

MINUTES

LANCASTER CITY COUNCIL MEETING OF NOVEMBER 10, 2014

The City Council of the City of Lancaster, Texas, met in Regular session in the Council Chambers of City Hall on November 10, 2014 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Stanley Jaglowski
Marco Mejia
Mayor Pro Tem James Daniels
Deputy Mayor Pro Tem LaShonjia Harris
Nina Morris

Councilmembers Absent:

Carol Strain-Burk

City Staff Present:

Opal Mauldin Robertson, City Manager
Rona Stringfellow, Assistant City Manager
Fabrice Kabona, Assistant to the City Manager
Thomas Griffith, Fire Chief
Cynthia Pearson, Finance Director
Baron Sauls, Assistant Finance Director
Ed Brady, Director of Economic Development
Sean Johnson, Managing Director of Quality of Life & Cultural Services
Kelly Ledbetter, Assistant Director of Quality of Life & Cultural Services
Mark Divita, Airport Manager
Alton Dixon, Purchasing Agent
Robert E. Hager, City Attorney
Angie Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on November 10, 2014.

Consent Agenda:

City Secretary Arenas read the consent agenda.

- C1. Consider approval of minutes from the City Council Regular Meeting held October 13, 2014 and Special Meeting held October 20, 2014.
- C2. Consider a resolution approving the terms and conditions of the City owned T-Hangar non-commercial lease from building 660 at the Lancaster Regional Airport.
- C3. Consider a resolution authorizing the award of bid 2014-184 to Sanders & Sanders Group Enterprise, LLC to provide meal services for the senior meal program in an amount not to exceed \$3.75 unit price per meal.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris, to approve consent items C1 – C3. The vote was cast 6 for, 0 against [Strain-Burk absent].

4. Consider a resolution authorizing an Economic Development Incentive Agreement by and between the City of Lancaster and PIHV South Pointe Industrial, LLC, a Delaware Corporation.

Director of Economic Development Ed Brady shared that Pauls Coporation is a development company which has purchased 30 acres with the intent to build 2 buildings and plan to make an investment of approximately \$25 million. That investment will qualify the developer for a 45% property tax rebate for a period of 5 years.

Mayor Pro Tem Daniels stated that he recalled the property tax rebate being for a period of 10 years and asked Director Brady for further explanation. Director Brady stated that the incentive agreement is based on the value added capital investment of property and the maximum rebate percentage is 65% for a period of 10 years. In order to qualify for the maximum tax rebate the total investment would need to be at least \$75 million.

Councilmember Mejia asked if the developer had a startup date and if they were new to the community. Director Brady stated that per the agreement the developer has an 18 month window in which they would need to start and that confirmed that they were new developers to the community. Councilmember Mejia also stated that he believed this development to be a good opportunity for the city and explained that this type of development was important because it would help relieve the tax burden from the residential community.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris, to approve a resolution authorizing an Economic Development Incentive Agreement. The vote was cast 6 for, 0 against [Strain-Burk absent].

5. Discuss and consider a resolution waiving the subdivision requirement for roadway improvements for the property described as an extension of Springfield Avenue to N. Houston School Road and the extension of Oak Farms Boulevard to the Interstate Highway 20 service road on or adjacent to the property located on the Northwest Corner of Daniieldale Road and Houston School Road.

Assistant City Manager Stringfellow stated that this item was a request for a waiver to the subdivision regulations that requires that all improvements be designed and installed in accordance with the Comprehensive Plan and in 2007 the Southpointe Corporate Center was constructed with an east-west as well as north-south, public roadway known today as Southpointe and Corporate Drive. Assistant City Manager Stringfellow shared that the applicant is in the process of closing on the property and is need of a letter from the City Manager providing assurance from the City of Lancaster that improvement requirements were satisfied with the construction of the Southpointe Corporate Center development in order to move forward on the closing.

Mayor Pro Tem Daniels asked for further explanation. City Attorney Robert Hager stated that the property owners are required when developing the land to build a road for their development to ensure they incur the costs of that infrastructure which is necessary to service their project. The letter from the City Manager would show the applicant's lender that the road is not required to be built and would facilitate the development of the property.

City Manager Mauldin-Robertson stated that the deal is contingent upon the roadway being removed because the Comprehensive Plan is not scheduled to be complete until March 2015 and the applicants would not be able fund their deal without this exception.

Deputy Mayor Pro Tem Harris asked if there was a projected incurred cost that would be made if the applicants were required to put the roadway in. City Manager Mauldin-Robertson stated that they did not have a projected cost but that it would be a substantial amount.

Councilmember Mejia shared that he saw no issues with this item and that by granting the waiver the city would express it's desire of being business friendly.

Councilmember Jaglowski shared that their access point would be off of Daniieldale Road which is scheduled to receive improvements in the near future. City Manager Mauldin-Robertson stated that staff has spoken with the developers and they are in line with the completion of the Daniieldale Road project.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris, to approve a resolution waiving the subdivision requirement for roadway improvements. The vote was cast 6 for, 0 against [Strain-Burk absent].

6. Discuss and consider appointment of council liaisons to City Boards and Commissions.

Mayor Knight shares that this item was tabled at the last meeting due to the absence of a councilmember. Councilmember Mejia motions to table the item until the full body is present. Mayor Pro Tem Daniels expresses concern over tabling the item a second time. Councilmember Morris stressed the importance of waiting on a full body to be present. Deputy Mayor Pro Tem Harris shared that the courtesy of tabling the item in her absence was extended to her and she would definitely extend that courtesy to her peers in their absence but she did understand Mayor Pro Tem Daniel's concern as well.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris, to table the item until a full body is present. The vote was cast 7 for, 0 against.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Morris, to adjourn. The vote was cast 6 for, 0 against [Strain-Burk absent].

The meeting was adjourned at 7:38 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:


Marcus E. Knight, Mayor