

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF APRIL 24, 2017

The City Council of the City of Lancaster, Texas, met in a called Regular session in the Council Chambers of City Hall on April 24, 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
Sean Johnson, Managing Director of Quality of Life & Cultural Services
Shane Shepard, Director of Economic Development
Jermaine Sapp, Equipment and Facilities Services Director
Fabrice Kabona, Assistant to the City Manager
Jim Brewer, Director of Public Works
Robert Franklin, Fire Chief
Sam Urbanski, Police Chief
Alton Dixon, Purchasing Agent
Mark Divita, Airport Manager
Than Nguyen, City Engineer
Robert E. Hager, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on April 24, 2017.

Invocation:

Pastor Potts gave the invocation.

Pledge of Allegiance:

Councilmember Hairston led the pledge of allegiance.

Citizens' Comments:

Mary Davenport, 500 Rolling Hills Place, shared her concern about the need for public transportation. She was informed that years ago citizens voted against public transportation. She expressed her opinion for the need for transportation to assist the citizens especially, the senior citizens and the disabled individuals.

Jennifer Escobar, 1959 Crepe Myrtle Drive, requested the status of the 2017 Citizen Survey and when the results will be shared with the public. After analyzing the survey, she wants to know the Councils' plan of action. Also, she asked how citizens may collaborate with staff too, hopefully, expedite Councils' vision for the City. Lastly, Ms. Escobar shared her concern of the number of Dollar Stores operating within the City. Mayor Knight advised Ms. Escobar that staff will obtain her contact information to keep her and her neighbors informed.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meeting held on April 10, 2017.**
2. **Consider a resolution accepting the 2016 Racial Profiling Analysis Annual Report.**
3. **Consider an ordinance granting a franchise for the collection and removal of industrial solid waste and recyclable materials to HD Waste & Recycling, LLC.**
4. **Consider an ordinance granting a franchise for the collection and removal of industrial solid waste and recyclable materials to Moore Disposal Inc.**
5. **Discuss and consider a resolution amending the City of Lancaster Tax Incentive Policy to include incentives for lodging facilities.**

Mayor Pro Tem Strain-Burk pulled item 5.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve consent items excluding item 5. The vote was cast for 7, 0 against.

5. **Discuss and consider a resolution amending the City of Lancaster Tax Incentive Policy to include incentives for lodging facilities.**

Mayor Pro Tem Strain-Burk requested additional staff comments.

Director of Economic Development Shepard advised Council that staff has researched opportunities and strategies for pursuing the development of a nationally branded hotel/convention center in Lancaster. He shared that the model that has been implemented has withstood legal challenges is one which, utilizes hotel occupancy tax funds as an incentive to construct a lodging facility to include conference and convention amenities.

Mayor Pro Tem Strain-Burk inquired if the upcoming hotel has qualified for a tax incentive. Director of Economic Development Shepard communicated that the hotel does qualify.

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

6. **Discuss and consider a resolution approving a loan of \$750,000 from the Lancaster Economic Development Corporation (LEDC) to the City of Lancaster to pay for a portion of a new airport terminal.**

Director of Economic Development Shepard shared that item 6 is to consider a resolution approving a loan of \$750,000 from the Lancaster Economic Development Corporation (LEDC) to the City of Lancaster to pay for a portion of a new airport terminal. The Lancaster Regional Airport received a grant for \$600,000 from the State of Texas for a terminal building in 2015. The grant requires a dollar-for-dollar match and funds were allocated by the City and sent to the State for the project. The State designed and went for bid on the project. The cost estimates were \$750,000 higher than the cumulative \$1.5 million. After one year, the State has requested that the airport either come up with the remainder needed or lose the grant. He shared that a new terminal building is the next step recommended on the Airport Master Plan. The terminal building is often how the first place corporate leaders will discover a community. On April 11, 2017, this item was presented to

the Lancaster Economic Development Corporation Board. The Board members voted in favor of approving a loan.

Councilmember Mejia shared that \$750,000 is a large amount of money to withdraw from the Lancaster Economic Development Corporation (LEDC) but the airport is an important asset that must be maintained and developed as the City continues to grow.

Councilmember Hervey thanked all involved for obtaining the grants. He communicated that the Comprehensive Plan is one of the most important tools that Lancaster can leverage to determine the future of the community and the plan is available to the public.

Mayor Pro Tem Strain-Burk stated that the Lancaster Regional Airport is a valuable asset and expressed her appreciation to Lancaster Economic Development Corporation (LEDC) for supporting item 6.

Deputy Mayor Pro Tem Jaglowski expressed his gratitude to staff and to the Lancaster Economic Development Corporation (LEDC) for their efforts.

MOTION: Councilmember Hairston made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve item 6. The vote was cast for 7, 0 against.

7. **Consider a resolution approving the terms and conditions of a professional services agreement with Dal-Tech Engineering, Inc. (Dal-Tech) to perform services in connection with the project known as Pleasant Run Road for limited street improvements from IH35E to Dallas Avenue (SH 342); in an amount not to exceed \$199,000.00.**

Councilmember Hairston requested additional staff comments.

City Engineer Nguyen shared staff is recommending approval of an agreement with Dal-Tech Engineering, Inc. (Dal-Tech) to perform services for the Project known as "Pleasant Run Road". The Project was listed on the 2007 Bond Program for full depth concrete patching of the major areas of failure. The purpose is to improve the level of service and extend the life and use of the existing pavement. The construction cost estimate is approximately \$1.8 million for removal and replacement of existing concrete pavement for major failures. The Project limits will be from IH35E to Dallas Avenue (SH342). The design engineers, Dal-Tech Engineering, Inc., have a wide range of experience in street improvement projects.

Councilmember Hairston inquired the location of the street repairs. City Engineer Nguyen responded the improvements will be from IH35E to Dallas Avenue (SH 342).

Councilmember Hervey inquired as to the end goal for this Project. City Engineer Nguyen stated the Project is to replace the sections of public roadways that have deteriorated.

Mayor Knight clarified that item 7 is to consider approval of engineering design services to the City of Lancaster, in connection with the Pleasant Run Road Street Improvement Project. He advised that there will be another item to consider approval for the construction agreement.

City Manager Mauldin-Robertson shared that staff will bring forth the bids for construction at a later date. Dal-Tech Engineering, Inc. (Dal-Tech) is to provide the necessary professional engineering services related to the preparation of plans and specifications for the Pleasant Run Road project and establish the specifications needed to proceed for bid.

Deputy Mayor Pro Tem Jaglowski inquired the estimated time of the process. Mayor Knight advised the overall schedule is to be completed in twelve (12) weeks.

Mayor Pro Tem Strain-Burk inquired the length of time on the start of construction. City Engineer Nguyen advised about six (6) to seven (7) months.

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

8. Discuss and consider a resolution declaring certain board, commission and committee position(s) vacant due to excessive absences and consider appointment(s) to the Lancaster Planning and Zoning Commission.

Mayor Knight shared that there is a particular board that has excessive absences.

Mayor Pro Tem Strain-Burk shared that the position is to fill an unexpired term ending December 2017.

Councilmember Morris inquired if the board member was notified of the absences. City Secretary Arenas shared that the attendance policy is provided to the board members which states "Absences from three (3) consecutive meetings or a total of five (5) absences within a twelve month period shall constitute excessive absences."

Mayor Knight advised that the policy has been violated by the specific individual and is up to the governing body to decide how to proceed.

Councilmember Hervey shared that he has previously served ten (10) years on three different boards and commissions. He indicated that staff provides a thorough orientation for new members and staff communicates verbally and electronically on upcoming meetings. He expressed that if a violation has accrued them Council must follow the policy created.

Deputy Mayor Pro Tem Jaglowski inquired how and when the members receive the agenda packet. City Manager Mauldin-Robertson shared that an electronic copy is provided via electronic mail (e-mail) and a printed packet is delivered to their residence. The members will receive the packet 72 hours prior to the posting of the meeting.

Councilmember Morris requested to revisit the policy since the members are participating volunteering.

Councilmember Mejia requested to deny the resolution to leave Commissioner Earle on the Planning and Zoning Commission.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Councilmember Hervey to declare a vacancy. The vote was cast for 5, 2 against [Mejia and Morris].

Nominated for the vacant position on the Planning and Zoning Commission with a term expiring in 2017, was Jeremy Reed.

Nominated for the vacant position on the Planning and Zoning Commission with a term expiring in 2017, was Ronald Anthony.

Jeremy Reed appointed to fill the unexpired term ending December 2017. The vote was cast for 5, 2 against [Mejia and Morris].

Executive Session:

9. The City Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to seek legal advice from the City Attorney regarding development of property commonly known as Daniieldale Resubdivision of Tracts 1 to 5 of Oak Cliff Farms Addition, an addition to the City of Lancaster, Texas.
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 7:58 p.m. and reconvened into open session at 8:24 p.m.

No action taken.

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

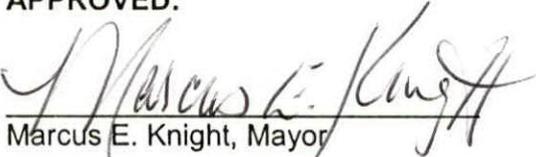
The meeting was adjourned at 8:24 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor