

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MARCH 26, 2018

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on March 26, 2018 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

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

City Staff Present:

Opal Mauldin-Jones, City Manager
 Fabrice Kabona, Assistant to the City Manager
 Dale Jackson, Building Official/ Interim Development Director
 Baron Sauls, Finance Director
 Dori Lee, Director of Human Resources
 Jermaine Sapp, Director of Equipment Services and Facilities
 Shane Shepard, Director of Economic Development
 Imelda Speck, ICMA Fellow for Economic Development
 Alton Dixon, Purchasing Agent
 Jasmine Carr, Community Programs Coordinator
 Janet Beesley, Lieutenant
 Nathan Diaz, Fire Marshal
 Chris Youngman, Assistant Fire Chief
 Beau Jackson, Battalion Chief
 Kevin Grounds, Firefighter
 Brandon Peterson, Firefighter
 Brittany Grounds, Administrative Secretary for Fire Department
 Cheryl Womble, Administrative & Community Relations Supervisor
 Bruce Taylor, Human Resources Generalist
 Delajer Walker, Interim E.C. Superintendent
 Andrew Waits, Water/Wastewater Superintendent
 Katherine Hail, Animal Control Officer
 David T. Ritter, City Attorney
 Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on March 26, 2018.

Invocation:

Pastor Potts gave the invocation.

Pledge of Allegiance:

Mayor Pro Tem Strain-Burk led the pledge of allegiance.

Recognition:

Mayor Knight recognized the winning participants, Jada Rankins, Jax Gambles, and Floyd Cooper, for winning the "Best City Stimulation Award" in the North Texas Region Future Cities competition held in January 2018.

Mayor Knight spoke on "It's Time Texas Community Challenge." He shared that the organization is a non-profit organization composed of innovators, opinion leaders, and an army of motivated Texans striving to build a healthier state. The Challenge is to promote a healthy lifestyle throughout various cities across the

state of Texas. The City of Lancaster along with the City of Prosper tied for first place in the 2018 Community Challenge.

Amy McGeady, PhD, Vice President of It's Time Texas, congratulated the City of Lancaster for winning first place in their category and presented Mayor and City Council with a trophy.

5. Consider confirmation of Fire Chief of the Lancaster Fire Department; and administer Oath of Office.

City Manager Mauldin-Jones shared the City received forty-one (41) applications which were narrowed down to ten (10) applicants who were selected to receive a questionnaire. On February 6, 2018 the questionnaire review narrowed the applicants' pool down to four (4) applicants who were interviewed on February 20, 2018. She respectfully is requesting the City Council confirmation of Kenneth L. Johnson, as Fire Chief. Kenneth L. Johnson has over thirty years of experience in the fire service and most recently served as the Assistant Chief of Operations for Missouri City Fire and Rescue in Missouri City, Texas. Before serving in Missouri City, he dedicated thirty-one years to the city of Dallas promoting through the ranks to the executive appointed position of Deputy Chief. He has a wealth of experience in all areas of the Fire Service in operations and administrative levels.

Councilmember Mejia congratulated and welcomed Kenneth L. Johnson to the City of Lancaster.

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

Deputy Mayor Pro Tem Morris expressed her excitement and welcomed Fire Chief Johnson.

Faith Johnson, Dallas County's District Attorney, administered the Oath of Office for Kenneth L. Johnson as Fire Chief of the Lancaster Fire Department.

Fire Chief Johnson shared that it is an honored to serve as Fire Chief and he is grateful to be surrounded by friends and family as well as his mentors especially his previous Fire Chiefs. He acknowledged and thanked the City and City Council for extending the opportunity to serve as Fire Chief.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meeting held on January 8, 2018 and City Council Special Meetings held on January 29, 2018 and February 5, 2018.**
2. **Consider a resolution extending the existing Interlocal Agreement with the City of Hutchins for one additional year term to provide animal shelter services to the City of Hutchins.**
3. **Consider a resolution approving terms and conditions, authorizing the City Manager to sign a professional services agreement in an amount not to exceed ninety-five thousand dollars (\$95,000) with Dunaway Associates to update the Hike and Bike Trails Master Plan.**
4. **Consider a resolution accepting the 2017 Racial Profiling Analysis Annual Report.**

MOTION: Deputy Mayor Pro Tem Morris made a motion, seconded by Councilmember Hairston to approve consent items 1 through 4. The vote was cast 7 for, 0 against.

6. Discuss and consider a resolution approving the terms and conditions of a Boundary Agreement between the City of Lancaster and the City of Wilmer.

City Manager Mauldin-Jones stated that item 6 is to consider a resolution approving the terms and conditions of a Boundary Agreement. The item was previously discussed during the City Council Work Session on March 19, 2018 in which Dallas County has begun the design phase of the reconstruction of Sunrise Road. During the process, questions have arisen regarding the location of the Lancaster city boundary, and specifically how this boundary relates to the existing and proposed locations of Sunrise Road. As a part of the fact finding process, staff has conducted comprehensive research regarding the City's southeastern boundary. In addition to the boundary agreement, an additional agenda item will also be placed on the agenda to accept the dedication of the additional right-of-way for Sunrise Road south of Green Road. Staff recommends approval, as presented.

MOTION: Deputy Mayor Pro Tem Morris made a motion, seconded by Mayor Pro Tem Strain-Burk to approve item 6. The vote was cast 7 for, 0 against.

7. Discuss and consider a resolution authorizing the City Manager to execute an economic development incentive agreement pursuant to Chapter 380, Texas Local Government Code, by and between the City of Lancaster and Global Longhorn Center, L.P.

Director of Economic Development Shepard spoke on item 7 and shared that Global Longhorn Center purchased approximately 22 acres of land along Houston School Road with the intent to construct a comprehensive eCommerce fulfillment and distribution facility. Global Longhorn Center applied for financial accommodations to enable it to locate the fulfillment center to the City of Lancaster. The company estimates approximately \$15,000,000 value added capital investment at their operations in a 400,000 square foot building in Lancaster. Global Longhorn Center, L.P. will annually submit a detailed verification of the real property tax report including receipts for tax payments in order to exercise the rebate. Within 60 days of verification of payment, the City will remit forty percent (40%) of the payment to the company for a period of five (5) years, for a minimum of \$15,000,000 capital investment. Staff recommends approval of the resolution and agreement.

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

8. Discuss and consider a resolution ratifying the terms and conditions of an incentive grant by and between Global Fulfillment Solutions, Ltd. and the Lancaster Economic Development Corporation.

Director of Economic Development Shepard shared that Global Longhorn Center, LP has the intent of constructing a 400,000 square foot eCommerce fulfillment and distribution facility. Global Longhorn Center, LP estimates the value of the building will be \$15,000,000 and Global Fulfillment Solutions estimates it will create 60 new full-time jobs. He shared that the grant total is not to exceed \$69,000 and is within the LEDC incentive fund. Global Fulfillment Solutions will submit to the LEDC copies of the City issued Certificate of Occupancy, an annual detailed verification of the Incentivized jobs and payrolls, and annual Job Training Assistance Incentive report and receipts from Cedar Valley College in order to exercise the grant. Within 60 days of verification of terms, the Lancaster Economic Development Corporation will remit payments. Staff recommends approval of the resolution and agreement.

Councilmember Mejia spoke in favor on item 8 and expressed his excitement on employment opportunity in the community.

MOTION: Councilmember Hairston made a motion, seconded by Mayor Pro Tem Strain-Burk to approve item 8. The vote was cast 7 for, 0 against.

9. Discuss and consider a resolution for Strategic Planning Services Request for Proposals (RFP) 2017-83.

City Manager Mauldin-Jones shared that item 9 is to consider approving a Strategic Planning Services Request for Proposals (RFP) 2017-83. The City of Lancaster advertised a RFP 2017-83 for Strategic Planning Services under the direction of the City Council. The RFP was published in the Focus Daily News, our official publication record, on November 17, 2017, November 19, 2017, November 23, 2017, November 26, 2017 and November 30, 2017. The RFP was closed on December 28, 2017. There were 3 submittals received which were Opportunity Strategies, LLC; The Azimuth Group, Inc.; and Corbett Mitchell Consulting. At the Monday, March 19, 2018 Work Session, City Council received a presentation from Opportunity Strategies, LLC & The Azimuth Group regarding the process and method utilized to facilitate City Council Strategic Planning.

Mayor Knight shared that item 9 is to approve a group to deliver Strategic Planning Services.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Councilmember Hairston to approve The Azimuth Group, Inc for Strategic Planning Services. The vote was cast 7 for, 0 against.

10. Discuss and consider a resolution accepting the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2017.

City Manager Mauldin-Jones shared that at the Council Work Session held on March 19, 2018, Council received a presentation from BKD LLP, CPAs & Advisors, the independent certified public accounting firm that performed the annual audit of the City of Lancaster's general government and its component units. This item is to formally accept the Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2017. The City engaged the independent certified public accounting firm BKD LLP, CPAs & Advisors, to perform the annual audit of the City of Lancaster and its component units for the fifth consecutive year. The audit field work began in November and concluded in March, 2018. The City staff and BKD worked closely to ensure all requests and deadlines were met to accomplish this goal. The CAFR is distributed to numerous financial institutions, bond rating agencies, the City's financial advisors, and grantors to comply with financial disclosure requirements. This report is designed to provide readers with an understanding of the financial status of the City and its results of operations. Staff recommends approval of all the resolution.

MOTION: Councilmember Hairston made a motion, seconded by Councilmember Hervey to approve item 10. The vote was cast 7 for, 0 against.

11. M18-01 Consider an exception to the height and articulation requirements, street yard, shrubs, and ground cover requirements from the landscape ordinance for the new Elsie Robertson Middle School located at 822 W. Pleasant Run Road.

City Manager Mauldin-Jones shared that item 11 is to consider an exception to the height and articulation requirements, street yard, shrubs, and ground cover requirements from the landscape ordinance for the new Elsie Robertson Middle School located at 822 W. Pleasant Run Road. Lancaster Independent School District (LISD) is planning to construct a new middle school. The new school will be built to completely surround the existing auditorium building. In order to make way for the new middle school, the existing band hall building will be demolished prior to commencement of construction. Once construction of the new school is complete, the existing middle school on the north half of the site will be demolished and converted into a public walking trail park.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Councilmember Hervey to approve item 11. The vote was cast 7 for, 0 against.

- 12. M18-02 Discuss and Consider a Request for an Exception to amend a Planned Development Concept Plan without zoning change as required in Article 14.000 Planned Development Regulations, Sections 1002 Planned Development Procedures (d) Amendment of PD Plans (1) PD Concept Plans located on the southern portion of the currently Lot 5, Block 1, Prologis Park 20/35 and specifically addressed as 2001 Daniieldale Road, Lancaster, Texas.**

City Manager Mauldin-Jones shared that item 12 is to consider a Request for an Exception to amend a Planned Development Concept Plan without zoning change as required in Article 14.000 Planned Development Regulations, Sections 14.1002 Planned Development Procedures (d) Amendment of PD Plans (1) PD Concept Plans located on the southern portion of the currently Lot 5, Block 1, Prologis Park 20/35 and specifically addressed as 2001 Daniieldale Road, Lancaster, Texas. The applicant is subdividing Lot 5, Block 1, Prologis Park 20/35 into two lots, thereby altering the approved PD concept plan. The original plan was to have one building on Lot 5, but ended up with a smaller than anticipated building on the northern portion of the lot. Staff recommends approval of the exception request.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 12. The vote was cast 7 for, 0 against.

- 13. Z17-11 Conduct a Public Hearing and consider an ordinance granting a rezoning request from SF-6 Single Family Residential to Light Industrial (LI) for Logistics and Distribution uses. The property is approximately 21.43 acres on the southeast corner of Oak Farms Boulevard and I-20 Frontage Road and is further described as Daniieldale Resubdivision, being recorded in Volume 35, Page 213, Lancaster, Dallas County, Texas.**

Mayor Knight opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Hairston made a motion, seconded by Councilmember Jaglowski, to approve item 13. The vote was cast 7 for, 0 against.

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

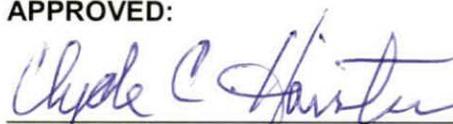
The meeting was adjourned at 8:20 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor