

MINUTES

LANCASTER CITY COUNCIL SPECIAL MEETING OF FEBRUARY 5, 2018

The City Council of the City of Lancaster, Texas, met in a called Special Session in the Council Chambers of City Hall on February 5, 2018 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Carol Strain-Burk
Stanley Jaglowski
Marco Mejia
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
Fabrice Kabona, Assistant to the City Manager
Andy Waits, Water/Wastewater Superintendent
Katherine Hail, Animal Control Officer
Than Nguyen, City Engineer
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:04 p.m. on February 5, 2018.

1. **Discuss and consider a resolution to appoint the Board of Directors for Reinvestment Zone Number One (also known as Tax Increment Reinvestment Zone No. 1).**

City Manager Mauldin-Jones shared that the purpose of item 1 is to appoint some of the members to Tax Increment Financing District (TIF) Board. At the October 13, 2014 City Council Regular Meeting, Council approved Reinvestment Zone Number One, a Tax Increment Financing District (TIF). On April 7, 2015 the TIF Board met and consisted of five board members which were Jessie Armstead (deceased); Janice Hill (unable to contact); Mayor Pro Tem LaShonjia Harris (no longer serving on City Council); Councilmember Stanley Jaglowski; and Councilmember Carol Strain-Burk. Nominations have been requested from the City Council members in District 1 and District 3, within which the TIF District was established. Those may be considered as part of the composition of the Board of Directors, if Council so chooses. Councilmember Mejia has requested to fill a vacant position as well as appointing Javier Mejia. Councilmember Strain Burk requests to remain on the Board along with appointing Shirley Crowley to fill the last vacant seat. Councilmember Jaglowski requested to remain on the board.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston to approve item 1. The vote was cast 7 for, 0 against.

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

The meeting was adjourned at 7:07 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor

MINUTES

The City Council of the City of Lancaster, Texas, met in a called Special Session in the Council Chambers of City Hall on February 5, 2018 at 8:15 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
 Carol Strain-Burk
 Stanley Jaglowski
 Marco Mejia
 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
 Fabrice Kabona, Assistant to the City Manager
 Andy Waits, Water/Wastewater Superintendent
 Katherine Hail, Animal Control Officer
 Than Nguyen, City Engineer
 Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Knight called the second portion of the Special Meeting to order at 8:15 p.m. on February 5, 2018.

- 1. Discuss and consider a resolution accepting the proposed Project Plan and Reinvestment Zone Financing Plan that results in an increase in real property tax revenues ("tax increment") that is generated above what the area's total assessed valuation was when the district was created ("base value").**

Assistant City Manager Stringfellow shared that the purpose of this item is to approve the proposed Project Plan and Reinvestment Zone Financing Plan for the Tax Increment Financing District (TIF) in accordance with the requirements of the approved funding agreement by and between the City of Lancaster and Dallas County. The attached revised Project Plan and Reinvestment Zone Financing Plan is to demonstrate that it is economically feasible to create the proposed City of Lancaster TIF district and provide an instrument of repayment to Dallas County. Chapter 311 of the Tax Code is specific and requires separate action by the City Council, once a recommendation has been received by the TIF Board. A resolution and action to accept the final plan must be approved after the TIF District has met and conferred. On February 5, 2018, the TIF Board unanimously recommended approval of the revised final Project Plan and Reinvestment Zone Financing Plan. Staff concurs with the TIF Board.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Morris to approve item 1. The vote was cast 7 for, 0 against.

- 2. Consider a resolution approving the terms and conditions of amendment No. 1 to the project specific agreement with Dallas County for water system improvements (Phase I), Roadway, Drainage and Sewer Improvements (Phase II), and hike and bike pedestrian trail improvements (Phase III) on Pleasant Run Road from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits.**

Deputy Mayor Pro Tem Morris inquired from staff the individual that constructed the agreement. City Manager Mauldin-Jones shared that the document was prepared by Dallas County with the cooperation of Dallas County's Attorney, the District Attorney's Office, along with our legal department.

Deputy Mayor Pro Tem Morris requested to have legal representation present at all meetings that contain agreements for Councils' consideration in order for legal to verify and approve the document. She requested to have item 2 tabled since the agreement was recently presented at the dais. Mayor Knight referenced that

in the agenda communication, under Legal Considerations, states that "the revised project specific agreement and the resolution were reviewed and approved as to form by the City Attorney." He assured her that item 2 has been reviewed and approved by legal counsel for the Councils' consideration.

Councilmember Mejia agreed with Deputy Mayor Pro Tem Morris as legal representation must be present when agreements are being considered. However, staff has communicated that the City Attorney has reviewed and approved item 2. Also, he suggested considering approval of item 2 as the item is time sensitive and very important. In future meetings, he agreed to have legal present with contracts are presented to the governing body on short notice.

Councilmember Hervey requested that all legal contracts be accessible to the governing body at least forty-eight (48) hours prior to their consideration.

Councilmember Jaglowski inquired why the documentation was not presented in the agenda packet. City Manager Mauldin-Jones indicated that staff had resolved additional changes with the City Attorney to ensure the City's interest had protected. She shared that it is not legal's fault that he is not present since the item was previously reviewed and approved as well as the documentation was confirmed with Dallas County and District Attorney's Office to ensure the document met the legal needs of both parties. She indicated that staff informed the City Attorney that legal representation was not needed as the meeting did not fall on the required meeting schedule.

Deputy Mayor Pro Tem Morris emphasized that she would have appreciated a memorandum indicated that the City Attorney had previously reviewed and approved. City Manager Mauldin-Jones apologizes to Deputy Mayor Pro Tem Morris as historically all agenda items did not require a memorandum. However, staff will requested a memorandum from the City Attorney.

Councilmember Jaglowski inquired confirmation that the agenda communication prepared discloses "the revised project specific agreement and the resolution were reviewed and approved as to form by the City Attorney." City Manager Mauldin-Jones confirmed.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 2. The vote was cast 6 for, 1 against [Hervey].

3. Discuss and consider annual appointments to City of Lancaster Boards and Commissions.

Councilmember Strain-Burk inquired if the vacant position must meet legal requirements. Mayor Knight confirmed.

City Secretary Arenas shared that staff recommends appointing Fabrice Kabona to fulfill the state requirement for municipal officer and Carol DeLaRosa Green to fulfill the state requirement for animal welfare organization.

Nominated for reappointment on the Animal Shelter Advisory Committee with a term expiring in 2019, was Stacey Jaglowski.

Nominated for the vacant position on the Animal Shelter Advisory Committee with a term expiring in 2019, was Fabrice Kabona.

Nominated for the vacant position on the Animal Shelter Advisory Committee with a term expiring in 2019, was Carol DeLaRosa Green.

Nominated for reappointment on the Animal Shelter Advisory Committee with a term expiring in 2018, was Ivory Williams.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Hervey, to reappoint Stacey Jaglowski, appoint Fabrice Kabona, and appoint Carol DeLaRosa Green for terms expiring 2019 and

to reappoint Ivory Williams to the alternate position for a term expiring 2018 to the Animal Shelter Advisory Committee. The vote was cast 7 for, 0 against.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hairston, to reappoint Dean Byers, John Stewart, and Tim Fagan to the Airport Advisory Board for terms expiring 2019. The vote was cast 7 for, 0 against.

Nominated for the alternate position on the Airport Advisory Board with a term expiring in 2018, was Kerris McMorris.

Nominated for the alternate position on the Airport Advisory Board with a term expiring in 2018, was Barbara J. Thomas.

Barbara J. Thomas appointed to the alternate position to the Airport Advisory Board for a term expiring 2018. Rollcall vote 5 for, 2 against [Hairston and Jaglowski].

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hairston, to reappoint Ellen Clark, Ted Burk, and Octavia Giadolor to the Lancaster Economic Development Corporation for terms expiring 2020. The vote was cast 7 for, 0 against.

MOTION: Deputy Mayor Pro Tem Morris made a motion, seconded by Councilmember Strain-Burk, to reappoint Quinnest Banks and appoint Ceclia J. Smith-Whitson to a regular position to the Library Advisory Board for terms expiring 2019. The vote was cast 7 for, 0 against.

Nominated for the vacant regular position on the Library Advisory Board with a term expiring in 2019, was Gretchen Weaver.

Nominated for the vacant regular position on the Library Advisory Board with a term expiring in 2019, was Kyshia Gibbons.

Gretchen Weaver appointed to the regular position to the Library Advisory Board for a term expiring 2019. Rollcall vote 5 for, 2 against [Jaglowski and Morris].

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston, to appoint Kyshia Gibbons to the alternate position to the Library Advisory Board for a term expiring 2018. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston, to reappoint Joan Harrell to the alternate position to the Museum Advisory Board for a term expiring 2018. The vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston, to reappoint Abe Cooper, Darwin Isham, Mary Sykes, and Petra Covington to a regular position to the Lancaster Recreational Development Corporation and Parks & Recreation Advisory Board for terms expiring 2019. The vote was cast 7 for, 0 against.

Nominated for the alternate position on the Lancaster Recreational Development Corporation and Parks & Recreation Advisory Board with a term expiring 2018, was Frances Allen.

Nominated for the alternate position on the Lancaster Recreational Development Corporation and Parks & Recreation Advisory Board with a term expiring 2018, was Judith "Jo" Osegueda.

Nominated for the alternate position on the Lancaster Recreational Development Corporation and Parks & Recreation Advisory Board with a term expiring 2018, was Antionette Matthews.

Frances Allen appointed as the alternate position with a term expiring 2018. Rollcall vote 4 for, 3 against [Strain-Burk, Jaglowski, and Knight].

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hairston, to reappoint Karen Collins, Jeremy Reed, and Cynthia Johnson to a regular position to the Planning and Zoning Commission for terms expiring 2019. The vote was cast 7 for, 0 against.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hairston, to reappoint Cassandra Andrews and Donna Lee to a regular position for terms expiring 2019 and to reappoint Charlene Cade to an alternate position for a term expiring 2018 to the Property Standards and Appeals. The vote was cast 7 for, 0 against.

Below is a recap of the 2017 appointments.

Term Expires

Animal Shelter Advisory Committee

Fabrice Kabona	2019	Appointment, regular position (municipal officer)
Stacey Jaglowski	2019	Reappointment, regular position
Carol DeLaRosa Green	2019	Appointment, regular position (animal welfare)
Ivory Williams	2018	Reappointment, alternate position

Airport Advisory Board

Dean Byers	2019	Reappointment, regular position
John Stewart	2019	Reappointment, regular position
Tim Fagan	2019	Reappointment, regular position
Barbara J. Thomas	2018	Appointment, alternate position

Economic Development Corp.

Ellen Clark	2020	Reappointment, regular position
Ted Burk	2020	Reappointment, regular position
Octavia Giadolor	2020	Reappointment, regular position

Library Advisory Board

Quinnest Banks	2019	Reappointment, regular position
Cecilia J. Smith-Whitson	2019	Appointment, regular position
Gretchen Weaver	2019	Appointment, regular position
Kyshia Gibbons	2018	Appointment, alternate position

Museum Advisory Board

Joan Harrell	2018	Reappointment, alternate position
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Parks and Recreation Advisory Board / Lancaster Recreational Development Corp.

Abe Cooper	2019	Reappointment, regular position
Darwin Isham	2019	Reappointment, regular position
Mary Sykes	2019	Reappointment, regular position
Petra Covington	2019	Reappointment, regular position
Frances Allen	2018	Appointment, alternate position

Planning & Zoning Commission

Karen Collins	2019	Reappointment, regular position
Jeremy Reed	2019	Reappointment, regular position
Cynthia Johnson	2019	Reappointment, regular position

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Property Standards and Appeals

Board

Cassandra Andrews	2019	Reappointment, regular position
Donna Lee	2019	Reappointment, regular position
Charlene Cade	2018	Reappointment, alternate position

Zoning Board of Adjustment

Deborah Taylor	2019	Reappointment, regular position
Sherri Williams	2019	Reappointment, regular position
Margaret Brooks	2019	Reappointment, regular position
Lawrence E. Smith	2018	Reappointment, alternate position

4. Consider confirmation of nominations made by the Mayor for appointments to the City of Lancaster Zoning Board of Adjustment.

Mayor Knight nominated the following for reappointment to the Zoning Board of Adjustment:

Deborah Taylor, Sherri Williams, and Margaret Brooks for the regular position with terms expiring 2019.

Lawrence E. Smith for the alternate position with a term expiring 2018.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Hervey to approve item 4. The vote was cast 7 for, 0 against.

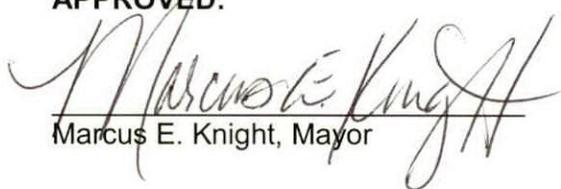
MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hairston, to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:40 p.m.

ATTEST:


 Sorangel O. Arenas, City Secretary

APPROVED:


 Marcus E. Knight, Mayor