

MINUTES**LANCASTER CITY COUNCIL MEETING OF MARCH 26, 2012**

The City Council of the City of Lancaster, Texas, met in Regular session in the Council Chambers of City Hall on March 26, 2012 at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Marcus E. Knight
Walter Weaver
Stanley Jaglowski
Marco Mejia
Deputy Mayor Pro Tem Nina Morris
Council District 5 vacant

Councilmembers Absent:

Mayor Pro Tem James Daniels

City Staff Present:

Opal Mauldin Robertson, City Manager
Alicia Oyedele, Assistant to the City Manager
Sean Johnson, Parks and Recreation Director
Dori Lee, Human Resources Director
Larry Flatt, Police Chief
Thomas Griffith, Fire Chief
Rona Stringfellow Govan, Managing Director Public Works / Development Services
Jim Brewer, Assistant Director Public Works / Development Services
Larry King, Building Official
Sheree Haynes, Finance Director
Cami Loucks, Library Director
Dolle Downe, City Secretary
Robert E. Hager, City Attorney

Call to Order:

Mayor Knight called the meeting to order at 7:00 p.m. on March 26, 2012.

Invocation:

Parks and Recreation Director Sean Johnson gave the invocation.

Pledge of Allegiance:

Mayor Knight led the Pledge of Allegiance.

Presentation:

Mayor Knight presented individual Certificates of Appreciation to Adopt-a-Spot volunteers thanking participants for their service to the community. The Adopt-a-Spot program is a partnership between the City and community organizations, clubs and residents to help keep rights-of-way, neighborhoods and parks beautiful and litter free. Groups participating in the program include: Alpha Kappa Alpha Sorority (Upsilon Lambda Omega Chapter), Girl Scouts of Northeast Texas (Troop #305) Boy Scout Troop #1141, and Brasscraft. Individual participants include Rusty Lemley, James Barnes, and Verna Scott.

Citizens Comments:

Nilsa Torres, 2824 McIntosh Court, complained about dogs roaming in the neighborhood with no collars; commented that the dogs come up to people who are checking their mailboxes and neighbors are afraid of the dogs because they growl and bark; stated that animal control has been called and knows which house the dogs are coming from; stated that a letter should be hand-delivered to the owner; stated that she did not want the budget cut for animal control services.

James Lewis, 818 Katy Street, commented that he is very concerned about how the City is being run and said a prayer for the City; thanked God for giving him strength to endure and for giving him knowledge to lead; stated that on May 12 councilmembers should be impeached.

Samuel Howard, 1122 South Ridge, commented that his water bill has doubled and he cannot continue to pay such a high rate; stated that water bills in rural areas are about half; suggested that the police could service rural areas for more revenue; stated that the City should take a load off its citizens.

Consent Agenda:

City Secretary Downe read the consent agenda.

- 1C. **Consider approval of minutes from the City Council Regular Meeting held March 12, 2012.**
- 2C. **Consider Resolution 2012-03-30 declaring that the candidate in District 5 is unopposed for the May 12, 2012 municipal Special Election and to declare said person elected; canceling said Special Election in single member District 5; and providing for all other provisions of Resolution 2012-02-21 ordering the General Election to remain in full force and effect.**

Considera una resolución declara sin oposición al candidato en el distrito 5 en el 12 de mayo 2012 elección municipal especial elegido; cancelación de la elección en el distrito de miembros solo 5; establecer para todas las otras disposiciones de la resolución no. 02-21-2012, ordena la elección general que permanecerán en pleno vigor y efecto, y proporcionar una fecha efectiva.

MOTION: Councilmember Weaver made a motion, seconded by Councilmember Mejia, to approve consent items 1C and 2C. The vote was cast 5 for, 0 against [Daniels absent].

3. **Consider an ordinance amending the Code of Ordinances, Article 3.7000 Property Maintenance Code, by amending Section 3.7002, Exceptions and Amendments, by amending Section 111.2 Membership of Board, of the International Property Maintenance Code, 2006 Edition, by adding a new Section 111.2 of said International Code providing for appeals to the Municipal Court; providing notice of meeting; providing for court decision; and providing for appeal to District Court of Dallas County, Texas.**

City Council Meeting
March 26, 2012
Page 3 of 4

Building Official King outlined the proposed changes to the ordinance regarding substandard structures noting that it places the municipal judge as the authority to consider cases rather than the Property Standards and Appeals Board. He stated that the revision is being proposed due to a recent Texas Supreme Court ruling on a case that concluded "the nuisance determination made by a judge rather than an appointed administrative body is a more constitutional necessity".

Councilmember Mejia commented that he still prefers the Property Standards and Appeals Board to hear the cases saying that it is more democratic. Councilmember Mejia stated that he is not disagreeing about the need to demolish the properties; stated that by giving the decision to a judge, the City takes the matter out of the hands of its citizens.

Councilmember Weaver stated that he agrees with Councilmember Mejia and that he would rather that the decision regarding demolition of property is made by those living in the City and not by a judge. Councilmember Weaver said that this is government by the people, and it should not be turned over to a judge.

Deputy Mayor Pro Tem Morris expressed concern that if the decision is placed with a judge, it takes the matter away from citizens' input and does not keep our citizens involved.

Councilmember Mejia commented that the citizens should make as many of the decisions regarding matters of the City as possible.

MOTION: Deputy Mayor Pro Tem Morris made a motion, seconded by Councilmember Mejia, to retain the Property Standards and Appeals Board to hear cases for substandard structures. The vote was cast 5 for, 0 against [Daniels absent].

- 4. Discuss and consider an ordinance providing for the issuance of City of Lancaster, Texas, General Obligation Refunding Bonds, Series 2012 in an amount not to exceed \$14,500,000; levying a tax in payment thereof; approving the official statement; approving execution of a bond purchase contract and escrow agreement; and enacting other provisions relating thereto.**

Finance Director Haynes outlined the proposed parameter ordinance for refunding bonds stating that the refunding is primarily for debit related to the Lancaster Recreational Development Corporation and would, at a minimum, save the City \$1.2 million. The maturity date remains February 2024.

Keith Kirven with First Southwest presented information regarding the parameter ordinance and issuance of the bonds, noting expiration of parameter authority in 180 days with a maximum true interest cost of 3.5% and maximum principal amount of \$14,500,000 and no change in final maturity date [February 2024].

Councilmember Mejia commended staff for taking advantage of lower interest rates in the market saying that it is smart business.

Councilmember Weaver asked how difficult the sale would be in this market. Mr. Kirven indicated that the parameter interest rates are conservative estimates and First Southwest did not anticipate difficulties.

Councilmember Mejia asked about the negotiations. Mr. Kirven indicated that it is back and forth conversation with the underwriters.

Councilmember Weaver asked about the cost of issuance. Mr. Kirven stated that the estimated cost is \$100,000; the anticipated savings of \$1.2 million is after the issuance expense.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Weaver, to approve the ordinance providing for the issuance of City of Lancaster, Texas, General Obligation Refunding Bonds, Series 2012 in an amount not to exceed \$14,500,000; levying a tax in payment thereof; approving the official statement; approving execution of a bond purchase contract and escrow agreement; and enacting other provisions relating thereto. The vote was cast 5 for, 0 against [Daniels absent].

MOTION: Councilmember Weaver made a motion, seconded by Councilmember Mejia, to adjourn. The vote was cast 5 for, 0 against [Daniels absent].

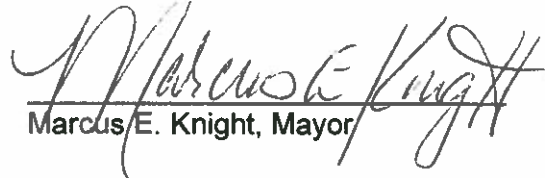
The meeting was adjourned at 7:38 p.m.

ATTEST:



Dolle K. Dawne, City Secretary

APPROVED:



Marcus E. Knight, Mayor