

MINUTES

LANCASTER CITY COUNCIL SPECIAL MEETING OF JULY 20, 2020

The City Council of the City of Lancaster, Texas, met in a called Special Session in the Council Chambers of City Hall on July 20, 2020 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
Fabrice Kabona, Assistant City Manager
Vicki Coleman, Director of Development Services
Sean Johnson, Director of Quality of Life and Cultural Services
Jermaine Sapp, Equipment and Facilities Services
Shane Shepard, Director of Economic Development
Carey Neal, Assistant to the City Manager
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 July 20, 2020

Public Testimony:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action item on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

1. Discuss and consider a resolution authorizing the City Manager Mauldin-Jones to execute a development agreement between the City of Lancaster and Lancaster Mills, L.P. relating to building materials for the development of the Lancaster Mills property located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, the property is about 60.59 acres in size. The property is more particularly described as being located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

City Manager Mauldin-Jones shared this item is related to zoning case Z20-04, an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to

the development criteria. The purpose of this development agreement is to ensure the General Development Plan develops utilizing the building materials for proposed homes as identified in the Mills Branch Overlay District. On September 1, 2019, the Texas Legislature passed House Bill 2439 which generally prohibits local governments from enforcing local codes concerning building materials on commercial and residential properties. However, developers may enter into agreements with Texas cities to specify building materials; these agreements do not violate H.B. 2439 and are enforceable. The development agreement specifies building materials for the development as depicted on Exhibit B of the Development Agreement.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item. A roll call vote was cast 7 for, 0 against.

2. **Z20-04 Discuss and consider an ordinance amending the Lancaster Mills General Development Plan and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this item amends the Lancaster Mills General Development Plan and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. This is a request to amend the Lancaster Mills General Development Plan, and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills, to allow for modifications.

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

3. **Receive a presentation on the Disaster Provision in the Senate Bill 2 (SB2).**

City Manager Mauldin-Jones shared that the COVID-19 pandemic and the emergency orders issued by local, county, state and national officials have caused a devastating effect on the economy and will continue to severely impact city government resources and its ability to effectively provide municipal services. Section 26.04(c-1) of the Texas Tax Code provides the authority to trigger the disaster provision of Senate Bill 2 (SB2), impacting the voter-approval tax rate and budget process if any part of the City is located in an area declared a disaster area during the current tax year by the governor or by the president of the United States. City Council received a presentation regarding the disaster provision in Senate Bill 2.

Councilmember Mejia requested clarification on the voter-approved tax rate. City Manager Mauldin-Jones clarified that approving this resolution is not the same as increasing the tax rate.

Councilmember Jaglowski confirmed that this would include this 2020-2021 Budget. City Manager Mauldin-Jones confirmed.

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Councilmember Strain-Burk asked if by approving this resolution it will allow council to use the tool. City Manager Mauldin-Jones confirmed.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 3. A roll call vote was cast 7 for, 0 against.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill to adjourn.

The meeting was adjourned at 7:24 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor