

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 11, 2017

The City Council of the City of Lancaster, Texas, met in a called Regular session in the Council Chambers of City Hall on September 11, 2017 at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present:**

Mayor Marcus E. Knight  
Carol Strain-Burk  
Stanley Jaglowski  
Marco Mejia (arrived following consent items)  
Spencer W. Hervey, Jr.  
Mayor Pro Tem Clyde C. Hairston  
Deputy Mayor Pro Tem Nina Morris

**City Staff Present:**

Opal Mauldin-Jones, City Manager  
Rona Stringfellow, Assistant City Manager  
Dori Lee, Human Resources Director  
Shane Shepard, Director of Economic Development  
Baron Sauls, Finance Director  
Sean Johnson, Managing Director of Quality of Life & Cultural Services  
Jermaine Sapp, Director of Equipment and Facility Services  
Sam Urbanski, Police Chief  
Robert Franklin, Fire Chief  
Alton Dixon, Purchasing Agent  
Dale Jackson, Building Official/Interim Development Services Director  
Chris Youngman, Assistant Fire Chief  
Than Nguyen, City Engineer  
David T. Ritter, City Attorney  
Cheryl Womble, Administrative & Community Relations Supervisor  
Imelda Speck, ICMA Fellow for Economic Development  
Mayra A. Ortiz, Deputy City Secretary  
Sorangel O. Arenas, City Secretary

**Call to Order:**

Mayor Knight called the meeting to order at 7:00 p.m. on September 11, 2017.

**Invocation:**

Pastor Henry Batson gave the invocation.

**Pledge of Allegiance:**

Deputy Mayor Pro Tem Morris led the pledge of allegiance.

**Proclamation:**

Mayor Knight presented a proclamation to Alexis Myers proclaiming the month of September as "Blood Cancer Awareness Month" and encourage all citizens in joining with Leukemia & Lymphoma Society (LLS) to educate the citizens about the need for finding cures and creating access to treatments for all types of blood cancers.

Mayor Knight proclaimed the month of September as "National Preparedness Month" and urged everyone in the community to learn more about and to participate in emergency preparedness activities available in Lancaster and to visit the regional KnoWhat2Do emergency preparedness website, [www.KnoWhat2Do.com](http://www.KnoWhat2Do.com).

**Citizens' Comments:**

Zoila Correón, 2726 Gun Drive, shared her concerns regarding Senate Bill 4.

Mary Bush, 1245 Tall Grass Drive, spoke in opposition to item 11 and shared that she is opposing the development of a Truck Stop being constructed within the Meadowview Public Improvement District.

Liz Richardson, 3016 Paint Brush Place, spoke in opposition to item 11 and is opposing the similar development stated by Ms. Bush.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meeting held on August 28, 2017.**
2. **Consider a resolution providing for the adoption of the Master Fee Schedule for all fees and charges assessed and collected by the City of Lancaster.**
3. **Consider a resolution approving the terms and conditions of the 2017 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement between the City of Lancaster and the County of Dallas, Texas to provide funds to prevent and control crime and to improve the criminal justice system.**
4. **Consider a resolution adopting the City of Lancaster's Financial Policy providing for prudent financial management of all funds to enable the city to maintain a long-term stable and positive financial condition and provide guidelines for the day-to-day planning and operation of the city's financial matters.**

**MOTION:** Mayor Pro Tem Hairston made a motion, seconded by Councilmember Strain-Burk to approve consent items 1 through 4. The vote was cast 6 for, 0 against [Mejia absent].

**PUBLIC HEARING:**

5. **Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2017/2018 at \$0.8675 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operation expenses and interest and sinking fund requirements; providing due and delinquent dates; penalties and interest; providing a homestead exemption and disability exemption.**

City Manager Mauldin-Jones stated that the current tax rate for fiscal year 2017/2018 is proposed at \$0.8675 per one hundred dollars assessed valuation on taxable property within the corporate limits. The proposed tax rate of eighty-six seventy-five one thousandths cents (\$0.8675) on each one hundred dollars (\$100.00) assessed value of taxable property to be apportioned and distributed as follows: \$0.6012 for the purpose of maintenance and operations, and \$0.2663 for interest and sinking fund requirements. This is the second of two public hearings regarding the proposed tax rate. The governing body may not adopt the tax rate at a public hearing. However, the governing body must announce the date, time and place of the meeting at which it will officially vote on the tax rate. The vote on the tax rate is scheduled for Monday, September 18, 2017 at 7:00 p.m. at Lancaster Municipal Center, City Council Chambers located at 211 North Henry Street.

Mayor Knight opened the public hearing.

There were no speakers.

**MOTION:** Deputy Mayor Pro Tem Morris made a motion, seconded by Mayor Pro Tem Hairston to close the public hearing and place item 5 on September 18, 2017 agenda. The vote was cast 7 for, 0 against.

- 6. Conduct a public hearing and discuss an ordinance regarding the proposed fiscal year 2017/2018 budget for the fiscal year beginning October 1, 2017 ending September 30, 2018 providing that expenditures for said fiscal year shall be in accordance with said budget.**

City Manager Mauldin-Jones stated that item 6 is to consider fiscal year 2017/2018 budget in the amount of \$55,398,889.00. This is the second of two public hearings on the proposed budget. Additionally, the City has hosted two Budget Town Hall Meetings which were held on Thursday, August 31, 2017 at 6:30 p.m. and Saturday, September 9, 2017 at 9:00 a.m. Also, consideration for adoption of the proposed budget is scheduled on Monday, September 18, 2017 at the Lancaster City Council Regular Meeting.

Councilmember Hervey thanked staff for their sacrifices endured during the budget procedure.

Mayor Knight opened the public hearing.

There were no speakers.

**MOTION:** Deputy Mayor Pro Tem Morris made a motion, seconded by Mayor Pro Tem Hairston to close the public hearing and place item 6 on September 18, 2017 agenda. The vote was cast 7 for, 0 against.

- 7. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Beltline Ashmoore Public Improvement District.**

Councilmember Strain-Burk requested additional staff comments. City Manager Mauldin-Jones shared that Council received a memorandum on the dais regarding an electronic mail delivered to a member on the governing body with a number of concerns related to the implementation of Public Improvement Districts and, in particular, the Meadowview PID. In summary, the information contained in the City Council packets is the service plans for each Public Improvement District. The budgets are submitted to staff in a different format that explains what projects are underway for the upcoming year in the explanation column of the budgets. We are working with the PIDs to assist with oversight of the implementation of the service plans, scheduling meetings and posting agendas. We have an upcoming PID Advisory Board meeting scheduled and will continue to work with the PID Advisory Boards and other interested parties to ensure that PID monies are spent in compliance with Chapter 372. At the August 28, 2017 Council Meeting, the City conducted public hearings for each Public Improvement District. Staff has reviewed the financial reports from the past to determine what was spent on the line items in the past and what is being proposed. As stated previously, staff will continue to work closely with PIDs to provide a fiscally sound service plan implementation. The City assist with the implementation of the PID in an effort to assist maintaining property values within the City, as identified in Council's goal of a Healthy, Safe and Engaged Community. The City and/or City staff derives no monetary benefit from the implementation of the PID. Staff monitors the PID budgets in the same manner and oversight that other department budgets are being monitored.

**MOTION:** Mayor Pro Tem Hairston made a motion, seconded by Councilmember Hervey to approve item 7. The vote was cast 7 for, 0 against.

- 8. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Morris made a motion, seconded by Councilmember Strain-Burk to approve item 8. The vote was cast 7 for, 0 against.

- 9. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Morris made a motion, seconded by Councilmember Strain-Burk to approve item 9. The vote was cast 7 for, 0 against.

- 10. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Morris made a motion, seconded by Councilmember Hervey to approve item 10. The vote was cast 7 for, 0 against.

- 11. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Public Improvement District.**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Hervey to approve item 11. The vote was cast 7 for, 0 against.

- 12. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.**

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Hervey to approve item 12. The vote was cast 7 for, 0 against.

- 13. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Pleasant Run Estates, Phase 1-A Public Improvement District.**

Mayor Knight recused himself from this item.

**MOTION:** Councilmember Hervey made a motion, seconded by Councilmember Jaglowski to approve item 13. The vote was cast 6 for, 0 against [Knight recused]

- 14. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.**

Councilmember Jaglowski recused himself from this item.

**MOTION:** Mayor Pro Tem Hairston made a motion, seconded by Councilmember Strain-Burk to approve item 14. The vote was cast 6 for, 0 against [Jaglowski recused].

- 15. Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Tribute at Mills Branch and Tribute East at Mills Branch Public Improvement District.**

**MOTION:** Deputy Mayor Pro Tem Morris made a motion, seconded by Mayor Pro Tem Hairston to approve item 15. The vote was cast 7 for, 0 against.

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

**1247**

City Council Regular Meeting  
September 11, 2017  
Page 5 of 5

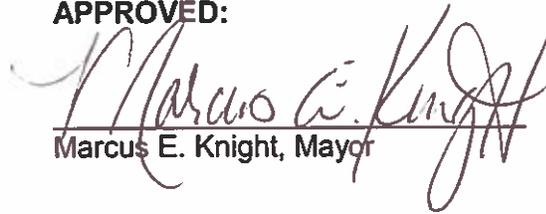
The meeting was adjourned at 7:39 p.m.

**ATTEST:**



\_\_\_\_\_  
Sorangel O. Arenas, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Marcus E. Knight, Mayor