

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF SEPTEMBER 14, 2020

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on September 14, 2020, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Stanley Jaglowski
Marco Mejia
Deputy Mayor Pro Tem Derrick D. Robinson
Mayor Pro Tem Racheal Hill
Nina Morris

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Assistant City Manager
Carey Neal, Assistant to the City Manager
Keturah Barnett, ICMA Fellow
Michelle Evans, Assistant Director Human Resources
Cheryl Womble, Administrative & Community Relations Supervisor
John Melton, Library Manager
Nina Newbert, Dispatch Manager
Kellen, Benbrook, Airport Manager
Andy Waits, Public Works Director
Shane Shepard, Economic Development Director
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:01 p.m. on September 14, 2020.

Invocation:

Bishop Clyde C. Hairston of Miracle Temple Fellowship Church gave the invocation.

Pledge of Allegiance:

Councilmember Marco Mejia led the pledge of allegiance.

Proclamation:

Mayor Hairston read the Constitution Week proclamation and encouraged all citizens to affirm and protect the responsibilities granted by the Constitution.

Consent Agenda:

City Secretary Arenas read the consent agenda.

1. **Consider approval of minutes from the City Council Regular Meetings held on August 24, 2020, and City Council Special Meeting held on August 31, 2020.**
2. **Consider a resolution to reiterate and clarify the City of Lancaster's position regarding racial and social equity issues, and pledging to identify, address, and consider racial and social equity issues in all decision-making processes.**
3. **Consider a resolution approving the terms and conditions of an agreement with Reynolds Asphalt Company through the utilization of an Interlocal Agreement with the City of Grand Prairie for the reconstruction of a portion of West 5th Street between Dallas Avenue and Hall Street in an amount not to exceed one hundred nineteen thousand four hundred fifty-two dollars and eighty cents (\$119,452.80).**

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Morris to approve consent items 1 through 3. The roll call vote was taken 7 for, 0 against.

4. **Conduct a public hearing and consider an ordinance amending the Code of Ordinances by readopting, ratifying, republishing and extending Ordinance No. 2017-09-47, codified as chapter 14 of the code of ordinances, article 14.02 division 2, "curfew", for a period of three (3) years.**

City Manager Mauldin-Jones shared that the Chapter 370.002 of the Texas Local Government Code provides that curfew ordinances be reviewed by the governing body of the city every three years. The police department requested that the City Attorney review the ordinance. It is the recommendation of the police department and the City Attorney that the city continues the provisions of the code without any modifications and schedules the next review in September 2023.

Mayor Hairston opened the public hearing.

There were no speakers.

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

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve item 4. The roll call vote was taken 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 Beltline Ashmoore Public Improvement District.**

City Manager Mauldin-Jones shared that Beltline Ashmoore is an established subdivision consisting of approximately 19.42 acres generally located on the north side of Beltline Road between Houston School Road and Blue Grove. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of all common areas and entry features. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that The Beltline Ashmoore PID is proposing to maintain its current annual assessment of \$0.1500 per \$100 assessed value.

Councilmember Strain-Burk ask if clarification on the public hearing procedure protocols for handling the PIDs ordinances.

City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21,2020, regular meeting for consideration.

Mayor Hairston opened the public hearing.

There were no speakers.

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

6. **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.**

City Manager Mauldin-Jones shared that Boardwalk is an established subdivision consisting of approximately 43.237 acres in Phase 1 and 42.486 acres in Phase 2 totaling 85.723 acres generally located on the south side of Cedardale Road and on the east side of Houston School Road. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of all common areas and entry features. Annually, the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager

Mauldin-Jones shared that Boardwalk PID is proposing to maintain its current annual assessment of \$0.2000 per \$100 assessed value. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to close the public hearing. The roll call vote was taken 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 Glendover Estates Public Improvement District.**

City Manager Mauldin-Jones shared that Glendover Estates is an established subdivision of approximately 29.56 acres generally located south of Pleasant Run Road and west of Houston School Road. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of all common areas and entry features. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that The Glendover Estates PID is proposing to maintain its annual assessment of \$0.2400 per \$100 assessed value. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

There were no speakers.

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

Mayor Hairston announced that it should be remembered that each PID item will be returned to Council on September 21, 2020, for consideration.

