fence with one foot of barbed wire and a 24-foot long motorized chain-link rolling gate. The vote was cast 7 for, 0 against.

Executive Session

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

- 1. Section 551.071 (Pending, threatened, contemplated, or potential related litigation) in regard to:**

- a) **Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).**
- b) **Sales Tax Audit.**
- c) **Requested disannexations for two parcels totaling approximately 104.4 acres.**
- d) **Potential contested matters involving city Certificate of Convenience and Necessity (CCN) before the Public Utilities Commission (PUC).**
- e) **Potential Hotel Tax collection litigation.**

- f) Deliberate security measures, including surveillance cameras, access control systems, and related infrastructure for public facilities.
 - g) Complaint and response regarding Texas Penal Code 30.06/30.07 signage.
 - h) City charter provision.
2. 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.
 3. 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 Secretary.
8. 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 7:58 p.m. and reconvened into open session at 11:01 p.m.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis on item 7 subsection 1-F to authorize the City Manager to make a one-time expenditure of \$482,800 to meet the federal law of the McCain Act. The vote was cast 6 for, 0 against.

MOTION: Councilmember Strain Burk made a motion, seconded by Deputy Mayor Pro Tem Gooden-Davis for item 7 subsection 2 to accept the resignation of Brown and Hofmeister L.L.P. and execute the agreement for Brown and Hofmeister L.L.P. to serve as the City's interim City Attorney. The vote was cast 6 for, 0 against [Mejia absent].

Mayor Hairston wished Councilmember Jaglowski a Happy Birthday.

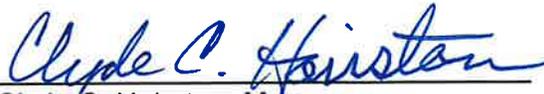
MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 11:05 p.m.

ATTEST:


 Sorangel O. Arenas, City Secretary

APPROVED:


 Clyde C. Hairston, Mayor