

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 9, 2019

The City Council of the City of Lancaster, Texas, met in a called Regular Session in the Council Chambers of City Hall on September 9, 2019 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

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

City Staff Present:

Opal Mauldin-Jones, City Manager
Rona Stringfellow, Deputy City Manager
Fabrice Kabona, Assistant City Manager
Dori Lee, Director of Human Resources
Shane Shepard, Director of Economic Development
Sharon Jungman, Assistant Director of Finance
Sean Johnson, Director of Quality of Life and Cultural Services
Terry Capehart, Director of Development Services
Jermaine Sapp, Director of Equipment and Facility Services
Sam Urbanski, Police Chief
Jason Boulton, Assistant Police Chief
Charley Miller, Assistant Police Chief
Jason Tapscott, Police CID
Kenneth Johnson, Fire Chief
Chris Youngman, Assistant Fire Chief
DeeDee Hillary, EMS Chief
Andrew Waits, Director of Public Works
Michelle Evans, HR Benefit & Risk Manager
Jasmine Carr, Community Programs Coordinator
Delajer Walker, E.C. & E.M. Superintendent
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 September 9, 2019.

Invocation:

Reverend John Richardson gave the invocation.

Pledge of Allegiance:

Councilmember Marco Mejia led the pledge of allegiance.

Proclamation:

Mayor Hairston read the proclamation for "Women's Equality Day" and urges all citizens to observe this day and celebrate the remarkable achievements of women.

Mayor Hairston read the proclamation for "Daughters of the American Revolution" and asks our citizens to reaffirm the ideals of the Constitutional Convention had in 1787 by protecting freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Mayor Hairston read the proclamation for "Hispanic Heritage Month" and urges all citizens to recognize the role that our Hispanic community has played in enhancing and contributing to the rich diversity in our City.

Mayor Hairston read the proclamation for "National Preparedness Month" and urges everyone in our community to learn more about and to participate in emergency preparedness activities available in Lancaster by visiting the City of Lancaster website at www.lancaster-tx.com and the regional KnoWhat2Do emergency preparedness website, www.KnoWhat2Do.com.

Citizens' Comments:

Jasmine Carr, 211 N. Henry Street invited everyone to celebrate Hispanic Heritage Month at the Historic Town Square on September 14, 2019.

Coy Poitier, 1510 Rodgers invited Council to the ground breaking community garden on September 26, 2019 at 1510 Rogers.

Carolyn Morris, 887 Wintergreen congratulated Council for the 2019 All America City and shared gratitude to Council for their support to the Lancaster ISD.

Consent Agenda:

City Secretary Arenas read the Consent Agenda.

1. Consider approval of minutes from the City Council Special Meeting held on August 19, 2019 and Regular Meeting on August 26, 2019.
2. Consider a resolution adopting the City of Lancaster 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.
3. Consider a resolution adopting the City of Lancaster 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".
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 the Second Renewal of an Interlocal Agreement between the City of Lancaster and the Parkland Health & Hospital System to provide certain biomedical on-line services.
6. Consider a resolution authorizing the purchase of a 2020 HV607 International 12 yard dump truck from International through an Interlocal Agreement with the City of Dallas, in an amount not to exceed one hundred sixteen thousand dollars (\$116,000).
7. Consider a resolution authorizing the purchase of one (1) 2018 Dodge 4500 Reg Cab Chassis from Freedom Chrysler-Dodge through an Interlocal Agreement with the City of Dallas, Texas in an amount not to exceed forty-eight thousand nine hundred sixty-five dollars (\$48,965.00).

8. **Consider a resolution authorizing the purchase of a Case DV45 Roller from ASCO Equipment through an interlocal agreement with Houston-Galveston Area Council (HGAC) in an amount not to exceed forty-seven thousand dollars (\$47,000).**
9. **Consider a resolution authorizing the purchase of eight (8) 2019 Dodge Charger patrol vehicles from Freedom Dodge through an Interlocal Agreement with the City of Dallas, Texas in an amount not to exceed three hundred seventy-nine thousand twenty-four dollars (\$379,024.00).**

Councilmember Morris pulled items 6, 7, 8 and 9.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to approve consent items 1 through 5 excluding items 6 through 9. The vote was cast 7 for, 0 against.

Councilmember Morris asked the City Manager to give more information on items 6-9.

City Manager Mauldin-Jones shared at the August 5, 2019 work session Council received a presentation regarding the FY 2018-2019 equipment replacement plan. The plan included item 6 the purchase of a dump truck to be utilized by the Water and Waste Water Division. Item 7 request to purchase one (1) 2018 Dodge 4500 Reg Cab Chassis to remount and replace a 2011 Ford F450 ambulance in the Fire Department. Item 8 is the request to purchase one (1) roller for use in the Streets Department. Item 9 included the purchase of eight (8) 2019 Dodge Charger patrol vehicles to be utilized by the Police Department.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to approve consent items 6 through 9. The vote was cast 7 for, 0 against.

10. **Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District (PID).**

City Manager Mauldin-Jones shared Millbrook East is an established subdivision consisting of approximately 46.265 acres in Phase 1, 17.572 acres Phase 2A, 13.540 acres Phase 2B, 17.49 acres in Phase 3A, and 14.94 acres in Phase 3B. Millbrook East is generally located on the south side of Pleasant Run Road, east of Houston School Road and west of Bluegrove Road. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. The PID was established August 8, 2011, and expanded on August 26, 2019. Notice of the public hearing was posted in the publication of record, Focus Daily News on August 29, 2019 and mailed to the property owners of record on August 28, 2019 in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The fiscal year 2019/2020 proposed service plan budget is \$154,832.00 and assessments are proposed at \$0.1500 per one hundred dollars assessed valuation.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

11. Conduct a public hearing and consider a resolution approving a three (3) percent increase in the existing solid waste and recycling service rates.

City Manager Mauldin-Jones shared On December 14, 2015, the City of Lancaster entered into a contract with Community Waste Disposal (CWD) to provide refuse, recyclable materials, bulk and brush collection services within the city. On April 23, 2018, the City Council approved a three percent rate increase to all commercial customers, equivalent to \$0.54 per month increase. This increase did not impact residential customers. The contract allows CWD to request a rate increase every other year for Residential and Commercial customers not to exceed 3%. If approved, the rate increase will not impact residential customers. Commercial hand collect customers will experience a 3% or \$0.56 per month increase. City staff will notify the 108 commercial hand collect customers via written communication following approval. The increase is not effective until January 1. Upon approval of the agreement in 2015, the City maintained existing rates to residential customers which exceeded the new rate from CWD. Maintaining the rate allowed for funding of additional roadway maintenance and beautification projects. The increase will be absorbed and residential customers will not experience any change in rates.

Councilmember Morris asked for remarks from Community Waste Disposal.

Greg Roemer, President of Community Waste Disposal stated there was an increase in bulk collection due to storm that affected southern Dallas.

Mayor Hairston opened the public hearing.

Joe Smith, 2609 Princeton Drive shared his concerns with the frequency of the bulk trash.

Ella Douglas, 1508 Vermont Avenue shared similar concerns with the frequency of the bulk trash pickup.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

Councilmember Morris asked if there could be additional bulk trash pickup after a storm.

Nicole Roemer shared to increase the frequency of bulk trash after a storm there is a disaster plan that allows for additional bulk pickup for a fee.

Deputy Mayor Pro Tem shared about an additional service for residents to transport their bulk trash to the landfills with no additional cost.

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

12. Conduct a public hearing and discuss an ordinance regarding the proposed fiscal year 2019/2020 budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020; providing that expenditures for said fiscal year shall be in accordance with said budget.

City Manager Mauldin-Jones shared State Truth-in-Taxation and the City Charter require the City of Lancaster to conduct a public hearing on the proposed annual budget. The proposed total tax rate required to provide revenue for maintenance and operations and interest and sinking fund requirements is \$0.840925 cents per \$100 assessed valuation. The approval of the proposed ordinance will adopt the FY 2019/2020 budget and appropriate necessary funds for the City's operation, maintenance and debt service requirements. The proposed budget was presented to the Lancaster City Council at a work session held on Monday, August 5, 2019, and a Town Hall meeting held on Thursday, August 8, 2019. The City also conducted public hearings on Monday, August 19, 2019, and Monday, August 26, 2019.

This is an additional public hearing on the proposed budget. The second and final public hearing is scheduled for Thursday, September 12, 2019, and consideration for adoption of the proposed budget is scheduled for Monday, September 16, 2019, at the Lancaster City Council Regular Meeting. A copy of the proposed budget is available for public review in the City Secretary's office. Notice regarding the public hearings was posted in accordance with state law in the City's newspaper of record, Focus Daily News on Wednesday, August 28, 2019 and on the City of Lancaster website. Staff recommends closing the public hearing and announcing the final public hearing to be held on Thursday, September 12, 2019 at 7:00 p.m. at Lancaster Municipal Center Council Chambers located at 211 North Henry Street, Lancaster, Texas.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

13. Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2019/2020 at \$0.840925 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 shared State Truth-in-Taxation law, Local Government Code and the City Charter require that an ordinance levying the ad valorem taxes be read and a public hearing held at a regular or special meeting of the Lancaster City Council. The tax rate proposed for fiscal year 2019/2020 is \$0.840925 per one hundred dollars assessed valuation on taxable property within the corporate limits. These tax dollars provide revenue for current operating and maintenance expenses and interest and sinking fund requirements. The total tax revenue will increase from properties on the tax roll in the preceding tax year by 7.1% (percentage by which the tax rate will be higher than effective tax rate calculated under Chapter 26, Tax Code.) Individual taxes may increase or decrease at a rate greater or lesser depending on the change in the taxable value of each property. The City Council conducted public hearings on Monday, August 19, 2019 and Monday, August 26, 2019. This is an additional public hearing on the proposed tax rate. The next public hearing is scheduled for Thursday, September 12, 2019. Consideration of the budget is scheduled for Monday, September 16, 2019. The public hearings and meeting will be at 7:00 p.m. at Lancaster Municipal Center, 211 N. Henry, Lancaster, Texas 75146. The governing body may not adopt the tax rate at either of the public hearings. 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 16, 2019 at 7:00 p.m. at Lancaster Municipal Center, City Council Chambers located at 211 North Henry Street, Lancaster, Texas. The proposed tax rate of \$0.840925 on each \$100.00 assessed value of taxable property to be apportioned and distributed as follows: \$0.5952 for the purpose of maintenance and operations, and \$0.245725 for interest and sinking fund requirements. Public notice for this meeting was published on August 28, 2019 in the official City publication of record, Focus Daily News and on the City of Lancaster website. Information regarding the proposed tax rate is being made available in accordance with state law and the City Charter. Staff recommends Council closing the public hearing and announcing the next public hearing will be held on Thursday, September 12, 2019 at 7:00 p.m. at the Lancaster Municipal Center, Council Chambers, 211 North Henry, Lancaster, Texas.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

14. Discuss and consider a resolution approving a negotiated settlement between Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2019 rate review mechanism filing; declaring existing rates to be unreasonable; and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement.

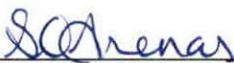
City Manager Mauldin-Jones shared The City of Lancaster, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute. The purpose of this item is to adopt the new gas rates for Atmos Mid-Tex pursuant to a settlement between Atmos Cities Steering Committee and the Company to resolve the pending RRM rate filing. The impact of the settlement on average residential rates is an increase of \$2.05 on a monthly basis, or 3.7 percent. The increase for average commercial usage will be \$6.18 or 2.31 percent.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill to approve item 14. The vote was cast 7 for, 0 against.

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

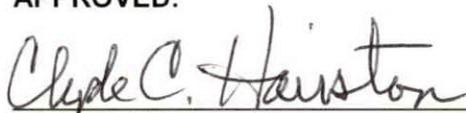
The meeting was adjourned at 8:03 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor