

MINUTES

LANCASTER CITY COUNCIL MEETING OF SEPTEMBER 26, 2011

The City Council of the City of Lancaster, Texas, met in Regular session in the Council Chambers of City Hall on September 26, 2011 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Walter Weaver
Stanley Jaglowski
Marco Mejia
James Daniels
Mayor Pro Tem Clyde Hairston
Deputy Mayor Pro Tem Nina Morris

City Staff Present:

Opal Mauldin Robertson, City Manager
Sean Johnson, Parks and Recreation Director
Sheree Haynes, Finance Director
Dori Lee, Human Resources Director
Clovie English, Public Works Director
Rona Stringfellow Govan, Development Services Director
Nathaniel Barnett, Senior Planner
Mark Divita, Airport Manager
Larry Flatt, Police Chief
Thomas Griffith, Fire Chief
Robert E. Hager, City Attorney
Dolle Downe, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on September 26, 2011.

Invocation:

Pastor Urban Brown with Life in Christ Family Church gave the invocation.

Pledge of Allegiance:

Councilmember Stanley Jaglowski led the Pledge of Allegiance.

Presentation:

Mayor Knight presented a letter of commendation to Eagle Scout Timothy Graves congratulating him on receiving the award of Eagle Scout and wishing him continued success.

Citizens Comments:

There were no requests to speak.

1. **Consider confirmation of Larry Flatt as Chief of Police of the Lancaster Police Department; and administer the Oath of Office.**

MOTION: Councilmember Daniels made a motion, seconded by Mayor Pro Tem Hairston, to confirm the appointment by City Manager Mauldin Robertson of Larry Flatt as the Chief of Police for the Lancaster Police Department. The vote was cast 7 for, 0 against.

City Secretary Downe administered the oath of office for Larry Flatt.

Police Chief Flatt thanked the City Manager, Council and the citizens of Lancaster for the opportunity to serve the community in this capacity.

Consent Agenda:

City Secretary Downe read the consent agenda.

- 2C. Consider approval of minutes from the City Council Regular Meeting held September 12, 2011.**
- 3C. Consider Resolution 2011-09-82 of the City Council of the City of Lancaster, Texas, authorizing a lease agreement with Chase Equipment Finance for the purchase of telephone equipment and maintenance from Comm3 through a cooperative purchasing agreement with the Department of Information Resources (DIR) contract #DIR-SDD-1603 for a total amount not to exceed \$383,605.20; authorizing the City Manager to execute the agreement pursuant to approval; providing a repealing clause; providing a severability clause; and providing an effective date.**
- 4C. Consider Resolution 2011-09-83 of the City Council of the City of Lancaster, Texas, approving funding of the Texas Department of Transportation (TXDOT) 1218LNCAS project for 2012 through 2014 at the Lancaster Regional Airport; authorizing the City Manager to execute said funding; providing a repealing clause; providing a severability clause; and providing an effective date.**

Councilmember Mejia requested that item 3C be pulled from the consent agenda.

MOTION: Councilmember Mejia made a motion, seconded by Deputy Mayor Pro Tem Morris, to approve consent items 2C and 4C. The vote was cast 7 for, 0 against.

Councilmember Mejia commented that in efforts to be fiscally conservative with taxpayer money, it is important to note that while at first glance the expenditure for telephone equipment [item 3C] is a large expense for the City, the current lease agreement has a large balloon payment to purchase the telephone equipment. Authorizing this change will result in at least a \$1,000 per month savings for the City and provide better service.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hairston, to approve Resolution 2011-09-82 authorizing a lease/purchase agreement with Chase Equipment Finance for telephone equipment and maintenance from Comm3 through a cooperative purchasing agreement with the Department of Information Resources (DIR). The vote was cast 7 for, 0 against.

5. **Conduct a Public Hearing and consider an ordinance of the City of Lancaster, Texas, amending the Lancaster Development Code by amending Article 14.400, Section 14.402, subsection (c)(6), Community or Halfway House, for the purpose of removing reference to Community or Halfway Houses, adding the definition of "boarding home" and requiring a Specific Use Permit for any said use in Multi-Family residential zoning districts (MF-16); amending Article 14.400, Section 14.402 for the purpose of adding subsection (c)(11) to add the definition of "penal boarding home" and requiring a Specific Use Permit for any said use in Light Industrial (LI) and Medium Industrial (MI) zoning districts; amending Article 14.400, Section 14.401 Land Use Schedule, for the purpose of amending Table 1, Land Use Tables, to remove reference to "halfway house" and to reflect the requirement for Specific Use Permits for any Boarding Home use in Multi-Family residential zoning districts (MF-16) and for any Penal Board Home use in Light Industrial (LI) and Medium Industrial (MI) districts; amending Article 14.1300, Section 14.1302, subsection (a) General Definitions, for the purpose of amending the definitions of "boarding house or lodging house" and "family" and adding the definition of "penal boarding home"; providing a repealing clause; providing a severability clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000); and providing an effective date.**

Senior Planner Barnett outlined the proposed amendment to the Lancaster Development Code removing halfway house/community house as a use and establishing "boarding home" and "penal boarding home" as uses. Boarding homes may only be located in multi-family residential districts and will require a Specific Use Permit. Penal boarding homes may only be located in Light and Medium Industrial (LI and MI) zoning districts and will require a Specific Use Permit.

Mayor Pro Tem Hairston confirmed that neither uses are permitted in single family residential districts.

Councilmember Jaglowski asked about the current number of homes in the City. Senior Planner Barnett stated there are no permitted homes at this time.

Councilmember Daniels asked about possible illegal uses. Senior Planner Barnett stated that if there was a report of a non-permitted home, it would be a Code compliance matter.

Mayor Knight opened the public hearing.

There were no requests to speak.

MOTION: Deputy Mayor Pro Tem Morris made a motion, seconded by Mayor Pro Tem Hairston, to close the public hearing. The vote was cast 7 for, 0 against.

MOTION: Mayor Pro Tem Hairston made a motion, seconded by Councilmember Jaglowski, to approve an ordinance amending the Lancaster Development Code by amending Article 14.400, Section 14.402, subsection (c)(6), Community or Halfway House, for the purpose of removing reference to Community or Halfway Houses, adding the definition of "boarding home" and requiring a Specific Use Permit for any said use in Multi-Family residential zoning districts (MF-16); amending Article 14.400, Section 14.402 for the purpose of adding subsection (c)(11) to add the definition of "penal boarding home" and requiring a Specific Use Permit for any said use in Light Industrial (LI) and Medium Industrial (MI) zoning districts; amending Article 14.400, Section 14.401 Land Use Schedule, for the purpose of amending Table 1, Land Use Tables, to remove reference to "halfway house" and to reflect the requirement for Specific use Permits for any Boarding Home use in Multi-Family residential zoning districts (MF-16) and for any Penal Boarding Home use in Light Industrial (LI) and Medium Industrial (MI) districts; amending Article 14.1300, Section 14.1302, subsection (a) General Definitions, for the purpose of amending the definitions of "boarding house or lodging house" and "family" and adding the definition of "penal boarding home"; providing a repealing clause; providing a severability clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000); and providing an effective date. The vote was cast 7 for, 0 against.

6. **Discuss and consider an ordinance of the City of Lancaster, Texas, authorizing the issuance of City of Lancaster, Texas, Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2011; and containing other matters incident thereto.**

Nick Bulaich, Vice President with First Southwest, made a presentation regarding the issuance of the Certificates of Obligation. He noted an improved bond rating from both Moody's and Standard & Poor's. Mr. Bulaich recapped the bid tabulation, indicating that SAMCO Capital Markets is the lowest bidder with true interest cost of 2.915782%. A summary of historical bond sale data indicates that this sale will be at the lowest interest rate in eighteen years. Lastly, Mr. Bulaich called to Council's attention the Preliminary Official Statement provided to investors.

MOTION: Mayor Pro Tem Hairston made a motion, seconded by Councilmember Daniels, to approve an ordinance authorizing the issuance of City of Lancaster, Texas, Tax and Waterworks and Sewer System Surplus Revenue Certificates of Obligation, Series 2011. The vote was cast 7 for, 0 against.

7. **Discuss and consider confirmation of a Civil Service Commission appointment as designated by the City Manager.**

City Manager Mauldin Robertson requested the confirmation of her reappointment of Lafayette Miles to the Civil Service Commission for a term expiring in 2014.

MOTION: Councilmember Daniels made a motion, seconded by Deputy Mayor Pro Tem Morris, to confirm the reappointment of Lafayette Miles to the Civil Service Commission for a term expiring in 2014. The vote was cast 7 for, 0 against.

8. Discuss and consider confirmation of nominations by the Planning and Zoning Commission for appointment to the Lancaster Historic Landmark Preservation Committee (HLPC).

Senior Planner Barnett presented the nominations by the Planning and Zoning Commission for appointment to the Lancaster Historic Landmark Preservation Committee (HLPC) as follows:

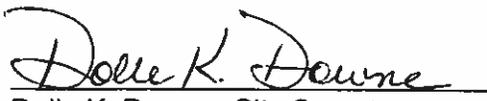
Cheryl Wright	regular position, term expires 2013
Glenn Hooper	regular position, term expires 2013
Gilles Delaisse	from alternate to regular position, term expires 2013
Patricia Siegfried-Giles	alternate position, term expires 2012

MOTION: Councilmember Daniels made a motion, seconded by Mayor Pro Tem Hairston, to confirm the appointments to the Lancaster Historic Landmark Preservation Committee as presented. The vote was cast 5 for, 2 against [Weaver, Mejia].

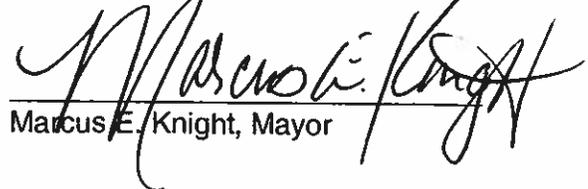
MOTION: Mayor Pro Tem Hairston made a motion, seconded by Councilmember Daniels, to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 7:29 p.m.

ATTEST:


Dolle K. Downe, City Secretary

APPROVED:


Marcus E. Knight, Mayor