

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MARCH 27, 2017

The City Council of the City of Lancaster, Texas, met in a called Regular session in the Council Chambers of City Hall on March 27, 2017 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E Knight
Mayor Pro Tem Carol Strain-Burk
Deputy Mayor Pro Tem Stanley Jaglowski
Marco Mejia
Spencer W. Hervey Jr.
Clyde C. Hairston
Nina Morris

City Staff Present:

Opal Mauldin-Robertson, City Manager
Rona Stringfellow, Assistant City Manager
Dori Lee, Human Resources Director
Jermaine Sapp, Equipment and Facilities Services Director
Sean Johnson, Managing Director of Quality of Life & Cultural Services
Baron Sauls, Finance Director
Shane Shepard, Director of Economic Development
Fabrice Kabona, Assistant to the City Manager
Jim Brewer, Director of Public Works
Bester Munyaradzi, Senior Planner
Sam Urbanski, Police Chief
Robert Franklin, Fire Chief
Alton Dixon, Purchasing Agent
Andrew Waits, Water/ Waste Water Superintendent
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on March 27, 2017.

Invocation:

Pastor Dixon gave the invocation

Pledge of Allegiance:

Councilmember Mejia led the pledge of allegiance.

Citizens' Comments:

Joe Thomas, 709 Sewell Drive, shared his concerns with the street light near his home.

Loritta Evans, 2230 Thoroughbred, extended an invitation to attend a meeting regarding a Skating Rink business on April 1, 2017 beginning at 12:00 p.m. at the Lancaster Recreation Center.

Nancy Shive, 330 W. Main, inquired the expected time frame needed to obtain a permit. Mayor Knight advised that staff will assist in her inquiry.

Rebecca DeSantis, 592 W. 8th Street, spoke on the violation notices received from Code Compliance. She shared that she was cited on the home occupancy code and was advised to halt her home business that has been in existence since 2012.

William DeSantis, 592 W. 8th Street, spoke in favor of Rebecca DeSantis' business.

John O'Rourke, 1144 Essex Drive, Cedar Hill, spoke in favor of Rebecca DeSantis' business.

Noemi DeSantis, 592 W. 8th Street, spoke in favor of Rebecca DeSantis' business.

William J. DeSantis, 592 W. 8th Street, did not wish to speak but requested that his support of Rebecca DeSantis' business be noted on the record.

Mary Eishens, 550 W. 6th Street, did not wish to speak but requested that her support of Rebecca DeSantis' business be noted on the record.

Leah Davis, 1353 Esterbrook Ave., Rahway, NJ 07065 did not wish to speak but requested that her support of Rebecca DeSantis' business be noted on the record.

Alexis Thornley, 1907 High Meadow Street, Glenn Heights, TX 75154 did not wish to speak but requested that her support of Rebecca DeSantis' business be noted on the record.

Sarae Freeman, 1907 High Meadow Street, Glenn Heights, TX 75154 did not wish to speak but requested that her support of Rebecca DeSantis' business be noted on the record.

Donna Freeman, 1907 High Meadow Street, Glenn Heights, TX 75154 did not wish to speak but requested that her support of Rebecca DeSantis' business be noted on the record.

Michael Freeman, 1907 High Meadow Street, Glenn Heights, TX 75154 did not wish to speak but requested that his support of Rebecca DeSantis' business be noted on the record.

Alexander M. Thornley, 1907 High Meadow Street, Glenn Heights, TX 75154 did not wish to speak but requested that his support of Rebecca DeSantis' business be noted on the record.

Suzanne Hickman, 723 Willowood Lane, did not wish to speak but requested that her support of Rebecca DeSantis' business be noted on the record.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meeting held on February 13, 2017 and the City Council Special Meeting held on March 6, 2017.**
2. **Consider a resolution authorizing Dallas County to resell 801 Donlee Road, 4453 Highland St., 701 N. Lancaster Hutchins Road, 3203 Baskin Drive, 1038 Bayport Drive, 1048 Bayport Drive, 1056 Bayport Drive, 4156 Portwood Drive, and 615 W. 5th Street, tax foreclosed properties, by public or private sale, to the highest qualified purchaser, as provided by Section 34.05 of the Texas Property Tax Code.**

3. Consider a resolution authorizing the purchase and installation of 3,000 water meter registers from HydroPro Solutions through an Interlocal Agreement with Houston Galveston Area Council (HGAC) in an amount not to exceed \$496,350.00.
4. Consider a resolution approving the terms and conditions of an agreement with Environmental Reconstruction Services, Inc. (ERS, Inc.) for the installation of a fuel tank and fuel management system in an amount not to exceed (\$400,000.00) four hundred thousand dollars.

Councilmember Mejia pulled item 4, and Councilmember Hairston pulled item 3 and 4.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve consent items excluding items 3 and 4. The vote was cast for 7, 0 against.

3. Consider a resolution authorizing the purchase and installation of 3,000 water meter registers from HydroPro Solutions through an Interlocal Agreement with Houston Galveston Area Council (HGAC) in an amount not to exceed \$496,350.00.

City Manager Mauldin-Robertson stated that the City's water meters were replaced in 2006 with a life expectancy of five years. The amount of water meter registers that need to be replaced (3,000) has surpassed the staffing level capabilities and must be outsourced in order to keep the City's water meters functioning properly. Interlocal Agreements allow staff to utilize other agencies' formal bid contracts.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve item 3. The vote was cast for 7, 0 against.

4. Consider a resolution approving the terms and conditions of an agreement with Environmental Reconstruction Services, Inc. (ERS, Inc.) for the installation of a fuel tank and fuel management system in an amount not to exceed (\$400,000.00) four hundred thousand dollars.

Director of Equipment Services and Facilities Sapp shared that ERS designed and installed the current fuel tanks and fuel management system. Two 8-thousand gallon fiberglass underground storage tanks were installed, one unleaded the other diesel. An additional 20 thousand gallons double walled, fiberglass tank will split 14 thousand gallons diesel and 6 thousand gallons diesel exhaust fuel which will give the City of Lancaster a capacity of 16 thousand gallons gasoline (unleaded) and 14 thousand diesel gallons and 6 thousand gallons diesel exhaust fuel. The tanks will not be exposed and the two existing tanks will be tied together.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve consent item 4. The vote was cast for 7, 0 against.

5. Discuss and consider a resolution establishing the City's support for proposed House Bill 1427 (HB 1427), which if passed would provide that a City may enforce its zoning or other land use regulations against an electric cooperative so long as the regulation does not: (1) operate to exclude the electric cooperative from the city; or (2) directly conflict with a certification granted by the Public Utility Commission.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Hairston to approve item 5. The vote was cast for 7, 0 against.

6. **Discuss and consider a resolution authorizing the City Manager to submit a support letter to the North Central Texas Council of Governments (NCTCOG) for project funding commitment to the Southern Dallas County Inland Port Loop.**

Councilmember Hervey inquired staff comments on item 5. Assistant City Stringfellow shared that NCTCOG is requesting the affected Cities (Lancaster and Hutchins) to provide support letters authorizing commitment of project funding to the Southern Dallas County Inland Port Loop. The North Central Texas Council of Governments (NCTCOG), with the support of Dallas County's implementation and partnership, has funded two grade separations over the UPRR and Millers Ferry Road located at Pleasant Run Road and Wintergreen Road. Both are essential to freight circulation and highway access. The involved Cities and other potential governmental entities will participate collectively in a 50% match. By providing a support letter the City will be committing to having \$3,000,000 available in fiscal year 2019/2020. Construction is scheduled to commence in early 2019. Both the City of Lancaster and Hutchins will enter into a Project Specific Agreement with Dallas County as soon as possible in order to secure funding commitments and allowing the Dallas County Public Works staff to begin on-boarding an engineering consultant.

Micah Baker, Dallas County Public Works staff, commented that this item is a great opportunity within the City of Lancaster; the improved roadways will include Wintergreen Road, Jefferson, and Pleasant Run Road.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris to approve item 6. The vote was cast for 7, 0 against.

7. **Discuss and consider an ordinance granting a franchise for the collection and removal of industrial solid waste and recyclable materials to Custom Recycling Solutions, LLC.**

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

8. **Consider confirmation of nominations made by the Planning and Zoning Commission for appointment to the Lancaster Historic Landmark Preservation Committee.**

Mayor Pro Tem Strain-Burk requested Mary Guinn be appointed as a regular member and appoint Mindy Truly as an alternate member.

City Manager Mauldin-Robertson shared that item 8 must be denied and represented to Planning and Zoning Commission board for reconsideration.

Councilmember Morris received clarification on the typographical error on the drafted minutes.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski confirming Planning and Zoning Commission's nomination made for the Lancaster Historic Landmark Preservation Committee (HLPC). The vote was cast for 7, 0 against.

Executive Session:

9. **City Council shall convene into closed executive session pursuant to:**
 - a. **§551.087 of the Texas Government Code to deliberate an economic incentive grant and agreement for the Lancaster Regional Airport from the Lancaster Economic Development Corporation**

- b. §551.071 of the Texas Government Code to seek legal advice from the City Attorney concerning pending or contemplated litigation: White Rock Commercial LLC v. City of Lancaster, Cause No. DC-14-06471.
10. 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 7:47 p.m. and reconvened into open session at 8:36 p.m.

No action taken.

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

The meeting was adjourned at 8:37 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor