

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF
SEPTEMBER 12, 2022

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on September 12, 2022, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Stanley M. Jaglowski
Marco Mejia
Keithsha C. Wheaton
Deputy Mayor Pro-Tem Mitchell Cheatham (Zoom)
Mayor Pro-Tem Betty Gooden-Davis

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Sorangel O. Arenas, City Secretary
David T. Ritter, City Attorney
Andrew Waits, Director of Public Works
Carey Neal, Assistant City Manager
Chris Youngman, Emergency Management Chief
Dori Lee, Director of Human Resources
Jermaine Sapp, Director of Equipment and Facility Services
Lisa Wube, Director of Parks and Recreation
Ray Silva-Reyes, Assistant City Manager
Sam Urbanski, Police Chief
Vicki Coleman, Director of Development Services
Cynthia Smith, Admin & Community Relations Supervisor
Keturah Barnett, Assistant to the City Manager
Ron Gleaves, IT Manager
Scott Finley, Communications and Public Relations Coordinator

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on September 12, 2022.

Invocation:

Pastor L.H. Cleaver, New Lancaster Community Baptist Church gave the invocation.

Pledge of Allegiance:

Mayor Pro-Tem Gooden-Davis led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Constitution Week Proclamation

Public Testimony/Citizen's Comments:

Willard Coleman, 3769 Park School House Rd. Waxahachie, Texas; shared concerned regarding his fathers' neighborhood.

Joyce King, 1517 Swift Fox Dr. Lancaster, Texas; shared concerns and thoughts on creating a safe neighborhood for her community.

Dori Lee, 211 N. Henry St. Lancaster, Texas; shared employee recognition from citizen Alma Diggs for Public Works Employees' Walter Wheeler and Brandon Lampkin for their prompt response to a sewer issue. Dori Lee also shared a second employee recognition from citizen Jocelyn Dominguez for the Fire Department on all the hard work the firefighters do for the community.

Opal Mauldin-Jones, 211 N. Henry St. Lancaster, Texas; shared information regarding upcoming Town Halls meetings, National Night Out and the Salsa y Salsa event.

Consent Agenda:

1. **Consider approval of minutes from the City Council Regular Meeting held on August 8, 2022, Special Meeting held on August 15, 2022 and Regular Meeting held on August 22, 2022.**
2. **Consider an ordinance, establishing Civil Service assignment pay within the Police and Fire Departments; prescribing the rate in each assignment.**
3. **Consider an ordinance, establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification.**
4. **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 to provide guidelines for the day-to-day planning and operation of the City's financial matters.**
5. **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, and diversification and yield investments chosen in a manner that promotes diversity by market sector, credit, and maturity; providing that this policy serves to satisfy the requirements of Chapter 2256 of the Local Government Code, "Public Funds Investment Act".**
6. **Consider a resolution adopting the City of Lancaster Debt Management Policy establishing guidelines for debt financing to provide for land, long-term capital additions, and infrastructure improvements while minimizing the impact of debt payments on current and future revenues.**
7. **Consider a resolution providing for the adoption of the Master Fee Schedule for all fees and charges assessed and collected by the City of Lancaster.**

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro-Tem Gooden-Davis to approve consent items C1 – C7 with correction to August 22, 2022 Minutes. The vote was cast 7 for, 0 against.

Public Hearing:

- 8. Conduct a public hearing and consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2022/2023 at \$0.691822 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operational 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 this item is to consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year beginning October 1st 2022 to September 30th 2023 at \$0.691822 per one hundred dollars assessed valuation. This rate is a reduction from the tax rate of our current fiscal year budget. 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. This is the second and final public hearing regarding the proposed tax rate. The first public hearing was held on Monday, August 29, 2022. Public notices were published on Friday, September 2, 2022, in the official City publication of record, Focus Daily News and on the City of Lancaster website. Staff recommends City Council conduct and close the public hearing, and approve the ordinance levying our valorem tax rate for fiscal year 2022/2023 of \$0.691822 on each one hundred dollars (\$100.00) assessed value of taxable property to be apportioned and distributed as follows: \$0.531384 for the purpose of maintenance and operations (including \$0.025 dedicated to the Street Maintenance Fund and \$0.0025 for the Equipment Fund), and \$0.160438 for interest and sinking fund requirements.

Mayor Hairston opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 8. The vote was cast 7 for, 0 against.

- 9. Conduct a public hearing and consider an ordinance approving the proposed fiscal year 2022/2023 budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023; providing that expenditures for said fiscal year shall be in accordance with said budget.**

City Manager Mauldin-Jones shared that this item is to consider an ordinance approving the proposed fiscal year 2022/2023 budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023. The total budget for all funds in the City is \$79,341,171. The proposed budget was presented to the Lancaster City Council at a work session held on Monday, August 8, 2022, and Monday, August 15, 2022. A public hearing was held on Monday, August 29, 2022, at a Special City Council meeting. The proposed tax rate is \$0.691822 per \$100 assessed valuation to be assessed on taxable property. Notice regarding the public hearings was posted

in accordance with state law in the City's newspaper of record, Focus Daily News on Friday, September 2, 2022, and on the City of Lancaster website.

Councilmember Jaglowski supportive comments regarding the proposed fiscal year 2022/2023 budget including the Street Maintenance plan, Equipment Replacement plan.

Mayor Hairston opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 9. The vote was cast 7 for, 0 against.

- 10. M22-24 Conduct a public hearing and consider an exception request to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports waiving the requirement to recess the garage at a property located at 1285 Cedardale Road. The property is a 0.199 acre tract. The property is known as PT Lot 1, Block B, of the Cedardale Highlands Addition, City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared that this item is to conduct a public hearing and consider an exception request to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports waiving the requirement to recess the garage at a property located at 1285 Cedardale Road. The subject property is currently zoned Single-Family Residential (SF-6). This is a request for an exception to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports which requires that, "garages must be located off an alley; or if accessed from the front street, must be located at least 20 feet behind closest corner of the front building façade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street". The applicant is requesting to allow a front-loaded garage that protrudes approximately six feet forward from the front facade of a single-family dwelling.

Gwendolyn Williams, 1295 Cedardale Rd. Lancaster, Texas; shared her opposition on the applicant's requested exception to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports waiving the requirement to recess the garage

Devon Smith, 1285 Cedardale Rd. Lancaster, Texas; the applicant shared comments in favor to consider his exception request to allow a front-loaded garage.

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

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Jaglowski to deny item 10. The vote was cast 7 for, 0 against.

Action:

- 11. Discuss and consider a resolution amending the rate for certain fees and charges assessed and collected by the City for water and wastewater services; providing a repealing clause; and providing an effective date.**

City Manager Mauldin-Jones shared that this item is to consider a resolution amending the rate for certain fees and charges assessed and collected by the City for water and wastewater services. On August 8, 2022, City Council received a presentation from New Gen Strategies and Solutions, LLC (NewGen) on year 2 of the 5-year Utility Rate Study. City Council received the 5-year rate study at the September 20, 2021, Work Session and implemented year one of the study. Dallas Water Utilities (DWU) and Trinity River Authority (TRA) have raised rates charged to the City. Projections in the utility rate study indicated that the utility fund would soon have a fund balance deficit if rates were not incrementally increased. Increases in the utility rates were recommended to be implemented by initiating the rate increases in FY 2022 and spreading them over four (4) years to mitigate the impact of increased utility bills on customers. The proposed 2022/2023 base water bill will increase from \$21.79 to \$23.83. The rate per 1,000 gallons up to 15,000 gallons will increase from \$2.78 to \$3.04. The rate for 15,001 to 30,000 gallons will increase from \$3.45 to \$3.77. The rate for 30,000 or more gallons will increase from \$4.34 to \$4.75. The 2022/2023 base wastewater sewer bill will increase from \$16.62 to \$18.17. The price per 1000 gallons of usage will increase from \$8.54 to \$9.34. From 2014 to 2021 the City did not pass any increase rate for the resident however the City did receive additional increases from the rate providers. Staff recommends approval of the resolution, as presented, prior to the October 1st, 2022 effective date. Notices of a rate increase, will be published in the City's official publication of record, Focus Daily News, and on the City website.

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

- 12. Discuss and consider a resolution ratifying the budget for the fiscal year 2022/2023 that results in an increase of revenues by 5.12% 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. It requires cities and counties that will be raising more revenue from property taxes than in the preceding year to have a separate vote of the governing body to ratify the tax increase reflected in the budget. The FY 2022/2023 budget and tax rate results in an increase in revenues by 5.12% (percentage by which the tax rate will be higher than the no-new-revenue tax rate calculated under Chapter 26, Tax Code) from property taxes compared to the previous year. All public notices and hearings were provided and published in accordance with state law.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 12. The vote was cast 7 for, 0 against.

- 13. Discuss and consider an ordinance approving the proposed fiscal year 2022/2023 budget for proceeds of seized property for the Lancaster Police Department for the fiscal year beginning October 1, 2022, and ending September 30, 2023; providing that expenditures for said fiscal year shall be in accordance with said budget.**

City Manager Mauldin-Jones shared that this item is pursuant to the agreements signed by the Lancaster Police Department, the State Attorney General and United States Department of Justice to share the use of property and/or proceeds from seizures in connection with combined law enforcement activities, the Police Chief is submitting to the City Council a proposed budget of the expenditures for conducting the affairs of the Lancaster Police Department throughout the fiscal year beginning October 1, 2022, and ending September 30, 2023. The proposed budget from the Police Chief recommends that \$15,668 be utilized from State Seized Funds and \$81,358 be used from Federal Seized Funds.

MOTION: Councilmember Jaglowski made a motion, seconded by Mayor Pro-Tem Gooden-Davis to approve item 13. The vote was cast 7 for, 0 against.

- 14. Discuss and consider a resolution authorizing the Mayor to sign an official ballot casting the City's nomination vote for the election of Places 6-9, on the Board of Trustees for the TML Intergovernmental Risk Pool Board, 2022 election for six-year terms beginning October 1, 2022.**

City Manager Mauldin-Jones shared that the city of Lancaster is a member of the TML Intergovernmental Risk Pool. The governing board for the Risk Pool is comprised of eighteen (18) Trustees. Twelve (12) of the Trustees are elected to serve staggered six (6) year terms. City Manager Mauldin-Jones was voted to fill an unexpired term for Place 9 in October 2021. Member cities are entitled to vote for Board of Trustee members and may only vote for one candidate for each place 6-9. The purpose of this item is for City Council to cast a vote by official resolution for TML Intergovernmental Risk Pool Board Trustees. The purpose of this item is for City Council to cast a vote by official resolution for TML Intergovernmental Risk Pool Board Trustees. Staff recommends City Council approves the attached resolution authorizing the Mayor to cast a vote for the City's nomination vote for the election of Places 6-9, on the Board of Trustees for the TML Intergovernmental Risk Pool Board.

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

- 15. Discuss and consider endorsement of a City Council member to the National League of Cities (NLC) to serve on the 2023 NLC Board or a Federal Advocacy Committee.**

City Manager Mauldin-Jones shared that as prescribed in the City Council Rules and Procedures, amended in August 2021, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Keithsha Wheaton requested that an item be included City Council Regular Meeting for the purpose of discussing the endorsement process to the National League of Cities (NLC) to serve on the 2023 NLC Board or a Federal Advocacy Committee. The National League of Cities (NLC) Board or a Federal Advocacy Committee candidate must seek the endorsement of the TML Board. NLC Board candidates must also have the endorsement of his/her city council and must be the sole endorsed applicant from his/her city. This item is an opportunity for City

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Council to provide a resolution endorsing Councilmember Keithsha Wheaton to seek nomination from the Texas Municipal League (TML) to serve on the NLC Board or a Federal Advocacy Committee.

Councilmember Wheaton shared information regarding the National League of Cities (NLC) and her excitement to serve the City of Lancaster on the NLC Board. Councilmember Wheaton thanked City Council for their support.

Councilmember Strain-Burk shared her support for Councilmember Wheaton.

Councilmember Jaglowski shared his support on item 14 and item 15 for City Manager Mauldin-Jones and Councilmember Wheaton.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 15. The vote was cast 7 for, 0 against.

Executive Session:

16. Pursuant to Chapter 551 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).
17. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

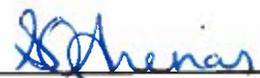
The City Council recessed for Executive Session at 7:59 p.m. and reconvened into open session at 8:17 p.m.

No action on item 16.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Wheaton to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:18 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor