

## LANCASTER CITY COUNCIL SPECIAL MEETING OF AUGUST 31, 2020

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on August 31, 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  
Nina Morris

**Councilmembers Absent:**

Mayor Pro Tem Racheal Hill

**City Staff Present:**

Opal Mauldin-Jones, City Manager  
David T. Ritter, City Attorney  
Sorangel O. Arenas, City Secretary  
Fabrice Kabona, Assistant City Manager  
Sean Johnson, Director of Quality of Life and Cultural Services  
Vicki Coleman, Director of Development  
Carey Neal, Assistant to the City Manager  
Michelle Evans, Assistant Director Human Resources  
Keturah Barnett, ICMA Fellow

**Call to Order:**

Mayor Hairston called the meeting to order at 7:00 p.m. on August 31, 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.

**Consent Agenda:**

City Secretary Arenas read the consent agenda.

Mayor Hairston stated that "Consent Item 2 will be moved to the action portion of the agenda"

1. **Consider a resolution adopting the City of Lancaster Proposed Budget Calendar for Fiscal Year 2020/2021.**

**MOTION:** Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve consent agenda item 1. The roll call vote was cast 6 for, 0 against. [Hill absent].

3. **M20-08 Conduct a public hearing and consider an ordinance to amend and update Chapter 4 Transportation and Chapter 7; Parks, Open Space and Recreation of the Comprehensive Master Plan.**

City Manager Mauldin- Jones shared that Sean Johnson, Managing Director of Quality of Life and Cultural Services has served the City of Lancaster for 10 years and will be joining the University Park team next week. City Manager Mauldin-Jones wished Mr. Johnson well as she acknowledged his tenure and the work he has

done. City Manager Mauldin-Jones shared that Mr. Johnson and his team as well as the Director of Development Services Team collaborated on the Parks, Open Space and Recreation Comprehensive Master Plan.

City Manager Mauldin-Jones shared that during the March 26, 2018, City Council Meeting that Council approved a resolution authorizing the award of a contract to Dunaway Associates to update the current Trails Master Plan. Then, on August 25, 2018, the Trails Advisory Committee and associated City Staff conducted a benchmark tour and the Trails Advisory Committee also met October 23, 2018 and December 11, 2018. City Manager Mauldin- Jones shared that on Tuesday, January 29, 2020, over 70 Lancaster residents attended a Community Input meeting regarding the updating of the Trails Masterplan. Those in attendance were able to get a full presentation from Dunaway Consultants that detailed opportunities in Lancaster's various character zones. Additionally, on July 20, 2020, Dunaway presented the Draft Trails Master Plan elements to City Council. City Manager Mauldin- Jones shared that at the August 4, 2020, Planning & Zoning Commission meeting, the item was considered and approval recommended.

There were no speakers.

**MOTION:** Councilmember Morris made a motion, seconded by Councilmember Jaglowski to close the public hearing. The roll call vote was cast 6 for, 0 against. [Hill absent].

Councilmember Jaglowski shared that he recognizes the importance of a Parks, Open Space and Recreation Comprehensive Master Plan and looks forward to its implementation.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 3. The roll call vote was cast 6 for, 0 against. [Hill absent]

2. **Consider the proposed FY 2020/2021 tax rate of \$0.819736 per \$100 assessed valuation, receive related tax calculation documents, take record vote to consider a tax rate to increase total tax revenues from properties on the tax roll in the previous year and set public hearing dates on the proposed tax rate.**

City Manager Mauldin- Jones shared that pursuant to Truth-in-Taxation requirements, and following receipt of tax calculations from Dallas County Tax office, the governing body must take a record vote if considering a tax rate that results in an increase in total tax revenues from properties on the tax roll in the previous year. The governing body must also set and announce the date, time and location of any required public hearings to consider the tax rate. City Manager Mauldin- Jones shared that on Thursday, August 20, 2020, the Dallas Central Appraisal District (DCAD) released the Certified Values of properties within the City of Lancaster. This data was utilized to calculate the no-new-revenue tax rate (effective rate) and voter-approval (roll-back) tax rate for the 2020/2021 fiscal year.

The City of Lancaster experienced a decrease of 1.67% in taxable property values over the previous fiscal year values. Additionally, Staff recommends that City Council take a record vote on the proposal to consider a tax rate that will result in an increase in total revenues from properties on the tax roll in the previous year. City Council will also announce the date, time and location of the public hearings regarding the proposed tax rate. City Manager shared that the public hearings are scheduled for Monday, September 14, 2020 at 7:00 p.m. and Monday, September 21, 2020 at 7:00 p.m. at the Lancaster Municipal Center, 211 North Henry Street, Lancaster, Texas 75146.

Councilmember Mejia commended Staff for proposing a reduced tax rate and putting taxes dollars back into the businesses and citizens. Councilmember Mejia recognized the intentions of Council to focus sustainability of the City's projects has allowed the reduction of the of the tax rate for two years.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 2. The roll call vote was cast 6 for, 0 against. [Hill absent].

4. **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 2020 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. City Manager Mauldin- Jones shared that 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 \$5.15 on a monthly basis, or 9.9 percent. The increase for average commercial usage will be \$15.48 or 6.56 percent.

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 4. The roll call vote was cast 5 for, 1 against. [Mejia Against] [Hill absent].

5. **Discus and consider a resolution authorizing a membership agreement between the City of Lancaster and the Inland Port Transportation Management Association for the purpose of addressing and coordinating future transportation projects in and around the inland port area.**

City Manager Mauldin- Jones shared that on March 9, 2018, at the request of Dallas County Commissioner John Wiley Price, Precinct No. 3, DART hosted a meeting of elected officials, community stakeholders, businesses, and developers to discuss transportation solutions in the Inland Port area. The consensus of participants was that a Transportation Management Association (TMA) should be formed to provide transportation opportunities throughout the Inland Port. Additionally, on March 18, 2019, City Council received a presentation from Dallas County Commissioner John Wiley Price, regarding the inception of the Inland Port TMA project. City Manager Mauldin- Jones shared that on February 11, 2019, City Council received a presentation from Gary Thomas, President, of Dallas Area Rapid Transit (DART) regarding mobility opportunities for the City of Lancaster. City Manager Mauldin- Jones shared that the IPTMA is a membership organization made up of employers, developers, building owners, and local governments to connect workers and companies to various transportation solutions within the Inland Port area. The Inland Port TMA is funded through federal grants that require a 20% local match that includes business and municipalities membership dues. Transportation services offered through Inland Port TMA will provide 24-hour coverage of the Inland Port area. Transportation options will include: Microtransit services to be provided by Star Transit and rider assistance program, including Uberpool, vanpool, and carpooling. These services are scheduled to begin in November 2020. City manager shared that each class of membership (public, business, educational institutions, and associate) will have one representative on the TMA Board determined by vote of members within the class for a three-year term. That representative will have one vote and represent the class.

Councilmember Strain-Burk shared the importance of transportation and the partnership to bring transportation to the southern sector.

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 5. The roll call vote was cast 6 for, 0 against. [Hill absent].

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6. **Discuss and consider a resolution casting a vote for Trustees in Places 1, 2, 3, and 4 in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election on the Official Ballot form; authorizing the Mayor to sign the Official Ballot.**

Place 1

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to nominate for Robert T. Hererra for place 1. The roll call vote was cast 6 for, 0 against. [Hill absent].

Place 2

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Stain-Burk to nominate for John W.(Buzz) Fullen for place 2. The roll call vote was cast 6 for, 0 against. [Hill absent].

Place 3

**MOTION:** Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to nominate for Jeffrey Sayder for place 3. The roll call vote was cast 6 for, 0 against. [Hill absent].

Place 4

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Stain-Burk to nominate for Kimberly Meismer for place 4. The roll call vote was cast 6 for, 0 against. [Hill absent].

**MOTION:** Councilmember Jaglowski made a motion, seconded by Councilmember Mejia to adjourn. The roll call vote was cast 6 for, 0 against. [Hill absent].

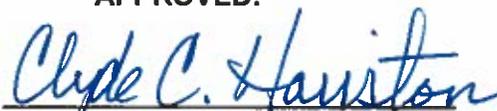
The meeting was adjourned at 7:27 p.m.

**ATTEST:**



Sorangel O. Arenas, City Secretary

**APPROVED:**

  
Clyde C. Hairston, Mayor