

MINUTES

LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 10, 2021

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 10, 2021, at 7:00 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):

Mayor Clyde C. Hairston
Carol Strain-Burk
Deputy Mayor Pro-Tem Stanley M. Jaglowski
Marco Mejia
Mayor Pro-Tem Racheal Hill
Betty Gooden-Davis

Councilmembers Absent:

Keithsha C. Wheaton

City Staff Present (City Hall & Zoom):

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Deputy City Manager
Carey D. Neal Jr., Assistant City Manager
Andrew Waits, Director of Public Works
Dori Lee, Director of Human Resources
Jermaine Sapp, Director Equipment and Facilities Services
Kenneth Johnson, Fire Chief
Kim Hall, Director of Finance
Lisa Wube, Director of Parks and Recreation
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
Alton Dixon, Purchasing Agent
Bryce Reed, Communications and Public Relations Coordinator
Cheryl Womble, Administrative & Community Relations Supervisor
Crystal Cloud, Utility Billing Manager
John Melton, Library Manager
Kellen Benbrook, Airport Manager
Keturah Barnett, Assistant to the City Manager
Kimberli Walker, Court Administrator
Nina Neubert, Dispatch Manager
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:00 p.m. on May 10, 2021.

Invocation:

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

Pledge of Allegiance:

Councilmember Betty Gooden-Davis led the pledge of allegiance.

Proclamations:

Mayor Hairston read Put on Purple Day and Public Works Week proclamations.

Public Testimony/Citizen's Comments:

There were no speakers.

Action:

1. **Administer Oath of Office, present Certificate of Election, and seat newly elected Mayor.**

Judge Valencia Nash administered the Oath of Office for Clyde C. Hairston. Certificates of Election were presented.

Consent:

2. **Consider approval of minutes from the City Council Regular Meeting held on April 12, 2021.**

MOTION: Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Mayor Pro-Tem Hill to approve consent items 2. The vote was cast 6 for, 0 against. [Wheaton absent]

Action:

3. **Discuss and consider a resolution denying Oncor's application to amend its Distribution Cost Recovery Factor (DCRF) to increase distribution rates with each of the cities in their service area, including the City of Lancaster.**

City Manager Mauldin-Jones shared the City of Lancaster is a member of a 156-city coalition known as the Steering Committee of Cities served by Oncor ("OCSC"). OCSC has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters on our behalf. The purpose of the resolution is to deny the DCRF application proposed by Oncor as recommended by the Steering Committee of Cities Served by Oncor.

On April 8, 2021, Oncor Electric Delivery Company LLC filed an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF") to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in total distribution revenue requirement by approximately \$97,826,277.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. The Public Utility Commission's rule allows cities 60 days to act on this application. That deadline is June 7, 2021.

The resolution was provided by the legal counsel, Llyod Gosselink Rochelle & Townsend, P.C., that represents Steering Committee of Cities served by Oncor, of which the City of Lancaster is a member.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 3. The vote was cast 6 for, 0 against. [Wheaton absent]

4. **Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Lancaster Rolling Meadows Ltd. relating to building materials for the development of the Rolling Meadows property located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin- Jones shared this is a development agreement between the City of Lancaster and Lancaster Rolling Meadows Ltd. relating to building materials for the development of the Rolling Meadows property located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster.

This item is related to zoning case Z21-06, an amendment to Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The purpose of this development agreement is to ensure this subdivision develops utilizing the building materials and design for the proposed home plans and elevations as identified in Exhibit C. On September 1, 2019, the Texas Legislature passed House Bill 2439 which generally prohibits local governments from enforcing local codes concerning building materials on commercial and residential properties. However, developers may enter into agreements with Texas cities to specify building materials; these agreements do not violate H.B. 2439 and are enforceable. The development agreement specifies building materials for the additional home plans and elevations as depicted in Exhibit C of the Development Agreement. Staff recommends approval of the development agreement.

Developer Randell Curington provided a presentation.

MOTION: Mayor Pro-Tem Hill made a motion, seconded by Councilmember Mejia to approve the entire element and classic plans and elevations. The vote was cast 6 for, 0 against. [Wheaton absent]

Public Hearing:

5. **Z21-06 Conduct a public hearing and consider an amendment to Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.**

City Manager Mauldin-Jones shared this was a companion item to item 4. On March 21, 2021 a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed 72 notifications of this Public Hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. There was one (1) letter received in support and no letters received in opposition of this request. On April 6, 2021 the Planning and Zoning Commission recommended approval of the request to approve the Carolina (Elevation C), Dogwood (Elevation ES), Wisteria (Elevations A & B), Magnolia (Elevations F, CS, AS & A) and Dewberry (Elevations C, CS & D) plans and denial of the other plans. Additionally, staff recommends including approval of Magnolia Elevation C and Wisteria Elevation D.

Mayor Hairston opened the public hearing.

There were no speakers.

MOTION: Councilmember Strain-Burk made a motion, seconded by Mayor Pro-Tem Hill to close the public hearing. The vote was cast 6 for, 0 against. [Wheaton absent]

MOTION: Deputy Mayor Pro-Tem Jaglowski made a motion, seconded by Councilmember Strain-Burk to approve item 5 with the expanded plans. The vote was cast 6 for, 0 against. [Wheaton absent]

Action:

6. Discuss and consider election of a Mayor Pro-Tempore.

Councilmember Mejia nominated Councilmember Hill.

Councilmember Strain-Burk nominated Councilmember Jaglowski

The roll call vote was cast 4 for, 2 against [Strain-Burk and Jaglowski] [Wheaton absent] for Councilmember Hill to serve as Mayor Pro-Tempore.

7. Discuss and consider election of a Deputy Mayor Pro-Tempore

Councilmember Mejia nominated Councilmember Jaglowski.

The roll call vote was cast 6 for, 0 against [Wheaton absent] for Councilmember Jaglowski to serve as Deputy Mayor Pro-Tempore.

Mayor Hairston shared his gratitude to the citizens of the City of Lancaster. Mayor Hairston shared his gratitude to the Council and that he looks forward to continue working together.

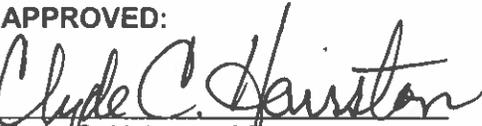
MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Gooden-Davis to adjourn. The vote was cast 6 for, 0 against. [Wheaton absent]

The meeting was adjourned at 8:13 p.m.

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:


Clyde C. Hairston, Mayor