



**NOTICE OF REGULAR MEETING AGENDA  
LANCASTER CITY COUNCIL  
MUNICIPAL CENTER CITY COUNCIL CHAMBERS  
211 N. HENRY STREET, LANCASTER, TEXAS**



**Monday, July 11, 2022 - 7:00 PM**

While one or more City Council Members may be present via video or audio link, a quorum of the City Council will be at the Municipal Center-City Council Chambers, as required by the Texas Open Meetings Act.

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

Please click the link below to join the webinar:

<https://us02web.zoom.us/join/register/tZlkcuutqzwiHtD8AvMjat4biMlo8UKoG5Mh>

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

**7:00 P.M. REGULAR MEETING:**

**CALL TO ORDER**

**INVOCATION:** Ministerial Alliance

**PLEDGE OF ALLEGIANCE:** Councilmember Carol Strain-Burk

**PROCLAMATION:** Parks and Recreation Month

**PUBLIC TESTIMONY/CITIZENS COMMENTS:**

At this time, citizens who have pre-registered before the call to order will be allowed to speak on any matter for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

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.

**ACTION:**

7. 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.
8. 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, Will-Kee Addition, City of Lancaster, Dallas County, Texas.

**EXECUTIVE SESSION:**

9. 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).
10. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

## ADJOURNMENT

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EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

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ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities that are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

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PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

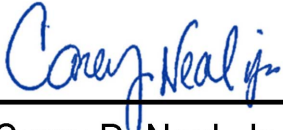
PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

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### Certificate

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on July 7, 2022, @ 10:15 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.**



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Carey D. Neal, Jr.

Assistant City Manager

# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

Item 1.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Sound Infrastructure  
Professional and Committed City Workforce

**Submitted by:** Jermaine Sapp, Director of Equipment & Facility Services

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### **Agenda Caption:**

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).

### **Background:**

At the May 16, 2022 Work Session, City Council received a presentation regarding the FY 2021/2022 Equipment Replacement Plan. The plan outlined the replacement of vehicles for Code Compliance (1), Building Inspectors (2), Streets (2), Parks and Recreation (1), Water (4), and Wastewater (2). This is a request to purchase three (3) 2022 Ford F-250 4x4 Trucks, seven (7) 2022 Ford F-150 4x2 Trucks, and one (1) Ford F-350 Dump Body and Tarp Truck, one (1) Ford F-350 Crane Truck from Rush Truck Centers, through an interlocal agreement with Buyboard. Each vehicle will be outfitted with decals from Signs & D'signs; and light bars from GT Distributors.

### **Operational Considerations:**

Approval of this purchase will increase productivity and also comply with Texas Clean Fleet Act. The existing vehicles will be auctioned or repurposed to other departments as follows:

Auction - Code Compliance (1)  
Auction - Building Inspector (2)  
Auction - Parks and Recreation (1)  
Auction - Streets (2)  
Auction - Water (4)  
Reassign - Wastewater (2)

### **Legal Considerations:**

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within

the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with Buyboard.

The resolution has been reviewed and approved as to form by the City Attorney.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

**Fiscal Impact:**

This purchase is funded through the Equipment Replacement Fund, and will not exceed a total of five hundred thirteen thousand, five hundred sixty-eight dollars and sixty cents (\$513,568.60).

\$498,730.60 Rush Truck Centers

\$822.00 Sign & D'signs

\$14,016.00 GT Distributors

**Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Exhibit E

Exhibit F

Exhibit G

Exhibit H

Exhibit I

Exhibit J

Exhibit K

Exhibit L

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

## Item 2.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Sound Infrastructure  
Professional and Committed City Workforce

**Submitted by:** Jermaine Sapp, Director of Equipment & Facility Services

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### **Agenda Caption:**

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).

### **Background:**

At the May 16, 2022 Work Session, Council received a presentation regarding the FY 2021/2022 Equipment Replacement Plan. This is a request to 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. Computers are purchased through CDW-G, LLC through state contract DIR-TSO-4025 (Texas Department of Information Resources). Accessories are through Priority Public Safety-LLC whom service and outfit all our law enforcement vehicles.

### **Operational Considerations:**

Approval of this purchase will increase productivity as it allows each officer to be assigned a vehicle. This extends the useful life of vehicles in that they are not operated 24/7/365. This also complies with the Texas Clean Fleet Act.

### **Legal Considerations:**

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with Buyboard.

The resolution has been reviewed and approved as to form by the City Attorney.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

**Fiscal Impact:**

This purchase is funded through the Equipment Replacement Fund, and equipment, accessories and installation will not exceed five hundred ninety-eight thousand, nine hundred fifty-six dollars and sixteen cents (\$598,956.16).

\$322,549.28 Lake Country Chevrolet

\$34,087.84 CDW-G LLC

\$242,319.04 Priority Public Safety LLC

**Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Exhibit E

Exhibit F

Exhibit G

Exhibit H

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

## Item 3.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Sound Infrastructure  
Professional and Committed City Workforce

**Submitted by:** Jermaine Sapp, Director of Equipment Facility Services

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### **Agenda Caption:**

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).

### **Background:**

At the May 16, 2022 Work Session, City Council received a presentation regarding the FY 2021/2022 Equipment Replacement Plan. The plan includes the purchase of a backhoe to replace the backhoe for the Water department. The existing backhoe will be reassigned to the Streets department when the new equipment is placed in service. This is a request to purchase one (1) backhoe from Associated Supply Company, Inc. through an interlocal agreement with Buyboard.

### **Operational Considerations:**

Approval of this purchase will increase productivity and decommission older backhoe with higher emissions.

### **Legal Considerations:**

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with Buyboard.

The resolution has been reviewed and approved as to form by the City Attorney.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

### **Fiscal Impact:**

This purchase is funded through the Equipment Replacement Fund, and will not exceed one hundred fifty-one thousand, four hundred fifty dollars and zero cents (\$151,450.00).



**Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Exhibit A

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

## Item 4.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Sound Infrastructure  
Professional and Committed City Workforce

**Submitted by:** Jermaine Sapp, Director of Equipment & Facility Services

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### **Agenda Caption:**

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).

### **Background:**

At the May 16, 2022 Work Session, City Council received a presentation regarding the FY 2021/2022 Equipment Replacement Plan. The plan included Parks maintenance equipment. This is a request to purchase one (1) Lawnmower & one (1) Tractor from Landmark Equipment through an interlocal agreement with Buyboard.

### **Operational Considerations:**

Approval of this purchase will increase productivity of the Parks department. The existing equipment will be auctioned when this equipment is placed in service.

### **Legal Considerations:**

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with Buyboard.

The resolution has been reviewed and approved as to form by the City Attorney.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

### **Fiscal Impact:**

This purchase is funded through the Equipment Replacement Fund in an amount not to exceed seventy-nine thousand dollars (\$79,000.00).

**Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Exhibit A

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

## Item 5.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Sound Infrastructure  
Professional and Committed City Workforce

**Submitted by:** Jermaine Sapp, Director of Equipment & Facility Services

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### **Agenda Caption:**

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).

### **Background:**

At the May 16, 2022 Work Session, City Council received a presentation regarding the FY 2021/2022 Equipment Replacement Plan. The plan included the purchase of a patcher for the Streets department to replace the hot patch trailer. This is a request to purchase one (1) Falcon Patcher from Kirby Smith Machinery-Inc., through an interlocal agreement with Buyboard.

### **Operational Considerations:**

Approval of this purchase will increase productivity of the Streets department to hold and maintain a higher volume of hotmix at one time.

### **Legal Considerations:**

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with Buyboard.

The resolution has been reviewed and approved as to form by the City Attorney.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

### **Fiscal Impact:**

This purchase is funded through the Equipment Replacement Fund in an amount not to exceed fifty-six thousand eight hundred dollars (\$56,800.00).

**Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Exhibit "A" - 2021 Patcher - Kirby -Smith

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

## Item 6.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government

**Submitted by:** Jermaine Sapp, Director of Equipment & Facility Services

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### **Agenda Caption:**

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.

### **Background:**

This is a request to enter into a new agreement with U.S. Oil for the purchase of motor fuel products through an interlocal agreement with the City of Fort Worth/Omnia.

### **Operational Considerations:**

Annually we purchase approximately 130,000 gallons of gasoline and diesel combined (70% gasoline) (30% diesel), and of the total Lancaster Independent School District purchases 20,000 gallons of gasoline and diesel combined and we assess an administrative fee to the District.

### **Legal Considerations:**

Texas law authorizes cooperative agreements to help save time in developing specifications and duplication during the bid process. The use of cooperative agreements is in accordance with Section 791.001 of the Texas Government Code and 271.101 of the Texas Local Government Code.

An interlocal agreement allows staff to utilize other agencies' formal bid contracts. Each entity's formal bid process must meet the requirements set forth in the statutes, including advertising, M/WBE participation, reference checks, verification of insurance and bonding, if required by specifications, and any other requirements. All legal requirements are verified by the Purchasing Agent prior to recommendation or use of a contract. Utilization of interlocal agreements save time associated with issuing bids or in obtaining quotes. Savings are achieved through aggregate volumes either through joint bidding opportunities or by addressing the cooperative language within the specifications to the vendors. The City of Lancaster maintains an interlocal agreement with Buyboard.

The resolution has been reviewed and approved as to form by the City Attorney.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

### **Fiscal Impact:**

The fuel purchase will be in accordance with the delivered sales agreement dated May 10, 2022.

### **Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

**Recommendation:**

Staff recommends approval of the resolution, as presented.

**Attachments**

Resolution

Exhibit A

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

Item 7.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Quality Development

**Submitted by:** Shane Shepard, Economic Development Director

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### **Agenda Caption:**

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.

### **Background:**

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 against the property for a given tax year for a period of five (5) years. The grant was a contributing factor for Dallas Midpoint to undertake the project and build a 549,017 square foot warehouse-distribution building. The building is complete except for the tenant finish out.

Scout Cold Storage Lancaster, LP (Scout) is under contract to purchase the building and complete finish out by December 31, 2022. Dallas Midpoint requested the Economic Development Agreement be assigned from Dallas Midpoint to Scout.

Per Section 10(c) in the Agreement, Dallas Midpoint may not assign the Agreement to a non-subsidiary without the City's prior written consent.

### **Operational Considerations:**

Upon assignment of the agreement, Scout Cold Storage Lancaster, LP. will annually submit detailed verification of the real property tax report and receipts for tax payments in order to exercise the grant. Within 60 days of payment verification, the City will remit forty-five percent (45%) of the payment to the company for a period of five (5) years.

### **Legal Considerations:**

The City Attorney has reviewed and approved as to form the resolution and agreement.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

### **Options/Alternatives:**

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

### **Recommendation:**

Staff recommends approval of resolution, as presented.



**Attachments**

Resolution

Exhibit A - Assignment Agreement

Original Resolution - Agreement

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

Item 8.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Sound Infrastructure  
Quality Development

**Submitted by:** Vicki D. Coleman, Director of Development Services

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### **Agenda Caption:**

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, Will-Kee Addition, City of Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is located at the southeast corner of Henry Road and Bruce Drive and is approximately 0.182 acre in size.
2. **Current Zoning:** The subject property is currently zoned Single-Family Residential (SF-6).
3. **Adjacent Properties:**  
  
North: Single-Family Residential (SF-6) - Single-Family Residence  
South: Single-Family Residential (SF-6) - Undeveloped Lot  
East: Single-Family Residential (SF-6) - Single-Family Residence  
West: Single-Family Residential (SF-6) - Undeveloped Lot
4. **Comp Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as Rural Living. Rural living is focused on areas of the community that has the ability to preserve a rural character. The high-end character of this housing is primarily focused on serving the needs of executives with densities less than 2 dwelling units per acre. The proposed single-family dwelling on a 0.182 acre lot equates to 11 units per acre. The proposed single-family dwelling is not consistent with the Comprehensive Plan.

### 5. **Case History:**

Date	Body	Action
2/1/2022	P&Z	PS22-12 Approved final plat

### **Operational Considerations:**

M22-23 This is a request for an exception to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports which requires that, "garages must be located off an alley; or if accessed from the front street, 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 where the garage door is perpendicular to the street". The applicant is requesting to allow a front-loaded garage that protrudes approximately six feet forward from the front facade of a single-family dwelling.

The applicant subdivided one lot into two with the intent of constructing two single-family dwellings. It should be noted the original lot configuration could have met the garage location requirement. The protruding front loaded garage does not enhance the building design and is not compatible with the intended character.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meeting Act.

**Options/Alternatives:**

- 1.City Council may approve the request.
- 2.City Council may approve the request with changes, state the changes.
3. City Council may deny the exception request.

**Recommendation:**

Staff recommends denial of the applicant's request.

**Attachments**

Location Map

Elevations

Plat

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# CITY OF LANCASTER CITY COUNCIL

## City Council Regular Meeting

Item 9.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Opal Mauldin-Jones, City Manager

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### **Agenda Caption:**

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).

### **Background:**

Executive Session matters.

# LANCASTER CITY COUNCIL

## City Council Regular Meeting

Item 10.

**Meeting Date:** 07/11/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Opal Mauldin-Jones, City Manager

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### **Agenda Caption:**

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

### **Background:**

This agenda item allows City Council to take action necessary, if any, on item(s) discussed in Executive Session.