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

Monday, August 20, 2018 - 7:00 PM

CALL TO ORDER

PUBLIC HEARING:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2018/2019 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.

11. Conduct a public hearing and discuss an ordinance approving the proposed fiscal year 2018/2019 budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019; providing that expenditures for said fiscal year shall be in accordance with said budget.

ADJOURNMENT

EXECUTIVE SESSION: The City Council reserve 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 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.

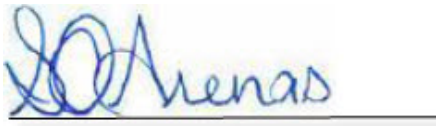
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 the Lancaster City Hall on August 17, 2018 @ 4:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Sorangel O. Arenas
City Secretary

LANCASTER CITY COUNCIL

City Council Special Meeting **1.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

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 its 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 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.

The PID board is required to establish a five (5) year service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the maintenance budget. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

The Beltline Ashmoore PID is proposing an annual assessment of $0.1500 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was mailed to each property owner of record and posted in the publication of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the five year service plan prior to adoption. The public hearing was posted in the local publication of record on August 07, 2018 and notice mailed to property owners of record on August 07, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees to maintain the neighborhood open space and common areas. The fiscal year 2018/2019 proposed service plan budget is $80,461.96 and assessments are proposed at $0.1500 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Beltline Ashmoore Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE BELTLINE ASHMOORE PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2010-12-96 passed on December 13, 2010, after the conduct of a duly notified public hearing, the City Council established the Beltline Ashmoore Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August, 2018 levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **Residential lots on which construction of a home has been completed**, for these lots the assessment of $0.1500 per $100 of valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August, 2018.

ATTEST:

_____
Sorangel O. Arenas, City Secretary

APPROVED:

_____
Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

_____
David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 60 BELTLINE ASHMOORE - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
60-0201-04-00	SUPPLIES					400.00	3,400.00
60-0210-04-00	FOOD/BEVERAGES-MTGS/FUNCTIONS					100.00	2,100.00
60-0211-04-00	MISCELLANEOUS			29.00		50.00	50.00
60-0214-04-00	POSTAGE	143.24	103.00		90.00	350.00	350.00
60-0225-04-00	LANDSCAPING	2,525.00	5,536.00	11,897.80	9,860.60	15,413.66	9,064.91
Subtotal:		2,668.24	5,639.00	11,926.80	9,950.60	16,313.66	14,964.91
60-0301-04-00	MAINT-BLDGS & STRUCTURES	75.00				11,500.00	9,500.00
60-0371-04-00	LANDSCAPING REPAIR & MAINT					16,163.01	10,163.01
60-0372-04-00	IRRIGATION SYS REPAIR & MAINT					12,500.00	10,913.29
Subtotal:		75.00				40,163.01	30,576.30
60-0403-04-00	INSURANCE		2,510.00	2,549.00	2,585.00	2,585.00	4,200.00
60-0407-04-00	TAXES					50.00	
60-0408-04-00	ADVERTSING		46.00	100.00		100.00	600.00
60-0409-04-00	TRAVEL & EDUCATION					3,000.00	3,000.00
60-0410-04-00	UTLITIES - ELECTRICITY	960.34	165.06	156.64	175.33	2,000.00	2,000.00
60-0411-04-00	WATER PURCHASE PID	1,180.14	1,254.24	1,254.24	1,759.50	1,800.00	1,800.00
60-0413-04-00	UTLITIES TRASH DISPOSAL					2,000.00	2,000.00
60-0416-04-00	OTHER PROFESSIONAL SERVICES					600.00	600.00
60-0421-04-00	PRINTING					1,000.00	1,000.00
60-0423-04-00	CONTRACT MOWING					5,137.00	5,137.00
60-0434-04-00	SPECIAL EVENTS				175.00	4,500.00	4,500.00
60-0436-04-00	IMPROVEMENTS BY CONTRACTORS					6,050.00	6,050.00
60-0442-04-00	COMPUTER PROFESSIONAL SERVICES						3,000.00
60-0446-04-00	LEGAL SERVICES					500.00	550.00
60-0452-04-00	FILING FEES					50.00	50.00
60-0456-04-00	NEWSLETTER					200.00	200.00
Subtotal:		2,140.48	3,975.30	4,059.88	4,694.83	29,572.00	34,687.00
60-0537-04-00	DALLAS COUNTY TAX COLL SVCS	242.00		242.00	233.75		233.75
Subtotal:		242.00		242.00	233.75		233.75
Program number:		5,125.72	9,614.30	16,228.68	14,879.18	86,048.67	80,461.96
Department number:	OPERATIONS	5,125.72	9,614.30	16,228.68	14,879.18	86,048.67	80,461.96
Fund number:	60 BELTLINE ASHMOORE - PID	5,125.72	9,614.30	16,228.68	14,879.18	86,048.67	80,461.96

******* End of Report *********

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

LANCASTER CITY COUNCIL

City Council Special Meeting **2.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

Boardwalk is an established subdivision consisting of approximately 38.002 acres in Phase 1 and 43 acres in Phase 2 totaling 80.239 acres generally located on the South side of Cedardale Road and on east side of Houston School Road. 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 provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a five (5) year service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the maintenance budget. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

Boardwalk PID is proposing an annual assessment of $0.2000 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notices mailed to each owner of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 07, 2018 and notice mailed to property owner of record on August 07, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees. The fiscal year 2018/2019 proposed service plan budget is $188,747.23 and assessments are proposed at $0.2000 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Boardwalk Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE LANCASTER BOARDWALK PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2011-08-68 passed on August 8, 2011, after the conduct of a duly notified public hearing, the City Council established the Lancaster Boardwalk Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August 2018, levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **All residential lots**, for these lots the assessment of $0.2000 per $100 of valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE: This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August, 2018.

ATTEST:

_____
Sorangel O. Arenas, City Secretary

APPROVED:

_____
Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

_____
David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 64 BOARDWALK PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
64-0201-04-00	SUPPLIES			60.97	936.34	1,100.00	1,000.00
64-0210-04-00	FOOD/BEVERAGE-MTGS/FUNCTIONS					1,500.00	1,500.00
64-0211-04-00	MISCELLANEOUS		48.00	508.90	708.98	1,000.00	1,500.00
64-0214-04-00	POSTAGE	137.28	135.32		244.84	250.00	1,000.00
64-0225-04-00	LANDSCAPING	15,297.00	14,472.00	12,365.00	12,129.00	20,000.00	5,000.00
Subtotal:		15,434.28	14,655.32	12,934.87	14,019.16	23,850.00	10,000.00
64-0301-04-00	MAINT-BLDGS & STRUCTURES				484.96	3,330.00	3,300.00
64-0303-04-00	MAINTENANCE-MISCELLANEOUS				5,118.26	11,000.00	5,000.00
64-0305-04-00	MAINT-CLEANOUT					500.00	500.00
64-0351-04-00	MISC. MAINTENANCE				11,575.65	20,000.00	70,000.00
64-0371-04-00	LANDSCAPING REPAIR & MAINT	2,855.00	9,188.60	350.00	5,526.00	22,000.00	22,000.00
64-0372-04-00	IRRIGATION SYS REPAIR & MAINT		959.00	205.00	615.00	15,000.00	15,000.00
Subtotal:		2,855.00	10,147.60	555.00	23,319.87	71,830.00	115,800.00
64-0403-04-00	INSURANCE	2,809.43	2,045.82	4,299.76	105.00	5,000.00	5,000.00
64-0410-04-00	UTILITIES - ELECTRICITY	895.21	535.21	500.52	404.38	3,000.00	3,000.00
64-0411-04-00	WATER PURCHASES PID	3,677.20	6,235.36	6,535.68	5,579.93	10,500.00	10,500.00
64-0416-04-00	OTHER PROFESSIONAL SERVICES				359.70	1,000.00	1,000.00
64-0421-04-00	PRINTING		141.75			1,000.00	1,000.00
64-0423-04-00	CONTRACT MOWING			2,412.00		250.00	250.00
64-0434-04-00	SPECIAL EVENTS				150.00	2,500.00	3,000.00
64-0436-04-00	IMPROVEMENTS BY CONTRACTORS					24,297.23	24,297.23
64-0437-04-00	AUDIT SERVICES					750.00	750.00
64-0442-04-00	COMPUTER PROFESSIONAL SERVICES						720.00
64-0446-04-00	LEGAL SERVICES					500.00	500.00
64-0450-04-00	ADMINISTRATIVE MANAGMENT FEE	5,916.00	5,947.01	2,193.00	8,500.00	10,200.00	10,200.00
64-0452-04-00	FILING FEES			55.00		150.00	250.00
64-0456-04-00	NEWLETTER				966.68	1,000.00	1,000.00
64-0469-04-00	STORAGE			40.00	200.00	250.00	480.00
Subtotal:		13,297.84	14,905.15	16,035.96	16,265.69	60,397.23	61,947.23
64-0537-04-00	DALLAS COUNTY TAX COLL SVCS	891.00		899.25	896.50	1,000.00	1,000.00
Subtotal:		891.00		899.25	896.50	1,000.00	1,000.00
Program number:		32,478.12	39,708.07	30,425.08	54,501.22	157,077.23	188,747.23
Department number:	OPERATIONS	32,478.12	39,708.07	30,425.08	54,501.22	157,077.23	188,747.23

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 64 BOARDWALK PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
Fund number:	64 BOARDWALK PID	32,478.12	39,708.07	30,425.08	54,501.22	157,077.23	188,747.23

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **3.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

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 its 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 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.

The PID board is required to establish a five (5) year service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the maintenance budget. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

In FY 2017/2018, the PID board was not active and the budget adopted was from the approved previous years five year service plan. This past year staff, along with the management company, made multiple attempts to hold meetings and revitalize board activity. Most recently, after mailing a letter to all property owners, we are in the process of re-establishing an active board. Because this is in process, staff is bringing forward again a previously requested budget from the previously adopted service plan.

The Glendover Estates PID is proposing an annual assessment of $0.2400 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notices mailed to each property owner of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five (5) year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 07, 2018 and notice mailed to property owners of record on August 07, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees. The fiscal year 2018/2019 proposed service plan budget is $30,353.00 and assessments are proposed at $0.2400 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Glendover Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE GLENDOVER ESTATES PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2006-09-76 passed on September 25, 2006, after the conduct of a duly notified public hearing, the City Council established the Glendover Estates Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August, 2018, levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **Residential lots on which construction of a home has been completed**, for these lots the assessment of $0.2400 per $100 of valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August 2018.

ATTEST:

_____
Sorangel O. Arenas, City Secretary

APPROVED:

_____
Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

_____
David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 54 GLENDOVER ESTATES - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
54-0201-04-00	OFFICE SUPPLIES	528.61	419.77	437.56	556.38	700.00	500.00
54-0210-04-00	FOOD/BEVERAGE-MTGS/FUNCTIONS					100.00	100.00
54-0211-04-00	MISCELLANEOUS	39.43	168.86	100.00		100.00	100.00
54-0214-04-00	POSTAGE	38.40	29.17			75.00	75.00
54-0225-04-00	LANDSCAPING	10,792.04			646.00	2,000.00	2,000.00
Subtotal:		11,398.48	617.80	537.56	1,202.38	2,975.00	2,775.00
54-0301-04-00	MAINT-BLDGS & STRUCTURES					500.00	500.00
54-0351-04-00	MISC. MAINTENANCE		425.00	1,322.90		1,500.00	1,500.00
54-0372-04-00	IRRIGATION SYS REPAIR & MAINT	1,306.25			575.50	2,000.00	2,000.00
Subtotal:		1,306.25	425.00	1,322.90	575.50	4,000.00	4,000.00
54-0403-04-00	CASUALTY INSURANCE	2,075.00	1,440.00	1,440.00	1,648.00	1,650.00	1,550.00
54-0410-04-00	UTILITIES - ELECTRICITY	438.91	441.80	555.92	307.05	750.00	750.00
54-0411-04-00	WATER PURCHASE PID	2,698.41	4,109.11	2,799.75	2,674.70	4,000.00	4,000.00
54-0413-04-00	UTILITIES TRASH DISPOSAL			22.00			
54-0416-04-00	OTHER/PROFESSIONAL SERVICES	185.00					
54-0421-04-00	PRINTING					38.00	38.00
54-0423-04-00	CONTRACT MOWING	977.92	11,182.12	5,852.44	2,942.00	9,310.00	9,310.00
54-0434-04-00	SPECIAL EVENTS					250.00	250.00
54-0436-04-00	LANDSCAPING IMPROVEMENTS	300.00					
54-0442-04-00	COMPUTER PROFESSIONAL SERVICES						300.00
54-0450-04-00	ADMINISTRATIVE MANAGEMENT FEE	6,900.00	6,900.00	6,325.00	6,425.00	6,900.00	6,900.00
54-0469-04-00	STORAGE	180.00	180.00	165.00	165.00	180.00	180.00
Subtotal:		13,755.24	24,253.03	17,160.11	14,161.75	23,078.00	23,278.00
54-0537-04-00	DALLAS COUNTY TAX COLL SVCS	231.00		231.00	231.00	300.00	300.00
Subtotal:		231.00		231.00	231.00	300.00	300.00
Program number:		26,690.97	25,295.83	19,251.57	16,170.63	30,353.00	30,353.00
Department number:	OPERATIONS	26,690.97	25,295.83	19,251.57	16,170.63	30,353.00	30,353.00
Fund number:	54 GLENDOVER ESTATES - PID	26,690.97	25,295.83	19,251.57	16,170.63	30,353.00	30,353.00

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **4.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

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.

Annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a maintenance budget. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the maintenance budget. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

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 2018/2019 fiscal year.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notices mailed to the property owner of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 7, 2018 and notice mailed to the property owners of record on August 7, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting revenue for maintenance. The fiscal year 2018/2019 proposed service plan budget is $0.0000 and assessments are proposed to be $0.0000 per $100 assessed valuation. There are currently no homes constructed at this time.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Lancaster Mills Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE LANCASTER MILLS PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2007-02-17 passed on February 12, 2007, after the conduct of a duly notified public hearing, the City Council established the Lancaster Mills Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August, 2018, levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **Residential lots on which construction of a home has been completed**, for these lots the assessment of $0.0000 per $100 of valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.0000 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August 2018.

ATTEST:

_____
Sorangel O. Arenas, City Secretary

APPROVED:

_____
Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

_____
David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 56 LANCASTER MILLS - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
56-0201-04-00	SUPPLIES						
56-0211-04-00	MISCELLANEOUS						
56-0225-04-00	LANDSCAPING						
Subtotal:							
56-0351-04-00	MISC. MAINTENANCE						
56-0372-04-00	IRRIGATION SYS MAINT & REPAIR						
Subtotal:							
56-0403-04-00	INSURANCE						
56-0408-04-00	ADVERTISING						
56-0410-04-00	UTLITIES- ELECTRICITY						
56-0413-04-00	SANITARY LANDFILL						
56-0416-04-00	OTHER PROFESSIONAL SERVICE						
56-0434-04-00	SPECIAL EVENTS						
56-0450-04-00	ADMINISTRATIVE MANAGEMENT FEE						
Subtotal:							
56-0511-04-00	PROPERTY TAXES PAID BY PID						
56-0537-04-00	DALLAS COUNTY TAX COLL SVCS						
Subtotal:							
Program number:							
Department number:	OPERATIONS						
Fund number:	56 LANCASTER MILLS - PID						

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **5.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

Meadowview is an established subdivision consisting of approximately, 809 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.

Annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a maintenance budget. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the maintenance budget. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the service plan.

The Meadowview PID is proposing an annual assessment of $0.1000 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notice mailed to the property owners of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 7, 2018 and notice mailed to the property owners of record on August 7, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees. The fiscal year 2018/2019 proposed service plan budget is $380,475.00 and assessments are proposed at $0.1000 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Meadowview Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE MEADOWVIEW PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2011-08-67 passed on August 8, 2011, after the conduct of a duly notified public hearing, the City Council established the Meadowview Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August, 2018, levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **Residential lots**, for these lots the assessment of $0.1000 per $100 of valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August 2018.

ATTEST:

_____
Sorangel O. Arenas, City Secretary

APPROVED:

_____
Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

_____
David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 62 MEADOWVIEW - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
62-0201-04-00	SUPPLIES			94.47		250.00	500.00
62-0210-04-00	FOOD/BEVERAGE-MTGS/FUNCTIONS	480.00				600.00	3,600.00
62-0211-04-00	MISCELLANEOUS		48.00	138.00	2,290.00	3,000.00	1,000.00
62-0214-04-00	POSTAGE	510.56	130.00	132.00			1,500.00
62-0225-04-00	LANDSCAPING	2,625.00	1,650.00		29,013.00	32,300.00	10,000.00
Subtotal:		3,615.56	1,828.00	364.47	31,303.00	36,150.00	16,600.00
62-0301-04-00	MAINT-BLDGS & STRUCTURES					1,000.00	2,000.00
62-0305-04-00	MAINTENANCE - CLEANOUT				8,700.00	8,700.00	5,000.00
62-0351-04-00	MISC. MAINTENANCE			1,325.57	565.00	3,000.00	3,500.00
62-0371-04-00	LANDSCAPING REPAIR & MAINT					200.00	200.00
62-0372-04-00	IRRIGATIONS SYS REPAIR & MAINT	2,427.00	1,362.50	954.50	2,080.00	2,500.00	3,000.00
Subtotal:		2,427.00	1,362.50	2,280.07	11,345.00	15,400.00	13,700.00
62-0403-04-00	INSURANCE				3,538.55	8,000.00	5,000.00
62-0409-04-00	TRAVEL & EDUCATION						150.00
62-0410-04-00	UTILITIES - ELECTRICITY	376.92	363.69	370.42	754.12	800.00	1,600.00
62-0411-04-00	WATER PURCHASES PID	9,216.07	8,939.60	7,287.69	12,062.97	10,000.00	10,000.00
62-0413-04-00	UTILITIES TRASH DISPOSAL						2,500.00
62-0416-04-00	OTHER PROFESSIONAL SERVICES				600.00	600.00	5,000.00
62-0421-04-00	PRINTING					600.00	1,600.00
62-0422-04-00	COMPUTER PROFESSIONAL SERVICES					500.00	600.00
62-0423-04-00	CONTRACT MOWING	15,996.00	18,364.00	19,548.00	16,290.00	24,000.00	24,000.00
62-0434-04-00	SPECIAL EVENTS					2,500.00	2,500.00
62-0436-04-00	IMPROVEMENTS BY CONTRACTORS				130,259.05	273,000.00	290,000.00
62-0446-04-00	LEGAL SERVICES					2,000.00	1,800.00
62-0450-04-00	ADMINISTRATIVE MANAGEMENT FEE						2,000.00
62-0456-04-00	NEWSLETTER						1,000.00
62-0469-04-00	STORAGE					1,200.00	
Subtotal:		25,588.99	27,667.29	27,206.11	163,504.69	323,200.00	347,750.00
62-0511-04-00	PROPERTY TAXES PAID BY PID	12.00				25.00	25.00
62-0537-04-00	DALLAS COUNTY TAX COLL SVCS	2,239.14	13.28	2,236.08	2,190.34	2,400.00	2,400.00
Subtotal:		2,251.14	13.28	2,236.08	2,190.34	2,425.00	2,425.00
Program number:		33,882.69	30,871.07	32,086.73	208,343.03	377,175.00	380,475.00
Department number:	OPERATIONS	33,882.69	30,871.07	32,086.73	208,343.03	377,175.00	380,475.00

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 62 MEADOWVIEW - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
Fund number:	62 MEADOWVIEW - PID	33,882.69	30,871.07	32,086.73	208,343.03	377,175.00	380,475.00

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **6.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

Millbrook East is an established subdivision consisting of approximately 46.265 acres in Phase 1 and 17.572 acres Phase 2A and 13.540 acres Phase 2B for a total of 77.377 acres 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.

Annually the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the service plan. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

The Millbrook East PID is proposing an annual assessment of 0.1500 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notice mailed to the property owners of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 07, 2018 and notice mailed to the property owners of record on August 07, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees. The fiscal year 2018/2019 proposed service plan is $154,832.00 and assessments are proposed at $0.1500 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Millbrook East Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE MILLBROOK EAST PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2011-08-69 passed on August 8, 2011, after the conduct of a duly notified public hearing, the City Council established the Millbrook East Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August 2018, the City Council closed the public hearing; and on the 27th day of August, 2018 levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **All residential lots,** for these lots the assessment of $0.15 per $100 of assessed valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August 2018.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 63 MILLBROOK EAST PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
63-0201-04-00	SUPPLIES	1,020.14	551.02	593.38	316.53	600.00	600.00
63-0210-04-00	FOOD/BEVERAGE-MTGS/FUNCTION						500.00
63-0211-04-00	MISCELLANEOUS		248.00	250.00	239.85	250.00	250.00
63-0214-04-00	POSTAGE	173.70		87.96	197.31	300.00	500.00
63-0225-04-00	LANDSCAPING	14,696.00	1,336.00				
Subtotal:		15,889.84	2,135.02	931.34	753.69	1,150.00	1,850.00
63-0301-04-00	MAINT-BLDGS & STRUCTURES				24,027.32	37,800.00	80,000.00
63-0303-04-00	MAINTENANCE-MISCELLANEOUS			800.00			8,000.00
63-0351-04-00	MISC. MAINTENANCE		400.00	1,287.00	2,854.37	3,000.00	5,000.00
63-0371-04-00	LANDSCAPING REPAIR & MAINT				1,612.53	1,700.00	5,000.00
63-0372-04-00	IRRIGATIONS SYS REPAIR & MAINT	940.00	449.00	610.00		1,000.00	1,500.00
Subtotal:		940.00	849.00	2,697.00	28,494.22	43,500.00	99,500.00
63-0403-04-00	INSURANCE	2,599.00	5,337.00	3,997.05		6,700.00	6,700.00
63-0409-04-00	TRAVEL & EDUCATION						500.00
63-0410-04-00	UTILITIES - ELECTRICITY	208.99	250.99	255.80	310.88	1,000.00	1,000.00
63-0411-04-00	WATER PURCHASES PID	2,716.56	2,657.06	2,461.35	3,201.03	3,500.00	3,500.00
63-0416-04-00	OTHER PROFESSIONAL SERVICES		959.40	719.55	614.88	720.00	720.00
63-0421-04-00	PRINTING	37.50	15.18	277.96	50.78	300.00	500.00
63-0423-04-00	CONTRACT MOWING		16,032.00	16,032.00	12,159.18	16,032.00	16,032.00
63-0434-04-00	SPECIAL EVENTS	250.00		300.00	1,984.90	3,000.00	5,000.00
63-0437-04-00	AUDIT SERVICES					300.00	300.00
63-0446-04-00	LEGAL SERVICES	37.50				500.00	500.00
63-0450-04-00	ADMINISTRATIVE MANAGEMENT FEE	8,761.00	9,600.00	8,800.00	7,200.00	9,600.00	15,990.00
63-0452-04-00	FILING FEES					200.00	
63-0456-04-00	NEWSLETTER				354.77	600.00	1,000.00
63-0469-04-00	STORAGE	120.00	240.00	220.00	160.00	240.00	240.00
Subtotal:		14,730.55	35,091.63	33,063.71	26,036.42	42,692.00	51,982.00
63-0511-04-00	PROPERTY TAXES PAID BY PID	9.24					
63-0537-04-00	DALLAS COUNTY TAX COLL SVCS	937.75		937.75	888.25	1,500.00	1,500.00
Subtotal:		946.99		937.75	888.25	1,500.00	1,500.00
Program number:		32,507.38	38,075.65	37,629.80	56,172.58	88,842.00	154,832.00
Department number:	OPERATIONS	32,507.38	38,075.65	37,629.80	56,172.58	88,842.00	154,832.00
Fund number:	63 MILLBROOK EAST PID	32,507.38	38,075.65	37,629.80	56,172.58	88,842.00	154,832.00

******* End of Report *********

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

LANCASTER CITY COUNCIL

City Council Special Meeting **7.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

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.

Annually, the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a five (5) year service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the service plan. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

The Pleasant Run Estates, Phase 1-A PID is proposing an annual assessment of $0.1800 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code has been reviewed by the City Attorney.

Public Information Considerations:

City Council is required to conduct a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 07, 2018 and notices mailed to the property owners of record on August 7, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees to maintain the open space and common areas. The 2018/2019 proposed service plan is $37,851.00 and assessments are proposed at $0.1800 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Pleasant Run Estates Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE PLEASANT RUN ESTATES PHASE 1-A PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2016-08-63 passed on August 8, 2016, after the conduct of a duly notified public hearing, the City Council established the Pleasant Run Estates Phase 1-A Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on August 27, 2018 levied assessments against property and the owners thereof in the District; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED: That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN: That the "Service and Assessment Plan", labeled herein as Exhibit "A" and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL: That the City Manager and her designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) Residential lots on which construction of a home has been completed, for these lots the assessment of $0.1800 per $100 of valuation through the assessment established for 2018/2019; and

(b) Tax exempt property and municipal property, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "Service and Assessment Plan", labeled herein as Exhibit "A" and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the Service and Assessment Plan may be adjusted for years subsequent following an annual review of the budget for the District and the Service and Assessment Plan.

SECTION 6. METHOD OF PAYMENT: That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the State, County, School District or City ad valorem taxes.

SECTION 8. CONFLICT: That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY: That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th day of August, 2018.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 61 PLEASANT RUN ESTATES - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
61-0201-04-00	SUPPLIES			39.55	636.50	650.00	400.00
61-0211-04-00	MISCELLANEOUS			1,032.35	105.00	105.00	300.00
61-0214-04-00	POSTAGE			769.57	141.12	142.00	400.00
61-0225-04-00	LANDSCAPING			595.38	100.00	100.00	600.00
Subtotal:				2,436.85	982.62	997.00	1,700.00
61-0303-04-00	MAINTENANCE-MISCELLANEOUS			100.00	826.47	827.00	
61-0305-04-00	MAINTENANCE-CLEANOUT			100.00			
61-0351-04-00	MISC. MAINTENANCE			25.00	1,939.94	1,950.00	
61-0371-04-00	LANDSCAPING REPAIR & MAINT			6,380.84	12,544.61	12,290.00	
61-0372-04-00	IRRIGATION SYS REPAIR & MAINT						400.00
Subtotal:				6,605.84	15,311.02	15,067.00	400.00
61-0403-04-00	INSURANCE			2,941.00	1,597.00	1,597.00	2,250.00
61-0410-04-00	UTILITIES - ELECTRICITY			588.96	354.53	750.00	750.00
61-0411-04-00	WATER PURCHASES PID			3,571.02	4,839.16	8,060.00	8,500.00
61-0416-04-00	OTHER PROFESSIONAL SERVICES				478.26	544.00	
61-0423-04-00	CONTRACT MOWING			3,394.44	9,698.40	11,771.00	13,971.00
61-0434-04-00	SPECIAL EVENTS			1,399.60	645.85	660.00	
61-0437-04-00	AUDIT SERVICES						300.00
61-0442-04-00	COMPUTER PROFESSIONAL SERVICES						720.00
61-0446-04-00	LEGAL SERVICES			361.00	225.00	225.00	500.00
61-0450-04-00	Administrative Management Fee			7,200.00	6,000.00	7,200.00	7,200.00
61-0452-04-00	FILING FEES					40.00	80.00
61-0469-04-00	STORAGE				120.00	190.00	480.00
Subtotal:				19,456.02	23,958.20	31,037.00	34,751.00
61-0537-04-00	DALLAS COUNTY TAX COLL SVCS			352.00	343.75	1,000.00	1,000.00
Subtotal:				352.00	343.75	1,000.00	1,000.00
Program number:				28,850.71	40,595.59	48,101.00	37,851.00
Department number:	OPERATIONS			28,850.71	40,595.59	48,101.00	37,851.00
Fund number:	61 PLEASANT RUN ESTATES - PID			28,850.71	40,595.59	48,101.00	37,851.00

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **8.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

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.

Annually, the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a five (5) year service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the service plan. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved service plan.

The Rolling Meadows PID is proposing an annual assessment of $0.2500 per $100 assessed value.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notice mailed to the property owners of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to hold a public hearing to receive comments regarding the five year and service plan prior to adoption. The public hearing was posted in the local publication of record on August 7, 2018 and notice mailed to the property owners of record on August 7, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees. The fiscal year 2018/2019 proposed service plan is $106,228.00 and assessments are proposed at $0.2500 per one hundred dollars assessed valuation.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Rolling Meadows Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROPOSED SUPPLEMENTAL SERVICES ORDERED IN CONNECTION WITH THE ROLLING MEADOWS PUBLIC IMPROVEMENT DISTRICT, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2008-08-77 passed on August 25, 2008, after the conduct of a duly notified public hearing, the City Council established the Rolling Meadows Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August, 2018, levied assessments against property and the owners thereof in the District; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED**:** That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN**:** That the *"Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL**:** That the City Manager and his designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) **Residential lots on which construction of a home has been completed**, for these lots the assessment of $0.2500 per $100 of valuation through the assessment established for fiscal year 2018/2019; and

(b) **Tax exempt property and municipal property**, for these classifications the assessment of $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "*Service and Assessment Plan"*, labeled herein as *Exhibit "A"* and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the *Service and Assessment Plan* may be adjusted for years subsequent following an annual review of the budget for the District and the *Service and Assessment Plan*.

SECTION 6. METHOD OF PAYMENT**:** That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the state, county, school district or city ad valorem taxes.

SECTION 8. CONFLICT**:** That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY**:** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 27th day of August, 2018.

ATTEST:

_____
Sorangel O. Arenas, City Secretary

APPROVED:

_____
Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

_____
David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 57 ROLLING MEADOWS - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
57-0201-04-00	OFFICE SUPPLIES	18.75			100.00	100.00	1,558.00
57-0210-04-00	FOOD/BEV-MEETINGS/FUNCTIONS					1,558.00	150.00
57-0211-04-00	MISCELLANOUS	5,513.92	44.00	159.95	119.90	150.00	
57-0214-04-00	POSTAGE	90.28					
57-0225-04-00	LANDSCAPING	7,612.00	692.00				
Subtotal:		13,234.95	736.00	159.95	219.90	1,808.00	1,708.00
57-0301-04-00	MAINT-BLDGS & STRUCTURES		4,515.00	400.00	1,930.73	50,000.00	50,000.00
57-0303-04-00	MAINT-LIGHTING/MISC				2,300.00	6,500.00	6,500.00
57-0351-04-00	MISC. MAINTENANCE	5,630.00	2,500.00	3,440.54			
57-0371-04-00	LANDSCAPING REPAIR & MAINT		1,684.00	695.57	1,141.00	1,350.00	15,000.00
57-0372-04-00	IRRIGATION MAINT & REPAIRS	929.00	2,562.83	1,492.34	1,483.71	2,000.00	2,000.00
Subtotal:		6,559.00	11,261.83	6,028.45	6,855.44	59,850.00	73,500.00
57-0403-04-00	CASUALTY INSURANCE	3,300.00	2,167.00	2,167.00	2,462.00	2,500.00	2,500.00
57-0410-04-00	UTLITIES - ELECTRICITY	830.19	833.56	703.52	490.94	1,400.00	1,400.00
57-0411-04-00	WATER PURCHASE PID	2,832.67	3,633.31	3,582.71	1,886.44	5,000.00	5,000.00
57-0416-04-00	OTHER/PROFESSIONAL SERVICES	4,701.90			359.70	750.00	
57-0421-04-00	PRINTING	37.50					
57-0423-04-00	CONTRACT MOWING		8,490.00	9,420.00	6,732.00	10,000.00	9,000.00
57-0434-04-00	SPECIAL EVENTS			575.00	369.90	2,000.00	3,000.00
57-0442-04-00	COMPUTER PROFESSIONAL SERVICE						720.00
57-0446-04-00	ATTORNEY SERVICES	177.88					
57-0450-04-00	ADMINISTRATIVE MGMT FEE	2,600.00	7,800.00	7,150.00	7,150.00	7,800.00	7,800.00
57-0456-04-00	NEWSLETTER				246.99	500.00	500.00
57-0469-04-00	STORAGE FEES	470.00	540.00		95.95	500.00	600.00
Subtotal:		14,950.14	23,463.87	23,598.23	19,793.92	30,450.00	30,520.00
57-0537-04-00	DALLAS COUNTY TAX COLL SVCS	407.00		407.00	390.50	500.00	500.00
Subtotal:		407.00		407.00	390.50	500.00	500.00
Program number:		35,151.09	35,461.70	30,193.63	27,259.76	92,608.00	106,228.00
Department number:	OPERATIONS	35,151.09	35,461.70	30,193.63	27,259.76	92,608.00	106,228.00
Fund number:	57 ROLLING MEADOWS - PID	35,151.09	35,461.70	30,193.63	27,259.76	92,608.00	106,228.00

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **9.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

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

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

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.

Background:

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, 181 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.

Annually, the PID board in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Act") is required to 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.

The PID board is required to establish a service plan. The taxable assessed value within the district is used to determine the rate per $100 of assessed value necessary to meet the service plan. The County Tax Collector will then collect the district's fees and remit them to the City with our property taxes. The City will disperse the income on a reimbursement basis according to the approved budget.

As this district is now completed, a new PID board is in the process of being elected and the former 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, as adopted in FY 2018/2019 in the five (5) year service plan and budget adoption. Once the new board is elected and has reviewed the current proposed service plan they will likely amend the budget to include the water utility bills. Under a previous development agreement; the City paid this bill on behalf of the PID.

Operational Considerations:

All PID's require the Finance Department to maintain a separate account that will be passed on to the district. The PID's should also help ensure that common areas will be maintained without assistance or code enforcement action.

Legal Considerations:

The notice of public hearing was posted in the publication of record and notice mailed to the property owners of record in accordance with the provisions of Chapter 372 in the Texas Local Government Code. The proposed five year service and assessment plan are in accordance with Chapter 372 of Texas Local Government Code and have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

City Council is required to conduct a public hearing to receive comments regarding the annual maintenance and service plan prior to adoption. The public hearing was posted in the local publication of record on August 7, 2018 and notice mailed to the property owners of record August 7, 2018 as required by Local Government Code Chapter 372.

Fiscal Impact:

The PID is not expected to have any direct financial impact on the City. PID's are a mechanism to assure financial sustainability for the neighborhood. They are considered to be a more equitable means of collecting fees. The fiscal year 2018/2019 proposed service plan is $93,983.00 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.

Options/Alternatives:

1. Close the public hearing and place the item on the August 27, 2018 regular meeting for consideration.
2. Continue the public hearing to the August 27, 2018 regular meeting.

Recommendation:

Staff recommends closing the public hearing and placing the item on the August 27, 2018 regular meeting for consideration.

Attachments

Ordinance

Tribute Service Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, 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, PROVIDING FOR: FINDINGS OF BENEFITS ACCRUED, ACCEPTING FIVE YEAR SERVICE PLAN, RECORDING FINAL ASSESSMENT ONTO TAX ROLL, SETTING THE ASSESSMENT LEVY FOR USE AND SUPPORT OF THE PUBLIC IMPROVEMENT DISTRICT, ESTABLISHING A METHOD OF PAYMENT, ASSESSMENT DUE, AND PROVIDING CLAUSES FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2006-03-28 passed on March 27, 2006, after the conduct of a duly notified public hearing, the City Council established the Tribute at Mills Branch and Tribute East at Mills Branch Public Improvement District (the "District"); and

WHEREAS, on August 20, 2018 a public hearing was held and all persons owning or claiming any property proposed to be assessed or any interest therein were given an opportunity to be heard, either in person or through an agent or attorney, and all were given an opportunity to testify before the City Council and to contest the assessments proposed to be made on account of the amount thereof or because of any inaccuracy, irregularity, invalidity or insufficiency of the proceedings or contract with reference thereto, or to such improvements or on account of any matter or thing in the discretion of this governing body and on the 20th day of August, 2018, the City Council closed the public hearing; and on the 27th day of August, 2018, levied assessments against property and the owners thereof in the District; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. BENEFITS ACCRUED: That the benefits to accrue to the property assessed and to the owners of such property, from the landscape maintenance and other services identified within the Five Year Service Plan, hereby adopted by the City Council, and herewith to be funded from the assessments, exceed the amount which has been assessed.

SECTION 2. ADOPTING SERVICE PLAN: That the "Service and Assessment Plan", labeled herein as Exhibit "A" and attached hereto and made a part hereof is hereby adopted.

SECTION 3. RECORD FINAL ASSESSMENT ONTO TAX ROLL: That the City Manager and her designated representatives are hereby authorized and directed to carry out the terms and provisions of this ordinance by causing the costs outlined in the final assessment roll to be recorded in the Tax Roll, the names of the property owners and in the amounts shown on said final assessment roll; and that all prerequisites to the fixing of the assessments therein against the property described and the fixing of the personal liability of the owner or owners thereof have been performed in due time, form and manner as required by law, and no additional proof shall be required in any court.

SECTION 4. PROPERTY CLASSIFICATION AND APPORTIONMENT FORMULAS: The City Council hereby establishes classifications and formulas for the apportionment of costs for various classes of property within the District as follows:

(a) Residential lots on which construction of a home has been completed, for these lots the assessment shall not exceed $0.3600 (lots with homes) per $100 of assessed valuation and $0.8000 (lots without homes) per $100 assessed valuation through the assessment established for 2018/2019; and

(b) Tax exempt property and municipal property, for these classifications the assessment shall not exceed $0.00 per $100 of valuation.

SECTION 5. ASSESSMENT LEVY: That for fiscal year 2018/2019 there shall be and is hereby levied and assessed against parcels of property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sum of money set forth for in the "Service and Assessment Plan", labeled herein as Exhibit "A" and attached hereto and made a part hereof, shown opposite the description of the respective classification of the parcels of property, and the several amounts assessed against the same, and the owners thereof, with the provision that the amount assessed against each property and respective class of properties as shown in the Service and Assessment Plan may be adjusted for years subsequent following an annual review of the budget for the District and the Service and Assessment Plan.

SECTION 6. METHOD OF PAYMENT: That the method of payment of the assessment shall be in an annual single lump sum payment which shall be immediately due upon receipt of the assessment notice and shall become delinquent on February 1 of the year after receipt of notice. Delinquent assessments are subject to interest, penalties, attorney's fees and other charges, at the same rate as for the City of Lancaster delinquent ad valorem property taxes.

SECTION 7. ASSESSMENT DUE: That a lien shall be established against each affected property within the district on the date the assessment is due, and shall not be released until the assessment is paid in full. This lien is superior to all other liens and claims except liens or claims for the State, County, School District or City ad valorem taxes.

SECTION 8. CONFLICT: That this ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Lancaster, Texas, and this ordinance shall not operate to repeal or affect any other ordinance except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 9. SEVERABILITY: That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th day of August, 2018.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

EXHIBIT "A" - SERVICE AND ASSESSMENT PLAN

Fund: 55 TRIBUTE MILLS - PID Department: 4 OPERATIONS Program:

Period Ending: 8/2018

Account	Description	2015 YTD Actual	2016 YTD Actual	2017 YTD Actual	2018 YTD Actual	2018 Revised Budget	2019 Budget
55-0201-04-00	SUPPLIES	316.52	324.54	205.61	106.09	300.00	600.00
55-0211-04-00	MISCELLANEOUS EXPENSE		44.00				1,500.00
55-0214-04-00	POSTAGE	19.20			382.82	580.00	1,000.00
55-0225-04-00	LANDSCAPING	14,982.00	1,337.00				
Subtotal:		15,317.72	1,705.54	205.61	488.91	880.00	3,100.00
55-0301-04-00	GENERAL MAINTENANCE						11,000.00
55-0303-04-00	MAINTENANCE - MISCELLANEOUS						15,073.00
55-0351-04-00	MISC. MAINTENANCE						5,823.00
55-0371-04-00	LANDSCAPING		595.38				20,000.00
55-0372-04-00	IRRIGATION SYS MAINT & REPAIR	370.00	745.00	1,490.50			2,500.00
Subtotal:		370.00	1,340.38	1,490.50			54,396.00
55-0403-04-00	INSURANCE	2,674.00	1,980.00	905.70	1,753.99	1,400.00	1,300.00
55-0410-04-00	UTILITIES - ELECTRICITY	679.38	646.00	200.05	459.02	1,000.00	1,000.00
55-0411-04-00	UTILITIES - WATER/SEWER				3,958.88		7,500.00
55-0421-04-00	PRINTING					39.00	75.00
55-0423-04-00	CONTRACT MOWING		10,964.00	12,793.00	17,376.50	17,652.00	17,652.00
55-0436-04-00	LANDSCAPE IMPROVEMENTS	595.00					
55-0437-04-00	AUDIT SERVICES					300.00	300.00
55-0442-04-00	COMPUTER PROFESSIONAL SERVICES						720.00
55-0450-04-00	ADMINISTRATIVE MANAGEMENT FEE	7,100.00	4,800.00	600.00			7,200.00
55-0469-04-00	STORAGE						240.00
Subtotal:		11,048.38	18,390.00	14,498.75	23,548.39	20,391.00	35,987.00
55-0537-04-00	DALLAS COUNTY TAX COLL SVCS	522.50		522.50	519.75		500.00
Subtotal:		522.50		522.50	519.75		500.00
Program number:		27,258.60	21,435.92	16,717.36	24,557.05	21,271.00	93,983.00
Department number:	OPERATIONS	27,258.60	21,435.92	16,717.36	24,557.05	21,271.00	93,983.00
Fund number:	55 TRIBUTE MILLS - PID	27,258.60	21,435.92	16,717.36	24,557.05	21,271.00	93,983.00

******* End of Report *********

LANCASTER CITY COUNCIL

City Council Special Meeting **10.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Financially Sound Government

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Conduct a public hearing and discuss an ordinance regarding the proposed revenue increase from levying ad valorem taxes for fiscal year 2018/2019 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.

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 current tax rate for fiscal year 2018/2019 is proposed at $0.8675 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 8.5% (percentage by which the tax rate will be higher than effective 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 of the tax rate is scheduled for August 27, 2018 Regular Council Meeting at Lancaster Municipal Center, City Council Chambers located at 211 North Henry, Lancaster, Texas Street. The governing body may not adopt the tax rate at either of the public hearings.

The governing body must announce the date, time and place of the meeting at which it will officially vote on the tax rate. The vote on the tax rate is scheduled for Monday, September 10, 2018 at 7:00 p.m. at Lancaster Municipal Center, City Council Chambers located at 211 North Henry Street, Lancaster, Texas.

Operational Considerations:

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 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.

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 August 7, 2018 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:

Conduct the Public hearing and announce date, time, and location of second public hearing and final vote.

Recommendation:

Staff recommends Council conduct and close the public hearing, and announce the date, time and location of the second public hearing and final vote.

The second public hearing is Monday, August 27, 2018 7:00 p.m. at the Lancaster Municipal Center, Council Chambers, 211 North Henry Street, Lancaster, Texas.

The vote is scheduled for Monday, September 10, 2018, 7:00 p.m. at the Lancaster Municipal Center, Council Chambers, 211 North Henry, Lancaster, Texas.

Attachments

Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS LEVYING AD VALOREM TAXES FOR FISCAL YEAR 2018/2019 AT $0.8675 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; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

RECITALS: On Monday, August 20, 2018 and Monday, August 27, 2018 City Council read the ordinance and conducted a public hearing to receive comment regarding the proposed ad valorem tax rate of $0.8675 per one hundred dollars assessed valuation. # of comments was received on August 27, 2017 and # of comments was received on September 10, 2018. The public hearing and meetings were noticed in accordance with the Texas Open Meetings Act, Tax Code, Truth-In-Taxation and Lancaster Home Rule Charter.

SECTION 1. There be and is hereby levied for the fiscal year 2018/2019 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Lancaster, Texas, and not exempt by the Constitution of the State and valid State laws, a tax of eighty-six and seventy-five one thousandths cents ($0.8675) on each one hundred dollars ($100.00) assessed value of taxable property, and shall be apportioned and distributed as follows: $0.6012 for the purpose of paying maintenance and operation, and, defraying the expenses of current operations, and $0.2663 for interest and sinking fund requirements of the municipal government of the City.

SECTION 2. THAT THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

SECTION 3. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.09 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $0.00.

SECTION 4. All 2018/2019 ad valorem taxes shall become due and payable on October 1, 2018, shall become delinquent after January 31, 2019. If any person fails to pay the ad valorem taxes on or before the 31st day of January 2019, the penalties and interest as set forth under Section 33.01 of the Texas State Property Tax Code shall apply.

SECTION 5. Taxes are payable to the Dallas County Tax Assessor-Collector, Records Building, Dallas, Texas, by contract dated November 12, 2001 and amended April 2014. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 6. The tax rolls as presented to the City Council, together with any supplement thereto, be and the same are hereby approved.

SECTION 7. All delinquent taxes shall accrue interest at the rate of one percent (1%) per month, in addition to the penalties provided for herein. All taxes that remain delinquent on July 1st of the year in which they become delinquent shall incur an additional penalty to defray costs of collection, of an amount not to exceed 20% of the amount of taxes, penalty and interest due.

SECTION 8. In accordance with the Texas State Property Tax Code, and effective with the passage of the ordinance, there is hereby provided an exemption of $30,000 on homestead property for those head-of-household persons who have attained the age of 65 years prior to January 1, 2019 and an exemption of $30,000 on disability designations.

SECTION 9. This Ordinance shall become effective upon its adoption as the law in such cases provides.

SECTION 10. All recitals are incorporated herein by reference as if fully written.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 10th day of September, 2018.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

LANCASTER CITY COUNCIL

City Council Special Meeting **11.**

Meeting Date: 08/20/2018

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Financially Sound Government

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Conduct a public hearing and discuss an ordinance approving the proposed fiscal year 2018/2019 budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019; 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 $0.8675 cents per $100 assessed valuation. The approval of the proposed ordinance will adopt the FY 2018/2019 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 work sessions held on Monday, August 6, 2018 and Saturday, August 11, 2018.

This is the first of two public hearings on the proposed budget. The second and final public hearing is scheduled for Monday, August 27, 2018 and consideration for adoption of the proposed budget is scheduled on Monday, September 10, 2018 at the Lancaster City Council Regular Meeting. A copy of the proposed budget is available for public review in the City Secretary's office.

Operational Considerations:

The proposed tax rate is $0.8675 per $100 assessed valuation to be assessed on taxable property to generate revenues for the maintenance, operations, interest and sinking fund requirements. The proposed maintenance and operations fund requirements ($0.6012) and the interest and sinking fund requirements ($0.2663) will remain the same as the previous fiscal year.

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 Thursday, August 07, 2018 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:

Close the public hearing and announce date, time, and location of the final public hearing set for Monday, August 27, 2018 and vote on the proposed FY 2018-2019 budget Monday, September 10, 2018 at 7:00 p.m. at Lancaster Municipal Center, Council Chambers 211 North Henry Street, Lancaster, Texas.

Recommendation:

Staff recommends closing the public hearing and announcing the final public hearing to be held on Monday, August 27, 2018 at 7:00 p.m. at Lancaster Municipal Center Council Chambers located at 211 North Henry Street, Lancaster,Texas.

Attachments

Ordinance

Exhibit A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE IN ACCORDANCE WITH SAID BUDGET; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Lancaster has submitted to the City Council a proposed budget of the revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for fiscal year 2018-2019; and

WHEREAS, the City Council has received the City Manager's proposed budget, a copy of which proposed budget has been filed with the City Secretary of the City of Lancaster;

WHEREAS, THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $2,609,355 OR 13.15%, AND OF THAT AMOUNT, $946,982 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That the Budget of the revenues and expenditures necessary for conducting the affairs of the City of Lancaster and providing a financial plan for the ensuing fiscal year beginning October 1, 2018 and ending September 30, 2019, as submitted by the City Manager, after the required public hearing, be and the same is hereby adopted as the Budget of the City of Lancaster for the fiscal year beginning October 1, 2018 and ending September 30, 2019 a copy of which is maintained in the office of the City Secretary, and; said budget contains all of the proposed projects and expenditures in accordance with law. (Exhibit A)

SECTION 2. That the appropriation for the fiscal year including the budgets of the Lancaster Economic Development Corporation (Type A) and Lancaster Recreational Development Corporation (Type B), which are hereby approved beginning October 1, 2018, and ending September 30, 2019, for the various funds and purposes of the City of Lancaster, which is attached hereto and incorporated herein as Exhibit A and is summarized as follows:

Fund	2018-2019 Budget Expenditures
General Fund	$29,031,373
G.O. Debt Service	$4,887,248
Water/Wastewater	$14,308,572
Airport	$455,842
Hotel/Motel	$65,542
LEDC/4A	$1,582,599
LRDC/4B	$3,446,284
Golf Course	$725,656
Sanitation	$1,746,094
E911	$213,028
Stormwater	$1,576,407
Total	**$58,038,645**

SECTION 3. Those expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance and made part hereof for all purposes unless otherwise authorized by a duly enacted ordinance of the City; and, said budget may be amended from time to time as authorized by ordinance of the City Council.

SECTION 4. That all notices and public hearings required by law have been duly completed.

SECTION 5. That all provisions of the ordinances of the City of Lancaster in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other provisions of the ordinances of the City of Lancaster not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 10th day of September, 2018.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

Exhibit "A"

CITY-WIDE OPERATING FUND TOTALS

Fund Summary as of: 8/4/2018

TOTAL REVENUES		2016	2017	2018		2019
Fund Number	Fund	Actual	Actual	Year to Date	Budget	Proposed
1	General Fund	25,058,916	27,033,240	24,752,000	26,243,463	29,032,709
2	G.O. Debt Service	6,010,687	12,408,278	6,324,086	5,878,623	5,822,623
5	WaterWastewater	16,738,112	17,950,222	14,690,864	16,292,577	16,499,447
9	Airport	1,992,197	494,610	314,837	451,000	482,600
14	HotelMotel	130,366	139,955	94,007	86,000	187,544
16	LEDC/4A	1,139,622	1,264,079	2,118,919	1,030,000	1,372,321
17	LRDC/4B	2,904,437	3,333,935	2,383,331	2,988,000	3,255,142
18	Golf Course	70,170	114,785	341,748	627,000	686,506
19	Sanitation	2,374,798	2,698,959	2,090,203	2,279,298	2,321,649
21	E911	309,456	284,429	242,106	218,800	218,800
53	Stormwater	1,522,759	1,796,829	1,472,065	1,412,000	1,612,000
	Total	$ 58,251,521	$ 67,519,320	$ 54,824,167	$ 57,506,761	$ 61,491,341

TOTAL EXPENDITURES		2016	2017	2018		2019
Fund Number	Fund	Actual	Actual	Year to Date	Budget	Proposed
1	General Fund	23,859,143	24,807,289	21,500,000	26,637,033	29,031,373
2	G.O. Debt Service	5,804,491	11,467,210	4,668,431	4,727,599	4,887,248
5	WaterWastewater	14,417,325	14,282,254	13,415,450	15,181,043	14,308,572
9	Airport	459,451	(175,245)	300,881	425,840	455,842
14	HotelMotel	44,397	43,169	35,715	68,012	65,542
16	LEDC/4A	755,477	861,344	900,972	1,567,619	1,582,599
17	LRDC/4B	2,762,564	2,924,430	2,711,562	3,374,557	3,446,284
18	Golf Course	142,666	179,867	703,745	765,042	725,656
19	Sanitation	1,620,072	1,681,087	1,459,447	1,790,842	1,746,094
21	E911	116,762	116,341	172,038	205,575	213,028
53	Stormwater	1,166,833	1,366,846	816,943	1,315,591	1,576,407
	Total	$ 51,149,181	$ 57,554,592	$ 46,685,185	$ 56,058,752	$ 58,038,645
	Net Gain (Loss)	$ 7,102,340	$ 9,964,728	$ 8,138,981	$ 1,448,009	$3,452,696

BALANCES	2016	2017	2018		2019
	Actual	Actual	Year to Date	Budget	Proposed
Net Gain (Loss)	7,102,340	9,964,728	8,138,981	1,448,009	3,452,696
Beginning Balance	9,167,699	16,270,039	26,234,767	34,333,141	34,373,748
Ending Balance	16,270,039	26,234,767	34,373,748	35,781,150	37,826,444
Fund Balance (audited)	27,844,362	23,006,965			
Ending Balance as % of Expenditures	31.81%	45.58%	73.63%	63.83%	65.17%