

MINUTES

LANCASTER CITY COUNCIL SPECIAL MEETING OF SEPTEMBER 21, 2020

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on September 21, 2020, at 7:00 p.m. with a quorum present to wit:

Councilmembers Present (City Hall & Zoom):

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

Councilmembers Absent

Marco Mejia

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Assistant City Manager
Carey Neal, Assistant to the City Manager
Keturah Barnett, ICMA Fellow
Dori Lee, HR Director
Cheryl Womble, Administrative & Community Relations Supervisor
Vicki Coleman, Director of Development Services
Sam Urbanski, Police Chief
Ron Gleaves, I.T. Manager
Shane Shepard, Economic Development Director
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call To Order:

Mayor Hairston called the meeting to order at 7:03 p.m. on September 21, 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.

1. **Consider a resolution to authorize the assignment and assumption of an Economic Development Agreement between the City of Lancaster and CH Realty VII/I Dallas Houston School RD, L.P. to Economic Development Agreements between the City of Lancaster and PR I-35 Logistics Crossing Building A, LP and PR I-35 Logistics Crossing Building B, LP.**

Councilmember Strain-Burk pulled item 1 for clarification.

City Manager Mauldin-Jones shared that the developer of the property wishes to assign the Economic Development Agreement to another entity. City Council approval is required for the assignment. The initial development agreement was approved by City Council on September 25, 2017. Crow Holdings built two new industrial building located at 2801 and 2901 North Houston School Road. Each building is approximately 610,000 square feet. Final finish out work is now underway. Staff recommends approval of resolution for the assignment.

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

2. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Beltline Ashmoore Public Improvement District.**

City Manager Mauldin-Jones shared that on September 14, 2020, City Council conducted a public hearing to provide an opportunity for residents to give comments surrounding the proposed assessment rate in which there were no speakers and that staff recommends approval of the proposed five-year service and assessment plan.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Strain-Burk to approve item 2. The vote was cast 6 for, 0 against [absent: Mejia].

3. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.**

City Manager Mauldin-Jones shared that on September 14, 2020, City Council conducted a public hearing to provide an opportunity for residents to give comments surrounding the proposed assessment rate in which there were no speakers. City Manager Mauldin-Jones shared that staff is available for any questions.

Mayor Hairston stated that Council would move forward with the voting of the following PIDs and reserve staff clarifications should Council have questions.

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

4. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Glendover Estates Public Improvement District.**

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Hill to approve item 4. The vote was cast 6 for, 0 against [absent: Mejia].

5. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Lancaster Mills Public Improvement District.**

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro Tem Hill to approve item 5. The vote was cast 6 for, 0 against [absent: Mejia].

6. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Public Improvement District.**

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

7. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Millbrook East Public Improvement District.**

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Strain-Burk to approve item 7. The vote was cast 6 for, 0 against [absent: Mejia].

8. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Pleasant Run Estates Phase 1-A Public Improvement District.**

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Jaglowski to approve item 8. The vote was cast 6 for, 0 against [absent: Mejia].

9. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.**

Councilmember Jaglowski recused himself from item 9.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Hill to approve item 9. The vote was cast 5 for, 0 against [absent: Mejia] [recused: Jaglowski].

10. **Discuss and consider an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Tribute at Mills Branch and Tribute East at Mills Branch Public Improvement District.**

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Jaglowski to approve item 10. The vote was 6 for, 0 against [absent: Mejia].

11. **Conduct a public hearing and consider an ordinance approving the proposed FY 2020/2021 budget for the fiscal year beginning October 1, 2020, ending September 30, 2021.**

City Manager Mauldin-Jones shared that 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 \$0.819736 cents per one hundred dollars (\$100.00) assessed valuation. The approval of the proposed ordinance will adopt the FY 2020/2021 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 August 10, 2020 and August 24, 2020. A virtual budget town hall was held on September 3, 2020. The first public hearing was conducted on Monday, September 14, 2020, at the City Council Meeting to receive comments from the public regarding the FY 2020/2021 proposed budget. There were no speakers. Additionally, this is the second and final public hearing to receive comments from the public regarding the FY 2020/2021 proposed budget. City Manager Mauldin-Jones shared that the total budget for all funds is \$63,738,326 and that the proposed tax rate is \$0.819736 per \$100 assessed valuation to be assessed on taxable property to generate revenues for the maintenance, operations, interest and sinking, and street maintenance fund requirements. The proposed maintenance and operations fund requirements will decrease from \$0.5952 to \$0.580167. The proposed interest and sinking fund requirements will decrease from \$0.245725 to \$0.214569. This is a decrease from our previous year tax rate of \$0.840925, \$0.5952 for the maintenance and operations in general fund, and \$0.245725 for the interest and sinking fund. The street maintenance fund requirements will remain at \$0.025. City Manager Mauldin-Jones shared that the Notice regarding the public hearing was posted in accordance with state law in the City's newspaper of record, Focus Daily News on September 3, 2020, as well as on the City of Lancaster website and that staff recommends City Council conduct and close the public hearing and approve the ordinance as presented.

Councilmember Jaglowski commended staff on presenting a stellar FY2020/21 budget in the face of existential challenges that facilitates a sustainable budget with no reduction in staff; a lower tax rate for the 2nd year in a row; and planned growth and infrastructure improvements.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Jaglowski to close the public hearing. The was 6 for, 0 against [absent: Mejia].

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 11. Mayor Hairston called the voice roll. The roll call vote was 6 for, 0 against [absent: Mejia].

12. Discuss and consider a resolution ratifying the budget for the fiscal year 2020/2021 that results in an increase of revenues by 3.90% from property taxes over the previous year.

City Manager Mauldin-Jones shared that as of September 1, 2007 several laws went into effect, including House Bill 3195 as passed by the 80th Legislature. This bill requires cities to post both their preliminary and adopted budgets on their website. It also requires cities and counties that will be raising more revenue from property taxes than in the previous year, to have a separate vote of the governing body to ratify the tax increase reflected in the budget. The FY 2020/2021 budget and tax rate results in an increase in revenues by 3.90% (percentage by which the tax rate will be higher than the effective rate calculated under Chapter 26, Tax Code) from property taxes compared to the previous year. The legislation is specific and requires separate action by the City Council. City Manager Mauldin-Jones shared that staff recommends approval of the resolution with the following motion that is required by state law: Motion to approve a budget that will result in an increase of revenue from property taxes than the previous year and to ratify a property tax revenue increase reflected in said budget.

MOTION: Councilmember Jaglowski made a motion to approve a budget that results in an increase of revenues by 3.90% from property taxes over the previous year and to ratify a property tax increase in said budget, seconded by Councilmember Strain-Burk to approve item 12. The vote was 6 for, 0 against [absent: Mejia].

13. Conduct a public hearing and consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2020/2021 at \$0.819736 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 that 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 2020/2021 is \$0.819736 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 3.90% (percentage by which the tax rate will be higher than the No-New-Revenue 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. This is the second and final public hearing regarding the proposed tax rate. The first public hearing was held on Monday, September 14, 2020. City Manager Mauldin-Jones shared that the proposed tax rate of \$0.819736 on each one hundred dollars (\$100.00) assessed value of taxable property to be apportioned and distributed as follows: \$0.605167 for the purpose of maintenance and operations (including \$0.025 dedicated to the Street Maintenance Fund), and \$0.214569 for interest and sinking fund requirements. City Manager Mauldin-Jones shared that public notices were published on Thursday, September 3, 2020, in the official

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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 and that the proposed tax rate is to cover the cost of the maintenance and operations and interest and sinking fund requirements. City Manager Mauldin-Jones shared that staff recommends City Council conduct and close the public hearing, and approve the ordinance as presented with the following motion that is required by state law: I move that the property tax rate be increased by the adoption of a tax rate of \$0.819736, which is effectively a 3.90 percent increase in the tax rate.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to close the public hearing. The vote was 6 for, 0 against [absent: Mejia].

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 11. Mayor Hairston called the voice roll. The roll call vote was 6 for, 0 against [absent: Marco Mejia].

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to adjourn. The vote was unanimous [absent: Mejia].

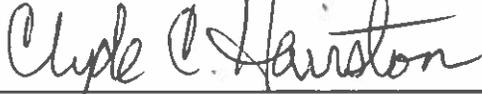
The meeting was adjourned at 7:38 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor