

MINUTES**LANCASTER CITY COUNCIL SPECIAL MEETING OF AUGUST 29, 2022**

The City Council of the City of Lancaster, Texas, met in a called Special Meeting in the Council Chambers of City Hall on August 29, 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
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
Dori Lee, Director of Human Resources
Jermaine Sapp, Director of Equipment and Facility Services
Lisa Wube, Director of Parks and Recreation
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Cynthia Smith, Admin & Community Relations Supervisor
Keturah Barnett, Assistant to the City Manager
Ron Gleaves, Assistant to the City Manager
Scott Finley, Communications and Public Relations Coordinator
Cheryl Womble, Purchasing Agent

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on August 29, 2022.

Public Testimony/Citizen's Comments:

Cary Neal 211 N. Henry St. shared information regarding Town Hall meetings and the Civic Leadership Academy.

Consent Agenda:

1. Consider approval of minutes from the City Council Regular Meeting held on July 25, 2022
2. M22-25 Consider a resolution granting one (1) permanent sanitary sewer easement and one (1) permanent nonexclusive access easement to the Trinity River Authority from the City of Lancaster relating to the 11-40TM-2 Relief Interceptor, Phase 1 project. The sanitary sewer easement is for the purpose of installing, constructing, operating, rebuilding and maintaining wastewater and sanitary sewer facilities.

3. **Consider a Resolution approving a Local Agreement with the Dallas County Criminal District Attorney Regarding the Disposition of Forfeited Contraband pursuant to Chapter 59 of the Texas Code of Criminal Procedure.**
4. **Consider a resolution approving the terms and conditions of a professional services agreement between the City of Lancaster and Catholic Charities of Dallas for the purpose of administering the City of Lancaster Emergency Assistance Program (EAP) with funds received from the American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Funds (CLFRF).**

MOTION: Mayor Pro Tem Gooden-Davis made a motion, seconded by Councilmember Jaglowski to approve consent items C1-C4. The vote was cast 7 for, 0 against.

Action:

5. **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.**

Assistant City Manager Neal shared that the PID board met on August 4, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The PID board is proposing to maintain its current annual assessment rate of \$0.1500 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends City Council approve the ordinance, as presented.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 5. The vote was cast 7 for, 0 against.

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

Assistant City Manager Neal shared that the PID board met on August 5, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The PID board is proposing to maintain its current annual assessment rate of \$0.2000 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance as presented.

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

7. 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.

Assistant City Manager Neal shared that the PID board met on July 28, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The PID board is proposing to maintain its current assessment rate of \$0.2400 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance as presented.

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

8. 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.

Assistant City Manager Neal shared that as this district is currently undeveloped, there is a proposed assessment rate of \$0.0000 per \$100 assessed valuation as there are no budgeted expenses for the 2022/2023 fiscal year. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance as presented.

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

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

Assistant City Manager Neal shared that the PID board met on August 9, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The PID board is proposing to maintain its current annual assessment rate of \$0.1000 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance, as presented.

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

10. 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.

Assistant City Manager Neal shared that the PID board met on August 3, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The Millbrook East PID is proposing to maintain its current annual assessment rate of \$0.1100 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance, as presented.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Gooden-Davis to approve item 10. The vote was cast 7 for, 0 against.

11. 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 and Phase 1-B Public Improvement District.

Assistant City Manager Neal shared that the PID board met on August 9, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The Pleasant Run Estates PID is proposing to increase its annual assessment rate to \$0.2200 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance as presented.

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

12. 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 for item 12.

Assistant City Manager Neal shared that the PID board met on August 5, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The PID board is proposing to maintain its current annual assessment of \$0.3000 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as

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required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance, as presented.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Gooden-Davis to approve item 12. The vote was cast 6 for, 0 against. [Jaglowski recused].

13. 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.

Assistant City Manager Neal shared that the PID board met on July 28, 2022, to discuss and consider the FY 2022/2023 Five-Year Service and Assessment Plan. The PID board is proposing to maintain its current annual assessment rate of \$0.3600 per \$100 assessed valuation. The notice was mailed to the property owners of record on Wednesday, August 10, 2022, and the public hearing notice was posted in the local publication of record on Thursday, August 11, 2022, as required by Local Government Code Chapter 372. On Monday, August 22, 2022, City Council conducted a public hearing to provide an opportunity for property owners to provide comments regarding the proposed service and assessment plan and there were no speakers. Staff recommends approval of the ordinance, as presented.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 13. The vote was cast 7 for, 0 against.

City Attorney Ritter answered Councilmember Wheaton question from August 22, 2022 City Council Regular Meeting on combining items with the public hearing and action meeting. City Attorney Ritter shared that the P.I.D (Public Information District) policy would need to be update if it is councils' pleasure to combine the items.

Public Hearing:

14. Conduct a public hearing and discuss 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 this item is to discuss and consider the fiscal year 2022/2023 tax rate levying ad valorem taxes for all taxable property within the corporate limits of the City of Lancaster. City Council held a work session on August 8, 2022 and the second work session on August 15, 2022. This is the first of two public hearings regarding the proposed tax rate. The second public hearing and consideration of the tax rate is scheduled for Monday, September 12, 2022, Regular Council Meeting at Lancaster Municipal Center, City Council Chambers, 211 North Henry Street, Lancaster, Texas. The proposed tax rate of \$0.691822 on each one hundred dollars

(\$100.00) assessed value of taxable property is 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 New Equipment Fund), and \$0.160438 for interest and sinking fund requirements. Public notices were published on Friday, August 19, 2022, 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. City Council may conduct the public hearing, close the public hearing, and announce date, time, and location of the second public hearing and vote. The second public hearing and vote are scheduled for Monday, September 12, 2022, at 7:00 p.m. at the Lancaster Municipal Center, Council Chambers, 211 North Henry Street, Lancaster, Texas. Staff recommends City Council conduct and close the public hearing, and announce the date, time and location of the second public hearing and vote.

Mayor Hairston opened the public hearing.

There were no speakers.

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

15. Conduct a public hearing and discuss an ordinance regarding the proposed budget for the fiscal year 2022/2023 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 the fiscal year 2022/2023 beginning October 1, 2022, 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 \$0.691822 cents per \$100 assessed valuation. The proposed budget was presented to the Lancaster City Council at a work session held on Monday, August 8, 2022, and August 15, 2022. The proposed tax rate is \$0.691822 per \$100 assessed valuation to be assessed on taxable property to generate revenues for the maintenance, operations, interest and sinking, and street maintenance and new equipment fund requirements. The proposed maintenance and operations fund requirements will decrease from \$0.589061 to \$0.531384. The proposed interest and sinking fund requirements will decrease from \$0.180226 to \$0.160438. This is a decrease from our current year tax rate of \$0.769287. The Street Maintenance Fund will remain at \$0.025 and the New Equipment Fund will be \$0.0025. Staff recommends City Council conduct and close the public hearing and announce the date, time, and location of the final public hearing to be held on Monday, September 12, 2022 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.

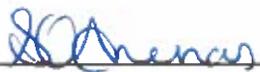
MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The vote was cast 7 for, 0 against.

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

The meeting was adjourned at 7:35 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor