

MINUTES

LANCASTER CITY COUNCIL MEETING OF OCTOBER 13, 2014

The City Council of the City of Lancaster, Texas, met in Regular session in the Council Chambers of City Hall on October 13, 2014 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Stanley Jaglowski
Marco Mejia
Mayor Pro Tem James Daniels
Nina Morris

Councilmembers Absent:

Carol Strain-Burk, arrived at a later time
Deputy Mayor Pro Tem LaShonjia Harris

City Staff Present:

Opal Mauldin Robertson, City Manager
Rona Stringfellow, Assistant City Manager
Fabrice Kabona, Assistant to the City Manager
Thomas Griffith, Fire Chief
Cynthia Pearson, Finance Director
Mark Divita, Airport Manager
Robert E. Hager, City Attorney
Angie Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on October 13, 2014.

Invocation:

Deacon Jones with Ministerial Alliance gave the invocation.

Pledge of Allegiance:

Councilmember Stanley Jaglowski led the pledge of allegiance.

Proclamation:

Mayor Knight read and presented a proclamation declaring the week of November 3 – November 7, 2014 as Municipal Court Week citywide urging all citizens to join council in recognizing the vital service they perform and their dedication to the communities they represent.

Consent Agenda:

City Secretary Arenas read the consent agenda.

- C1. Consider approval of minutes from the City Council Regular Meeting held September 8, 2014.

- C2. Consider a resolution approving the terms and conditions of the City owned T-Hangar non-commercial lease from building 670 at the Lancaster Regional Airport.**

- C3. Consider a resolution approving the terms and conditions of the City owned T-Hangar non-commercial lease from building 700 at the Lancaster Regional Airport.**

MOTION: Mayor Pro Tem Daniels made a motion, seconded by Councilmember Jaglowski, to approve consent items C1 – C3. The vote was cast 5 for, 0 against [Strain-Burk, Harris absent].

- 4. Consider a resolution approving an agreement with ProfitStars, Inc. for online payment by check for utility bills.**

City Manager Mauldin-Robertson stated this agreement would allow the City to provide citizens the option to pay online using their checking account. The term of the agreement is 3 years and the service is a part of the current existing contract with JP Morgan Chase.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Jaglowski, to approve the agreement with ProfitStars, Inc. The vote was cast 5 for, 0 against [Strain-Burk, Harris absent].

- 5. Consider a resolution approving an agreement with Dallas County Department of Health and Human Services to provide certain food establishment inspections and environmental services.**

City Manager Mauldin-Robertson stated that Dallas County Department of Health and Human Services provides certain food establishment inspections and environmental health services to cities throughout the county and that upon approval they would continue to operate certain food establishment and environmental health services.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Jaglowski, to approve an agreement with Dallas County Department of Health and Human Services. The vote was cast 5 for, 0 against [Strain-Burk, Harris absent].

- 6. Consider a resolution authorizing the award of bid number 2014-181 for Self Contained Breathing Apparatus (SCBA) to Metro Fire Apparatus Specialist, Inc. in an amount not to exceed \$167,748.**

City Manager Mauldin-Robertson stated that in May of 2014 the Lancaster Fire Department received the Assistance to Firefighters grant from FEMA for a Self Contained Breathing Apparatus. The Federal share of the grant is \$148,284.00 and the remaining \$ 19,464.00 is encumbered in the City's operating budget.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to approve the resolution. The vote was cast 5 for, 0 against [Strain-Burk, Harris absent].

7. **Consider a resolution authorizing the award of bid 2014-178 for the purchase of hot and cold mix asphalt to Austin Asphalt L.P. as primary and APAC Texas Inc. as secondary supplier.**

City Manager Mauldin-Robertson stated that the purchase of materials is necessary to facilitate the repairs to streets, alleys, and curbs throughout the City. Staff is recommending a primary and a secondary supplier.

Mayor Pro Tem Daniels asked if the City had an asphalt machine at its disposal and City Manager Mauldin-Robertson confirmed and shared that the machine is assisting in extending the life of the roadways.

Councilmember Morris asked what the longevity of the machine is and explained that it is important to discuss these points when making such a large purchase so residents are aware of the benefits.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Jaglowksi, to approve the resolution authorizing the award of bid 2014-178. The vote was cast 6 for, 0 against [Harris absent].

8. **Discuss and consider appointment of council liaisons to City Boards and Commissions.**

MOTION: Councilmember Morris made a motion, seconded by Councilmember Mejia, to table the appointment of council liaisons to City Boards and Commissions. The vote was cast 6 for, 0 against [Harris absent].

9. **Discuss and consider a resolution accepting the proposed Project Plan and Reinvestment Zone Financing Plan that results in an increase in real property tax revenues ("tax increment") that is generated above what the area's total assessed valuation was when the district was created ("base value").**

Mayor Knight took a moment to recognize the presence of Commissioner Price and Rick Losenberg with Dallas County at the meeting.

Assistant City Manager Stringfellow stated that Tax increment financing is a tool Texas local governments use to encourage development that would not ordinarily occur within a defined area. The financing is produced from the increased real property tax revenues that is generated above what the area's total assess valuation was when the district was created. The purpose of this item is to approve the proposed Project Plan and Reinvestment Zone Financing Plan for the Tax Increment Financing District in accordance with the requirements of the approved funding agreement by and between the City of Lancaster and Dallas County.

Councilmember Mejia shared his excitement about the increased ability to create commercial development as a result of the TIF.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to approve the resolution. The vote was cast 6 for, 0 against [Harris absent].

- 10. **Conduct a Public Hearing and consider an ordinance designating a certain area within the City of Lancaster, Texas as Reinvestment Zone Number One (also known as Tax Increment Financing (TIF) Reinvestment Zone NO. 1); Establishing the boundaries of such zone; Creating a board of directors for said district and other matters related thereto; providing a severability clause; and providing an effective date.**

Assistant City Manager Stringfellow stated that the creation of the TIF District will provide a mechanism to reimburse Dallas County for the construction of the waterline and possible other future improvements. The City would be responsible for 33% of the increment generated by

this district for either 20 years or up to a maximum contribution of \$2.15 million, whichever comes first. The County has committed that if at the end of twenty years, the total amount of increment generated and contributed does not reach 21.5% of the project's total costs, then the City's reimbursement obligation will be considered to have been satisfied. Assistant City Manager Stringfellow also stated that the Project financing plans as well as board members would be brought before council within 60 days.

Mayor Knight opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Morris, to close the public hearing. The vote was cast 5 for, 0 against [Harris absent].

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Morris, to approve the ordinance. The vote was cast 6 for, 0 against [Harris absent].

Commissioner Price took a moment to thank and commend City staff in their efforts on this project.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to adjourn. The vote was cast 6 for, 0 against [Harris absent].

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

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:


Marcus E. Knight, Mayor