8. **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.**

City Manager Mauldin-Jones shared that Lancaster Mills is a subdivision of approximately 60.59 acres located north of Beltline Road and east of the Homestead Addition, south of Redbud Drive and west of the Pecan Hollow Estates Addition. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that the Lancaster Mills District is currently undeveloped, the proposed assessment rate of \$0.0000 per \$100 assessed valuation as there are no budgeted expenses for the 2020/2021 fiscal year. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any. Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to close the public hearing. The roll call vote was taken 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 Meadowview Public Improvement District.**

City Manager Mauldin-Jones shared that Meadowview is an established subdivision consisting of approximately, 810 Single Family Lots and 1 common area/detention pond, 215.262 total acreage including 50.614 acres in Phase 1, 36.907 acres in Phase 2, 36.493 in Phase 3, 2.869 acres in Phase 4 and 88.384 acres in Phase 5. This subdivision is generally located east of Ames Road, west of Dizzy Dean Drive and north of Wintergreen Road. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that the Meadowview PID is proposing to maintain its annual assessment of \$0.1000 per \$100 assessed value. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

Harmonica Mayes 3113 Crimson Clover Dr, shared concerns of Meadowview PIDs responsibility regarding a screening wall for an adjacent property.

City Manager Mauldin-Jones shared that Boardwalk has its own PID and that Meadowview PID is only responsible for areas confined to Meadowview PID.

Mayor Hairston shared with Harmonica Mayes that City Hall would need to be contacted to respond to issues unrelated to posted items.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to close the public hearing. The roll call vote was taken 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 Millbrook East Public Improvement District (PID).**

City Manager Mauldin-Jones shared that Millbrook East is an established subdivision consisting of approximately 46.265 acres in Phase 1, 17.572 acres Phase 2A, 13.540 acres Phase 2B, 17.49 acres in Phase 3A, and 14.94 acres in Phase 3B. Millbrook East is generally located on the south side of Pleasant Run Road, east of Houston School Road and west of Bluegrove Road. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. The PID was established August 8, 2011, and expanded on August 26, 2019. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that the Millbrook East PID is proposing to decrease its annual assessment to \$0.1100 per \$100 assessed value. In the prior year, fiscal year 2020, Millbrook East PID had an assessment rate of \$0.1500 per \$100 assessed value. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain- Burk made a motion, seconded by Councilmember Jaglowski to close the public hearing. The roll call vote was taken 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 Pleasant Run Estates Phase 1-A Public Improvement District.**

City Manager Mauldin-Jones shared that

City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that Pleasant Run Estates, Phase 1-A is an established subdivision consisting of approximately 30.44 acres generally located on the north side of Pleasant Run Road between Houston School Road and Blue Grove. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. The Pleasant Run Estates, Phase 1-A PID is proposing to maintain its annual assessment of \$0.1800 per \$100 assessed value. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain- Burk made a motion, seconded by Councilmember Jaglowski to close the public hearing. The roll call vote was taken 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 Rolling Meadows Public Improvement District.**

City Manager Mauldin-Jones shared that Rolling Meadows is an established subdivision consisting of approximately 38.8 acres generally located on the east and west side of Rolling Hills Place and on the North side of Beltline. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that the Rolling Meadows PID is proposing to maintain its annual assessment of \$0.30 per \$100 assessed value. City Manager Mauldin-Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21, 2020, regular meeting for consideration. City Manager

Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

There were no speakers.

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

13. **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.**

City Manager Mauldin-Jones shared that annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to establish and present an updated five (5) year service and assessment plan. Under the Act, the City is required to hold a public hearing on the proposed assessment and service plan details related to the district and the levy of the assessment. Additionally, City Council is required to hold a public hearing to receive comments regarding the five-year service plan prior to adoption and that public hearing was posted in the local publication of record on September 3, 2020, and notice mailed to property owners of record on September 2, 2020. City Manager Mauldin-Jones shared that Tribute at Mills Branch and Tribute East at Mills Branch is a subdivision of approximately 42.7 acres located south of Beltline Road and east of Southwood Drive and platted as the Tribute at Mills Branch, Phases 1A and 1B, 190 single family lots and 9 common areas, recorded in Volume 2005097, Page 37 and Volume 2005163, Page 183, Deed Records of Dallas County, Texas; and Tribute East at Mills Branch (291 North Blue Grove Road); of approximately 4.64 acres from John M. Rawlins Abstract 1209, pg 245, Tract 8, located south of Beltline Road on the west side of North Bluegrove Road, conveyed to Wilbow Homestead Development Corporation, Volume 2005097, Page 3594 Deed Records of Dallas County, Texas. The subdivision has an approved Public Improvement District (PID) to provide for the maintenance of its common areas and entry features. City Manager Mauldin-Jones shared The PID board is proposing to maintain its annual assessment rate of \$0.3600 per \$100 assessed valuation. City Manager Mauldin- Jones shared that Staff recommends conducting and closing the public hearing and placing the item on the September 21,2020, regular meeting for consideration. City Manager Mauldin-Jones shared that a representative from the PID was available online to answer any questions should Council have any.

Mayor Hairston opened the public hearing.

There were no speakers.

Councilmember Jaglowski thanked each person involved with the PIDs and thoughtful budget planning. He thanked all involved for their pride in responsibilities involving the PIDs.

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

14. **Conduct a public hearing and discuss an ordinance regarding the proposed fiscal year 2020/2021 budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021; providing that expenditures for said fiscal year shall be in accordance with said budget.**

City Manager Mauldin-Jones shared that State Truth-in-Taxation law 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 \$0.819736 cents per \$100 assessed valuation. The approval of the proposed ordinance will adopt the FY 2020/2021 budget and appropriate necessary funds for the City's operation, maintenance and debt service requirements. The proposed budget was presented to the Lancaster City Council at a work session held on Monday, August 10, 2020 and Monday, August 24, 2020. This is the first of two public hearings on the proposed budget. Additionally, City Manager Mauldin-Jones shared that the budget total for all funds are \$63,738,326 and that a second and final public hearing and consideration for adoption is scheduled for Monday, September 21, 2020. A copy of the proposed budget is available for public review in the City Secretary's office. City Manager Mauldin-Jones shared that a Notice regarding the public hearings was posted in accordance with state law in the City's newspaper of record, Focus Daily News on Thursday, September 3, 2020, and on the City of Lancaster website. City Manager Mauldin-Jones shared that Staff recommends to conduct this public hearing to receive public comments, close the public hearing, and place the item on the September 21, 2020, at 7:00 p.m. at the Lancaster Municipal Center, Council Chambers, 211 North Henry Street, Lancaster, Texas for a regular meeting, public hearing, for consideration.

Mayor Hairston opened the public hearing.

There were no speakers.

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

15. **Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2020/2021 at \$0.819736 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-Jones shared that 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. The tax rate proposed for fiscal year 2020/2021 is \$0.819736 per one hundred dollars assessed valuation on taxable property within the corporate limits. These tax dollars provide revenue for current operating and maintenance expenses and interest and sinking fund requirements. The total tax revenue will increase from properties on the tax roll in the preceding tax year by 3.90% (percentage by which the tax rate will be higher than the No-New-Revenue tax rate calculated under Chapter 26, Tax Code.) Individual taxes may increase or decrease at a rate greater or lesser depending on the change in the taxable value of each property. This is the first of two public hearings regarding the proposed tax rate. The second public hearing and consideration of adoption on the tax rate is scheduled for September 21, 2020, Special Council Meeting at Lancaster Municipal

Center, City Council Chambers located at 211 North Henry, Lancaster, Texas Street. The adoption of the proposed tax rate has been scheduled for Monday, September 21, 2020, following the second public hearing. The governing body must announce the date, time, and location of the meeting at which it will officially vote on the tax rate. The vote on the tax rate is scheduled for Monday, September 21, 2020. City Manager Mauldin- Jones shared that the proposed tax rate of \$0.819736 on each one hundred dollars (\$100.00) assessed value of taxable property to be apportioned and distributed as follows: \$0.605167 for the purpose of maintenance and operations (including \$0.025 dedicated to the Street Maintenance Fund), and \$0.214569 for interest and sinking fund requirements. City Manager Mauldin- Jones shared that Staff recommends to conduct this public hearing, close the public hearing, and place the item on the September 21, 2020, at 7:00 p.m. at the Lancaster Municipal Center, Council Chambers, 211 North Henry Street, Lancaster, Texas for a regular meeting, public hearing, for consideration.

Mayor Hairston opened the public hearing.

There were no speakers.

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

ADJOURNMENT

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 8:00p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor