

## MINUTES

## LANCASTER CITY COUNCIL REGULAR MEETING OF OCTOBER 8, 2018

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on October 8, 2018 at 7:00 p.m. with a quorum present to-wit:

**Councilmembers Present:**

Mayor Clyde C. Hairston  
Carol Strain-Burk  
Deputy Mayor Pro Tem Stanley Jaglowski  
Derrick D. Robinson  
Racheal Hill

**Councilmembers Absent:**

Marco Mejia

**City Staff Present:**

Opal Mauldin-Jones, City Manager  
Rona Stringfellow, Deputy City Manager  
Fabrice Kabona, Assistant City Manager  
Jasmine Carr, Community Programs Coordinator  
Baron Sauls, Finance Director  
Kenneth Johnson, Fire Chief  
Nathan Diaz, Fire Marshall  
Bea Jackson, Battalion Chief  
Sam Urbanski, Police Chief  
Charley Miller, Assistant Police Chief  
Jason Tapscott, Police Officer  
Dori Lee, Director of Human Resources  
Jermaine Sapp, Director of Equipment Services and Facilities  
Delajer Walker, Interim E.C. Superintendent  
Than Nguyen, City Engineer  
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 October 8, 2018.

**Invocation:**

Pastor Earl Potts gave the invocation.

**Pledge of Allegiance:**

Mayor Hairston led the pledge of allegiance.

**Proclamation:**

Mayor Hairston presented a proclamation to Lt. Doris Brown and Councilmember Hill proclaiming the month of October as "Domestic Violence Month" and urged all citizens, agencies, and businesses to work together as a team in our community through prevention, intervention and education programs, to eliminate domestic violence and become a violence-free community. Councilmember Hill shared comments on domestic violence. She expressed appreciation to

Police Chief Urbanski and Lieutenant Brown for their outreach and educating our community on domestic violence.

Mayor Hairston presented a proclamation to Fire Chief Johnson, Fire Marshal Diaz, and Battalion Chief Jackson proclaiming the October 7-13, 2018 as "Fire Prevention Week" and urged all the citizens of Lancaster to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, respond when the smoke alarm sounds by exiting the building immediately, and to support the many public safety activities and efforts of the Lancaster Fire Department.

Fire Chief Johnson and Fire Marshal Diaz shared that all week there will be some helpful fire prevention resources available to support and assist the community.

**Citizens' Comments:**

Mary Reynoso, 2727 Potter Court, Grand Prairie, spoke in favor of item 8.

Vic Buchanon, 1243 Margaret Court, spoke in favor of item 8.

Brandi Grimes, 214 Catauba Road, Waxahachie, did not wish to speak but requested her support of item 8.

Cynthia Buchanon, 1243 Margaret Court, did not wish to speak but requested her support of item 8.

Carolyn Morris, 887 Wintergreen, spoke in favor of item 8.

Spencer Hervey, 1525 Aldridge Drive, spoke in favor of item 8 and hand-delivered a petition of signatures reflecting their support of item 8.

Sabrina Hervey, 1525 Aldridge Drive, did not wish to speak but requester her support of item 8.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meetings held on August 13, 2018 and August 27, 2018 and City Council Special Meeting held on August 20, 2018.**
2. **Consider a resolution adopting the City of Lancaster's Investment Policy providing that all funds of the city be managed and invested for safety, liquidity, diversification and yield and that investments be chosen in a manner which promotes diversity by market sector, credit and maturity; providing that this policy serve to satisfy the requirements of Chapter 2256 of the Local Government Code, "Public Funds Investment Act".**
3. **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.**

4. **Consider a resolution adopting the City of Lancaster Debt Management Policy establishing guidelines for debt financing to provide for needed land, long-term capital additions, and infrastructure improvements while minimizing the impact of debt payments on current and future revenues.**
5. **Consider a resolution approving the terms and conditions of a lease agreement with PNC Equipment Finance, LLC for the lease of equipment from E-Z-GO® for golf cart equipment through an Interlocal Agreement with BuyBoard in an amount not to exceed sixty-two thousand four hundred dollars and 00/100 (\$62,400.00).**
6. **Consider a resolution authorizing the purchase of three (3) 2018 Dodge Charger patrol vehicles from Freedom Chevrolet-Dodge through an Interlocal Agreement with the City of Dallas, Texas in an amount not to exceed seventy-three thousand five hundred dollars (\$73,500.00).**

Councilmember Morris pulled item 6.

**MOTION:** Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski to approve consent items 1 through 5. The vote was cast 6 for, 0 against [Mejia absent].

6. **Consider a resolution authorizing the purchase of three (3) 2018 Dodge Charger patrol vehicles from Freedom Chevrolet-Dodge through an Interlocal Agreement with the City of Dallas, Texas in an amount not to exceed seventy-three thousand five hundred dollars (\$73,500.00).**

Councilmember Morris requested comments from City Manager Mauldin-Jones.

City Manager Mauldin-Jones spoke on item 6 and shared that the purchase is for three (3) 2018 Dodge Charger patrol vehicles from Freedom Chevrolet-Dodge through an Interlocal Agreement. This purchase will further our compliance with the Texas Clean Fleet Act. This purchase is funded through the Seizure Funds and expenditures will not exceed seventy-three thousand five hundred dollars (\$73,500.00). Approval of item 6 will improve efficiencies and operations of the Police Department. This purchase will replace three of the Ford Crown Victoria vehicles within the Criminal Investigation Division. Staff recommended approval of the resolution, as presented.

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

Mayor requested Council to enter into executive session, pursuant to Texas Government Code Section 552.071(2) to seek legal advice regarding Agenda Item No. 7 and Agenda Item No. 8

7. **Discuss and consider a request to rename the Public Safety Building to "The Larry W. Flatt Public Safety Building."**
8. **Discuss and consider a request to rename the Public Safety Building to the "Craig L. Shaw Public Safety Building."**

The City Council recessed for Executive Session at 7:38 p.m. and reconvened into open session at 8:48 p.m.

**MOTION:** Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Hill to combine items 7 and 8. The vote was cast 6 for, 0 against [Mejia absent].

**MOTION:** Councilmember Hill made a motion, seconded by Councilmember Morris to conduct a roll call vote to rename the Public Safety Building to "The Larry W. Flatt Public Safety Building" or "Craig L. Shaw Public Safety Building." The vote was cast 6 for, 0 against [Mejia absent].

City Attorney Ritter advised that a roll call vote is to rename the Public Safety Building to "The Larry W. Flatt Public Safety Building" or "Craig L. Shaw Public Safety Building."

City Secretary Arenas conducted a roll call on the following: "The Larry W. Flatt Public Safety Building" or "Craig L. Shaw Public Safety Building."

The roll call vote was cast 3 for the renaming of the Public Safety Building to "The Larry W. Flatt Public Safety Building" (Strain-Burk, Jaglowski, and Hairston).

The roll call vote was cast 3 for the renaming of the Public Safety Building to "Craig L. Shaw Public Safety Building" (Robinson, Hill, and Morris).

City Attorney Ritter shared that per the Facility Naming Policy requires majority vote so by operational law both motions failed so the Public Safety Building will remain the same.

9. **Discuss and consider a resolution approving the terms and conditions of Amendment No. 2 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.**

City Manager Mauldin-Jones spoke on item 9 and shared that the item is to approve the terms and conditions of Amendment No. 2 to the Project Specific Agreement with Dallas County for water system improvements. On July 13, 2015, a Project Specific Agreement (Interlocal Agreement) was authorized by City Council for Pleasant Run Road improvements to be made by Dallas County in the cities of Wilmer and Lancaster (from the intersection of Lancaster-Hutchins Road and Pleasant Run Road to the city's easternmost city limits) that originally included a water line and new pump station improvements (Phase I) and roadway, drainage, and sewer improvements (Phase II). On February 5, 2018, Amendment No.1 to the project specific agreement was approved by City Council for increased construction costs for (Phase I) (water line and pump station improvements) based on the lowest qualified bid received and inclusion of a new phase; hike and bike pedestrian improvements (Phase III). The City of Lancaster established the TIF Reinvestment Zone #1 to repay Lancaster's portion of the cost of construction and installation of the 16-inch water line along Pleasant Run Road. Dallas County received a portion of regional funding from NCTCOG for Phase II. Without the project specific agreement Amendment No.2, the construction of (Phase II) improvement cannot proceed and the project will have to be delayed and possibly re-bid. Use of an Interlocal Agreement allowed our local government to contract with one or more units of other local governments to perform governmental functions and services in a cooperative and cost-efficient manner. The

Engineering Division will monitor the project within the limits of Lancaster. Staff recommended approval of the resolution, as presented.

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

10. **M18-11 Discuss and consider an appeal of the Sign Control Board decision regarding a request to Section 14.1204 (J)(2 and 3) Pole Signs and allow for the installation of a 45 feet tall and 295.63 square feet maximum area pole sign. The property is located on the eastside of I-35E and 0.15 miles south of Danieldale Road specifically addressed as 3404 N. I-35E, Lancaster, Texas.**

City Manager Mauldin-Jones spoke on item 10 and shared that the applicant indefinitely postponed the request which at a later time will require new publication notices.

11. **Discuss and consider a resolution of the City Council approving the terms and conditions of an agreement for 103 N. Dallas Avenue, the Visitors Center and State Auxiliary Museum by and between the Committee on House Administration of the State of Texas House of Representatives and the City of Lancaster.**

City Manager Mauldin-Jones spoke on item 11 and shared the request is to consider approval the terms and conditions of an agreement of the Committee on House Administration of the Texas House of Representatives of the State of Texas, on behalf of Representative-Elect Carl Sherman desired to occupy the Visitors Center and State Auxiliary Museum, 103 N. Dallas Avenue, as the new District 109 Office. The Visitors Center and State Auxiliary Museum is currently vacant with no revenue income. Representative-Elect Sherman occupying the space will generate constituent traffic within the City of Lancaster. State Representative-Elect Sherman will occupy the Visitors Center portion of the building, leaving the State Auxiliary Museum to be operated by the City of Lancaster. Staff recommended approval of the resolution, as presented.

Councilmember Morris shared her excitement on the opportunity that our Texas Representative-Elect Sherman will be located within the City of Lancaster.

Deputy Mayor Pro Tem Jaglowski expressed his appreciation and enthusiasm to have the Texas House of Representative, as the new District 109 Office, located downtown Lancaster.

Councilmember Robinson expressed his gratitude and is excited for what is yet to come.

Mayor Hairston conveyed his excitement for the opportunity the City has to house our Representative-Elect Carl Sherman. He expressed the great opportunity that the agreement will generate constituent traffic within the City of Lancaster.

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

Texas Representative-Elect Sherman shared that Lancaster is great part of the Best Southwest Region and expressed compliments to City Manager Mauldin-Jones. He shared his excitement

on the great opportunity to work together. He thanked the City Council for their public service to the City as well as his appreciation to his campaign team for all their hard work. Representative-Elect Sherman expressed his appreciation to his Legislative Director, LaVonda Russell. Alex Andrews is a member of his staff that is a Lancaster resident. He expressed his excitement for what is yet to come for District 109.

12. **M18-12 Discuss and consider a resolution accepting a sixty-five thousand three hundred and thirteen (65,313) square feet or 1.499 acre water easement from White Tract II, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed; and providing an effective date.**
13. **M18-12 Discuss and consider a resolution accepting a two thousand seven hundred sixty-seven (2,767) square foot or 0.064 acre water easement from White Tract II, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed; and providing an effective date.**
14. **M18-12 Discuss and consider a resolution accepting a two thousand five hundred and twenty-nine (2,529) square feet or 0.058 acre water easement from White Tract II, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed; and providing an effective date.**

City Manager Mauldin-Jones spoke on items 12 through 14 and shared that the items are for easements for White Tract II, LLC, Grantor. She noted that the items may be considered by one motion, if the body desires to do so.

City Attorney Ritter advised that the motion is for items 12, 13, and 14 to accept sixty-five thousand three hundred and thirteen (65,313) square feet or 1.499 acre water easement; a two thousand seven hundred sixty-seven (2,767) square foot or 0.064 acre water easement; and a two thousand five hundred and twenty-nine (2,529) square feet or 0.058 acre water easement from White Tract II, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Hill to

approve items 12, 13 and 14. The vote was cast 6 for, 0 against [Mejia absent].

15. **Discuss and consider a resolution accepting a one hundred fifty (150) square feet or 0.003 acre water easement from Duke Realty Land, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed; and providing an effective date.**
16. **Discuss and consider a resolution accepting a one hundred fifty (150) square foot or 0.003 acre water easement from Duke Realty Land, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed; and providing an effective date.**
17. **Discuss and consider a resolution accepting an eighty-four thousand and fifty seven (84,057) square feet or 1.930 acre water easement from Duke Realty Land, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of a certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed; and providing an effective date.**

City Manager Mauldin-Jones spoke on items 15 through 17 and shared that the items are for water easement from Duke Realty Land, LLC, Grantor. She notated that the items may be considered by one motion, if the body desires to do so.

City Attorney Ritter advised that the motion is for items 15, 16, and 17 to accept a one hundred fifty (150) square feet or 0.003 acre water easement; accept a one hundred fifty (150) square foot or 0.003 acre water easement; and accept an eighty-four thousand and fifty seven (84,057) square feet or 1.930 acre water easement from Duke Realty Land, LLC, Grantor, to the City of Lancaster for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Hill to approve items 15, 16, and 17. The vote was cast 6 for, 0 against [Mejia absent].

18. **Discuss and consider appointments to the Capital Improvements Advisory Committee (CIAC).**

City Manager Mauldin-Jones spoke on item 18 and shared that at last Council Meeting, City Council nominated John Thomas, Zachonia Mixon, Lolecia Day and Knijinski Mathonican. City Council directed staff to make contact with all of those nominated and provide information at the next available meeting on acceptance or rejection of the nomination. Staff contacted all of the nominated members and John Thomas, Zachonia Mixon, Knijinski Mathonican and Lolecia Day, all accepted nomination and consideration for the committee. Planning and Zoning Commission member Cynthia Johnson has previously confirmed her willingness to serve. These are nominations provided by City Council; therefore, staff recommended approval of the resolution, as presented.

**MOTION:** Councilmember Morris made a motion, seconded by Councilmember Hill to approve item 18. The vote was cast 6 for, 0 against [Mejia absent].

19. **M18-04 Conduct a Public Hearing and consider an amendment to the City of Lancaster Comprehensive Plan's Future Land Use Map regarding an approximately 19.676 acres located on the south side of West Wintergreen Road and east side of Longhorn Drive within the Maraday Parks Survey, Abstract 1120, the property is specifically addressed as 2620 W. Wintergreen Road, Lancaster, Dallas County, Texas.**
20. **Z18-04 Conduct a Public Hearing and consider a rezoning request from Agriculture Open (A-O) to Light Industrial (LI). The property is approximately 19.676 acres located on the southside of West Wintergreen Road and Eastside of Longhorn Drive. The property is within the Maraday Parks Survey, Abstract 1120, specifically addressed as 2620 Wintergreen Road, Lancaster, Dallas County, Texas.**

Mayor Hairston shared that items 19 and 20 have been postponed. City Manager Mauldin-Jones shared that staff received a letter from the applicant requesting to postpone items 19 and 20 to the City Council Regular Meeting for October 22, 2018.

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

The meeting was adjourned at 9:16 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**



Clyde C. Hairston, Mayor