

MINUTES

LANCASTER CITY COUNCIL MEETING OF February 9, 2015

The City Council of the City of Lancaster, Texas, met in Regular session in the Council Chambers of City Hall on February 9, 2015 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

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

City Staff Present:

Opal Mauldin Robertson, City Manager
Rona Stringfellow, Assistant City Manager
Fabrice Kabona, Assistant to the City Manager
Cheryl Womble, Executive Assistant to City Manager
Dori Lee, Human Resources Director
Jim Brewer, Public Works Director
Thomas Griffith, Fire Chief
Cheryl Wilson, Police Chief
Cynthia Pearson, Finance Director
Baron Sauls, Assistant Finance Director
Alton Dixon, Purchasing Agent
Jermaine Sapp, Fleet Superintendent
Ed Brady, Director of Economic Development
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 February 9, 2015.

Invocation:

Pastor Richardson with Ministerial Alliance gave the invocation.

Pledge of Allegiance:

Councilmember Nina Morris led the pledge of allegiance.

Consent Agenda:

City Secretary Arenas read the consent agenda.

- C3. Consider approval of minutes from the City Council Regular Meeting held January 26, 2015.**
- C4. Discuss and consider a resolution establishing the City of Lancaster 2015 Legislative Priorities for the 84th Session of the Texas Legislature.**

- C5. Discuss and consider a resolution to amend Resolution 2006-05-41 that established a clean fleet vehicle policy which supports the Regional Transportation Council.**
- C6. Discuss and consider a resolution accepting the terms and conditions of a settlement agreement from Oncor Electric Delivery Company LLC.**

MOTION: Mayor Pro Tem Daniels made a motion, seconded by Councilmember Jaglowski, to approve consent items C3 –C6. The vote was cast 7 for, 0 against.

- 7. Discuss and consider a resolution approving the City of Lancaster Millbrook East Public Improvement District (PID) Advisory Board Appointments.**

Assistant City Manager Rona Stringfellow stated that the Millbrook East PID held a meeting on Thursday, February 5, 2015 and appointed new PID Board Advisory members. As such, the new PID Board would need to be confirmed by the City Council. Also, noted Eldridge Cager resigned as an advisory board member.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Daniels, to approve appointments of Gordon Butler; President, Cynthia Adams; Secretary, Sharon Scott; Board Member, and Evelyn Djabat Dubois; Board Member to the City of Lancaster Millbrook East Public Improvement District Advisory Board. The vote was cast 7 for, 0 against.

- 8. Discuss and consider a resolution authorizing the City Manager to execute a contract approval of professional services with Quorum Architects, Inc., in an amount not to exceed \$331,500.00 for the design and construction management of a fleet maintenance facility.**

Superintendent Jermaine Sapp stated that as a result of City Council's strategic goals aimed at guiding Lancaster's future growth and development a plan to design and build a new Fleet Maintenance Facility was established. The existing Fleet Maintenance facility has been in service since the early fifties and has since experienced deterioration and has shown signs of exceeding its life expectancy. The project will include the construction of a new 10,000 to 12,000 SF Fleet Maintenance Building. Quorum Architects, Inc., was selected through the procurement process to provide the architectural services for this project and have submitted a proposal to provide architectural services, project specifications and construction administration services in the amount of \$331,500.00.

Councilmember Mejia asked if there were any other options besides constructing a new building. City Manager Mauldin-Robertson stated that there were no other properties available in the areas in which the fleet maintenance building would need to be because of the proximity to the city's fuel farm. The cost of relocated the fuel farm would far exceed the cost of a new construction. Councilmember Mejia stated that he felt the price presented for just management was too steep for his liking and he would like to visit other options.

Deputy Mayor Pro Tem Harris stated she agreed the price was high and inquired about the selection process. City Manager Mauldin-Robertson stated that is was an RFP process in which 7 proposals were made and the top 3 were interviewed by a staff panel. Quorum was selected because of their experience with municipalities and the cost efficiency.

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MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Harris, to table this item for further discussion. The vote was cast 2 for, 5 against [Strain-Burk, Jaglowski, Daniels, Morris, Knight].

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Daniels, to approve the resolution. The vote was cast 5 for, 2 against [Mejia, Harris].

9. Discuss and consider a resolution authorizing the City Manager to execute an economic development agreement pursuant to Chapter 380, Texas Local Government Code, by and between the City of Lancaster and In N Out Burgers.

Director of Economic Development, Ed Brady stated In N Out Burgers has purchased approximately 20 acres of land in the Houston School Road IH 20 corridor with the intent to construct and occupy an approximately 200,000 square foot food processing, distribution and office facility.

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

10. Discuss and consider a resolution authorizing the City Manager to execute an economic development agreement for tangible personal property by and between the City of Lancaster and In N Out Burgers.

Director Brady stated In N Out Burgers estimates they will maintain approximately \$8,000,000 of tangible personal property at their operations in Lancaster and has applied for a tangible personal property incentive grant in compliance with the City's incentive policy.

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

11. Discuss and consider a resolution ratifying the terms and conditions of an incentive grant by and between In N Out Burgers and the Lancaster Economic Development Corporation.

Director Brady stated The Board of Directors of the Lancaster Economic Development Corporation convened on Thursday, January 29, 2015 to consider a grant applied for by In N Out Burgers in an amount equal to a 25% refund of City permit fees associated with the construction of their approximately 200,000 square foot food processing, distribution and office facility in Lancaster. The grant is not to exceed \$30,000.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to approve the resolution. The vote was cast 7 for, 0 against.

Executive Session:

1. The City Council shall convene into closed executive session pursuant to Section § 551.074 (a)(1) of the TEXAS GOVERNMENT CODE to deliberate:

- (a) The evaluation and duties of a public officer or employee, to-wit: the City Manager; and,**

(b) The duties of a public officer; to wit: City Attorney.

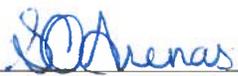
2. **Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.**

The City Council reconvened into open session at 9:04 p.m. No action was taken following Executive Session.

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

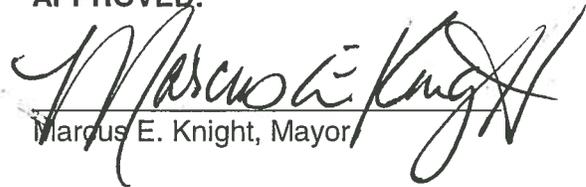
The meeting was adjourned at 9:05 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor