

MINUTES

LANCASTER CITY COUNCIL MEETING OF SEPTEMBER 14, 2015

The City Council of the City of Lancaster, Texas, met in Regular session in the Council Chambers of City Hall on September 14, 2015 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Carol Strain-Burk
Deputy Mayor Pro Tem Stanley Jaglowski
LaShonjia Harris
Mayor Pro Tem James Daniels
Nina Morris

Councilmembers Absent:

Marco Mejia

City Staff Present:

Opal Mauldin-Robertson, City Manager
Rona Stringfellow, Assistant City Manager
Fabrice Kabona, Assistant to the City Manager
Jim Brewer, Public Works Director
Cheryl Wilson, Police Chief
Pat Adamcik, Assistant Fire Chief
Jermaine Sapp, Fleet Superintendent
Cynthia Pearson, Finance Director
Ed Brady, Director of Economic Development
Dori Lee, Human Resources Director
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 August 10, 2015.

Invocation:

Deacon Jones with Ministerial Alliance gave the invocation.

Pledge of Allegiance:

Councilmember LaShonjia Harris led the pledge of allegiance.

Proclamation:

Mayor Knight read a proclamation proclaiming September 17, through September 23, 2015 as Constitution Week and ask our citizens to reaffirm the ideals The Framers of the Constitution had in 1787.

Consent Agenda:

City Secretary Arenas read the consent agenda:

- C1. Consider approval of minutes from the City Council Regular Meeting held on August 24, 2015 and the City Council Special Meeting held on August 31, 2015.

- C2.** Discuss and consider a resolution approving the terms and conditions of an interlocal agreement by and between the City of Lancaster and Dallas County Department of Health and Human Services to provide certain health services.
- C3.** Discuss and consider a resolution approving the City Council rules and procedures ion 3.14 of the Home Rule Charter.
- C4.** Consider a resolution canceling the City Council Work Session of September 21, 2015 and the regular City Council meeting of September 28, 2015, regular City Council meetings of November 23, 2015 and December 28, 2015.
- C5.** Consider a resolution providing for the adoption of the Master Fee Schedule for all fees and charges assessed and collected by the City.
- C6.** Discuss and consider a resolution approving the terms and conditions of an interlocal agreement by and between the City of Lancaster, Texas, and Dallas County Department of Health and Human Services to provide certain food establishment inspections and environmental services.
- C7.** Discuss and consider a resolution adopting the City of Lancaster 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 provide guidelines for the day-to-day planning and operation of the city's financial matters.
- C8.** Discuss and consider a resolution adopting the City of Lancaster Investment Policy providing that all funds of the city be managed and invested for safety, liquidity, diversification and yield and that investments be chosen in a manner which promotes diversity by market sector, credit and maturity; providing that this policy serve to satisfy the requirements of Chapter 2256 of the Local Government Code, "Public Funds Investment Act".
- C9.** Discuss and consider a resolution adopting the City of Lancaster Debt Management Policy establishing guidelines for debt financing to provide for needed land, long-term capital additions, and infrastructure improvements while minimizing the impact of debt payments on current and future revenues.
- C10.** Discuss and consider a resolution approving the terms and conditions of the Grant Agreement for the Routine Airport Maintenance Program (RAMP) by and between the City of Lancaster, as Airport Sponsor, and the Texas Department of Transportation, on behalf of the State of Texas, authorizing matching funds in the amount of \$50,000 at the Lancaster Regional Airport.

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

Mayor Knight spoke on consent item C3 and shared that during Strategic Planning meeting inquiries from councilmembers were extended to ten days.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to amend and approve consent items with the amendments to item C3. The vote was cast 6 for, 0 against [Mejia absent].

- 11. Conduct a public hearing and consider an amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map from Public/Semi Public uses for uses suitable under Office zoning to a land use designation of Retail for uses suitable under R-Retail zoning. The property is approximately .6 acres of land that is located on the north side of Pleasant Run Road just east of the intersection of Lancaster Park Drive and Pleasant Run Road. The legal description of the property is Part of Lot 6, ock B, Bellaire Acres addition, Lancaster, Dallas County, Texas.

Assistant City Manager Stringfellow stated that planning and zoning has recommended approval

Pedro Rodriguez, new owner, shared that he was introduced to this property in September 2014. Mr. Rodriguez shared that he plans is seeking to sell the subject property for use as a real estate office.

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

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to approve item 11. The vote was cast 6 for, 0 against [Mejia absent].

- 12. Conduct a public hearing and consider an amendment the City of Lancaster's Comprehensive Plan's Future Land use map from Low Density Residential uses to high Density Residential uses and a re-zoning request (Z15-02) from SF4-Single Family Residential to TH-16 Townhomes. The approximately 2 acre property is located on the south side of W. Main Street just east of the intersection of Briarwood Ln. and W. Main St., further described as H Lot 5 of the Enchanted Forest Unit 2 addition, Lancaster, Dallas County, Texas.

Assistant City Manager Stringfellow stated that the property is a 2-acre site of previously subdivided land. The applicant is seeking to construct a single family attached town home product. The Comprehensive Plan identifies this site as a low density residential use. Ms. Stringfellow advised that for this item will require all members of the body votes to approve item 12.

Mayor Knight opened the public hearing.

Melissa Felts, 1840 Riverway, shared that she opposes having this item approved because when a multifamily home is built, it will become an unsafe environment.

Irene Mejia, 1500 W. Main, did not speak but opposes item 12.

Bettina Brown, 1641 Main Street, shared that she is favor for item 12. She stated that the plan is to have eight detached townhomes that will be in a gated community. Ms. Brown added the town homes would be about 2,000 to 2,500 square feet.

Frank Mejia, 1500 W. Main Street, opposes item 12 and shared this will be a bad location for this project.

Richard Norsworthy, 5015 Bluegrove Road, shared that Lancaster is a great place to grow and build homes. He stated that Lancaster is the only city in Dallas County that has the room and area to grow. Mr. Norsworthy opposes item 12 and stated that this will negatively affect the neighborhood.

Rick Eilers, 1414 S. Bluegrove, opposes item 12. Mr. Eilers shared the increase in traffic could make it unsafe for the community. Mr. Eilers expressed concern that drainage would be a problem and flooding will be an issue. Also, TH-16 means that at least 16 homes could be built if they choose to do so, increasing noise and promoting crime.

Lisa Stephani, 1675 W. Main, shared that if item 12 is built, it will cause more flooding for the surrounding homes. Ms. Stephani stated that they have quiet and narrow streets and if the population is increased that will cause more traffic. Also, she shared the property values and the quality of life will decrease.

Jim Baily, 1831 Riverway Lane, opposes on item 12. He shared that he lives directly behind the property on item 12. His concern is that this will cause an increase of flooding because the amount of concrete that will be placed. Also, he stated that the townhomes do not coincide with the surrounding properties.

MOTION: Mayor Pro Tem Daniels made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to close the public hearing. The vote was cast 4 for, 2 against [Daniels and Morris] [Mejia absent].

Councilmember Morris inquired of City Attorney Hager issues about flooding. City Attorney advised that if council would like to change usage, then the developer would have to submit drainage plans and plats to have an engineer approve of the change.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to deny item 12. The vote was cast 6 for, 0 against [Mejia absent].

13. **Conduct a public hearing and consider a Specific Use Permit (SUP) for a telecommunications tower on property known as 653 N. Bluegrove Road further described as William Rawlins Survey, Abstract 1200, Tract 40 in City of Lancaster, Dallas County, Texas.**

Assistant City Manager Stringfellow stated there was a need to recommend approval of the SUP as it would add a tower enabling more antennas for cell phone service which would benefit the City.

Mayor Knight opened the public hearing.

Kathy Zibilich, 8150 N. Central Expressway, Dallas, Texas, gave a presentation discussing the request for an eighty-five (85) foot tower, that would be away from the single family development already in existence. Ms. Zibilich advised that Verizon was already a carrier that would be on the tower but that there was room for another carrier. She further advised the

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

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve action item 13. The vote was cast 6 for, 0 against [Mejia absent].

14. Conduct a public hearing and consider an amendment to the City of Lancaster's Comprehensive Plan's Future Land Use Map from Retail uses to Light Industrial uses and a rezoning request from Planned Development Mixed Use (PD-MU) to Planned Development Light Industrial (PD-LI). The subject property is described as being a 3.845 acre tract and a 0.992 acre tract in the Smith Elkins Survey, Abstract No. 430, in the City of Lancaster, Dallas County, Texas. Assistant City Manager Stringfellow stated a request was submitted to amend the City of Lancaster's Comprehensive Plan's Future Land Use Map from Retail uses to Light Industrial uses and a rezoning request from Planned Development Mixed Use (PD-MU) to Planned Development Light Industrial (PD-LI) with an associated Concept Plan at the northwest corner of Telephone Road and Dallas Avenue.

P&Z Commission recommended approval with the condition that the Conceptual Site Plan be amended to clarify "Park Detention Acreage".

Mayor Knight opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve action item 14. The vote was cast 6 for, 0 against [Mejia absent].

15. Discuss and consider an ordinance establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification.

MOTION: Mayor Pro Tem Daniels made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve action item 15. The vote was cast 6 for, 0 against [Mejia absent].

16. Consider confirmation of Civil Service Commission appointments as designated by the City Manager.

Mayor Knight shared the City Manager has designated Keith Whitley's to serve a term that expires in 2018.

MOTION: Councilmember Strain-Burk made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve action item 16. The vote was cast 6 for, 0 against [Mejia absent].

17. Discuss and consider a resolution approving the City of Lancaster Public Improvement District (PID) Advisory Board Appointments.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Daniels, to approve action item 17. The vote was cast 6 for, 0 against [Mejia absent].

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

The proposed 2015-2016 base water bill is proposed to remain as they currently exists. The senior citizen discount that is proposed will increase from \$1.74 to \$1.94 on water and from \$0.76 to \$1.76 per month on sewer.

Councilmember Harris commended staff for bring the item forward and her peers considering the senior discount and challenged staff to continue finding discount for seniors regarding water

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

19. **Discuss and consider a resolution amending Section 10.700 of the Master Fee Schedule for fees and charges assessed for water and wastewater rates.**

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to approve action item 20. The vote was cast 5 for, 1 against [Harris] [Mejia absent].

20. **Discuss and consider a resolution approving a Facilities Agreement by and between the City of Lancaster and the Pauls Corporation, relating to infrastructure and improvements for the development of property described as "Southpointe Business Park", generally located in the city rights-of-way located at 3901 and 3951 Corporate Drive, Lancaster, Texas.**

Assistant City Manager Stringfellow confirmed that based upon discussions and advice of consultants, a ten inch line would support the property to build out.

MOTION: Mayor Pro Tem Daniels made a motion, seconded by Councilmember Strain-Burk, to approve action item 20. The vote was cast 6 for, 0 against [Mejia absent].

21. **Discuss and consider a resolution granting a request for a Special Exception pursuant to Section 14.209 (d), of the Lancaster Development Code; to provide a Special Exception for increased height on the proposed fleet maintenance facility to be located on the east side of the intersection of the BNSF railway and Third Street and more commonly known as 629 E. Third.**

Assistant City Manager Stringfellow recommended the Council to approve the resolution.

MOTION: Councilmember Morris made a motion, seconded by Mayor Pro Tem Daniels, to approve action item 21. The vote was cast 6 for, 0 against [Mejia absent].

22. Discuss and consider a resolution granting a request for Special Exceptions pursuant to Section 14.209 (d), of the Lancaster Development Code; to provide a Special Exception to a Masonry Requirement on the building; a reduction in the articulation requirements and increased height of the building to be located on the north side of Daniieldale Road approximately 1,866 feet west of the intersection of Houston School Road and Daniieldale Road, more commonly known as 2935 Daniieldale Road.

Applicant advised he plans to substantially comply with the color scheme as discussed by City Attorney Robert Hager.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Daniels, to approve action item 16 including the revisions as advised by the City Attorney. The vote was cast 6 for, 0 against [Mejia absent].

23. Discuss and consider a resolution approving the terms and conditions of an Interlocal Agreement by and between the City of Dallas and the City of Lancaster for the Telephone Road Project.

City Attorney Robert Hager advised section 3 of the resolution, which contains standard repealing language for any resolution in conflict, should be revised so as to not repeal Resolution 2015-04643, passed on June 8, 2015.

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve action item 23 subject to the revisions advised by the City Attorney. The vote was cast 6 for, 0 against [Mejia absent].

24. Discuss and consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2015/2016 at \$0.8675 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.

Deputy Mayor Pro Tem Jaglowski formally commended the staff on their preparation of the budget.

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve action item 24. The vote was cast 6 for, 0 against [Mejia absent].

25. Discuss and consider an ordinance regarding the proposed budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016; providing that expenditures for said fiscal year shall be in accordance with said budget.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro Tem Daniels, to approve action item 16. The vote was cast 6 for, 0 against [Mejia absent].

26. Discuss and consider a resolution ratifying the budget for the fiscal year 2015/2016 that results in an increase of revenues by 8.72% from property taxes than the previous year.

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MOTION: Deputy Mayor Pro Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk, to approve action item 26. The vote was cast 6 for, 0 against [Mejia absent].

City Manager Opal Mauldin-Robertson expressed gratitude to her staff and their hard work. The Mayor commended the staff and Council for their hard work in preparing and passing the budget.

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

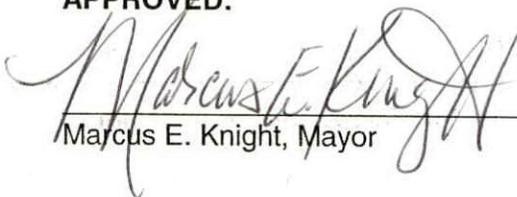
The meeting was adjourned at 8:59 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor