

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 24, 2021

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 24, 2021, at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present (City Hall & Zoom):**

Mayor Clyde C. Hairston  
Carol Strain-Burk  
Deputy Mayor Pro-Tem Stanley M. Jaglowski  
Marco Mejia  
Keithsha C. Wheaton  
Betty Gooden-Davis

**Councilmembers Absent:**

Mayor Pro-Tem Racheal Hill

**City Staff Present (City Hall & Zoom):**

Opal Mauldin-Jones, City Manager  
Carey Neal, Assistant City Manager  
Andrew Waits, Director of Public Works  
Chris Youngman, Emergency Management Chief  
Dori Lee, Director of Human Resources  
Jermaine Sapp, Director Equipment and Facilities Services  
Kenneth Johnson, Fire Chief  
Kim Hall, Director of Finance  
Lisa Wube, Director of Parks and Recreation  
Sam Urbanski, Police Chief  
Shane Shepard, Director of Economic Development  
Vicki Coleman, Director of Development Services  
Alton Dixon, Purchasing Agent  
Bryce Reed, Communications and Public Relations Coordinator  
Cheryl Womble, Administrative & Community Relations Supervisor  
Crystal Cloud, Utility Billing Manager  
John Melton, Library Manager  
Kellen Benbrook, Airport Manager  
Keturah Barnett, Assistant to the City Manager  
Kimberli Walker, Court Administrator  
David T. Ritter, City Attorney  
Sorangel O. Arenas, City Secretary

**Call to Order:**

Mayor Hairston called the meeting to order at 7:00 p.m. on May 24, 2021.

**Invocation:**

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

**Pledge of Allegiance:**

Councilmember Strain-Burk led the pledge of allegiance.

**Proclamations:**

Mayor Hairston read the National Stroke Awareness proclamation.

**Public Testimony:**

There were no speakers.

**Consent:**

1. Consider approval of minutes from the City Council Regular Meeting held on April 26, 2021.
2. Consider a resolution approving the terms and conditions of an agreement with Bickerstaff Heath Delgado Acosta, LLP for redistricting services.
3. Consider an ordinance establishing Reasonable Response Community Ranges for civil emergency response time requirements for certain positions.
4. Consider a resolution authorizing the purchase of six (6) WatchGuard 4RE/V300 In-Car/Body Camera Systems, one (1) WatchGuard V300 Transfer Station and two (2) WatchGuard 4RE Interview Room Camera Systems from Motorola Solutions, through an interlocal agreement with BuyBoard, in an amount not to exceed fifty-six thousand one hundred thirty dollars (\$56,130.00).
5. Consider a resolution awarding RFP 2021-17 to Construction Solutions USA, LLC for upgrades to LED lights, for the following municipally owned facilities: Veterans Memorial Library, 1700 Veterans Memorial Parkway, Lancaster, Texas 75134, James R. Williams Pump Station, 1999 North Jefferson, Lancaster, Texas 75134, and 700 East Main Street, Lancaster, Texas 75146; in an amount not to exceed seventy-eight thousand eight hundred forty-eight dollars and seventy-five cents (\$78,848.75).
6. Consider a resolution approving the terms and conditions of an agreement for roof repairs, in an amount not to exceed one hundred fifty-eight thousand, one hundred sixty-nine dollars (\$158,169.00), to J. Reynolds & Company Inc. for the following city properties through an interlocal agreement with The Interlocal Purchasing System (TIPS): Veterans Memorial Library, 1600 Veterans Memorial Parkway, Lancaster, Texas 75134; Recreation Center, 1700 Veterans Memorial Parkway, Lancaster, Texas 75134; and, Public Safety Building, 100 Craig Shaw Memorial Parkway, Lancaster, Texas 75134

**MOTION:** Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve Consent items 1-6. The vote was cast 6 for, 0 against. [Hill absent]

**Public Hearing:**

7. **Z21-08 Conduct a public hearing and consider a Specific Use Permit (SUP) for a secondary living unit at 509 North Elm Street, located approximately 200 feet south of West Fifth Street. The property is on the west side of Elm Street. The property is approximately .5 acre and is further described as Lot 24 (24.2) Block C in the Westridge Annex Subdivision, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones Share this item is Specific Use Permit (SUP) for a secondary living unit at 509 North Elm Street, located approximately 200 feet south of West Fifth Street. The Future Land Use Plan of the Comprehensive Plan designates the subject property as Mixed-Use Neighborhood. Single-family detached homes are not a permitted use in this designation; Section 14.402 Use Standards Section (6) Guest Quarters/Secondary Living Unit of the Lancaster Development Code (LDC) states, "Guest quarters or secondary living unit may be allowed on a property in a residential or commercial zoning district

provided that it is ancillary to the primary use and that only one such facility is provided." The request is not compatible with the Comprehensive Plan of the Future Land Use Plan.

On December 31, 2021, the applicant applied for an accessory structure permit, and it was approved on January 20, 2021. On March 19, 2021 the applicant attempted to pull a second water meter for this structure and it was determined that the proposed accessory structure is for a secondary living unit and therefore required a SUP. Section 14.401 Land Use Schedule of the Lancaster Development Code (LDC), secondary living units are permitted in the SF-6 zoning district only after obtaining a SUP. Section 14.402 Section (6) Use Standards, a secondary living unit shall not exceed 900 square feet or 50% of the main structure or whatever is less. Although the proposed use complies with the minimum size requirements of 900 square feet and the minimum setback requirements for the SF-6 zoning district, the secondary living use is not compliant with the Future Land Use Plan of the Comprehensive Plan which does not permit single family detached homes. Allowing a secondary living unit would further increase its non-conformity with the Future Land Use Plan.

On April 18th, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to all 25 property owners that are within 200-feet of the subject site. At that time there were no letters received in support or opposition to this request. However, since that time there has been 1 letter that was received in opposition to the request. On May 4th, 2021 the Planning and Zoning Commission recommended approval of the SUP request as presented. Staff recommends denial of the request.

Councilmember Mejia requested history on this item.

City Manager Mauldin-Jones shared the applicant requested a permit for a storage building, the permit was granted. However, when the plans were submitted there was a secondary living structure, staff shared this requires a SUP and they would have to stop work.

City Attorney Ritter shared that this permit would not binding to the city. The mistake of the Building Official cannot override the Ordinance.

Councilmember Mejia asked if the structure could still be used?

City Attorney Ritter shared that the kitchen would have to be removed and maybe other items to make it storage and not living quarters.

Councilmember Mejia ask if we can find a compromise to make the best of this situation.

Councilmember Gooden-Davis shared she wonders did it began with deceit. When the applicant was asked to stop building they continued.

Mayor Hairston opened the public hearing.

There were no speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to close the public hearing. The vote was cast 6 for, 0 against. [Hill absent]

Councilmember Strain-Burk ask if this could be stipulated that this could only be use for storage and that they could not have water.

City Attorney shared that could fall under the accessory building. Accessory building is permitted.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Gooden-Davis to denied item 7. The vote was cast 6 for, 0 against. [Hill absent]

8. **M21-16 Conduct a public hearing and consider an ordinance amending the City of Lancaster Comprehensive Plan's Future Land Use Plan regarding three (3) tracts of land addressed as 2700 and 2950 West Wintergreen Road and 2900 South Longhorn Drive situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this item is amending the City of Lancaster Comprehensive Plan's Future Land Use Plan regarding three (3) tracts of land. This is a request to amend the Future Land Use Plan of the Comprehensive Plan from Suburban Mixed-Use Center to Logistics/Distribution at 2700 and 2950 West Wintergreen Road and 2900 South Longhorn Drive. As noted above, the Future Land Use Map of the Comprehensive Plan identifies this site as Suburban Mixed-Use Center. The Suburban Mixed-Use Center is intended to create regional destinations, including entertainment venues, regional oriented retail and lifestyle centers. Suburban Mixed-Use Center primary land uses include regional retail, urban residential, senior housing, hotels, professional office, restaurants, multi-tenant commercial, live/work/shop units with secondary land uses such as civic and institutional uses as well as parks. The proposed Logistic/Distribution focuses on creating and retaining large floor plate, clean warehouse space and flex space in the city. Primary land uses include transportation related distribution centers, technology/data centers, flex office with secondary land uses supporting logistics suppliers, retail and office uses, incubators, training facilities, civic/institutional uses and parks.

Staff supports the applicant's request to amend the Future Land Use Plan of the Comprehensive Plan based on the following reasons: The existing LI zoning on the property, the current LI uses already developed within the industrial park site and The property is within an industrial park that has deed restrictions which only allow for light industrial use. On April 18, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this zoning change request. The Planning and Zoning Commission recommended approval at their May 4, 2021 meeting. Staff concurs and recommends approval of the ordinance as presented.

Councilmember Strain-Burk asked if only the Longhorn Business Park has the deed restrictions and not the adjacent properties?

City Manager Mauldin-Jones shared only the Longhorn Business Park has the deed restrictions.

Deputy Mayor Pro-Tem Jaglowski shared his gratitude to Longhorn Business Park to bring the buildings to modern standards

Mayor Hairston opened the public hearing.

There were no speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to close the public hearing. The vote was cast 6 for, 0 against. [Hill absent]

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 8. The vote was cast 6 for, 0 against. [Hill absent]

**9. M21-18 Conduct a Public Hearing and consider an ordinance amending the Master Thoroughfare Plan of the City of Lancaster Comprehensive Plan relocating east Longhorn Drive to approximately 252 feet east of its current location.**

City Manager Mauldin-Jones shared this is a companion item to item 8 to amendment to the Master Thoroughfare Plan of the City of Lancaster Comprehensive Plan relocating East Longhorn Drive to approximately 252 feet east of its current location. Notice of this public hearing was published in the official publication of record Focus Daily News on April 18, 2021. This item is being considered at a regular City Council meeting noticed in accordance with the Texas Open Meetings Act. Staff recommends approval of the proposed amendment to the Master Thoroughfare Plan of the Comprehensive Plan as presented.

Mayor Hairston opened the public hearing.

There were no speakers.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to close the public hearing. The vote was cast 6 for, 0 against. [Hill absent]

**MOTION:** Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Gooden-Davis to approve item 9. The vote was cast 6 for, 0 against. [Hill absent]

**Action:**

**10. M21-13 Discuss and consider an ordinance of the City of Lancaster, Texas granting four (4) special exceptions to (1) The maximum building height requirement contained in Section 14.500(i), (2) Building articulations in Section 14.505 (3) Permanent landscape and ground cover in Section 14.804 of the Lancaster Development Code and (4) Driveway spacing in Section 1-05 (E) of the General Design Manual on properties located on the southwest corner of West Wintergreen Road and East Longhorn Drive addressed 2700 and 2950 west Wintergreen Road and 2900 East Longhorn Drive, City of Lancaster, Dallas, County, Texas.**

City Manager Mauldin-Jones shared this item is requesting four (4) special exceptions to (1) The maximum building height requirement contained in Section 14.500(i), (2) Building articulations in Section 14.505 (3) Permanent landscape and ground cover in Section 14.804 of the Lancaster Development Code and (4) Driveway spacing in Section 1-05 (E) of the General Design Manual on properties located on the southwest corner of West Wintergreen Road and East Longhorn Drive addressed 2700 and 2950 West Wintergreen Road and 2900 East Longhorn Drive.

(1) Building Height Exception: This is a request for an exception to Article V. (Development District Standards) of the Lancaster Development Code (LDC) Section 14.500(i) which requires buildings in Light Industrial (LI) zoning districts to have a maximum building height of 35 feet above grade. The applicant is proposing three warehouses on three lots that will be approximately 846,000 square feet in total. The applicant is requesting a height variance of up to 49 feet. The applicant states that increased industrial building height is needed for functional and operational purposes. Staff supports the request for increased height for the proposed three buildings. purposes. Staff supports the request for increased height for the proposed three buildings.

(2) Building Articulations Exception: The applicant is requesting an exception from Section 14.505 Industrial Standards, Subsection (a) General Industrial District Standards (3) Building Articulation which states that " A. Requirements. Facades which face streets shall meet the following minimum standards for articulation:1. Horizontal Articulation. No building wall shall extend for a distance equal to 4 times the wall's height without having an off-set of 25% of the wall's height, and that new plane shall extend for a

distance equal to at least 20% of the maximum length of the first plane. 2. Vertical Articulation. No horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height". The purpose of articulations is to accentuate the visible parts of a building from public streets. It helps each part of the building to stand out clearly and avoids a situation whereby a building is monotonous in design. The applicant is requesting exceptions to the building articulation requirements for all three (3) buildings. The applicant states that the horizontal articulations will create projections into the truck court and auto parking areas which can cause truck circulation issues; vertical articulations will cause issues with roof drainage and the increased height will further inhibit the building's capability to be screened from the street. In order to minimize the visual impact of dock doors and truck courts, the applicant will be installing an 8 feet landscape screen that will shield the truck courts from public streets. They are also providing architectural depth by using form-liner and reveal patterns in order to enhance the curb appeal of all of the buildings. Furthermore, glass, sunshades, and canopies will be used around the office areas in order to enhance the front facing facades of each building. Staff recommends that the facades which face a public street and do not have dock doors or truck courts meet the vertical and horizontal articulations. However, staff recommends approval of the exception request for facades with dock doors which face public street conditioned that the applicant will be providing dense landscaping to shield facades with dock doors from public view and will be providing other architectural features on such facades.

(3) Landscape Exception: The applicant is requesting exceptions from two (2) requirements of the City of Lancaster Landscape Ordinance as follows. a. 20% Permanent Landscaping Section 14.804 (b) (1) of the Landscape Ordinance states that, "For all nonresidential and multi-family parcels, at least 20% of the site shall be permanently landscaped. All of the required landscaped area shall be located in the street yards, side yards, and parking lots." Section 14.805 (b) of the Landscape Ordinance also states that, "The total square footage of the required landscape area may be reduced by 20% if all landscaping materials have lower water demand, as identified by the Texas A&M Extension Service". 100% of all the planting materials that will be used on all three sites have a lower water demand. The applicant is requesting to have: 71,162 square feet of 83,288 square feet required landscape for Building 1 site; 108,616 square feet of 167,383.2 square feet required landscape for Building 2 site; and 44,033 square feet of 58,615.2 square feet required landscape for Building 3.b. Ground Cover Requirement: Section 14.804 (b) (B) (6) of the Landscape Ordinances states that, "At least 10% of the required landscape area shall be maintained in ground cover." For Building 2, 16,783.3 square feet of ground cover is required on the site and the applicant is providing 13,696 square feet. This is 3,087.3 square feet less than what is required. Although the applicant is requesting an exception for two (2) of the landscape requirements, the applicant is exceeding the minimum amount of street trees, shrubs, and internal parking lot screening on all three sites and is exceeding the minimum number of ground cover on sites 1 and 3. The applicant is also installing 100% xeriscape which will aid in water conservation. Overall, the sites meet the spirit and intent of the Lancaster Development Code as it will enhance and improve the physical appearance of the site and staff supports the applicant's request.

(4) Driveway Spacing Exception: The applicant is requesting an exception from the driveway requirement of the General Design Manual. Section 1-05 Street Systems, Subsection E. Driveway Standards (f) of The General Design Manual states that "The driveways for corner lot, if allowed, must be located a minimum of hundred (100') feet from point of intersection of the curb lines of both streets" The applicant is seeking to deviate from the above 100 feet by reducing to 48 feet driveway spacing for the easternmost drive connection between Fabrication Drive and South Longhorn Drive from East Longhorn Drive stating that 100 feet requirement restricts maneuverability of trucks in the truck court. The drives in question are highlighted on the attached driveway spacing request exhibit. The applicant went further to provide traffic projection for both the intersections of Fabrication Drive and East Longhorn Drive and South Longhorn Drive and East Longhorn Drive. The expected traffic volumes for both intersections are expected to very be low as demonstrated on the attached trip generation summary table. Staff supports the applicant's request for smooth truck traffic operations within the truck court. The anticipated low trip generation of

both the intersections of Fabrication Drive and East Longhorn Drive and South Longhorn Drive and East Longhorn Drive will not negatively impact truck traffic movements in and around the subject area. Both Engineering and Public Works staff noted that the existing facility to the west on this shortened street has many pathways for traffic flow thereby avoiding traffic flow issues within the proposed and existing facilities.

Staff recommends the following: 1. Approval of the 49 feet maximum building height as requested. 2. Approval of articulation exceptions on facades with dock doors as requested, and recommends vertical and horizontal articulations on facades that do not have dock doors as required, and installation of dense landscaping to shield facades with dock doors from public view. 3. Approval of the landscape exception as requested 4. Approval of driveway spacing exception as requested.

City Attorney shared in consultation with staff the Ordinance be amended, subsection 1 remain the same, subsection 2 remain the same, subsection 4 remain the same. The request is for subsection 3, section 14.804 to add imposing a requirement upon the property owner and any successors in interest to maintain all landscaping install as a requirement to these exceptions.

**MOTION:** Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Wheaton to approve item 10 with modification read by the City Attorney Ritter. The vote was cast 6 for, 0 against. [Hill absent]

**11. M21-21 Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Johnson Development Associates, Inc. related to the relocation of East Longhorn Drive which is situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this is a companion item to the other 3 items to execute a development agreement between the City of Lancaster and Johnson Development Associates, Inc. related to the relocation of East Longhorn Drive. Longhorn Drive is a public road with existing public utilities within the rights-of-way. To assemble these fragmented pieces of land, it requires that the developer relocate and reconstruct the eastern portion of Longhorn Drive, along with all those associated utilities. The developer is proposing to relocate and reconstruct the rights-of-way and associated utilities at their sole expense. All required public improvements would be designed and installed in accordance with the City's adopted standards. Staff recommends approval of the resolution as presented.

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 11. The vote was cast 6 for, 0 against. [Hill absent]

**12. Discuss and consider a resolution authorizing the City Manager to execute an agreement with Gexa Energy, LP for storm recovery amounts resulting from the Electric Reliability Council of Texas (ERCOT) February 2021 winter storm event.**

City Manager Mauldin-Jones shared The City of Lancaster, along with over 170 cities and political subdivisions, is a member of the Texas Coalition for Affordable Power (TCAP). The Texas Legislature deregulated the state's electricity market in 2001. The Cities Aggregation Power Project (CAPP) and the South Texas Aggregation Project (STAP) was formed to buy power in blocks for governmental entities. In 2010, CAPP and STAP merged to form TCAP. TCAP is a non-profit organization committed to providing electricity at the lowest possible cost to its members. TCAP has procured electricity for its members since the beginning of retail electric deregulation in Texas in 2001. The City of Lancaster executed a fixed rate, five-year electricity supply agreement with GEXA Energy for City facilities in March 2016 (Resolution 2016-02-12) effective January 1, 2018, through December 31, 2022. In recent years, the electric market and the mix of available sources and suppliers have changed dramatically. On December 7, 2020, City

Council approved a resolution approving the terms and conditions of the TCAP professional services agreement and GEXA Energy's Commercial Electric Service Agreement for power provided on and after January 2023.

In February 2021, the state of Texas experienced an unprecedented winter storm that impacted residents and businesses state-wide. In a letter dated May 7, 2021, Gexa Energy provided written notification that the effects of the February 2021 Winter Storm Uri produced higher than anticipated Ancillary Service costs. The reason for the increase is due to the charges incurred from the Electric Reliability Council of Texas (ERCOT) for Ancillary Electricity. The ancillary services rate is set by ERCOT, and it can change as frequently as every hour. ERCOT is assessing this rate to every customer. As a member of TCAP we have payment options. Option 1 is a lump sum payment of \$311, 329.25 due by May 31, 2021. Option 2 is monthly payments from June 2021 through December 2028 in the amount of \$4,644.84, for a total of \$422,676.80 over a period of 91 months.

The City will incur the Storm Recovery Amount Monthly Surcharge of four thousand six hundred and sixty-four thousand dollars and eighty-four cents (\$4,664.84) which is equivalent to an estimated monthly \$/kw (dollars per kilowatt-hour) charge of \$.006, for a total of four hundred twenty-two thousand six hundred seventy-six dollars and eighty cents (\$422,676.80). The monthly surcharge will begin to be invoiced for June 2021 usage and continue through December 2028. The monthly surcharge expense will be covered through the City's General Fund. Staff recommends approval of the resolution, as presented.

Councilmember Strain-Burk shared she would like to see option 1.

Councilmember Mejia shared this is wrong this is something the city did not incur. He would like to see the electric company send a bill and the city send a bill on the trouble the city incurred from not having electricity. Councilmember Mejia shared he would like option 2.

Councilmember Wheaton asked if any projects would suffer from doing option 1.

City Manager Mauldin-Jones shared it would lessen the ability to do some of the onetime capital projects that are on target to be completed.

Deputy Mayor Pro-Tem Jaglowski asked if the city had incurred damages from the storm and if we have received any notice that they would reimburse for any losses?

City Manager Mauldin-Jones shared the city did incur damages due to the storm and we have not received any notice of reimbursement.

**MOTION:** Councilmember Mejia made a motion, seconded by Deputy Mayor Pro-Tem Jaglowski to approve item 12, Option 2. The vote was cast 5 for, 1 against. [Strain-Burk] [Hill absent]

- 13. Discuss and consider a resolution authorizing the award of request for proposal (RFP) 2021-4 to Central North Construction, LLC for the installation of landscape and irrigation and related improvement along State Highway 342 (Dallas Ave.) from Cedardale Road to Alexander Avenue in connection with the Texas Department of Transportation (TxDOT) Green Ribbon Project in an amount not to exceed \$1,307,025.75.**

City Manager Mauldin-Jones shared this item is a proposal (RFP) 2021-4 to Central North Construction, LLC for the installation of landscape and irrigation and related improvement along State Highway 342 (Dallas Ave.) from Cedardale Road to Alexander Avenue in connection with the Texas Department of Transportation (TxDOT) Green Ribbon Project. In 2007, City of Lancaster voters approved a thirty-seven million five hundred forty-five thousand six hundred ninety-five dollars (\$37,545,695) bond package for

street, streetscape, and illumination improvements. Design and construction of streetscape and illumination for Pleasant Run Road, Beltline Road, Houston School Road, and Dallas Avenue (State Highway 342) were identified projects. The illumination project for Beltline Road was completed in 2017. The illumination project for Houston School Road was completed in 2021. Staff secured grant funding in the amount of \$2, for the installation of the streetscape along Dallas Avenue (State Highway 342) through the Texas Department of Transportation (TXDOT) Green Ribbon project. Halff Associates, Inc. prepared the streetscape plan submitted to TxDOT for the design elements. In July 2020, TXDOT entered into an Advanced Funding Agreement (AFA) with the city, to pay for the installation of landscape, and related improvements along SH 342 from Cedardale to Alexander Avenue. This bid was processed in accordance with all local and state purchasing statutes. Four bids were received, two being a certified M/WBE. The lowest qualified bidder was identified as Central North Construction, LLC. The bids were reviewed by TxDOT and Halff Associates Inc., and the project will be managed by Halff Associates Inc.

Bids were advertised in the Focus Daily News on February 11 and 18, 2021. Bids were posted on the city's electronic procurement system. A pre-bid meeting was held on February 25, 2021, and bids were opened on March 12, 2021. This item is being considered at a regular meeting of the city Council noticed in accordance with the Texas Open Meetings Act. According to the AFA, TXDOT will fund a total of two million two hundred seventy-eight thousand nine hundred seventy-eight dollars and eighty cents (\$2,278,978.80) for the design and construction of landscape and related improvements. The city will be responsible for any costs incurred over the \$2,278,978.80 and for any hardscape related to wayfinding signage. The construction portion of the project is one million three hundred and seven thousand twenty-five dollars and seventy-five cents (\$1,307,025.75). Staff recommends approval of the resolution as presented.

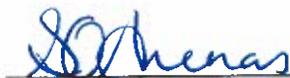
Deputy Mayor Pro-Tem Jaglowski shared his gratitude to staff for doing a great job on this project.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Wheaton to approve item 13. The vote was cast 6 for, 0 against. [Hill absent]

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

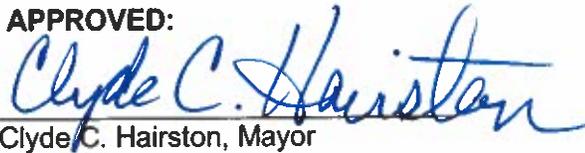
The meeting was adjourned at 8:14 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor