

MINUTES

LANCASTER CITY COUNCIL MEETING OF AUGUST 22, 2016

The City Council of the City of Lancaster, Texas, met in a called Regular session in the Council Chambers of City Hall on August 22, 2016 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Mayor Pro Tem Carol Strain-Burk
Deputy Mayor Pro Tem Stanley Jaglowski
Marco Mejia
Spencer W. Hervey Jr.
Clyde C. Hairston
Nina Morris

City Staff Present:

Opal Mauldin-Robertson, City Manager
Rona Stringfellow, Assistant City Manager
Kay Brown, Community Relations Coordinator
Dori Lee, Human Resources Director
Ed Brady, Director of Economic Development
Jermaine Sapp, Equipment and Facilities Services Director
Sean Johnson, Managing Director of Quality of Life & Cultural Services
Baron Sauls, Finance Director
Sam Urbanski, Interim Police Chief
Robert Franklin, Fire Chief
Fabrice Kabona, Assistant to the City Manager
Alton Dixon, Purchasing Manager
Cheryl Womble, Administration & Community Relations Supervisor
Kelley Frazier, Development Coordinator
Nathan Diaz, Fire Marshall
Chris Youngman, Battalion Chief
Tony Felts, Senior Planner
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on August 22, 2016.

Invocation:

Pastor Hall gave the invocation.

Pledge of Allegiance:

Mayor Pro Tem Strain-Burk led the pledge of allegiance.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Special Meeting held on June 14-15, 2016.**

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve consent item 1. The vote was cast 7 for 0 against.

2. **Discuss and consider a resolution approving a Fire Services Agreement with Dallas County for the provision of fire services to unincorporated areas adjacent to the City of Lancaster.**

City Manager Mauldin-Robertson stated that Fire Chief Franklin was available to answer any questions.

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to approve item 2. The vote was cast 7 for 0 against.

3. Discuss and consider a resolution approving an EMS services agreement with Dallas County for the provision of EMS services to unincorporated areas adjacent to the City of Lancaster.

Mayor Knight shared that item 3 is a companion to Item 2.

MOTION: Councilmember Hairston made a motion, seconded by Councilmember Morris, to approve consent item 3. The vote was cast 7 for 0 against.

4. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Boardwalk Public Improvement District.

Assistant City Manager Stringfellow stated Boardwalk is an established subdivision consisting of approximately 80.239 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually, the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. The Boardwalk PID is proposing a decrease in their annual assessment from \$0.2400 to \$0.2000 per \$100 of assessed value. The fiscal year 2016/2017 proposed service plan budget is \$154,108.03. Staff recommended closing the public hearing and placing the item on August 29, 2016 regular meeting for consideration.

Councilmember Morris inquired of Assistant City Manager Stringfellow if the Boardwalk PID had a management company. Assistant City Manager Stringfellow confirmed that Boardwalk has a management company. Also, she shared that a memorandum was provided to reflect the PIDs that have management companies and the PIDs that are self-managed.

Mayor Knight opened the public hearing.

There were no other speakers.

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

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Councilmember Morris, to approve item 4 and staff's recommendation. The vote was cast 7 for 0 against.

5. Conduct a public hearing and discuss 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.

Mayor Knight recused himself from this item.

Assistant City Manager Stringfellow shared that Pleasant Run Estates, Phase 1-A is an established subdivision consisting of approximately 30.44 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. The Pleasant Run Estates, Phase 1-A PID is proposing an annual assessment of \$0.1800 per \$100 assessed value. The 2016/2017 proposed service plan budget is \$25,880.00 and assessments are

proposed at \$0.1800 per one hundred dollars assessed valuation. After holding the public hearing, staff recommended placing the item on the August 29, 2016 regular meeting agenda for consideration.

Mayor Pro Tem Strain-Burk opened the public hearing.

Ricky Childress, 1318 Mercury Lane, spoke in favor of item 5. He stated that he is a resident of Pleasant Run Estates and encourages the City Council to approve item 5 and place the item on the next agenda. Mr. Childress acknowledged the leadership of Annie Price, President. Also, he disclosed that he is a member of the PID Committee and anticipates working with the City to maintain the neighborhoods.

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to close the public hearing and place item 5 on August 29, 2016 agenda. The vote was cast 6 for, 0 against [Mayor Knight recused].

6. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Meadowview Public Improvement District.

Assistant City Manager Stringfellow shared that Meadowview is an established subdivision consisting of approximately 215.262 total acreage. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually, the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. The Meadowview PID is proposing an annual assessment of \$0.1000 per \$100 assessed value. The fiscal year 2016/2017 proposed service plan budget is \$182,219.36. Staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Mayor Knight opened the public hearing.

There were no other speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Hairston to close the public hearing and place item 6 on August 29, 2016 agenda. The vote was cast 7 for 0 against.

7. Conduct a public hearing and discuss an ordinance making certain findings in connection with the proposed supplemental services ordered in connection with the Rolling Meadows Public Improvement District.

Deputy Mayor Pro Tem Jaglowski recused himself from this item.

Assistant City Manager Stringfellow shared that Rolling Meadows is an established subdivision consisting of approximately 38.8 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. The Rolling Meadows PID is proposing an annual assessment of \$0.2500 per \$100 assessed value. The fiscal year 2016/2017 proposed service plan budget is \$34,378.47. After opening the public hearing, staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Mayor Knight opened the public hearing.
There were no other speakers.

MOTION: Councilmember Hairston made a motion, seconded by Councilmember Hervey to close the public hearing and place item 7 on August 29, 2016 agenda. The vote was cast 6 for 0 against. [Deputy Mayor Pro Tem Jaglowski recused]

8. Conduct a public hearing and discuss 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 Stringfellow shared that Glendover Estates is an established subdivision of approximately 29.56 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. The Glendover Estates PID is proposing an annual assessment of \$0.2400 per \$100 of assessed value. The fiscal year 2016/2017 proposed service plan budget is \$29,193.00. After opening the public hearing, staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Mayor Knight opened the public hearing.

There were no other speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Hairston to close the public hearing and place item 8 on August 29, 2016 agenda. The vote was cast 7 for 0 against.

9. Conduct a public hearing and discuss 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 Stringfellow shared that Millbrook East is an established subdivision consisting of approximately 46.265 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. There was a reduction in the assessment rate from \$0.18 to \$0.15. The fiscal year 2016/2017 proposed service plan budget is \$41,263.00. After opening the public hearing, staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Mayor Knight opened the public hearing.

There were no other speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Hairston to close the public hearing and place item 9 on August 29, 2016 agenda. The vote was cast 7 for 0 against.

10. Conduct a public hearing and discuss 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 Stringfellow shared that the Beltline Ashmoore is an established subdivision consisting of approximately 19.42 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget.

The Beltline Ashmoore PID is proposing an annual assessment of \$0.1500 per \$100 assessed value. The fiscal year 2016/2017 proposed service plan budget is \$32,750.00. After opening the public hearing, staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Mayor Knight opened the public hearing.

There were no other speakers.

MOTION: Councilmember Hairston made a motion, seconded by Mayor Pro Tem Strain-Burk to close the public hearing and place item 10 on August 29, 2016 agenda. The vote was cast 7 for 0 against.

11. Conduct a public hearing and discuss 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 Stringfellow shared that Tribute at Mills Branch and Tribute East at Mills Branch is a subdivision of approximately 42.7 acres. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. Annually the PID board, in accordance with the provision of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. As this district is not completed, the PID board has proposed an assessment plan for lots with completed homes at a rate of \$0.3600 per \$100 assessed valuation and lots without completed homes at \$0.8000 per \$100 assessed valuation. The fiscal year 2016/2017 proposed service plan budget is \$21,271 and assessments are proposed at \$0.3600 (lots with homes) per one hundred dollars assessed valuation and \$0.8000 (lots without homes) per one hundred dollars assessed valuation. After opening the public hearing, staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Deputy Mayor Pro Tem Jaglowski inquired of Assistant City Manager Stringfellow if the PID board had a management company. Assistant City Manager Stringfellow confirmed that the PID board has a management company.

Mayor Knight opened the public hearing.

There were no other speakers.

MOTION: Mayor Pro Tem Strain-Burk made a motion, seconded by Councilmember Hairston to close the public hearing and place item 11 on August 29, 2016 agenda. The vote was cast 7 for 0 against.

12. Conduct a public hearing and discuss 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 Stringfellow shared that the Lancaster Mills is a subdivision of approximately 60.59 acres. The subdivision has an approved Public Improvement District (PID) to provide for maintenance of its common areas and entry features. Annually the PID board, in accordance with the provisions of Chapter 372 of the Texas Local Government Code, is required to present an updated five (5) year service and assessment plan. The PID board is required to establish a maintenance budget. As this district is currently undeveloped, the proposed assessment rate of \$0.0000 per \$100 assessed valuation as there are no budgeted expenses for the 2016/2017 fiscal year. There are currently no homes constructed at this time. After opening the public hearing, staff recommended closing the public hearing and placing the item on the August 29, 2016 regular meeting for consideration.

Mayor Knight opened the public hearing.

There were no other speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Hairston to close the public hearing and place item 12 on August 29, 2016 agenda. The vote was cast 7 for 0 against.

13. Conduct a public hearing and discuss an ordinance regarding the proposed fiscal year 2016/2017 budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017; providing that expenditures for said fiscal year shall be in accordance with said budget.

City Manager Mauldin-Robertson stated that item 13 is to consider fiscal year 2016/2017 budget. The upcoming Budget Town Hall meeting is scheduled for Saturday, August 27, 2016 at 9:00 a.m. at the Lancaster Recreational Center, Grand Hall. The proposed tax rate is maintained at \$0.8675 per \$100 assessed valuation to generate revenues for the maintenance, operations, interest and sinking fund requirements in the total amount of \$50,173,022.

Councilmember Hairston inquired if City Manager Mauldin-Robertson would emphasize that the tax rate is being maintained. City Manager Mauldin-Robertson responded that the tax rate of \$0.8675 per \$100 of assessed valuation remains the same.

Mayor Knight opened the public hearing.

There were no other speakers.

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

Mayor Knight restated that the upcoming Budget Town Hall meeting is scheduled for Saturday, August 27, 2016 at 9:00 a.m. at the Lancaster Recreational Center, Grand Hall. He encouraged residents to attend the meeting on the proposed budget. Additionally, he announced that the final public hearing will be held on Monday, August 29, 2016 at 7:00 p.m. and vote on the proposed FY 2016-2017 budget will be on Monday, September 12, 2016 at 7:00 p.m.

14. Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2016/2017 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.

City Manager Mauldin-Robertson stated that the current tax rate for fiscal year 2016/2017 is proposed at \$0.8675 per one hundred dollars assessed valuation on taxable property within the corporate limits. The increase that was received is based on increase from properties on the tax roll. Individual taxes may increase or decrease at a rate greater or lesser depending on the change in the taxable value of each property. The City received an increase of new property that was added on the tax roll from new commercial and residential developments. The proposed tax rate of eighty-six seventy-five one thousandths cents (\$0.8675) on each one hundred dollars (\$100.00) assessed value of taxable property is to be apportioned and distributed as follows: \$0.6012 for the purpose of maintenance and operations, and \$0.2663 for interest and sinking fund requirements.

Mayor Knight opened the public hearing.

There were no other speakers.

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

Mayor Knight announced that the final public hearing will be held on Monday, August 29, 2016 at 7:00 p.m. and Budget Town Hall meeting is scheduled for Saturday, August 27, 2016 at 9:00 a.m. at the Lancaster Recreational Center, Grand Hall.

Executive Session:

15. **City Council shall convene into closed executive pursuant to § 551.072 of the Texas Government Code, discuss and deliberate the acquisition, purchase, exchange, lease or value of real property as deliberation in this open meeting would have a detrimental effect of the position of the City of Lancaster in negotiations with third persons.**
16. **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 7:39 p.m. and reconvened into open session at 8:14 p.m.

No action required following Executive Session.

MOTION: Councilmember Morris made a motion, seconded by Deputy Mayor Pro Tem Jaglowski, to adjourn. The vote was cast 7 for, 0 against.

The meeting was adjourned at 8:14 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Marcus E. Knight, Mayor