



**NOTICE OF REGULAR MEETING AGENDA
LANCASTER CITY COUNCIL
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**



Monday, September 12, 2022 - 7:00 PM

While one or more City Council Members may be present via video or audio link, a quorum of the City Council will be at the Municipal Center-City Council Chambers, as required by the Texas Open Meetings Act.

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

Please click the link below to join the webinar:

<https://us02web.zoom.us/join/register/tZwrc-ypqzwjG9GUTfqDthRjnepAo-Glf81x>

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

7:00 P.M. REGULAR MEETING:

CALL TO ORDER

INVOCATION: Ministerial Alliance

PLEDGE OF ALLEGIANCE: Mayor Pro-Tem Betty Gooden-Davis

PROCLAMATION: Constitution Week

PUBLIC TESTIMONY/CITIZENS COMMENTS:

At this time, citizens who have pre-registered before the call to order will be allowed to speak on any matter for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the City Council Regular Meeting held on August 8, 2022, Special Meeting held on August 15, 2022 and Regular Meeting held on August 22, 2022.
2. Consider an ordinance, establishing Civil Service assignment pay within the Police and Fire Departments; prescribing the rate in each assignment.

3. Consider an ordinance, establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each classification.
4. Consider a resolution adopting the City of Lancaster's 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 to provide guidelines for the day-to-day planning and operation of the City's financial matters.
5. Consider a resolution adopting the City of Lancaster's Investment Policy providing that all funds of the city be managed and invested for safety, liquidity, and diversification and yield investments chosen in a manner that promotes diversity by market sector, credit, and maturity; providing that this policy serves to satisfy the requirements of Chapter 2256 of the Local Government Code, "Public Funds Investment Act".
6. Consider a resolution adopting the City of Lancaster Debt Management Policy establishing guidelines for debt financing to provide for land, long-term capital additions, and infrastructure improvements while minimizing the impact of debt payments on current and future revenues.
7. Consider a resolution providing for the adoption of the Master Fee Schedule for all fees and charges assessed and collected by the City of Lancaster.

PUBLIC HEARING:

8. Conduct a public hearing and consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2022/2023 at \$0.691822 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operational expenses and interest and sinking fund requirements; providing due and delinquent dates; penalties and interest; providing a homestead exemption and disability exemption.
9. Conduct a public hearing and consider an ordinance approving the proposed fiscal year 2022/2023 budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023; providing that expenditures for said fiscal year shall be in accordance with said budget.
10. M22-24 Conduct a public hearing and consider an exception request to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports waiving the requirement to recess the garage at a property located at 1285 Cedardale Road. The property is a 0.199 acre tract. The property is known as PT Lot 1, Block B, of the Cedardale Highlands Addition, City of Lancaster, Dallas County, Texas.

ACTION:

11. Discuss and consider a resolution amending the rate for certain fees and charges assessed and collected by the City for water and wastewater services; providing a repealing clause; and providing an effective date.
12. Discuss and consider a resolution ratifying the budget for the fiscal year 2022/2023 that results in an increase of revenues by 5.12% from property taxes over the previous year.

13. Discuss and consider an ordinance approving the proposed fiscal year 2022/2023 budget for proceeds of seized property for the Lancaster Police Department for the fiscal year beginning October 1, 2022, and ending September 30, 2023; providing that expenditures for said fiscal year shall be in accordance with said budget.
14. Discuss and consider a resolution authorizing the Mayor to sign an official ballot casting the City's nomination vote for the election of Places 6-9, on the Board of Trustees for the TML Intergovernmental Risk Pool Board, 2022 election for six-year terms beginning October 1, 2022.
15. Discuss and consider endorsement of a City Council member to the National League of Cities (NLC) to serve on the 2023 NLC Board or a Federal Advocacy Committee.

EXECUTIVE SESSION:

16. Pursuant to Chapter 551 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).
17. Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

ADJOURNMENT

EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities that are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on September 8, 2022, @ 5:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 1.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Consider approval of minutes from the City Council Regular Meeting held on August 8, 2022, Special Meeting held on August 15, 2022 and Regular Meeting held on August 22, 2022.

Background:

Attached for your review and consideration are minutes from the City Council Regular Meeting held on August 8, 2022, Special Meeting held on August 15, 2022 and Regular Meeting held on August 22, 2022.

Attachments

August 08, 2022
August 15, 2022
August 22, 2022

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 2.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Professional and Committed City Workforce

Submitted by: Dori Lee, Civil Service Director

Agenda Caption:

Consider an ordinance, establishing Civil Service assignment pay within the Police and Fire Departments; prescribing the rate in each assignment.

Background:

Pursuant to Title 5, Chapter 143, of the Texas Local Government Code, the governing body of a municipality may authorize assignment pay for police officers and firefighters who perform specialized functions in their respective departments. Assignment/specialized assignments and pay have been included within the Police and Fire structure; however, Chapter 143 requires the governing body to approve a separate ordinance defining each assignment and associated compensation.

Operational Considerations:

The Police Department provides for specialized assignment pay as follows:

A) The assignment of "Criminal Investigator-Detective" (CID) is a specialized assignment within the Lancaster Police Department and that assignment involves investigating higher grade misdemeanors and felonies for prosecution in County and District Court. When a member is designated by the Police Chief or his designee to serve as "Criminal Investigator—Detective" for the Department, that member is entitled to receive \$80.00 per pay period as "CID" assignment pay.

B) The assignment of "Field Training Officer" (FTO) is a specialized assignment within the Lancaster Police Department and involves training and evaluating police recruits on the policies, practices, and procedures of the Lancaster Police Department. The Police Chief or his designee assigns capable Police personnel to this position of responsibility in accordance with his or her demonstrated knowledge and familiarity with the Field Training Officers Program. Because the assignment of "Field Training Officer" requires additional and specialized duties, when a member holds the appropriate certifications AND is designated in writing by the Police Chief or his designee to serve as a "Field Training Officer," that member is entitled to receive an additional \$80.00 per pay period as "FTO Assignment Pay."

C) The assignment of "Canine Officer" (K9) is a specialized assignment within the Lancaster Police Department and that assignment involves training and utilizing Canine officers. When a member is designated by the Police Chief or his designee to serve as "Canine Officer" for the Department, that member is entitled to receive \$80.00 per pay period as "K9" assignment pay.

D) The assignment of "Community Relations Officer" (CR) is a specialized assignment within the Lancaster Police Department and that assignment involves engaging the community outside a normal assigned schedule to provide a direct link with the Lancaster Police Department. When a member of the Lancaster Police Department is designated by the Police Chief or his designee in writing to serve as "Community Relations Officer" for the Department, that member is entitled to receive \$80.00 per pay period as "CR" assignment pay.

The Fire Department provides for specialized assignment pay as follows:

A) The assignment of “Paramedic Pay” (P II) is a specialized assignment within the Lancaster Fire Department and that assignment involves providing advanced emergency medical care. Members certified by the Texas Department of State Health Services (TDSHS) are entitled to receive \$80.79 per pay period as “PII” certificate pay.

Proposed in the FY 2022-2023 budget includes providing for specialized assignment pay for both Police and Fire Departments as follows:

A) The assignment of “Language Skills Assignment Pay” to Police Officers and Fire Fighters who have demonstrated through a validated third party verification process the ability to communicate in a foreign language beneficial to the Citizens of Lancaster as identified through the most recent U.S. Census as well as American Sign Language; and whose assignment requires that he or she utilize those skills, is entitled to receive \$32.31 per pay period for Language Skills 2 “LS2” assignment pay for verbal, reading and writing; or \$16.51 per pay period for Language Skills 1 “LS1” verbal assignment pay.

B) The assignment of Certificate Pay is for Police Officers and Fire Fighters with a current certification issued by the Texas Commission on Law Enforcement (TCOLE) or Texas Commission on Fire Protection (TCFP), that member is entitled to receive \$23.25 per pay period for intermediate certificate, or \$46.25 per pay period for advanced certificate, or \$69.25 for master certificate.

Legal Considerations:

Pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain assignment pay and shall prescribe the rate of pay in each of these classifications by ordinance. The City Attorney reviewed and approved the ordinance as to form.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the ordinance, as presented.
2. City Council may deny the ordinance.

Recommendation:

Staff recommends approving the ordinance, as presented.

Attachments

Ordinance

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 3.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Professional and Committed City Workforce

Submitted by: Dori Lee, Civil Service Director

Agenda Caption:

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

Background:

Pursuant to Title 5, Chapter 143, of the Texas Local Government Code, the City Council must establish the civil service classifications in the Police and Fire Departments and the number of positions in each classification. The attached ordinance continues the strength of force in the police department with sixty-five (65) sworn positions and increases the strength of force by six (6) for a total of seventy-one (71) sworn positions in the fire department.

Operational Considerations:

The Police Department staffing includes a total of 65 sworn police personnel effective October 1, 2022. The Fire Department staffing includes a total of 71 sworn fire personnel effective October 1, 2022. The proposed classifications are as follows:

POLICE	
Classification	Authorized No. of Positions as of 10/01/2022
Assistant Chief	2
Police Lieutenant	6
Police Sergeant	7
Police Officer	50
Total	65

FIRE SUPPRESSION	
Classification	Authorized No. of Positions as of 10/01/2022
Assistant Chief	1
Battalion Chief	5
Fire Captain	10
Fire Engineer	21
Fire Fighter	34
Total	71

Legal Considerations:

The City Attorney has reviewed and approved the ordinance as to form.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the ordinance, as presented.
2. City Council may deny the ordinance.

Recommendation:

Staff recommends approving the ordinance, as presented.

Attachments

Ordinance

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 4.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Michael Delmore, Director of Finance

Agenda Caption:

Consider a resolution adopting the City of Lancaster's 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 to provide guidelines for the day-to-day planning and operation of the City's financial matters.

Background:

Financial Policy Statements provide guidelines to enable the City to achieve and maintain a long-term stable and positive financial position, and also provide guidelines for the day-to-day planning and operations of the City's financial affairs. These policy statements are to be reviewed and refined annually as part of the budget preparation process to reflect current laws as well as significant changes in the City which will impact the prevailing policy.

Operational Considerations:

There are no fundamental changes proposed in the policy. Review allows Council to determine and demonstrate compliance with the finance-related legal and contractual issues in accordance with provisions of the City Charter and the Texas Local Government Code.

Legal Considerations:

The City Attorney has reviewed and approved the resolution as to form.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Financial Management Policy FY2023

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 5.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Michael Delmore, Director of Finance

Agenda Caption:

Consider a resolution adopting the City of Lancaster's Investment Policy providing that all funds of the city be managed and invested for safety, liquidity, and diversification and yield investments chosen in a manner that promotes diversity by market sector, credit, and maturity; providing that this policy serves to satisfy the requirements of Chapter 2256 of the Local Government Code, "Public Funds Investment Act".

Background:

Annually, as part of the budget process, staff reviews the investment policy to ensure that it is updated and consistent with current governing regulations. Chapter 2256 of the Texas Government Code known as the "Public Funds Investment Act" (PFIA) requires the City Council to annually review and adopt an investment policy.

Operational Considerations:

No fundamental changes are proposed in the policy.

Legal Considerations:

The "Public Funds Investment Act", Chapter 2256 of the Texas Government Code requires the City to adopt its investment policy by resolution.

The City Attorney has received and approved the resolution as to form.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

No individual investment securities are currently owned by the City at this time. We have funds invested in three pools: TexPool, Texas Class, and Logic.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Investment Policy

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 6.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Michael Delmore, Director of Finance

Agenda Caption:

Consider a resolution adopting the City of Lancaster Debt Management Policy establishing guidelines for debt financing to provide for land, long-term capital additions, and infrastructure improvements while minimizing the impact of debt payments on current and future revenues.

Background:

Debt management policy statements are written guidelines, allowances and restrictions that guide the debt issuance practices for the City. Government Finance Officers Association (GFOA) recommends that state and local governments adopt comprehensive written debt management policies; and that the Debt Management Policy include the issuance process, management of the debt portfolio, and adherence to various laws and regulations. These policy statements are reviewed annually to reflect current laws as well as significant changes in the City which may have an impact.

The GFOA recommends that cities have a derivative clause as part of its comprehensive debt management policy. In order to maintain the City's conservative financial policy the investment in derivatives be prohibited. The proposed policy has been updated to include a derivative clause in section VI Long Term Debt, F. Derivatives.

Operational Considerations:

The Debt Management Policy sets forth comprehensive guidelines for the financing of capital expenditures and demonstrates good fiscal administration of the City's debt obligations while promoting accountability to its citizens. Adherence to a debt management policy signals that the government is well managed and is likely to meet its debt obligations in a timely manner. Approval by the governing body ensures that there is a common understanding regarding the entity's approach to debt financing. Debt Management policies provide precedents for future policy-makers and financial managers on common financial goals and strategies; thereby providing credibility and transparency.

Legal Considerations:

This policy demonstrates compliance with the related legal and contractual issues in accordance with provisions of the City Charter, the Texas Local Government Code; and bond referenda approved by voters.

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the

Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Debt policy

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 7.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Consider a resolution providing for the adoption of the Master Fee Schedule for all fees and charges assessed and collected by the City of Lancaster.

Background:

Each year as part of the budgeting process, City Council reviews proposed changes to the City's Master Fee Schedule. The Master Fee Schedule is adopted by resolution. Changes to the fee schedule may be made throughout the year, as needed, by resolution. The Master Fee Schedule is comprehensive. This agenda item seeks Council's input regarding proposed changes in fees. Attached is the redlined fee schedule showing proposed changes.

Legal Considerations:

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution adopting the Master Fee Schedule as presented with an effective date of October 1, 2022.
2. City Council may approve the resolution effective October 1, 2022, with changes and state those changes.
3. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the Master Fee Schedule, as presented, with an effective date of October 1, 2022. The fees in the schedule are a part of revenue projections within the FY 2022/2023 budget.

Attachments

Master Fee

Master Fee - Redline

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 8.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Conduct a public hearing and consider an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2022/2023 at \$0.691822 per one hundred dollars assessed valuation of all taxable property within the corporate limits to provide revenues for current maintenance and operational expenses and interest and sinking fund requirements; providing due and delinquent dates; penalties and interest; providing a homestead exemption and disability exemption.

Background:

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 proposed tax rate for fiscal year 2022/2023 is \$0.691822 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. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 5.12% (percentage by which the tax rate may be higher than the No-New Revenue tax rate calculated under Chapter 26, Tax Code). The tax rate will effectively raise taxes on a \$100,000 home by \$-57.68.

This is the second and final public hearing regarding the proposed tax rate. The first public hearing was held on Monday, August 29, 2022.

Operational Considerations:

The proposed tax rate of \$0.691822 on each one hundred dollars (\$100.00) assessed value of taxable property to be apportioned and distributed as follows: \$0.531384 for the purpose of maintenance and operations (including \$0.025 dedicated to the Street Maintenance Fund and \$0.0025 for the Equipment Fund), and \$0.160438 for interest and sinking fund requirements.

Legal Considerations:

The required notice and vote are being held in accordance with state law and the City Charter. The ordinance has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

Public notices were published on Friday, September 2, 2022, in the official City publication of record, Focus Daily News and on the City of Lancaster website. Information regarding the proposed tax rate is being made available in accordance with state law and the City Charter.

Fiscal Impact:

The proposed tax rate is to cover the cost of the maintenance and operations and interest and sinking fund requirements.

Options/Alternatives:

1. City Council may conduct and close the public hearing and approve the ordinance as presented.
2. City Council may conduct and close the public hearing and deny the ordinance.

Recommendation:

Staff recommends City Council conduct and close the public hearing, and approve the ordinance as presented with the following motion that is required by state law: I move that the property tax rate be increased by the adoption of a tax rate of \$0.691822, which is effectively a 5.12 percent increase in the tax rate.

Attachments

Ordinance

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 9.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Conduct a public hearing and consider an ordinance approving the proposed fiscal year 2022/2023 budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023; providing that expenditures for said fiscal year shall be in accordance with said budget.

Background:

State Truth-in-Taxation 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 \$0.691822 cents per one hundred dollars (\$100) assessed valuation. The approval of the proposed ordinance will adopt the FY 2022/2023 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 8, 2022, and Monday, August 15, 2022.

A public hearing was held on Monday, August 29, 2022, at a Special City Council meeting. A copy of the proposed budget is available for public review in the City Secretary's office. This is the second and final public hearing and consideration for adoption.

Operational Considerations:

The proposed tax rate is \$0.691822 per \$100 assessed valuation to be assessed on taxable property to generate revenues for the maintenance, operations, interest and sinking, and street maintenance fund requirements. The proposed maintenance and operations (M&O) fund requirements will decrease from \$0.589061 to \$0.531384, and the proposed interest and sinking fund will also decrease from \$0.180226 to \$0.160438.

The budget total for all funds is \$79,341,171.

General Fund	\$38,323,836
G.O. Debt Service	\$5,489,220
Street Maintenance	\$1,116,547
WaterWastewater	\$20,630,177
Airport	\$518,962
Hotel/Motel	\$44,478
LEDC/4A	\$2,522,227
LRDC/4B	\$3,941,805
Golf Course	\$1,300,907
Sanitation	\$2,690,921

E911	\$382,850
Stormwater	\$2,379,240

Legal Considerations:

The ordinance has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

Notice regarding the public hearings was posted in accordance with state law in the City's newspaper of record, Focus Daily News on Friday, September 02, 2022, and on the City of Lancaster website.

Fiscal Impact:

The proposed budget is a plan for revenues and expenditures related to the operations of the City.

Options/Alternatives:

1. City Council may conduct and close the public hearing and approve the ordinance, as presented.
2. City Council may conduct and close the public hearing and deny the ordinance.

Recommendation:

Staff recommends City Council conduct and close the public hearing and approve the ordinance as presented.

Attachments

Ordinance

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 10.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Vicki D. Coleman, Director of Development Services

Agenda Caption:

M22-24 Conduct a public hearing and consider an exception request to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports waiving the requirement to recess the garage at a property located at 1285 Cedardale Road. The property is a 0.199 acre tract. The property is known as PT Lot 1, Block B, of the Cedardale Highlands Addition, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located east of the intersection of Cedardale Road and Franklin Street and is an approximately 0.199 acre tract.

2. **Current Zoning:** The subject property is currently zoned Single-Family Residential (SF-6).

3. **Adjacent Properties:**

North: Single-Family Residential (SF-6) Developed as Single-Family Residences

South: Single-Family Residential (SF-2) Developed as Single-Family Residences

East: Single-Family Residential (SF-6) Developed as Single-Family Residences

West: Single-Family Residential (SF-6) Developed as Single-Family Residences

4. **Case History:**

10/16/1989	CC	Approved SF-6 zoning
8/22/2022	CC	Tabled to September 12, 2022

Operational Considerations:

This is a request for an exception to the Lancaster Development Code Article 14.503 (A) (3) - Residential Garages and Carports which requires that, "garages must be located off an alley; or if accessed from the front street, must be located at least 20 feet behind closest corner of the front building façade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street". The applicant is requesting to allow a front-loaded garage that protrudes

approximately six feet forward from the front facade of a single-family dwelling.

The protruding front loaded garage does not enhance the building design and is not compatible with the intended character of the garage location requirement. Additionally, the garage location is not consistent with the City Council's vision for garage locations for residential developments.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meeting Act. Notice of a Public Hearing was published in the Focus Daily News on August 11, 2022. Notices were sent to property owners within 200' of the request. Staff has not received notices in support or opposition to this request.

Options/Alternatives:

- 1.City Council may approve the request as presented.
- 2.City Council may approve the request with changes, state the changes.
- 3.City Council may deny the exception request

Recommendation:

Staff recommends denial of the applicant's request.

Attachments

Location Map

Site Plan

Elevation

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 11.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Ray Silva-Reyes, Assistant City Manager

Agenda Caption:

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

Background:

On August 8, 2022, City Council received a presentation from New Gen Strategies and Solutions, LLC (NewGen) on year 2 of the 5-year Utility Rate Study. City Council received the 5-year rate study at the September 20, 2021, Work Session and implemented year one of the study. Dallas Water Utilities (DWU) and Trinity River Authority (TRA) have raised rates charged to the City. Projections in the utility rate study indicated that the utility fund would soon have a fund balance deficit if rates were not incrementally increased. Increases in the utility rates were recommended to be implemented by initiating the rate increases in FY 2022 and spreading them over four (4) years to mitigate the impact of increased utility bills on customers.

The proposed 2022/2023 base water bill will increase from \$21.79 to \$23.83. The rate per 1,000 gallons up to 15,000 gallons will increase from \$2.78 to \$3.04. The rate for 15,001 to 30,000 gallons will increase from \$3.45 to \$3.77. The rate for 30,000 or more gallons will increase from \$4.34 to \$4.75. The 2022/2023 base wastewater sewer bill will increase from \$16.62 to \$18.17. The price per 1000 gallons of usage will increase from \$8.54 to \$9.34.

Based on the analysis conducted, it was concluded that on a combined basis, the City's current rates revenues were insufficient to fund the projected cost of service. At this time, based on current information, it is recommended that the City implement water and wastewater rate increases.

Operational Considerations:

This fee structure will provide the funding for the required infrastructure maintenance and upgrades needed to provide quality water and wastewater system services.

Legal Considerations:

The City Attorney has reviewed and approved the resolution as to form.

Public Information Considerations:

Prior to the effective date, notices of a rate increase, will be published in the City's official publication of record, Focus Daily News, and on the City website.

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

An increase in rates starting in FY 2022/2023 is necessary to ensure the City has sufficient financial resources to pay debt service on the projected debt issues, recover the cost of providing service,

meet the City's financial policy requirements, and generate needed cash to fund maintenance and capital projects.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Exhibit A

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 12.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss and consider a resolution ratifying the budget for the fiscal year 2022/2023 that results in an increase of revenues by 5.12% from property taxes over the previous year.

Background:

As of September 1, 2007 several laws went into effect, including House Bill 3195 as passed by the 80th Legislature. This bill requires cities to post both their preliminary and adopted budgets on their website.

It also requires cities and counties that will be raising more revenue from property taxes than in the preceding year to have a separate vote of the governing body to ratify the tax increase reflected in the budget. The FY 2022/2023 budget and tax rate results in an increase in revenues by 5.12% (percentage by which the tax rate will be higher than the no-new-revenue tax rate calculated under Chapter 26, Tax Code) from property taxes compared to the previous year.

The legislation is specific and requires separate action by the City Council.

Operational Considerations:

Resolution and action must be approved for the adoption of the fiscal year 2022/2023 budget.

Legal Considerations:

The motion and resolution are pursuant to State law. The City Attorney has reviewed and approved the resolution as to form.

Public Information Considerations:

All public notices and hearings were provided and published in accordance with state law. This item is being considered at a Regular Meeting noticed and conducted in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution with the following motion that is required by state law: "Motion to approve a budget that will result in an increase of revenue from property taxes than the previous year and to ratify a property tax revenue increase reflected in said budget."

Attachments

Resolution

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 13.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Sam Urbanski, Chief of Police

Agenda Caption:

Discuss and consider an ordinance approving the proposed fiscal year 2022/2023 budget for proceeds of seized property for the Lancaster Police Department for the fiscal year beginning October 1, 2022, and ending September 30, 2023; providing that expenditures for said fiscal year shall be in accordance with said budget.

Background:

Pursuant to the agreements signed by the Lancaster Police Department, the State Attorney General and United States Department of Justice to share the use of property and/or proceeds from seizures in connection with combined law enforcement activities, the Police Chief is submitting to the City Council a proposed budget of the expenditures for conducting the affairs of the Lancaster Police Department throughout the fiscal year beginning October 1, 2022, and ending September 30, 2023.

Operational Considerations:

The proposed detail budget is outlined below:

Fund	2022-2023 Budget Expenditures
Police Seized Funds - State	\$15,668
Police Seized Funds - Federal	\$81,358
Total	\$97,026

Legal Considerations:

The ordinance has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

The Seized Funds proposed budget is a plan for expenditures related to the operations of the Lancaster Police Department.

Options/Alternatives:

1. City Council may approve the ordinance, as presented.
2. City Council may deny the ordinance.

Recommendation:

Staff recommends approval of the ordinance, as presented.

Attachments

Ordinance
Exhibit A
Exhibit B

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 14.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Professional and Committed City Workforce

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss and consider a resolution authorizing the Mayor to sign an official ballot casting the City's nomination vote for the election of Places 6-9, on the Board of Trustees for the TML Intergovernmental Risk Pool Board, 2022 election for six-year terms beginning October 1, 2022.

Background:

The city is a member of the TML Intergovernmental Risk Pool. The governing board for the Risk Pool is comprised of eighteen (18) Trustees. Twelve (12) of the Trustees are elected to serve staggered six (6) year terms. For the current year, four (4) of the Trustee seats will stand for election.

Member cities are entitled to vote for Board of Trustee members and may only vote for one candidate for each place. The official ballot must be received by the Board Secretary no later than Friday, September 30, 2022.

City Manager Mauldin-Jones was voted to fill an unexpired term for Place 9 in October 2021 and is on the ballot as an incumbent. Mrs. Mauldin-Jones seeks re-election for Place 9. Opal possesses the knowledge and aptitude to serve on the Board. She is a dedicated professional and current City Manager of the City of Lancaster, Texas. Opal is a lifelong learner, continuously committing herself to the advancement of the profession and for her community. The Board of Trustees meets quarterly at various locations throughout the State. Board Meetings last two days typically beginning Friday afternoon. Expenses (to include Travel, Lodging and Food) are covered by the Risk Pool. The term for newly elected Trustees will commence on October 1, 2022.

The TML Intergovernmental Risk Pool Board has submitted the following nominations:

Nominee	Entity(s) Nominating
Ms. Allison Heyward - Place 6	Schertz
Ms. Kimberly Meisner - Place 6	Kerrville
Ms. Mary Dennis - Place 7 (Incumbent)	Live Oak
Mr. James A. Douglass, Ph.D. - Place 7	Kenedy
Ms. Rebecca (Becky) Haas - Place 7	Richmond
Mr. James Hotopp - Place 7	Weatherford
Mr. Chris Coffman - Place 8	Granbury
Mr. Brett Haney - Place 8	Cockrell Hill
Mr. Mike Land - Place 8	Coppell
Ms. Marian Mendoza - Place 8	Helotes
Mr. Louis R. Rigby - Place 8	La Porte
Mr. Barry Beard - Place 9	Richmond
Ms. Stephanie Fisher - Place 9	Johnson

Mr. Carl Joiner - Place 9	Kemah
Ms. Opal Mauldin-Jones - Place 9 (Incumbent)	Lancaster
Mr. William Linn - Place 9	Kenedy

Operational Considerations:

The purpose of this item is for City Council to cast a vote by official resolution for TML Intergovernmental Risk Pool Board Trustees.

Legal Considerations:

This resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting City Council noticed in accordance with the Texas Open Meeting Act.

Options/Alternatives:

1. City Council may authorize the Mayor to cast the City's vote for the nominee of their choice.
2. City Council may decide not to cast a vote.

Recommendation:

Staff recommends City Council approves the attached resolution authorizing the Mayor to cast a vote for the following:

Ms. Allison Heyward - Place 6
Ms. Mary Dennis - Place 7 (Incumbent)
Mr. Mike Land - Place 8
Ms. Opal Mauldin-Jones - Place 9 (Incumbent)

Attachments

Ordinance
Exhibit A

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 15.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Professional and Committed City Workforce

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss and consider endorsement of a City Council member to the National League of Cities (NLC) to serve on the 2023 NLC Board or a Federal Advocacy Committee.

Background:

As prescribed in the City Council Rules and Procedures, amended in August 2021, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Keithsha Wheaton requested that an item be included City Council Regular Meeting for the purpose of discussing the endorsement process to the National League of Cities (NLC) to serve on the 2023 NLC Board or a Federal Advocacy Committee.

Serving on the NLC Board is one of the most rewarding ways for you as a municipal leader to bring your expertise to the service of cities, towns, and villages at the national level. The NLC Committees play a central role in developing the organization's federal policy positions, which are the foundation of our advocacy efforts and leading our advocacy on Capitol Hill and within the State and Federal Administration.

To be eligible to serve on the NLC Board or a Federal Advocacy Committee, an individual must be an elected official of a member city, or a chief executive officer of a state municipal league. The National League of Cities (NLC) Board or a Federal Advocacy Committee candidate must seek the endorsement of the TML Board. NLC Board candidates must also have the endorsement of his/her city council and must be the sole endorsed applicant from his/her city. Written requests for TML endorsement for a leadership position on an NLC Federal Advocacy Committee should be sent to the TML no later than September 13, 2022.

This item is an opportunity for City Council to provide a resolution endorsing Councilmember Keithsha Wheaton to seek nomination from the Texas Municipal League (TML) to serve on the NLC Board or a Federal Advocacy Committee.

Attachments

Resolution

TML/NLC Board and Committee Endorsement Process

CITY OF LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 16.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Pursuant to Chapter 551 of the Texas Government Code, the City Council shall convene in executive session to confer with the City's attorney to discuss pending, threatened, contemplated or potential related litigation in regard to Real Property located at 1508 Dewberry Boulevard (Bel-Air Place Apartments).

Background:

Executive Session matters.

LANCASTER CITY COUNCIL

City Council Regular Meeting

Item 17.

Meeting Date: 09/12/2022

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Reconvene into open session. Consider and take appropriate action(s), if any, on closed/executive session matters.

Background:

This agenda item allows City Council to take action necessary, if any, on item(s) discussed in Executive Session.