

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF JULY 11, 2022

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on July 11, 2022, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Mayor Pro Tem Stanley M. Jaglowski
Marco Mejia
Keithsha C. Wheaton
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 T. Ritter, City Attorney
Carey Neal, Assistant City Manager
Dori Lee, Director of Human Resources
Jermaine Sapp, Director of Equipment and Facility Services
Lisa Wube, Director of Parks and Recreation
Ray Silva-Reyes, Assistant City Manager
Mike Delmore, Director of Finance
Keturah Barnett, Assistant to the City Manager
Ron Gleaves, IT Manager
Scott Finley, Communications and Public Relations Coordinator

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on July 11, 2022.

Invocation:

Bishop Clyde C. Hairston, Miracle Temple Fellowship Church gave the invocation.

Pledge of Allegiance:

Councilmember Carol Strain-Burk led the pledge of allegiance.

Public Testimony/Citizen's Comments:

Shupon Mitchell, 5108 S Hampton Rd., shared information about City Square a non-profit that serves the underserved community with affordable health insurance.

Carey Neal, 211 N. Henry St., shared information regarding the 4th of July event.

Lynne Turner, 1530 Nokomis Rd., shared thoughts on Spay and Neuter.

Doniele Hobbs, 2514 Perryton Dr. shared information on workforce and financial empowerment programs for the residents of Lancaster.

Consent Agenda:

1. Consider a resolution authorizing the purchase of three (3) 2022 Ford F-250 4x4 Trucks, seven (7) 2022 Ford F-150 4x2 Trucks, one (1) Ford F-350 Dump Body and Tarp Truck, and one (1) Ford F-350 Crane Truck from Rush Truck Centers, through an interlocal agreement with BuyBoard, and purchase of decals and markings from Signs & D'signs and the purchase of lights from GT Distributors in an amount not to exceed five hundred thirteen thousand, five hundred sixty-eight dollars and sixty cents (\$513,568.60).
2. Consider a resolution authorizing the purchase of six (6) patrol vehicles, one (1) K-9 vehicle, and one (1) - marshal vehicle from Lake Country Chevrolet through an interlocal agreement with TIPS, and computers and accessories through CDW-G, LLC and authorizing installation and outfitting through Priority Public Safety, LLC in an amount not to exceed five hundred ninety-eight thousand, nine hundred fifty-six dollars and sixteen cents (\$598,956.16).
3. Consider a resolution authorizing the purchase of one (1) backhoe from Associated Supply Company, Inc. through an interlocal agreement with BuyBoard in an amount not to exceed one hundred fifty-one thousand, four hundred fifty dollars and zero cents (\$151,450.00).
4. Consider a resolution authorizing the purchase of one (1) Lawnmower & one (1) Tractor from Landmark Equipment through an interlocal agreement with BuyBoard in an amount not to exceed seventy-nine thousand dollars (\$79,000.00).
5. Consider a resolution authorizing the purchase of one (1) Falcon Patcher from Kirby Smith Machinery-Inc., through an interlocal agreement with BuyBoard in an amount not to exceed fifty-six thousand eight hundred dollars (\$56,800.00).
6. Consider a resolution authorizing the purchase of motor fuel products from U.S. Oil through an interlocal agreement with the City of Fort Worth/Omnia in accordance with the Delivered Sales Agreement dated May 10, 2022.

Councilmember Wheaton, pulled item C1.

City Attorney David Ritter clarified that on item C6 there was a change to the Resolution and will not change the substance of what is being voted on.

MOTION: Councilmember Wheaton made a motion, seconded by Councilmember Strain-Burk to approve consent items C2, C3, C4, C5, and C6 with changes noted by the City Attorney. The vote was cast 7 for, 0 against.

1. Consider a resolution authorizing the purchase of three (3) 2022 Ford F-250 4x4 Trucks, seven (7) 2022 Ford F-150 4x2 Trucks, one (1) Ford F-350 Dump Body and Tarp Truck, and one (1) Ford F-350 Crane Truck from Rush Truck Centers, through an interlocal agreement with BuyBoard, and purchase of decals and markings from Signs & D'signs and the purchase of lights from GT Distributors in an amount not to exceed five hundred thirteen thousand, five hundred sixty-eight dollars and sixty cents (\$513,568.60).

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City Manager Opal Mauldin-Jones, shared that item C1 caption reads the purchase of three (3) 2022 Ford F-250 4x4 Trucks, seven (7) 2022 Ford F-150 4x2 Trucks, one (1) Ford F-350 Dump Body and Tarp Truck, and one (1) Ford F-350. The total included of the purchase of decals, marking and lights is not to exceed five hundred thirteen thousand, five hundred sixty-eight dollars and sixty cents (\$513,568.60). The Resolution read the amount of five hundred thirteen thousand, five hundred thirteen thousand, five hundred seventy four dollars and sixty cents (\$513,574.60), and it should read with the correct amount of five hundred thirteen thousand, five hundred sixty-eight dollars and sixty cents (\$513,568.60). This is an interlocal agreement with BuyBoard, and purchase of decals and markings from Signs & D'signs and the purchase of lights from GTDistributors.

Councilmember Wheaton asked if Council would be able to approve the Resolution without the change.

City Manager Mauldin-Jones confirmed that the Resolution can be approved because the agenda caption is correct, the Resolution will be amended before Mayor Hairston signs, if the governing body proceeds forward.

Councilmember Mejia wants the constituents to know that the vehicles are needed and this has been discussed during the Work Session. The vehicles are being bought 100% cash out of City funds and are not being financed which will result in not creating a future liability and a savings on interest. Council does everything they can to save money and use tax dollars in the most responsible way.

Deputy Mayor Pro Tem Gooden Davis mentioned that even though we are replacing the vehicles, the original vehicles will be recycled. An opportunity came for the Council to act now, if Council waited later for these purchases, the price set would have been double or triple.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Wheaton to approve consent item C1. The vote was cast 7 for, 0 against.

PUBLIC HEARING

7. Conduct a public hearing and consider a resolution regarding the expansion of Pleasant Run Estates; Public Improvement District (PID).

City Manager Mauldin-Jones, shared Pleasant Run Estates, phase 1-A is an established subdivision consisting of approximately 30.44 acres, the City Council approved implementation of the PID on August 8, 2016. Pleasant Run Estates phase 1-B is finishing constructions and would be added to the existing PID. The addition is proposed to include that property owned by Megatel Homes III, LLC. The property consists of 29.068 acres that would be added to the existing PID. The Pleasant Run Estates PID has a current assessment rate of \$0.18 per \$100 assessed value. That assessment rate is reviewed annually during the PID 5-year service plan and budget process. The Public Improvement District is aware of the PID expansion. The notice of public hearing was posted in the newspaper of record, Focus Daily News in accordance of Chapter 372. City Council is required to hold a public hearing to receive comments regarding expansion. The public hearing was posted in the newspaper of record, Focus Daily News, on June 29, 2022, and notices were mailed to the property owner of record on June 27, 2022, as required by Texas Local Government Code Chapter 372. Staff is recommending that Council conducts the public hearing and approve the resolution.

Councilmember Strain-Burk questioned if the park will be dedicated to the City or the subdivision. City Manager Mauldin-Jones confirmed the park will be for the subdivision and the PID would maintain the park.

Mayor Hairston opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Wheaton made a motion, seconded by Deputy Mayor Por Tem Gooden-Davis to approve item 7. The vote was cast 7 for, 0 against.

ACTION:

- 8. Discuss and consider a resolution authorizing the assignment and assumption of an Economic Development Agreement between the City of Lancaster and RW Dallas Midpoint I Owner, LLC to Scout Cold Storage Lancaster, LP.**

City Manager Mauldin-Jones shared that on February 22, 2021, the City Council approved an Economic Development Agreement with RW Dallas Midpoint I Owner, LLC (Dallas Midpoint) to provide an annual grant in an amount equivalent to forty-five percent (45%) of real property taxes assessed for a period of five (5) years. Per Section 10(c) in the Agreement, Dallas Midpoint may not assign the Agreement to a non-subsiary without the City's prior written consent. The property was sold to Scout Cold Storage Lancaster, LP under this agreement staff is recommending that Council assigns the agreement from RW Dallas Midpoint I Owner, LLC (Dallas Midpoint) over to Scout Cold Storage Lancaster, LP in accordance with the requirements per Section 10(c) of the agreement which states it should not be withheld. Staff does support and request Council approve this item as it has been presented.

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

- 9. M22-23 Discuss and consider an exception request to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports waiving the requirement to recess the garage at a property located at 2936 Henry Road. The property is 0.182 acre in size. The property is situated in the Johnathan A. Sampson Survey, Abstract No. 80, WillKee Addition, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that this is an exception request to the Lancaster Development Code Article 14.503 (A) (3) - residential Garages and Carports waiving the requirement to recess the garage. The property is located at the southeast corner of Henry Road and Bruce Drive and is approximately 0.182 acre in size. The subject property is currently zoned Single-Family Residential (SF-6). This applicant is requesting an exception to the garage requirement to recess or a "J-Swing". Our code does allow that if a property is a front entry property the garage must be located at least 20 feet behind closest corner of the front building façade for front entry garages, unless it is a "J-Swing" garage. The applicant subdivided one lot into two with the intent of constructing two single-family dwellings. Staff is recommending denial of the applicant's request and that front entry "J-Swing" or recessed back to accommodate the front entry.

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Councilmember Wheaton commented that, this area is one of the oldest areas in District 4 and majority of the houses have the front facing garage.

Councilmember Mejia shared that since there is additional vacant lots, the decision of council will set the precedence for future development in the area.

Mayor Pro Tem Jaglowski asked if the applicant has the ability to resort back and combine both lots into one (1) that it was originally.

City Manager Mauldin-Jones stated that the option was discussed and the applicant rejected that offer during the discussion.

MOTION: Councilmember Wheaton made a motion, seconded by Councilmember Strain-Burk to approve item 9. The vote was cast 1 for, 6 against. [Hairston, Strain-Burk, Jaglowski, Mejia, Cheatham, Gooden-Davis].

Executive Session:

10. In accordance with Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), the City Council may meet in executive session to discuss the following:

- a) Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 632 Reindeer Road.
- b) Section 551.071 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).

11. 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 7:37 p.m. and reconvened into open session at 8:00 p.m.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Jaglowski to take action under Chapter 54 in regards to Real Property located at 632 Reindeer Road. The vote was 7 for, 0 against.

No action on items 10b.

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 8:01 p.m.

ATTEST:

APPROVED:



Sorangel O. Arenas, City Secretary



Clyde C. Hairston, Mayor