



**City of Lucas
City Council Meeting
February 4, 2016
7:00 PM**

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:00 p.m.

Council Members Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Debbie Fisher
Councilmember Steve Duke
Councilmember Tim Baney
Councilmember Wayne Millsap
Councilmember Philip Lawrence

Staff Present:

City Manager Joni Clarke
City Attorney Joe Gorfida
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Finance Director Liz Exum
Fire Chief Jim Kitchens
Human Resources Manager Cheryl Meehan

Mayor Olk determined that a quorum was present. Everyone was reminded to turn off or silence their cell phones and the City Council recited the Pledge of Allegiance.

Citizen Input

1. Citizen Input

There was no citizen participation.

Community Interest

2. Community Interest Items.

Councilmember Millsap noted that open positions were still available to serve on the Friends of the Lucas Fire-Rescue Board and the deadline to accept applications was being extended to February 19.

Mayor Olk announced that a Town Hall meeting would be held on February 7 at 2:00 p.m. to discuss updates to the Neighborhood Connector Street project.

Consent Agenda

3. Consider approval of the minutes of the December 17, 2015 City Council Workshop meeting.
4. Consider approval of the minutes of the January 7, 2016 City Council meeting.
5. Consider approval of the minutes of the January 23, 2016 City Council Strategic Planning session.
6. Consider adopting Ordinance 2016-02-00824 granting Atmos Energy Corporation, a Texas and Virginia corporation franchise to construct, maintain, and operate pipelines and equipment in the City of Lucas for the transportation, delivery, sale, and distribution of gas in, out of, and through said City for all purposes.

MOTION: *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.*

Public Hearing(s)

7. Consider adopting Ordinance 2016-02-00829 amending Section 14.03.113(c) of the Code of Ordinances by amending the minimum dwelling size of the floor area of any dwelling to be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches and that dwellings shall have a minimum eight five percent (85%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials.

Development Services Director Joe Hilbourn briefed the Council on the proposed Residential-1 (R-1) proposed changes and noted that the Planning and Zoning Commission recommended allowing 85 percent coverage of the exterior walls for masonry construction.

Mayor Olk opened the public hearing at 7:07 p.m. There being no one wishing to speak, the public hearing was closed.

Councilmember Baney noted that allowing various types of masonry was more appealing and having too much stone would make the homes look too identical in appearance.

The Council discussed the need for great masonry requirements due to the smaller one acre lots that were allowed within R-1 zoning districts.

MOTION: *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Millsap to adopt Ordinance 2016-02-00829 amending Section 14.03.113(c) of the Code of Ordinances by amending the minimum dwelling size of the floor area of any dwelling to be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches and that dwellings shall have a minimum eight*

five percent (85%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials. The motion passed by a 6 to 1 vote with Councilmember Baney voting in opposition.

Regular Agenda

- 8. Consider approving Resolution 2016-02-00445 that encourages the Commissioner's Court to vote in opposition to House Bill 1150 that was approved during the 84th Legislative Session that creates three new periods during which fireworks may be sold.**

Fire Chief Jim Kitchens discussed H.B. 1150 that recently passed in the 84th legislature allowing for three additional periods in which fireworks could be sold. As part of the House Bill, final decisions have been left to each County as to final passage of the three additional selling periods. Chief Kitchens discussed the unsafe practice and fire hazards associated with fireworks.

***MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Baney to approve Resolution 2016-02-00445 that encourages the Commissioner's Court to vote in opposition to creating three new periods during which fireworks may be sold. The motion passed unanimously by a 7 to 0 vote.*

- 9. Consider approval of the preliminary plat submitted by Randy Helmberger, on behalf of Pennington Partners, Ltd., to create a 39,823 square foot lot and leaving 19.243 acres unplatted for the property located on Angel Parkway, approximately 900 feet south of the intersection of Angel Parkway and McGarity Lane north of the Kwik Lube.**

Development Services Director Joe Hilbourn briefed the Council on the preliminary plat for the veterinary clinic. He stated that any boarding that occurs would be indoors and all kennels would be located inside the building as well.

***MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Lawrence to approve the preliminary plat by Randy Helmberger, on behalf of Pennington Partners, Ltd., to create a 39,823 square foot lot for the property located on Angel Parkway, approximately 900 feet south of the intersection of Angel Parkway and McGarity Lane north of the Kwik Lube. The motion passed unanimously by a 7 to 0 vote.*

- 10. Consider approval of a site plan request by Randy Helmberger, on behalf of Pennington Partners, Ltd., for a veterinary clinic, creating a 39,823 square foot lot, for a parcel of land located on Angel Parkway, approximately 900 feet south of the intersection of Angel Parkway and McGarity Lane north of the Kwik Lube.**

Development Services Director Joe Hilbourn briefed the Council stating the information regarding the site plan was the same as for the preliminary plat.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Lawrence to approve the site plan request by Randy Helmberger, on behalf of Pennington Partners, Ltd., for a veterinary clinic, creating a 39,823 square foot lot, for a parcel of land located on Angel Parkway, approximately 900 feet south of the intersection of Angel Parkway and McGarity Lane north of the Kwik Lube. The motion passed unanimously by a 7 to 0 vote.*

11. Discuss and provide direction to the City Manager regarding possible design modifications associated with the Blondy Jhune Road Bridge Replacement Project.

Public Works Director/City Engineer Stanton Foerster discussed the various design elements and replacement recommendations for the Blondy Jhune Bridge.

Mayor Olk called the following individuals forward that requested to speak regarding this item:

Carol Winston, 315 E. Blondy Jhune discussed removing trail elements and the proposed retaining walls to be more cost effective and was in favor of narrowing the bridge.

Bob Winston, 315 E. Blondy Jhune, discussed the lack of flooding that had occurred on the Blondy Jhune Bridge in the last 20 years and that the height of the bridge was increasing costs.

Mayor Olk read a letter into the record from Peggy Rusterholtz, 215 W. Blondy Jhune, which outlined suggestions for the bridge replacement and was also in favor of removing the trail element associated with the design.

Mayor Olk stated that the City Council would not be providing Staff direction at this time as they would like to conduct the Town Hall meeting in order to gain additional input from the citizens before any decisions were made.

- 12. Consider placing the following sales tax proposals on the May 7, 2016 election ballot for consideration by the voters:**
- a. Continuation of the one-quarter of one-percent (.25%) sales tax dedicated for street maintenance. This revenue source for street maintenance will discontinue in September of 2016 unless the voters approve its continuation.**
 - b. Abolish the one-quarter of one-percent (.25%) sales tax dedicated to property tax relief and approve an additional one-quarter of one percent (.25%) for street maintenance.**

Finance Director Liz Exum briefed the Council on House Bill 157 that allows local governments more flexibility on how sales tax can be allocated. Ms. Exum also discussed the City's current dedicated sales tax and proposals for the May 7, 2016 election.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Fisher to approve placing the following sales tax proposals on the ballot for the May 7, 2016 election for consideration by the voters:*

- a) *Continuation of the one-quarter of one-percent (.25%) sales tax dedicated for street maintenance that will discontinue in September of 2016;*
- b) *Abolish the one-quarter of one-percent (.25%) sales tax dedicated to property tax relief and approve an additional one-quarter of one percent (.25%) for street maintenance. The motion passed unanimously by a 7 to 0 vote.*

13. Discuss upgrading the water utility system from ARM (Automatic Meter Reading) to AMI (Advanced Metering Infrastructure).

Development Services Director Joe Hilbourn briefed the Council on the status of the current meters and how they are working. Mr. Hilbourn noted that staff had contacted the cities of Porter and Grapevine that currently have the same system in place. Feedback received was positive but questions were raised regarding the reliability of the Tesla 4 registers. Mr. Hilbourn recommended that the current system be further evaluated along with proposed enhancements of the automatic meter reading system and a recommendation be brought back to the Council during the 2016-2017 budget process.

The City Council was in agreement with reevaluating the water utility system during the 2016-2017 budget process.

14. Discussion and provide direction to the City Manager regarding possible changes to the Code of Ordinances associated with funding of non-safety streetlights by individuals.

Councilmember Duke stated that it was common for many neighborhoods to have homeowners associations maintain streetlights located on private property within their neighborhood. However, with some homeowners associations becoming non-operational, citizens are left without an outlet to secure lighting for their neighborhood. Councilmember Duke suggested ways in which citizens could manage funding the street lights such as placing a fee on their water bill that the City collects and forwards to GCEC.

Councilmember Fisher noted that in 2008 the Collin County Sheriff's office asked that certain street lights be installed due to safety concerns for those affected areas.

The City Council discussed the reinstatement of street lights that were a safety concern, but did not want to manage homeowner association funds.

Mayor Olk called the following individuals forward that requested to speak regarding this item:

Grant Gulickson, 200 Doris Drive, discussed the accidents that have occurred and dangers associated with not having street lights for his neighborhood. He also believed after reviewing the plat for the property, that the street lights were located on city property.

Denise Tombaugh, 15 Glenbrook Circle, discussed the safety concerns associated with not having street lights at the main intersection of their subdivision.

Mike Lucey, 1615 Lynn, also discussed the safety concerns associated with not having street lights at their subdivision entrance.

City Manager Joni Clarke stated that there would be administrative costs with managing streetlights and would like to further evaluate the situation, how billing would occur, creating a standard model, and the process of obtaining an agreement from neighborhoods regarding participation.

The City Council agreed that further analysis and evaluation was needed before any decisions would be made.

15. Consider the City of Lucas Employee Policies and Procedures Handbook and Resolution 2016-02-00446 providing the City Manager with the Authority to Implement and Modify said Handbook.

Human Resources Manager Cheryl Meehan outlined the changes proposed to the employee handbook. The more significant changes related to the increase in the number of sick days provided from 6 days to 12 days and a modification to the number of vacation hours allowed for carryover at the end of the calendar year to equal the number of hours the employee accrues was also being recommended.

The City Council discussed current benefits as well as the carryover of sick leave being used in lieu of a short term disability benefit. The Council also discussed the differences between short term and long term disability.

MOTION: *A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to approve Resolution 2016-02-00446 providing the City Manager with the authority to implement and modify the City of Lucas Employee Policies and Procedures Handbook with the following modifications: 1) Sick leave may accrue up to 12 days annually with a maximum accrual of 340 hours for regular personnel and 504 for shift personnel; 2) Vacation accrual be maintained at a maximum of 80 hours annually and 120 hours annually for shift personnel; and 3) the City Manager bring back any changes to the City Council that have a budgetary impact. The motion passed unanimously by a 7 to 0 vote.*

16. Discuss and provide guidance to the City Secretary regarding the City holding a joint election with Lovejoy ISD and the City of Fairview.

City Secretary Stacy Henderson discussed election options and potential cost savings associated with holding a joint election with Lovejoy ISD. Ms. Henderson noted that the Lovejoy ISD Administration building would be designated as the early voting location for elections which would eliminate early voting at the Lucas Community Center, but with Election Day voting still being held at the Lucas Community Center.

The City Council was in agreement that maintaining voting at the Lucas Community Center was an important benefit for the residents and would like to maintain holding their own election with Collin County at this time.

Executive Session

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

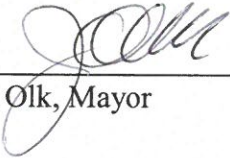
17. Executive Session

There was no Executive Session scheduled for this meeting.

18. Adjournment.

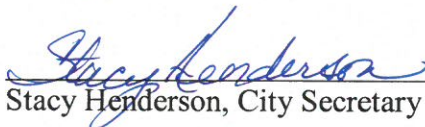
MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 9:00p.m. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

