



AGENDA

City of Lucas
City Council Meeting
August 4, 2016
7:00 PM
City Hall – Council Chambers
665 Country Club Road – Lucas, Texas

Notice is hereby given that a City of Lucas meeting of the City Council will be held on Thursday, August 4, 2016 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

The Citizens' Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting it to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions but may refer items to City Staff for research and possible inclusion on a future agenda.

1. Citizen Input (Mayor Jim Olk)

Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Community Interest. (Mayor Jim Olk)

Public Hearing

3. Consider the request by BlueSky Development for a zoning change from AO to R-2 for a parcel of land situated along Orr Road and Winningkoff Road proposing 17 lots on 63.686 acres in the Calvin Boles Survey, Abstract No. 28. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

Consent Agenda

All items listed under the consent agenda are considered routine and are recommend to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

4. Consider approval of the minutes of the July 21, 2016 City Council meeting. **(City Secretary Stacy Henderson)**
5. Consider a request by Roome Land Surveying, Inc., on behalf of Nancy Hoke for approval of a minor plat subdividing a 5.092 acre tract of land from the 25 acre parcel, leaving a remainder of 19 +/- acres situated in the Witsaul Fisher Survey, Abstract A0323, Tract 11, more commonly known as 1590 Rock Ridge Road. **(Development Services Director Joe Hilbourn)**
6. Consider approval of the City of Lucas Investment Report for quarter ending June 30, 2016. **(Finance Director Liz Exum)**
7. Consider approval of a budget amendment in the Fiscal Year 2015-16 budget to account 11-6300-232 Fire-Rescue Vehicle Maintenance in the amount of \$8,122.94. **(Assistant Fire Chief Ted Stephens)**

Regular Agenda

8. Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2016-2017. **(Finance Director Liz Exum)**
9. Discuss the Fiscal Year 2016-2017 Proposed Budget. **(Finance Director Liz Exum)**
10. Discuss and provide guidance to staff regarding the revision and amendment of the Comprehensive Plan including: **(Development Services Director Joe Hilbourn)**
 - Chapter 1 – Introduction
 - Chapter 2 – Demographics
 - Chapter 3 – Housing
 - Chapter 4 – Land Use
 - Chapter 5 – Economic Development
 - Chapter 6 – Parks, Recreation & Open Space
 - Chapter 7 – Streets, Drainage & Master Thoroughfare Plan
 - Chapter 8 – Water System

Executive Session

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

11. Executive Session: No Executive Session item is scheduled for this meeting.

12. Adjournment.

Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on July 29, 2016.

Stacy Henderson, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972.912.1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas City Council Agenda Request August 4, 2016

Item No. 01

Requester: Mayor Jim Olk

Agenda Item:

Citizen Input

Background Information:

NA

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



City of Lucas Council Agenda Request August 4, 2016

Item No. 02

Requester: Mayor Jim Olk

Agenda Item:

Community Interest: There are no items of Community Interest scheduled to discuss.

Background Information:

NA

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



City of Lucas City Council Agenda Request August 4, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by BlueSky Development for a zoning change from AO to R-2 for a parcel of land situated along Orr Road and Winningkoff Road proposing 17 lots on 63.686 acres in the Calvin Boles Survey, Abstract No. 28.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

Background Information:

The development agreement is proposing 17 lots with no additional improvements. All lots will face existing roadways and the request meets the City's approved Comprehensive Plan and all City requirements.

Attachments/Supporting Documentation:

- 1. Legal Description
- 2. Depiction
- 3. Location Map
- 4. Public Notice
- 5. Five Oaks Concept Plan

Budget/Financial Impact:

NA

Recommendation:

The Planning and Zoning Commission recommended unanimously to approve the final plat.

Motion:

I make a motion to approve/deny the request by BlueSky Development for a zoning change from AO to R-2 for a parcel of land situated along Orr Road and Winningkoff Road proposing 17 lots on 63.686 acres in the Calvin Boles Survey, Abstract No. 28.

EXHIBIT "A-2"
LEGAL DESCRIPTION
DESCRIPTION 63.693 ACRES

SITUATED in the City of Lucas, Collin County, Texas, in the Calvin Boles survey, abstract no. 28, being a survey of the 63.686 acre tract described in a deed from North Texas Municipal Water District to Karl G. Anderson, Jr., dated August 26, 2003, recorded in volume 5494, page 10675 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a mag nail found at the northwest corner of said 63.686 acre tract, in the center of Orr Road(north-south paved road);

THENCE South 89°03'30" East, with the north line of said 63.686 acre tract, 1446.37 feet to a 5/8" iron pin found at the northeast corner of said 63.686 acre tract;

THENCE southerly with the east line of said 63.686 acre tract as follows:

South 01°26'58" West, 790.42 feet to a 5/8" iron pin found;

South 00°01'27" East, 966.20 feet to a 1/2-inch iron pin found;

South 02°04'44" West, 149.90 feet to a 1/2" pipe found;

South 01°55'36" West, 23.56 feet to a 3/8" iron pin found at the southeast corner of

said 63.686 acre tract; same being in East Winningkoff Road(paved road);

THENCE westerly with the south line of said 63.686 acre tract as follows:

North 68°11'48" West, generally with near the center of said East Winningkoff Road, 713.27 feet to a mag nail set;

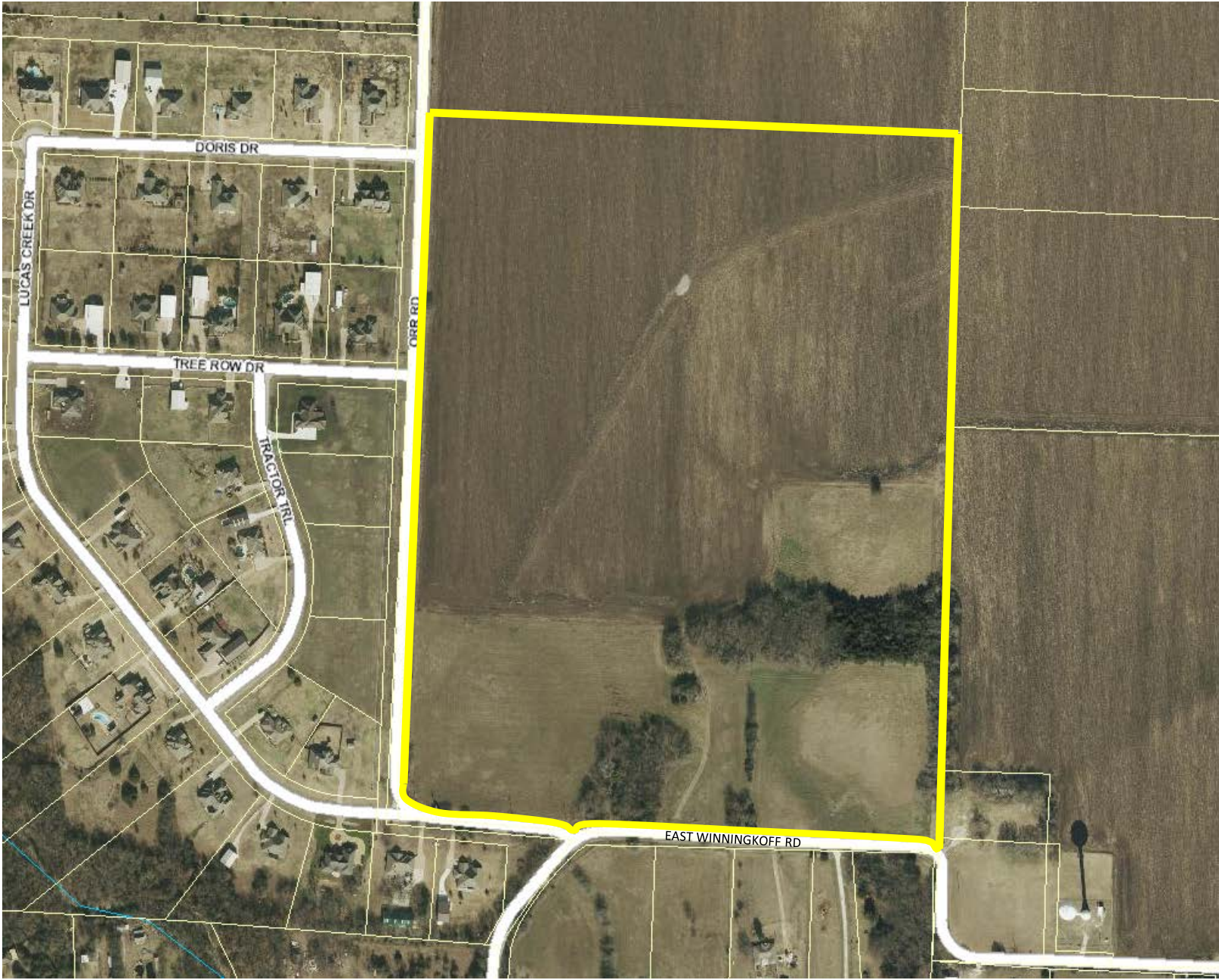
North 86°38'54" West, with said East Winningkoff Road, passing the intersection of said East Winningkoff Road and said Orr Road at or near 270 feet and continuing with said Orr Road, in all 751.01 feet to a P.K. nail found at the southwest corner of said 63.686 acre tract;

THENCE northerly with the west line of said 63.686 acre tract and generally near the center of said Orr Road as follows:

North 01°28'48" East, 1185.45 feet to a mag nail set;

North 00°57'05" East, 702.17 feet to the PLACE OF BEGINNING and containing 63.693 acres.

BlueSky Development, LLC
63.6930 acres





NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, July 14, 2016 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, August 4, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-2 on a parcel of land described as follows:

SITUATED in the City of Lucas, Collin County, Texas, in the Calvin Boles survey, abstract no. 28, being a survey of the 63.686 acre tract described in a deed from North Texas Municipal Water District to Karl G. Anderson, Jr., dated August 26, 2003, recorded in volume 5494, page 10675 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a mag nail found at the northwest corner of said 63.686 acre tract, in the center of Orr Road(north-south paved road);

THENCE South 89°03'30" East, with the north line of said 63.686 acre tract, 1446.37 feet to a 5/8" iron pin found at the northeast corner of said 63.686 acre tract;

THENCE southerly with the east line of said 63.686 acre tract as follows:

South 01°26'58" West, 790.42 feet to a 5/8" iron pin found;

South 00°01'27" East, 966.20 feet to a 1/2" iron pin found;

South 02°04'44" West, 149.90 feet to a 1/2" pipe found;

South 01°55'36" West, 23.56 feet to a 3/8" iron pin found at the southeast corner of said 63.686 acre tract; same being in East Winningkoff Road(paved road);

THENCE westerly with the south line of said 63.686 acre tract as follows:

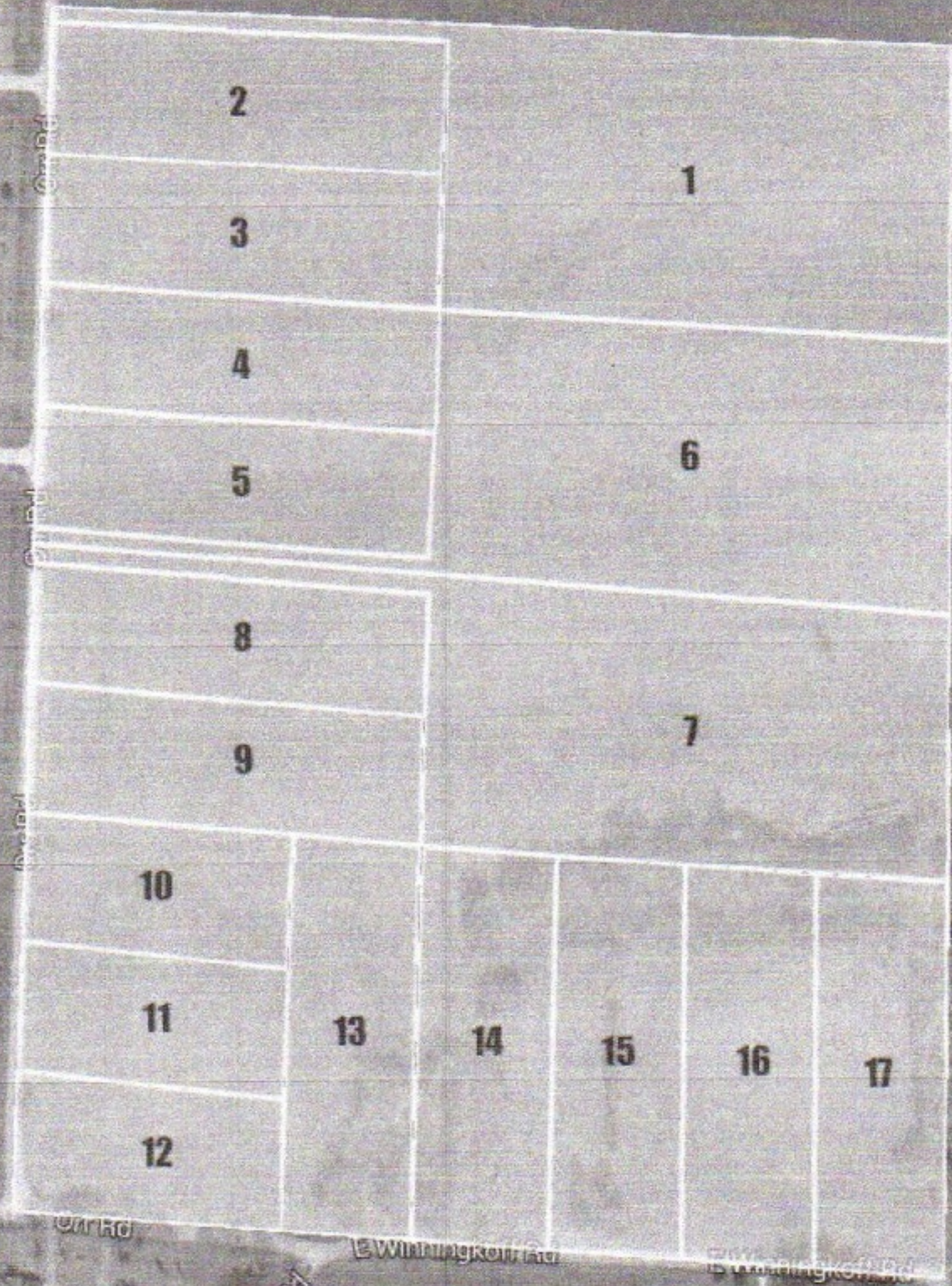
North 68°11'48" West, generally with near the center of said East Winningkoff Road, 713.27 feet to a mag nail set;

North 86°38'54" West, with said East Winningkoff Road, passing the intersection of said East Winningkoff Road and said Orr Road at or near 270 feet and continuing with said Orr Road, in all 751.01 feet to a P.K. nail found at the southwest corner of said 63.686 acre tract;

THENCE northerly with the west line of said 63.686 acre tract and generally near the center of said Orr Road as follows: North 01°28'48" East, 1185.45 feet to a mag nail set; North 00°57'05" East, 702.17 feet to the PLACE OF BEGINNING and containing 63.693 acres.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us, or Fax 972-727-0091 and it will be presented at the Hearing. If you have any question about the request please contact Joe Hilbourn at jhilbourn@lucastexas.us

- White Rock Manor 63.7 acres
- Tract 1 = 8.8 acres
- Tract 2 = 3 acres
- Tract 3 = 3 acres
- Tract 4 = 3 acres
- Tract 5 = 3 acres
- Tract 6 = 8.2 acres
- Tract 7 = 8.5 acres
- Tract 8 = 3 acres
- Tract 9 = 3 acres
- Tract 10 = 2 acres
- Tract 11 = 2 acres
- Tract 12 = 2 acres
- Tract 13 = 3 acres
- Tract 14 = 3 acres
- Tract 15 = 3 acres
- Tract 16 = 3 acres
- Tract 17 = 3 acres





City of Lucas

Council Agenda Request

August 4, 2016

Item No. 04-05-06-07

Requester: City Secretary Stacy Henderson, Finance Director Liz Exum, Development Services Director Joe Hilbourn, Assistant Fire Chief Ted Stephens

Consent Agenda Items:

4. Consider approval of the minutes of the July 21, 2016 City Council meeting.
5. Consider a request by Roome Land Surveying, Inc., on behalf of Nancy Hoke for approval of a minor plat subdividing a 5.092 acre tract of land from the 25 acre parcel, leaving a remainder of 19 +/- acres situated in the Witsaul Fisher Survey, Abstract A0323, Tract 11, more commonly known as 1590 Rock Ridge Road.
6. Consider approval of the City of Lucas Investment Report for quarter ending June 30, 2016.
7. Consider approval of a budget amendment in the Fiscal Year 2015-16 budget to account 11-6300-232 Fire-Rescue Vehicle Maintenance in the amount of \$8,122.94.

Background Information:

Agenda Item No. 5:

The property is currently zoned Agricultural and normally, the remainder of the property would be required to be platted, but because it is greater than 5 acres, no public improvements are proposed, and the property has access, it does not require platting.

Code of Ordinances, Section 10.03.003, plat requirements states that a division of land does not include a division of land into parts greater than 5 acres, where each part has access and no public improvement is dedicated.

Agenda Item No. 7:

Lucas Fire-Rescue's Squad 861, a 2002 Ford F250 4x4 crew cab, received significant hail damage during a storm on April 11, 2016. The insurance company for the City of Lucas, Texas Municipal League, has processed a claim for the damage to the vehicle and has submitted the insurance reimbursement proceeds to the City of Lucas in the amount of \$8,122.94.

This requested budget amendment will record revenue of \$8,122.94 to account 11-4914 Insurance Claim Reimbursement and an expenditure of \$8,122.94 to account 11-6300-232 Vehicle Maintenance to repair the damaged vehicle.



City of Lucas Council Agenda Request August 4, 2016

Attachments/Supporting Documentation:

1. Minutes of the July 21, 2016 City Council meeting
2. Final plat and location map for 1590 Rock Ridge Road
3. Quarterly Investment Report ending June 30, 2016

Budget/Financial Impact:

NA

Recommendation:

City Staff recommends approval of the Consent Agenda.

Motion:

I make a motion to approve/deny the Consent Agenda as presented.



**City of Lucas
City Council Meeting
July 21, 2016
7:00 P.M.**

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:03 p.m.

City Councilmembers Present:

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

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
City Secretary Stacy Henderson

City Councilmembers Absent:

Councilmember Philip Lawrence

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

Mayor Olk asked to have a moment of silence to honor those police officers that have lost their lives or injured in the line of duty throughout the United States.

Citizen Input

1. Citizen Input:

There was no citizen input from the audience.

Community Interest

2. Community Interest Items:

Mayor Olk read a Proclamation for the Dallas Police Department offering prayers and healing for the police officers lives that were lost during the violence that occurred on July 7, 2016.

Mayor Pro Tem Peele reminded those in attendance that the Founders Day event would be held on October 22, 2016 and to take part in the stick-horse rodeo event.

Public Hearings

- 3. Consider adopting Ordinance 2016-07-00840 amending the Code of Ordinances, Division 8 - Accessory Buildings, Structures and Uses regarding requirements for habitable space and accessory buildings; and amendments to the Code of Ordinances, Schedule Use Chart related to guest/servant quarters and accessory buildings with habitual space.**

A presentation was given by Development Services Director Joe Hilbourn outlining the proposed changes to the Code of Ordinances relating to accessory buildings that contain habitable space shall meet the requirements of the International Residential Code as adopted by the City; no trailers, containers, commercial boxes or other similar structures shall be used as accessory buildings; and the term guest/servant quarters would be changed to habitable space.

Mayor Pro Tem Peele expressed her concern regarding the allowable size of accessory buildings and amending the Code of Ordinances to limit the square footage for accessory buildings to no larger than 500 square feet, so as to not create a second home on one parcel of land.

The Council discussed their concerns related to use and size of accessory buildings.

Mayor Olk opened public hearing at 7:15pm

Michael Churchill, 1125 Brockdale Park, stated he had concerns related to the definition of accessory buildings and asked if temporary structures would be considered accessory buildings.

Mr. Hilbourn stated that temporary structures were not permitted currently or as part of the proposed update to the Code of Ordinances.

Mayor Olk suggested that since the City Council had concerns related to the use and size of accessory buildings, that this amendment should be referred back to the Planning and Zoning Commission for further review related to size and definition.

Mayor Olk closed the public hearing at 7:25pm and there was no formal action taken on this item.

Consent Agenda

- 4. Consider approval of the minutes of the June 16, 2016 City Council meeting.**
- 5. Consider calling two public hearings regarding the City of Lucas Tax Rate and Fiscal Year Budget for 2016-2017 with the first public hearing to be held on August 18, 2016 and the second public hearing to be held on September 1, 2016.**
- 6. Consider accepting the resignation of Alternate Member Kevin Wier of the Planning and Zoning Commission.**

7. **Consider adopting Ordinance 2016-07-00839 amending the City of Lucas, Code of Ordinances by amending Appendix C titled “Fee Schedule” adding mowing fees, an administrative fee, and a trash and debris removal fee.**

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

8. **Presentation and discussion regarding the provision of law enforcement services by the Collin County Sheriff’s Office.**

City Manager Joni Clarke stated that Major Morrison had to cancel due to scheduling demands and she would reschedule the presentation.

Ms. Clarke noted that \$97,700 is budgeted currently for law enforcement including approximately 25 hours of overtime in the 2015-2016 fiscal year budget. Ms. Clarke noted that next fiscal year will be the last year for the existing contract with Collin County and discussions may be needed regarding future service needs for the City. Ms. Clarke discussed call data noting Monday through Saturday being the busiest time between 8:00 am and 6:00 pm and the technology that Collin County Sheriff’s office offers to Lucas citizens. Ms. Clarke stated that the average price for law enforcement services is approximately \$15 per person.

Councilmember Fisher noted that adding extra hours with the additional growth was reasonable.

Councilmember Millsap stated that as the City grows services may need to be expanded beyond one officer.

Mayor Olk stated he would like to have Major Morrison’s presentation rescheduled to discuss these items further.

There was no action taken on this item.

9. **Discuss and provide guidance to staff regarding the enforcement activity associated with the prohibited use of fireworks.**

Councilmember Baney stated that he received calls from several residents regarding the amount of fireworks released on July 4th and the dangers associated with fireworks as well as the effect on animals and livestock. Councilmember Baney suggested that more education and enforcement was needed to curtail fireworks displays.

Christine Churchill, 1125 Brockdale Park, stated that each year fireworks appear to be getting worse, she had animals injured that were startled by the constant fireworks and suggested placing signage in strategic locations to assist with education.

Michael Churchill, 1125 Brockdale Park, also stated that more education was needed in the community regarding the use of illegal fireworks.

The Council discussed the need for more education and signage throughout the City and potentially additional officers to assist during the July 4th holiday.

Councilmember Millsap suggested that the Sheriff's office begin citing residents that are releasing fireworks illegally.

The Council discussed with the City Attorney the amount of fines that could be assessed which were up to \$2,000.

The City Council agreed that additional signage was needed near Snider and East Lucas Road and CR 391 and East Lucas Road entering the City and to increase law enforcement next year.

10. Consider authorizing the City Manager to enter into a construction contract with Structural Assurance, LLC for the construction of the Blondy Jhune Road Bridge Replacement Project in the amount not to exceed \$1,559,781.72 plus a 20% contingency.

Public Works Director/City Engineer Stanton Foerster stated that this was the second advertisement for the construction of the Blondy Jhune bridges project. The design engineer has reviewed bids and recommended Structural Assurance LLC in the amount of \$1,559,781.72. Mr. Foerster stated that the project will last approximately six to eight months and both bridges will be constructed at the same time. Mr. Foerster stated that Lucas Fire-Rescue drove the detour routes proposed to gain access to the neighborhood and the drive time was approximately two minutes longer and was done without emergency lights.

MOTION: *A motion was made by Councilmember Duke, seconded by Councilmember Fisher to authorize the City Manager to enter into a construction contract with Structural Assurance, LLC for the construction of the Blondy Jhune Road Bridge Replacement Project in the amount not to exceed \$1,559,781.72 plus a 20% contingency. The motion passed unanimously by a 6 to 0 vote.*

11. Discuss and provide guidance to staff regarding the revision and amendment of the Comprehensive Plan including:

- **Chapter 1 – Introduction**
- **Chapter 2 – Demographics**
- **Chapter 3 – Housing**
- **Chapter 4 – Land Use**
- **Chapter 5 – Economic Development**
- **Chapter 6 – Parks, Recreation & Open Space**
- **Chapter 7 – Streets, Drainage & Master Thoroughfare Plan**
- **Chapter 8 – Water System**

Mayor Olk called the following individuals forward that had filled out comments cards requesting to speak:

Rebecca Mark, 2550 Estates Parkway, gave a copy of her email sent to the City Council on June 29, 2016 for their review. Ms. Mark stated that she was representing the four property owners along Estates Parkway that have requested a change in zoning for their neighborhood that is located near Lovejoy High School and abuts commercial zoning. Ms. Mark discussed the designation of Village Center rezoning for their neighborhood recommended by the Planning and Zoning Commission and how this designation would be a good fit as their properties abut commercial zoning and Lovejoy High School.

Councilmember Fisher noted that she had made edits since the last council meeting to Chapters 1 through 4 and those edits were included in their Comprehensive Plan notebook.

The City Council agreed that additional time was needed to review Chapters 1 through 4 and no action was taken on this item.

12. Discuss and consider roadside parking and public safety in the vicinity of Kelly Farm Burger Stand located at 1989 West Lucas Road.

Councilmember Fisher stated that she had not seen an issue with parking at this location since the one episode and believed no further action was needed at this time and it could be monitored for any potential concerns.

13. Discuss Board appointment process, including application amendments, conducting interviews and updating procedures.

City Secretary Stacy Henderson reviewed the appointment process and application amendments with the Council noting the application deadline was September 9, 2016.

The City Council approved the application amendments of adding a voter registration number as well as qualifications and personal vision for the City. The City Council also wanted to continue the interview process for prospective volunteers and to schedule volunteers as applications come in rather than conducting all interviews in one evening.

14. Discuss the nomination process for the 2016 Service Tree Award Program.

City Secretary Stacy Henderson discussed the schedule of the Service Tree Award Program noting the application deadline for nominations would be September 9, 2016 and an agenda item would be placed on the September 15, 2016 City Council Agenda for nomination consideration. Ms. Henderson noted that the Service Tree Nomination Committee members consisted of Councilmembers Fisher, Duke and Millsap.

The City Council agreed to the timeline in place.

15. Consider appointing a Grand Marshal for the 2016 Founders Day Parade.

Councilmember Fisher suggested Lee Bauer, retired volunteer firefighter for the City of Lucas, as the Grand Marshal for the 2016 Founders Day parade. Councilmember Fisher noted his years of service to the City and the community. Mr. Bauer was nominated last year but could not participate since the event was cancelled.

MOTION: *A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to nominate Lee Bauer as the Grand Marshal for the 2016 Founders Day parade. The motion passed unanimously by a 6 to 0 vote.*

Executive Session

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

11. Executive Session:

There was no Executive Session scheduled for this meeting.

12. Adjournment.

MOTION: *A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 8:29 pm. The motion passed unanimously by a 6 to 0 vote.*

APPROVED:

ATTEST:

Jim Olk, Mayor

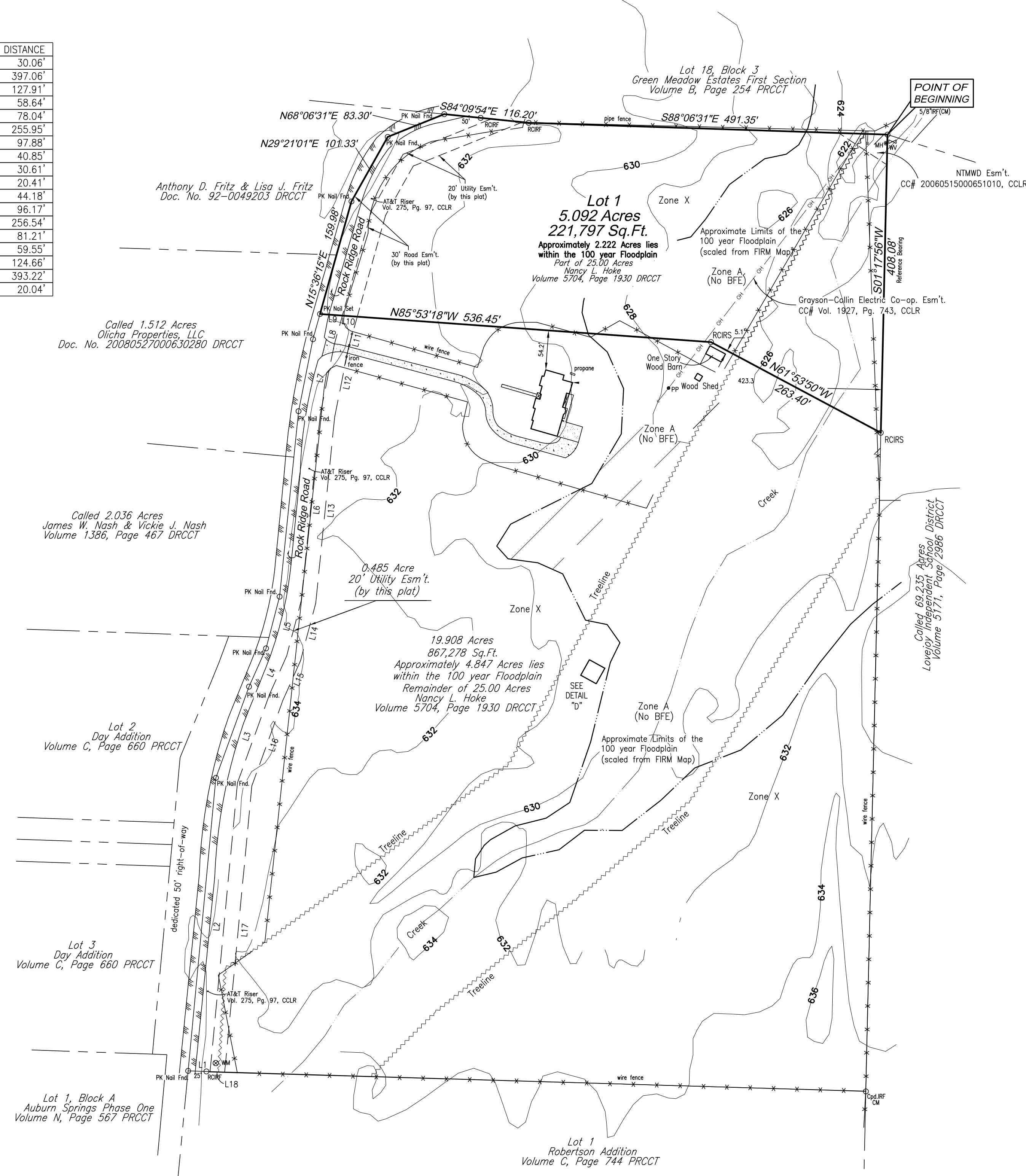
Stacy Henderson, City Secretary

Coyote Creek Ranch



20' Utility Easement

LINE	BEARING	DISTANCE
L1	S88°15'55"E	30.06'
L2	N05°25'25"E	397.06'
L3	N19°55'36"E	127.91'
L4	N23°57'47"E	58.64'
L5	N14°44'33"E	78.04'
L6	N05°49'05"E	255.95'
L7	S11°22'31"W	97.88'
L8	N15°36'15"W	40.85'
L9	N85°53'18"W	30.61'
L10	S85°53'18"W	20.41'
L11	S15°36'15"W	44.18'
L12	S11°22'31"W	96.17'
L13	S05°49'05"W	256.54'
L14	S14°44'33"W	81.21'
L15	S23°57'47"W	59.55'
L16	S19°55'36"W	124.66'
L17	S05°25'25"W	393.22'
L18	N88°15'55"W	20.04'



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Nancy L. Hoke**, the Owner, does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **Final Plat of Lot 1 of Coyote Creek Ranch**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2016.

Nancy L. Hoke

ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Nancy L. Hoke**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

Printed Signature

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS **Nancy L. Hoke** is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Lucas, being part of the Witsaul Fischer Survey, Abstract No. 323, being the northerly portion of called 25.00 acre tract of land conveyed to Nancy L. Hoke by deed recorded in Volume 5704, Page 1930 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the south line of Green Meadow Estates, First Section, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume B, Page 254 of the Plat Records of Collin County, Texas and marking the northwest corner of a called 69.235 acre tract of land conveyed to Lovejoy Independent School District by deed recorded in Volume 5171, Page 2986 of the Deed Records of Collin County, Texas and the northeast corner of said 25.00 acre tract;

THENCE with the west line of said 69.235 acre tract and the east line of said 25.00 acre tract, South 01°17'56" West, 408.08 feet to a Roome capped iron rod set marking the southeast corner of said premises;

THENCE with the south line of said premises as follows: North 61°53'50" West, 263.40 feet to a Roome capped iron rod set for corner; North 85°53'18" West, 536.45 feet to a Roome P. K. nail set in Rock Ridge Road marking the southwest corner of said premises, being in the west line of said 25.00 acre tract, and being in the east line of a called 1.512 acre tract as recorded under Document No. 20080527000630280 of the Collin County Land Records;

THENCE with said road, the east line of called 1.512 acre tract of land, the east line of a tract of land conveyed to Anthony D. Fritz and Lisa J. Fritz by deed recorded in Document No. 92-0049203 of the Collin County Land Records, and the west line of said 25.00 acre tract as follows: North 15°36'15" East, 195.84 feet to a P. K. nail found for corner, North 29°21'01" East, 101.33 feet to a P. K. nail found for corner, and North 68°06'31" East, 83.30 feet to a P. K. nail found for corner in the approximate center of Rock Ridge Road, in the south line of said Green Meadow Estates, First Section and marking the northwest corner of said 25.00 acre tract;

THENCE with the south line of said Green Meadow Estates, First Section and the north line of said 25.00 acre tract as follows: South 84°09'54" East, passing at 50.00 feet a Roome capped iron rod set for reference and continuing for a total distance of 116.20 feet to a Roome capped iron rod found for corner, and South 88°06'31" East, 491.35 feet to the point of beginning and containing 221,797 square feet or 5.092 acres of land.

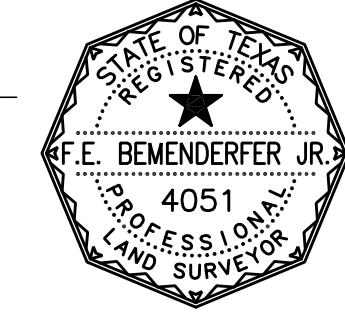
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, F. E. Bemenderfer, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

F. E. Bemenderfer, Jr.
 R.P.L.S. No. 4051



ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **F. E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for the State of Texas

Printed Signature

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Planning and Community Development of the City of Lucas, Texas, in accordance with the Lucas Development Code, Review & Approval Procedures.

Director of Planning and Community Development _____ Date _____

ATTEST:
 Signature _____ Date _____

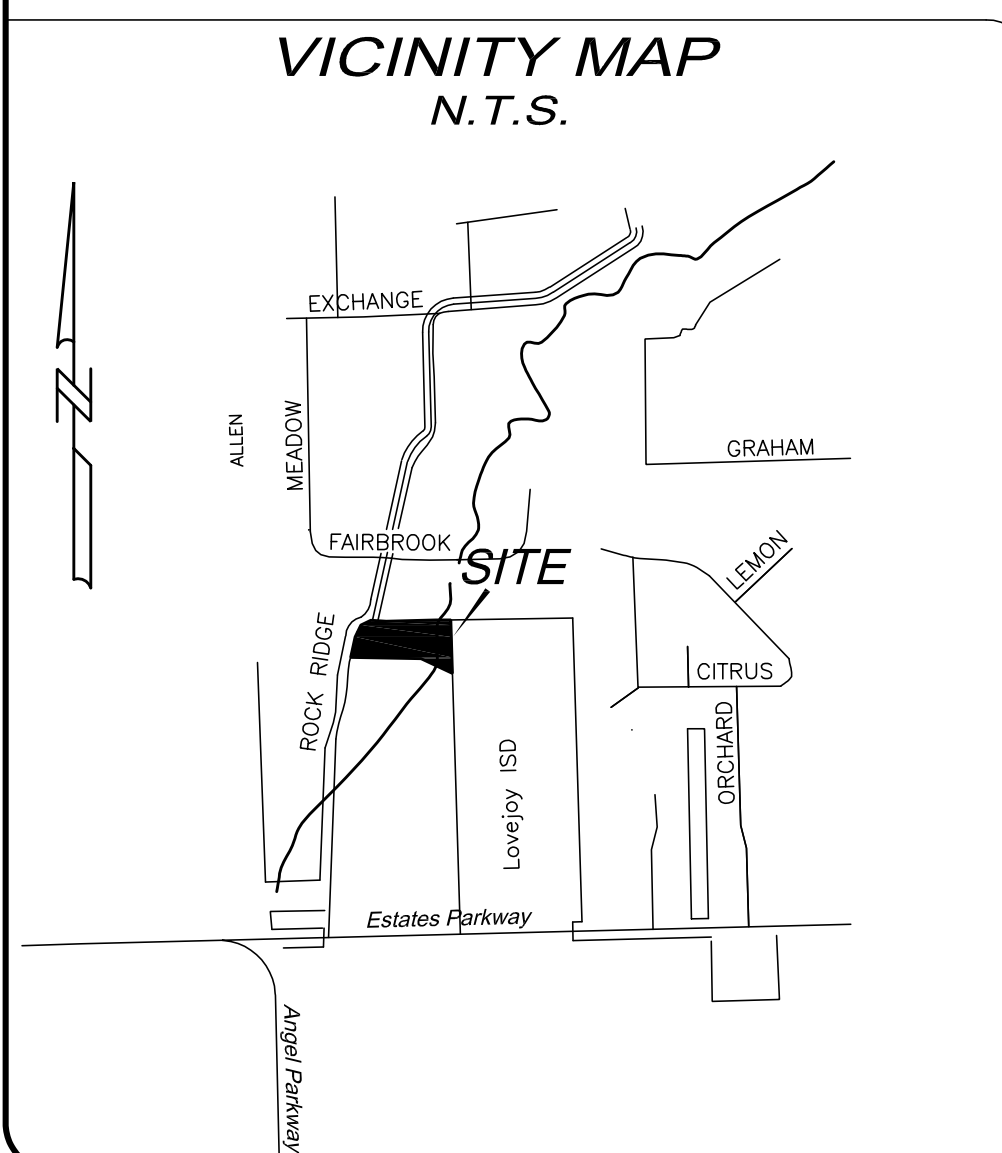
Print Name & Title _____

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Lucas Development Code and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his approval is required.

Director of Public Works _____ Date _____

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development _____ Date _____

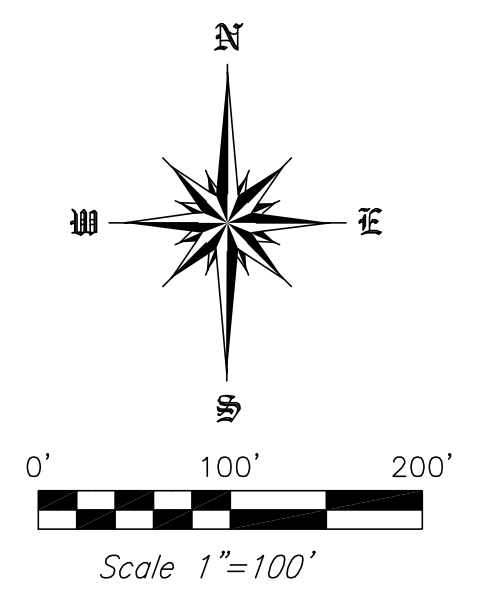


The purpose of this plat is to plat the northerly 5.092 acres of a 25 acre tract, create easements and delineate the 100-Yr. Flood Plain limits.

NOTES: (1) CM is controlling monument; (2) A portion of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0405 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone A and Zone X); (3) Source bearing per 25.00 acre tract as recorded in Volume 5704, Page 1930 of the Collin County Land Records; (4) This plat has been completed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements; (5) There are no OSSF Notes available for this plat.

Legend

RCIRS	Roome Capped Iron Rod Set
DRCCCT	Collin County Map Records
PRCCT	Collin County Land Records
IRF	Iron Rod Found
CM	Controlling Monument
WM	Water Meter
WV	Water Valve
PP	Power Pole
MH	Manhole
AS	Asphalt
IF	Iron Fence
OL	Overhead Lines
WF	Wire Fence
WD	Wood Fence
G	Guy



Final Plat of Lot 1 Coyote Creek Ranch
 5.092 Acre Tract situated in the Witsaul Fischer Survey, Abstract No. 323
 City of Lucas, Collin County, Texas
 June 27, 2016

Owner:
 Nancy L. Hoke
 1590 Rock Ridge Road
 Lucas, Texas 75002
 Attn: Nancy L. Hoke

Surveyor:
 Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 (972) 423-4372
 Attn: Fred Bemenderfer or Mike Cuzzo

Revised: 7/13/2016 - Added 20' Utility Easement
 P:\AC\201602\AC282189.dwg

Roome Land Surveying, Inc.
 TRPLS Firm No. 1003100
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7523
 www.roomesurveying.com

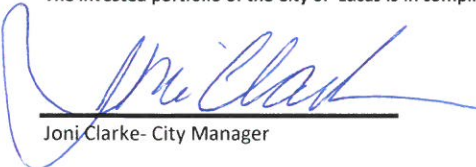
CITY OF LUCAS
QUARTERLY INVESTMENT REPORT

Quarter Ended

June 30, 2016

Bank Account Name	Rating	April 1, 2016	June 30, 2016	Changes	Total Portfolio
ANB Pooled Cash	AAAm	\$8,197,321.22	\$8,381,461.61	\$184,140.39	44.73%
ANB - 2011 CO Capital & Water Fund	AAAm	\$404,981.30	\$44.27	-\$404,937.03	0.00%
ANB - 2015 CO Capital & Water Fund	AAAm	\$2,008,175.65	\$2,008,834.12	\$658.47	10.72%
ANB - Reserve General Fund	AAAm	\$2,000,100.00	\$2,000,100.00	\$0.00	10.68%
ANB - RTR West Lucas Capital Fund	AAAm	\$63,044.46	\$63,065.13	\$20.67	0.34%
ANB - RTR FM 2551 Capital Fund	AAAm	\$1,163,896.38	\$1,164,278.02	\$381.64	6.21%
TOTAL Bank Accounts		\$13,837,519.01	\$13,617,783.15	-\$219,735.86	72.68%
Interest Rate		0.20%	0.20%	\$0.00	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Pools					
Logic - General Fund	AAAm	\$189,106.59	\$189,282.58	\$175.99	1.01%
Logic - Water Fund	AAAm	\$1,345,613.43	\$1,346,865.58	\$1,252.15	7.19%
Interest Rate		0.5439%	0.5640%	\$0.000201	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Lone Star Invest - General Fund	AAAm	\$1,940,530.27	\$1,941,644.94	\$1,114.67	10.36%
Lone Star Invest- Water Fund	AAAm	\$729,034.97	\$729,453.74	\$418.77	3.89%
Interest Rate		0.3330%	0.3578%	\$0.00025	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
Tex Pool - Debt Service Fund	AAAm	\$893,074.19	\$911,216.90	\$18,142.71	4.86%
Interest Rate		0.3380%	0.3633%	\$0.00025	
Weighted Average Life/Days(Balances assumed to have a one day maturity)		1	1	0	
TOTAL Pools		\$5,097,359.45	\$5,118,463.74	\$21,104.29	27.32%
Total Bank Acct. and Pools		\$18,934,878.46	\$18,736,246.89	-\$198,631.57	100.00%

The invested portfolio of the City of Lucas is in compliance with the Public Funds Investment Act and the City's Investment Policy and Strategies


Joni Clarke- City Manager


Liz Exum - Finance Director



City of Lucas Council Agenda Request August 4, 2016

Requester: Finance Director – Liz Exum

Agenda Item:

Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2016-2017.

Background Information:

The City of Lucas history of property tax rates are as follows:

Fiscal Year	M&O	I&S	Total
FY 2015-2016	.215514	.105147	.320661
FY 2014-2015	.233068	.087593	.320661
FY 2013-2014	.254005	.101611	.355616
FY 2012-2013	.261218	.112959	.374177
FY 2011-2012	.257723	.116454	.374177
FY 2010-2011	.247231	.126946	.374177
FY 2009-2010	.252040	.122137	.374177
FY 2008-2009	.250509	.123668	.374177

The City’s tax rate dropped 5.2%, in FY 2013-2014 and 10.9% in FY 2014-2015. Property tax revenue generated from new property added to the tax role has remained strong, but existing property values can fluctuate with economic trends.

Property tax revenue history - **(INCREMENTAL)**:

Increase attributed to

Fiscal Year	New Property	Existing Property	Total
FY 2015-2016	\$136,133	\$168,482	\$304,615
FY 2014-2015	\$140,562	(\$46,002)	\$94,560
FY 2013-2014	\$124,424	\$15,972	\$140,396
FY 2012-2013	\$88,628	(\$17,200)	\$71,428
FY 2011-2012	\$62,448	(\$9,408)	\$53,040
FY 2010-2011	\$45,247	\$61,932	\$107,179
FY 2009-2010	\$69,039	\$17,863	\$86,902
FY 2008-2009	\$98,722	\$68,879	\$167,601

Benefits to a stable tax rate include:

- A reliable, stable revenue source
- Sustainability against property tax caps
- Legislative changes



City of Lucas Council Agenda Request August 4, 2016

- Downward trends in appraised values
- Additional dollars collected to help fund capital projects
- Ability to maintain a low debt rate
- Build and retain strong financial reserves

Strong financial reserves helps the City maintain a positive bond rating to secure the best interest rates when financing is required. General fund reserve trends for the City are as follows:

Fiscal Year	Total
FY 2014-2015	\$ 6,203,973
FY 2013-2014	\$ 5,867,875
FY 2012-2013	\$ 5,140,955
FY 2011-2012	\$ 3,822,755
FY 2010-2011	\$ 3,179,629

Finance has received the effective and rollback calculations for the 2016-2017 tax year from the county tax assessor-collector. The property tax rate used for the draft budget presented at the budget workshop held on July 17th was .317995. Property tax options have been reviewed by staff and are being presented to council for vote on a proposed tax rate for Fiscal Year 2016-2017. The property tax rate options for FY 2016-2017 are as follows:

1. The roll back tax rate - .326030 (.238453 M&O and .087577 Debt).
2. The existing tax rate - .320661 (.233084 M&O and .087577 Debt).
3. The effective tax rate - .317948 (.230371 M&O and .087577 Debt).

Attachments/Supporting Documentation:

1. Property tax options worksheet for FY 2016-2017.

Budget/Financial Impact:

The financial impact to the budget is detailed in the property tax option worksheet.

Recommendation:

The three property tax options and the associated tax levy are calculated in the property tax option spreadsheet for council consideration. The Effective Rate is the total tax rate needed to raise the same amount of property tax revenue for the City of Lucas from the same properties in both the 2015 tax year and the 2016 tax year. The rollback tax rate is the highest rate that the City of Lucas may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate. The proposed rate is the rate that will be advertised for public hearing notice. First public hearing is scheduled for August 18th and second public hearing is scheduled for



City of Lucas Council Agenda Request August 4, 2016

September 1st. The scheduled date to adopt the tax rate is September 15th. The rate adopted can be lower than the proposed rate but cannot exceed it.

Motion:

There must be a record vote accepting the proposed tax rate for FY 2016-2017.

I make a motion to **approve/deny** Option # _____, a proposed tax rate of _____ percent, which is the _____ rate for the 2016 tax year.

**City of Lucas
Property Tax Options
2016-2017**

	<u>Adjusted Tax Value</u>	<u>Total Tax Rate</u>	<u>Tax Rate Operating</u>	<u>Sales Tax Rate Loss</u>	<u>Total Inc R Loss</u>	<u>Tax Rate Debt Serv</u>	<u>Total Potential Tax Revenue</u>	<u>Tax Operating</u>	<u>Tax Debt Serv</u>	<u>Tax Levy Incl Freeze</u>	<u>Total Tax Levy</u>
2007 Adjusted Tax Value	\$ 422,216,071	0.375000	0.244260			0.130740	\$ 1,583,310	\$ 1,031,305	552,005	\$	1,583,310
2008 Adjusted Tax Value	\$ 471,411,284	0.374177	0.250509			0.123668	\$ 1,763,913	\$ 1,180,928	582,985	\$	1,763,913
2009 Adjusted Tax Value	\$ 494,414,564	0.374177	0.252040			0.122137	\$ 1,849,986	\$ 1,246,122	603,863	\$ 127,907	\$ 1,977,893
2010 Adjusted Tax Value	\$ 506,955,477	0.374177	0.247231			0.126946	\$ 1,896,911	\$ 1,253,347	643,564	\$ 66,500	\$ 1,963,411
2011 Adjusted Tax Value	\$ 517,875,574	0.374177	0.257723			0.116454	\$ 1,937,771	\$ 1,334,680	603,089	\$ 50,000	\$ 1,987,769
2012 Adjusted Tax Value	\$ 536,714,544	0.374177	0.261218			0.112959	\$ 2,008,262	\$ 1,401,995	606,272	\$ 86,000	\$ 2,094,268
2013 Adjusted Tax Value	\$ 602,991,584	0.355617	0.254006			0.101611	\$ 2,144,333	1,531,629	612,710	\$ 145,000	\$ 2,289,339
2014 Adjusted Tax Value	\$ 695,041,710	0.320661	0.233068			0.087593	\$ 2,228,730	\$ 1,619,920	608,811	\$ 154,000	\$ 2,382,730
2015 Adjusted Tax Value	\$ 786,263,436	0.320661	0.215514			0.105147	\$ 2,521,239	\$ 1,694,508	826,739	\$ 163,000	\$ 2,684,247
2016											
2016 ARB Freeze Adj	\$ 855,007,027	\$ 894,009,068	0.317948	0.230371		0.087577	\$ 2,842,486	\$ 2,059,538	782,948	\$ 180,000	\$ 3,022,486
2016 Lower Value used Effec Rate	<u>\$ 39,002,041</u>										

Property Tax Options 2016-2017

1. Use Maximum Rollback Rate	\$ 894,009,068	0.326030	0.238453	0.000000	0.238453	0.087577	\$ 2,914,739	\$ 2,131,791	782,948	\$ 180,000	\$ 3,094,739
2. Use Existing Tax Rate	\$ 894,009,068	0.320661	0.233084	0.000000	0.233084	0.087577	\$ 2,866,740	\$ 2,083,792	782,948	\$ 180,000	\$ 3,046,740
3. Use Effective Rate(adj for sales tax loss rate)	\$ 894,009,068	0.317948	0.211763	0.018608	0.230371	0.087577	\$ 2,842,486	\$ 2,059,538	782,948	\$ 180,000	\$ 3,022,486

1. Additional Dollars collected over effective rate using rollback of 8% **\$ 72,254**
2. Additional Dollars collected over effective rate using existing tax rate of .320661 **\$ 24,254**
3. Additional Dollars collected using rollback over existing tax rate of .320661 **\$ 47,999**



City of Lucas Council Agenda Request August 4, 2016

Item No. 09

Requester: Finance Director – Liz Exum

Agenda Item:

Discuss the Fiscal Year 2016-2017 Proposed Budget.

Background Information:

The City Manager and Finance Director have completed the review process with the City departments for the proposed budget for Fiscal Year 2016-2017. The draft budget that was presented at the July 27, 2016 workshop was prepared using projected information on assessed valuation and an estimated tax rate. The City has received the certified roll from Collin County Appraisal District's Office and the calculated effective tax rate of .317948 and rollback rate of .326030 from the Collin County Tax Assessor-Collector. Staff has incorporated the effective tax rate into the new draft budget document for fiscal year 2016-2017. You will note that the property tax revenue has increased by \$109,250 primarily due to the inclusion of the property tax amount attributed to the frozen values. The revised projection for the fiscal year 2016-2017 shows excess revenue over expenditures in the amount of \$324,281. Staff practices very conservative revenue projections at the beginning of the fiscal year and evaluates collections during the year. If trends are favorable, staff will propose mid-year adjustments for the City Council's consideration.

At the workshop held on July 17, staff received the following feedback and made the following adjustments to the proposed budget:

- Development Services Professional Services account 309 was adjusted by \$2,800 to \$22,200 to properly reflect annual health inspection charges of \$400 per inspection.
- Staff was asked to consider sign alternatives for the replacement of the digital sign located at City Hall. Staff has requested information from three sign vendors including Signs Manufacturing, Fast Signs and Stewart Signs. Staff will be evaluating recommendations and quotes and will hopefully have this information available at the August 4 City Council meeting.
- Consider using the effective tax rate in preparing the revised budget. The revised draft budget has used the effective tax rate of .317948.
- Additional staffing for the Fire-Rescue Department is not included in the 2016-2017 fiscal year budget but is identified as a funding request for the following fiscal year (2017-2018). Staff was directed to continue to research alternatives to address staffing shortages.



City of Lucas Council Agenda Request August 4, 2016

- Staff was requested to provide a staffing summary report that showed allocated positions between the General and Water Funds. This report was emailed separately to City Council.
- Staff has restricted \$50,000 from General Fund Reserves for Capital Outlay in FY 2015-2016 and FY 2016-2017 for a total of \$100,000.

Attachments/Supporting Documentation:

1. Detailed Proposed Budget for FY 2016-2017.

Budget/Financial Impact:

The financial impact for the proposed budget is varied and is outlined in detail to be reviewed and discussed.

Recommendation:

No action is required. Additional funding recommendations include the removal of the structure from White Rock Creek in the amount of \$10,000 and Pavement Management Software in the amount of \$50,000.

Motion:

N/A

CITY OF LUCAS

PROPOSED BUDGET



Fiscal Year 2016 - 2017

	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET
REVENUE SUMMARY				
GENERAL FUND				
PROPERTY TAXES	1,808,839	1,892,509	1,941,304	2,279,538
OTHER TAXES	1,236,633	1,179,700	1,232,015	1,247,000
FINES & FORFEITURES	1,968	522	533	522
LICENSES & PERMITS	600,584	564,130	607,275	627,190
FIRE DEPARTMENT REVENUE	502,853	563,243	648,344	654,331
FEES & SERVICE CHARGES	135,874	82,600	87,100	78,450
MISCELLANEOUS REVENUES	387,957	380,216	524,166	437,724
TOTAL GENERAL FUND REVENUE	4,674,708	4,662,920	5,040,737	5,324,755
WATER UTILITIES FUND				
FEES & SERVICE CHARGES	3,615,593	3,661,870	3,916,790	3,930,121
MISCELLANEOUS REVENUES	280,096	34,550	37,950	36,250
TOTAL WATER UTILITIES FUND REVENUE	3,895,689	3,696,420	3,954,740	3,966,371
DEBT SERVICE FUND				
PROPERTY TAXES	683,783	836,839	933,331	806,148
TOTAL DEBT SERVICE FUND REVENUE	683,783	836,839	933,331	806,148
COMBINED REVENUE TOTALS	9,254,180	9,196,179	9,928,808	10,097,274
EXPENDITURES				
GENERAL FUND				
CITY COUNCIL	18,438	27,450	27,450	18,430
CITY SEC	127,007	144,632	144,632	147,495
ADMIN/FINANCE	445,213	526,490	535,730	526,257
DEVELOPMENT SERVICES	326,025	312,621	312,621	392,853
PUBLIC WORKS	1,085,773	1,209,750	1,278,150	215,124
PUBLIC WORKS - ENGINEERING	0	0	0	1,087,163
PARKS	78,233	144,400	144,400	91,280
FIRE	1,384,673	1,623,092	1,698,191	2,063,074
NON-DEPARTMENTAL	408,423	428,866	440,666	493,683
TOTAL GENERAL FUND EXPENDITURES	3,873,785	4,417,301	4,581,840	5,035,359
WATER UTILITIES FUND				
WATER UTILITIES	2,923,361	3,088,383	3,154,400	3,259,209
WATER - ENGINEERING	0	0	0	175,910
TOTAL WATER FUND EXPENDITURES	2,923,361	3,088,383	3,154,400	3,435,119
DEBT SERVICE				
WATER UTILITIES	530,364	522,716	522,716	519,567
GENERAL FUND	608,811	826,739	826,739	782,948
TOTAL DEBT SERVICE	1,139,175	1,349,455	1,349,455	1,302,515
TOTAL EXPENDITURES	7,936,321	8,855,139	9,085,695	9,772,993
NET REVENUE LESS EXPENDITURES	1,317,859	341,040	843,113	324,281

2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET
------------------------------------	---------------------------------	--------------------------------	---------------------------------

SUMMARY BY FUND

GENERAL FUND				
REVENUE	4,674,708	4,662,920	5,040,737	5,324,755
EXPENDITURES	3,873,785	4,417,301	4,581,840	5,035,359
NET REVENUE LESS EXPENDITURES	800,923	245,619	458,897	289,396
WATER UTILITES FUND				
REVENUE	3,895,689	3,696,420	3,954,740	3,966,371
EXPENDITURES	2,923,361	3,088,383	3,154,400	3,435,119
DEBT SERVICE	530,364	522,716	522,716	519,567
NET REVENUE LESS EXPENDITURES	441,964	85,321	277,624	11,685
DEBT SERVICE FUND-GENERAL				
REVENUE	683,783	836,839	933,331	806,148
EXPENDITURES	608,811	826,739	826,739	782,948
NET REVENUE LESS EXPENDITURES	74,972	10,100	106,592	23,201
NET REVENUE LESS EXPENDITURES	1,317,859	341,040	843,113	324,281

FUND SUMMARIES - GOVERNMENTAL FUNDS

COMBINED SUMMARY OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE

	GENERAL	DEBT SERVICE	CAPITAL IMPROVEMENTS	BROCKDALE ROAD IMPROV	RTR/TXDOT COUNTY	IMPACT FEES	TOTAL GOVERNMENTAL
BEGINNING FUND BALANCE	6,787,789	634,365	0	152,935	1,446,508	1,140,443	10,162,040
PROPERTY TAXES	2,279,538	806,148					3,085,686
OTHER TAXES	1,247,000						1,247,000
FINES & FORFEITURES	522						522
LICENSES & PERMITS	627,190						627,190
FIRE DEPARTMENT REVENUE	654,331						654,331
FEES & SERVICE CHARGES	78,450						78,450
MISCELLANEOUS REVENUES	437,724		6,000	25,000			468,724
IMPACT FEES						180,000	180,000
RTR FUNDS LEFT TURN LANES							0
RTR FUNDS FM 1378							0
PARKS GRANT FOR WINNINGKOFF TRAIL			106,480				106,480
COUNTY FUNDS							0
TRANSFER IN RESERVES			11,000				11,000
TRANSFER IN IMPACT FEES			940,000				940,000
TOTAL REVENUES	5,324,755	806,148	1,063,480	25,000	0	180,000	7,399,383
EXPENDITURES							
CITY COUNCIL	18,430						18,430
CITY SEC	147,495						147,495
ADMIN/FINANCE	526,257						526,257
DEVELOPMENT SERVICES	392,853						392,853
PUBLIC WORKS	215,124						215,124
PUBLIC WORKS - ENGINEERING	1,087,163						1,087,163
PARKS	91,280						91,280
FIRE	2,063,074						2,063,074
NON-DEPARTMENTAL	493,683						493,683
DEBT SERVICE PRINCIPAL		540,000					540,000
DEBT SERVICE INTEREST/BOND EXP		242,948					242,948
CAPITAL PROJ EXP RTR W LUCAS RD/CC INTERSECTION DRAINAGE					63,200	15,800	79,000
CAPITAL PROJ EXP RTR W LUCAS RD TO ANGEL PKWY					1,383,308	40,310	1,423,618
WINNINGKOFF TRAIL PROJECT			117,480				117,480
CAPITAL PROJECTS BAIT SHOP INTERSECTION			100,000			100,000	200,000
CAPITAL PROJECTS SAFETY ENHANCEMENTS							0
ROAD CAPACITY IMPROVEMENTS			840,000			840,000	1,680,000
TOTAL EXPENDITURES	5,035,359	782,948	1,057,480	0	1,446,508	996,110	9,318,405
NET CHANGE IN FUND BALANCE	289,396	23,201	6,000	25,000	(1,446,508)	(816,110)	(1,919,022)
ENDING FUND BALANCE	7,077,185	657,566	6,000	177,935	0	324,333	8,243,019
MINUS RESTRICTED FOR:							
IMPACT FEES						(324,333)	(324,333)
TRANSFER TO CAPITAL FROM RESERVES	(11,000)				0		(11,000)
BROCKDALE ROAD IMPROVEMENTS				(177,935)			(177,935)
RESTRICTED FOR CAPITAL OUTLAY - GENERAL FUND	(100,000)						(100,000)
DEBT SERVICE PAYMENTS		(657,574)					(657,574)
MUNICIPAL COURT/PEG FEES	(58,385)						(58,385)
CAPITAL IMPROVEMENT PROJECTS			(6,000)		0		(6,000)
UNASSIGNED FUND BALANCE	6,907,800	0	0	0	0	0	6,907,792
TOTAL AMOUNT OF RESERVES PRIOR TO GASB 54 REQUIREMENT	6,907,800	0	0	0	0	0	6,907,792
AMOUNT IN DAYS OPERATING COST	501						501
AMOUNT IN MONTHS OPERATING COST	17						17
RESERVES FOR GASB 54 FUND BALANCE POLICY (50% OF CURRENT YR EXPENDITURES IN GENERAL FUND)	(2,517,680)						(2,517,680)
TOTAL RESERVES AFTER GASB 54 REQUIREMENTS	4,390,121						4,390,112
AMOUNT IN DAYS OPERATING COST	318						318
AMOUNT IN MONTHS OPERATING COST	11						11

FUND SUMMARIES - PROPRIETARY

COMBINED SUMMARY OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE

	WATER	CAPITAL IMPROVEMENTS	IMPACT /DEVELOP FEES	TOTAL PROPRIETARY
<u>BEGINNING BALANCE RESTRICTED/UNRESTRICTED</u>	4,979,663		0	4,979,663
WATER REVENUE	3,438,121			3,438,121
WASTE WATER REVENUE	36,000			36,000
TRASH REVENUE	456,000			456,000
MISCELLANEOUS REVENUES	36,250			36,250
REFUND NTMWD CAPITAL				0
DEVELOPERS FEES - SEWER	0			0
IMPACT FEES			225,000	225,000
TRANSFER IN IMPACT FEES		225,000		225,000
TRANSFER IN FUND BALANCE - WATER		731,117		731,117
TOTAL REVENUES	3,966,371	956,117	225,000	5,147,488
 <u>EXPENDITURES</u>				
WATER	2,978,119			2,978,119
TRASH	415,000			415,000
WASTEWATER	42,000			42,000
DEBT SERVICE PRINCIPAL	375,000			375,000
DEBT SERVICE INTEREST/BOND EXP	144,567			144,567
WATER - ENGINEERING				0
TRANSFER OUT TO FUND WATER PROJECT		0		0
TRANSFER OUT TO FUND WATER PROJECT			225,000	225,000
CAPITAL PROJECTS WF		956,117		956,117
				0
TOTAL EXPENDITURES	3,954,686	956,117	225,000	5,135,803
NET CHANGE IN BALANCE	11,685	0	0	11,685
ENDING BALANCE	4,991,348	0	0	4,991,348
MINUS RESTRICTED FOR:				
IMPACT FEES			0	0
DEBT SERVICE PAYMENTS	(375,000)			(375,000)
CUSTOMER DEPOSITS	(237,750)			(237,750)
TRSF TO CAPITAL FROM RESERVES	(731,117)	0		(731,117)
UNASSIGNED FUND BALANCE	3,647,481	0	0	3,647,481
TOTAL AMOUNT OF RESERVES PRIOR TO GASB 54 REQUIREMENT	3,647,481	0	0	3,647,481
AMOUNT IN DAYS OPERATING COST	372			372
AMOUNT IN MONTHS OPERATING COST	12			12
RESERVES FOR GASB 54 FUND BALANCE POLICY (50% OF CURRENT YR EXPENDITURES IN GENERAL FUND)	(1,789,843)			(1,789,843)
TOTAL RESERVES AFTER GASB 54 REQUIREMENTS	1,857,638	0	0	1,857,638
AMOUNT IN DAYS OPERATING COST	189			189
AMOUNT IN MONTHS OPERATING COST	6			6

CAPITAL FUND SUMMARY**CAPITAL WATER PROJECTS:****TOTAL WATER CAPITAL PROJECTS- CARRY OVER FY 15/16:**

PARKER R 12" WATER LINE	6,000
PARKER RD PHASE 1 - SECTION 1	400,000
STINSON WATER LINE AS-BUILT DRAWINGS	5,000
DEAD END CONNECTIONS (INCL ADD'T \$200K)	400,000
ABANDONED 8 INCH WATER LINE	34,117
WHITE ROCK BRIDGE ADD'T ROW	11,000
TOTAL WATER CAPITAL PROJECTS- CARRY OVER FY 15/16:	856,117

CARRY OVER PROJECTS FUNDED BY:

IMPACT FEES FY 16/17	(225,000)
RESERVES	(631,117)
TOTAL CARRY-OVER FUNDING	(856,117)

NEW WATER PROJECTS FY 16/17:

WATER METER REPLACEMENT YEAR ONE	100,000
TOTAL NEW PROJECTS	100,000

NEW PROJECT FUNDING - WATER:

RESERVES	(100,000)
TOTAL NEW PROJECT FUNDING	(100,000)

TOTAL WF PROJECTS FY 16/17**956,117****CAPITAL ROADWAY AND GF PROJECTS:****TOTAL GENERAL FUND PROJECT CARRY OVER FY 15/16:**

BAIT SHOP INTERSECTION	100,000
RTR PROJECT W LUCAS RD/COUNTRY CLUB INTERSECTION(DRAINAGE)	79,000
RTR PROJECT W LUCAS RD/CC RD TO ANGEL PKWY	1,423,618
TOTAL GENERAL FUND PROJECTS- CARRY OVER FY 15/16	1,602,618

CARRY OVER PROJECTS FUNDED BY:

RTR FUNDS	(1,202,094)
COUNTY FUNDS	(244,414)
IMPACT FEES - OTHER ROAD PROJECTS	(100,000)
IMPACT FEES - ROADS RTR	(56,110)
TOTAL CARRY-OVER FUNDING	(1,602,618)

NEW GENERAL FUND PROJECTS FY 16/17:

WINNINGKOFF TRAIL PROJECT	117,480
ROAD CAPACITY IMPROVEMENTS	840,000
TOTAL NEW PROJECTS	957,480

NEW PROJECT FUNDING - GENERAL FUND:

RESERVES	(11,000)
GRANT FOR WINNINGKOFF TRAIL PROJECT	(106,480)
IMPACT FEES ROADS	(840,000)
TOTAL NEW PROJECT FUNDING	(957,480)

TOTAL GF PROJECTS FY 16/17**2,560,098****TOTAL CAPITAL PROJECTS FY 16/17****3,516,215**

	2014-2015 ACTUAL	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET
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Impact/Development Fee Summary

GENERAL FUND:

Beginning Balance General Fund (Restricted) 660,665 995,053 1,293,378

Revenue

Roadway Impact Fees(11-4500) 279,388 280,000 180,000
 Roadway Fees Brockdale(11-4989) Improv 55,000 50,000 25,000
Total Revenues 995,053 330,000 205,000

Expenditures

Capital Projects 6,836 996,110
 LCA Restricted 24,839
 Brockdale Improv 0 0
Total Expenditures 0 31,675 996,110
Total General Fund Restricted 995,053 1,293,378 502,268

Restricted for LCA Improvements(Fund 21) 24,839 0
Restricted for Brockdale Capital Improv 21,535 21,535 21,535
Restricted for Brockdale Improvements 81,400 131,400 156,400
Total 3rd Party Restricted 127,774 152,935 177,935
General Fund Ending Bal (Restricted for Roads) 867,279 1,140,443 324,333
Total General Fund Restricted 995,053 1,293,378 502,268

WATER FUND:

Beginning Balance - Water Fund (6,630,131) (6,362,296) (6,049,458)

Revenue

Water Impact Fees 267,835 260,000 225,000
 Development Fees -Sewer 230,421
Total Revenues 267,835 490,421 225,000

Expenditures

Capital Projects - Water 177,583 956,117
 Capital Projects- Sewer 0
Total Expenditures 0 177,583 956,117

Revenues less Expenditures 267,835 312,838 (731,117)
Water Fund Ending Balance (6,362,296) (6,049,458) (6,780,575)

CITY OF LUCAS PROPERTY TAX RATES

Property tax is by far the largest source of revenue in the City of Lucas General Fund. Property tax is collected by Collin County and distributed to the City. The City's property tax is budgeted at a rate of **.317948** for 2016. This tax rate is the effective tax rate and is lower than the previous year. Listed below is a table depicting the recent history of the City of Lucas property tax rate.

Tax Year	O&M	I&S	Total
2005	0.243510	0.133090	0.376600
2006	0.248146	0.126854	0.375000
2007	0.244260	0.130740	0.375000
2008	0.250509	0.123668	0.374177
2009	0.252040	0.122137	0.374177
2010	0.247231	0.126946	0.374177
2011	0.257723	0.116454	0.374177
2012	0.261218	0.112959	0.374177
2013	0.254005	0.101611	0.355616
2014	0.233068	0.087593	0.320661
2015	0.215514	0.105147	0.320661
2016	0.230371	0.087577	0.317948

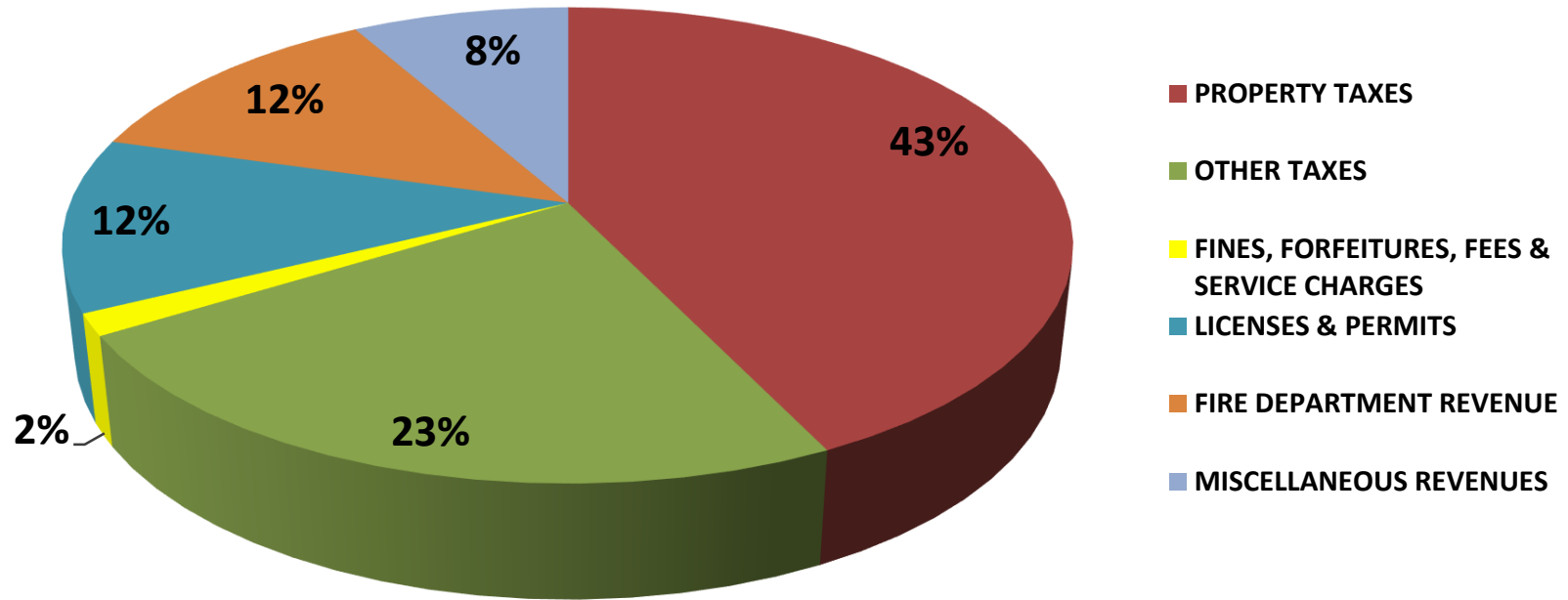
As you can see in the chart below, the property tax rate for the City of Lucas is very favorable in comparison to other cities within the area.

Fiscal Year 2015 Tax Rates

City	O&M	I&S	Total
Wylie	0.611583	0.257317	0.868900
Sachse	0.572279	0.185000	0.757279
Princeton	0.473987	0.217899	0.691886
Farmersville	0.382591	0.476409	0.859000
Anna	0.532341	0.106659	0.639000
Celina	0.433512	0.211488	0.645000
Melissa	0.478910	0.131090	0.610000
Murphy	0.333221	0.196779	0.530000
Allen	1.140000	0.470000	1.610000
Prosper	1.170000	0.500000	1.670000
Fairview	0.225858	0.134141	0.359999
Parker	0.272372	0.078612	0.350984
Lucas	0.215514	0.105147	0.320661

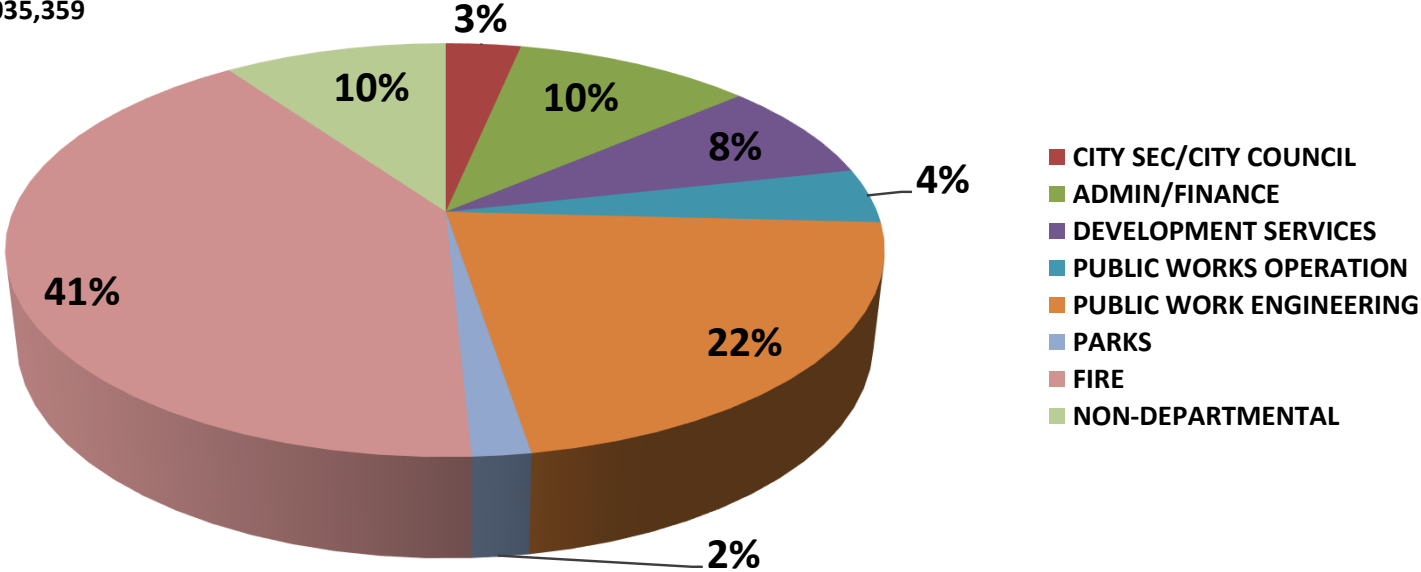
General Fund Revenue FY16/17

Total \$ 5,324,755



General Fund Expenditures by Department FY16/17

Total \$ 5,035,359



11 -GENERAL FUND		2014-2015	2015-2016	2015-2016	2016-2017	
REVENUE		FISCAL YEAR	ORIGINAL	AMENDED	PROPOSED	DESCRIP
		ACTUAL	BUDGET	BUDGET	BUDGET	
4011	PROPERTY TAXES	1,763,531	1,857,509	1,857,509	2,239,538	
4012	PROPERTY TAXES-DEL.	29,481	22,000	60,934	25,000	
4015	PROPERTY TAXES-P&I	15,827	13,000	22,861	15,000	
TOTAL PROPERTY TAXES		1,808,839	1,892,509	1,941,304	2,279,538	

OTHER TAXES

4101	SALES TAX	601,426	603,000	640,000	650,000	
4101-100	SALES TAX STREETS	150,808	132,600	142,500	285,000	
4101-200	SALES TAX PROP TAX REDUC	150,808	132,600	142,500	0	
4102	FRANCHISE-ELECTRICAL	242,442	230,000	230,000	232,000	
4103	FRANCHISE-TELEPHONE	8,987	7,300	7,300	7,500	
4104	FRANCHISE-CABLE	51,359	46,000	46,000	48,000	
4105	FRANCHISE-GAS	26,286	25,000	20,000	21,000	
4106	FRANCHISE-CABLE PEG	4,517	3,200	3,715	3,500	
TOTAL OTHER TAXES		1,236,633	1,179,700	1,232,015	1,247,000	

FINES & FORFEITURES

4202	COURT TECHNOLOGY FUND	23	40	40	40	
4203	COURT SECURITY FUND	17	25	25	25	
4204	COURT COST-CITY	29	30	30	30	
4205	TRAFFIC FINES	1,597	300	311	300	
4206	COURT COST-STATE	233	100	100	100	
4208	STATE JURY FEE	23	10	10	10	
4212	JUDICIAL FEES-STATE	31	15	15	15	
4213	JUDICIAL FEES-CITY	4	2	2	2	
4218	INDIGENT DEFENSE FEE	11				
TOTAL FINES & FORFEITURES		1,968	522	533	522	

LICENSES & PERMITS

4301	GEN CONTRACTOR REG.	14,069	14,000	14,000	14,000	
4361	ZONING REQUEST	1,350	700	700	1,200	
4362	SPECIFIC USE PERMITS	300	600	600	900	
4363	VARIANCE REQUEST	900	600	600	600	
4365	BLDG PERMITS-NEW HOMES	390,945	360,000	360,000	420,000	
4367	BLDG PERMITS-ACC.	14,587	12,000	24,000	20,000	
4368	BLDG PERMITS-REMODEL	4,174	4,000	6,000	6,000	
4369	BLDG PERMITS-COMM.	37,969	44,000	56,025	18,000	
4371	ELECTRICAL PERMITS	1,000	1,000	1,120	1,000	
4372	PLUMBING PERMITS	2,962	2,000	4,000	4,000	
4373	HEATING & A/C PERMITS	2,255	1,400	1,400	1,400	
4374	FENCE PERMITS	4,967	4,000	4,000	4,000	
4375	SWIMMING POOL PERMITS	17,495	20,000	20,000	22,000	
4376	WEIGHT LIMIT PERMITS	54,850	45,000	60,000	62,000	
4377	ROOF PERMITS	0	700	700	600	
4378	SPRINKLER SYST PERMITS	6,925	6,540	6,540	6,500	
4379	DRIVEWAY PERMIT	750	900	900	900	
4380	SIGN PERMIT	2,525	1,500	1,500	2,000	
4382	STORM WATER MGMT PERMIT	6,200	4,000	4,000	4,500	
4384	SOLICITATION PERMIT	60	90	90	90	
4390	PLANNED DEVELOPMENT	1,210	1,600	1,600	0	
4391	BURN PERMITS	990	0	0	0	
4395	HEALTH SERVICE PERMITS	4,900	14,000	14,000	7,000	
4398	MISC LICENSES & PERMITS	550	500	500	500	
4611	FIRE SPRINKLER PERMIT	28,651	25,000	25,000	30,000	
TOTAL LICENSES & PERMITS		600,584	564,130	607,275	627,190	

FIRE DEPARTMENT REVENUE

4612	COUNTY FIRE DISTRICT	8,221	0	40,757	10,000	
4613	SEIS LAGOS INTER-LOCAL	192,655	242,143	244,487	268,231	
4614	AMBULANCE SERVICES	90,185	67,000	80,000	83,000	

11 -GENERAL FUND

		2014-2015	2015-2016	2015-2016	2016-2017	
REVENUE		FISCAL YEAR	ORIGINAL	AMENDED	PROPOSED	DESCRIP
		ACTUAL	BUDGET	BUDGET	BUDGET	
4615	LISD EMS SERVICE	6,066	8,100	8,100	8,100	
4999	FIRE DISTRICT TRANSFER IN	205,726	246,000	275,000	285,000	
TOTAL FIRE DEPARTMENT REVENUE		502,853	563,243	648,344	654,331	
FEES & SERVICE CHARGES						
4424	PLAT & REPLAT FEES	13,692	15,000	15,000	15,000	
4425	RE-INSPECTION FEES	4,715	4,000	6,000	8,000	
4426	FEES-BUILDING PROJECTS	8,453	3,500	6,000	7,200	
4427	PUBLIC IMPRV/3% INSPEC	108,884	60,000	60,000	48,000	
4497	PUBLIC INFO. REQUESTS	55	0	0	0	
4498	MISC. FEES & CHARGES	75	100	100	250	
TOTAL FEES & SERVICE CHARGES		135,874	82,600	87,100	78,450	
MISCELLANEOUS REVENUE						
4911	INTEREST INCOME	12,178	10,000	16,352	15,000	
4912	BID PACKAGE FEES	0	0	900	0	
4913	FUEL TAX REFUND		0	0	0	
4914	INSURANCE CLAIM REIMB	587	0	18,106	0	
4915	CHILD SAFETY INCOME	6,458	6,200	6,800	6,000	
4916	CREDIT CARD REVENUE	3,311	3,200	3,500	3,500	
4917	CERT APP FEE BEER & WINE	0	0	0	0	
4931	RENTAL INCOME	81,120	83,400	83,400	83,400	
4980	PARK DEDICATION FEES	55,775	45,000	120,000	100,000	
4981	FACILITY RENTAL	150	100	100	100	
4982	FACILITY DEPOSIT	1,050	0	0	0	
4985	GRANT REVENUES	3,499	11,385	13,401	18,590	Training Grants
4986	FOUNDERS DAY DONATIONS	3,635	0	1,500	0	
4991	STREET ASSESSMENTS	4,245	0	2,190	0	
4992	SALE OF ASSETS	0	19,000	43,255	0	
4993	POSTAGE		0	0	0	
4994	CASH DRWR OVR/UND		0	0	0	
4995	REIMBURSEMENTS	4,956	0	8,092	0	
4996	TRANSFER IN		0	0	0	
4997	MISCELLANEOUS	11,432	0	5,462	0	
4998	PILOT TRANSER IN	199,561	201,931	201,108	211,134	
TOTAL MISCELLANEOUS REVENUE		387,957	380,216	524,166	437,724	
TOTAL REVENUES		4,674,708	4,662,920	5,040,737	5,324,755	

11 -GENERAL FUND CITY COUNCIL DEPARTMENTAL EXPENDITURES	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
<u>PERSONNEL SERVICES</u>					
6100-112 WORKERS' COMPENSATION	78	100	100	100	
6100-127 MEDICARE	167	150	150	150	
6100-468 CITY COUNCIL FEES	9,150	9,000	9,000	9,000	
TOTAL PERSONNEL SERVICES	9,395	9,250	9,250	9,250	
<u>MATERIALS & SUPPLIES</u>					
6100-204 FOOD/BEVERAGE	1,500	1,500	1,500	1,500	
6100-205 LOGO/UNIFORM				980	Board Member shirts
6100-222 AUDIO/VISUAL	2,528				
6100-233 EQUIPMENT MAINT.	50				
TOTAL MATERIALS & SUPPLIES	4,078	1,500	1,500	2,480	
<u>PURCHASED SERVICES:</u>					
6100-307 TRAINING & TRAVEL	811	13,500	13,500	3,500	\$500 per person
6100-323 CELL PHONE	444				
TOTAL PURCHASED SERVICES	1,255	13,500	13,500	3,500	
<u>GENERAL & ADMINISTRATIVE SERVICES</u>					
6100-420 EQUIPMENT	1,599				
6100-440 BOARDS & COMMISSIONS	40				
6100-441 APPRECIATION/AWARDS	1,391	2,500	2,500	2,500	
6100-442 CONTINGENCY	680				
6100-451 SOFTWARE, BOOKS, & CDS	0	700	700	700	\$100 per person
TOTAL GENERAL & ADMINISTRATION SERV	3,710	3,200	3,200	3,200	
<u>NON-CAPITAL EXPENSE</u>					
TOTAL NON-CAPITAL EXPENSE	0	0	0	0	
TOTAL CITY COUNCIL	18,438	27,450	27,450	18,430	

11 - GENERAL FUND CITY SECRETARY DEPARTMENTAL EXPENDITURES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6110-101	SALARIES - EXEMPT	53,326	70,500	70,500	71,500	
6110-103	SALARIES - TEMPORARY	14,149	0	0		
6110-112	WORKERS' COMPENSATION	155	225	225	250	
6110-113	LONGEVITY PAY	0	48	48	96	
6110-122	TMRS	6,753	9,870	9,870	9,900	
6110-123	GROUP INSURANCE	6,124	7,644	7,644	8,604	
6110-127	MEDICARE	968	1,025	1,025	1,040	
6110-129	LT DISABILITY	282	250	250	300	
6110-133	TELEPHONE ALLOWANCE	0	480	480	480	
TOTAL PERSONNEL SERVICES		81,757	90,042	90,042	92,170	
MATERIALS & SUPPLIES						
6110-201	OFFICE SUPPLIES	2,505	2,600	2,600	1,100	\$1.8k moved to acct 238
6110-202	POSTAGE	6,821	8,000	8,000		
6110-204	FOOD/BEVERAGE	0	100	100	100	
6110-210	COMPUTER SUPPLIES	0	50	50	500	Incl Council Computer Eqp
6110-238	PRINTING & COPYING				12,100	Color printing newsletter
6110-239	RECORDS MANAGEMENT	1,170	1,500	1,500	3,480	See Detail Listing
TOTAL MATERIALS & SUPPLIES		10,496	12,250	12,250	17,280	
PURCHASED SERVICES						
6110-306	ADVERTISING/PUBLIC NOTICES	12,905	15,000	15,000	15,000	
6110-307	TRAINING & TRAVEL	1,199	3,015	3,015	1,020	See Travel & Training Plan
6110-309	PROFESSIONAL SERVICES	7,427	6,700	6,700	8,200	Incr in codification updates
6110-349	FILING FEES	559	2,000	2,000	2,200	Incl electronic filing fees
TOTAL PURCHASED SERVICES		22,090	26,715	26,715	26,420	
GENERAL & ADMINISTRATIVE SERVICES						
6110-443	DUES/LICENSES	228	125	125	125	
6110-445	ELECTIONS	8,370	14,000	14,000	11,000	
6110-451	SOFTWARE, BOOKS & CD'S	270	1,500	1,500	500	
TOTAL GENERAL & ADMINISTRATIVE SERV		8,868	15,625	15,625	11,625	
NON-CAPITAL EXPENSE						
6110-411	FURNITURE & FIXTURES	3,796				
TOTAL NON-CAPITAL EXPENSE		3,796	0	0	0	
TOTAL CITY SECRETARY		127,007	144,632	144,632	147,495	

11 -GENERAL FUND ADMINISTRATION & FINANCE DEPARTMENTAL EXPENDITURES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6200-101	SALARIES - EXEMPT	155,089	173,509	177,434	179,103	
6200-102	SALARIES - NON-EXEMPT	109,196	117,779	117,779	117,778	
6200-103	SALARIES - PART - TIME	2,984	22,464	22,464		
6200-111	OVERTIME	135	1,900	1,900	1,900	
6200-112	WORKERS' COMP	540	800	800	960	
6200-113	LONGEVITY PAY	1,272	1,508	1,508	1,400	
6200-122	TMRS	31,949	42,936	43,486	43,000	
6200-123	GROUP INSURANCE	26,233	38,220	38,220	43,020	
6200-127	MEDICARE	3,765	4,570	4,635	4,500	
6200-129	LT DISABILITY	1,118	1,350	1,350	1,304	
6200-131	UNEMPLOYMENT		0	0		
6200-133	TELEPHONE ALLOWANCE	885	1,860	1,860	1,860	
6200-141	CAR ALLOWANCE	2,400	2,400	2,400	2,400	
TOTAL PERSONNEL SERVICES		335,566	409,296	413,836	397,225	
MATERIALS & SUPPLIES						
6200-201	OFFICE SUPPLIES	4,987	6,000	5,200	6,000	
6200-202	POSTAGE	1,198	1,700	1,700	1,700	
6200-203	SUBSCRIPTIONS	40	450	450	450	
6200-204	FOOD/BEVERAGE	2,320	2,200	2,200	2,200	
6200-205	LOGO/UNIFORM ALLOWANCE	0	525	525	525	
6200-210	COMPUTER SUPPLIES	0	350	350	350	
6200-238	PRINTING & COPING	44	0	0	0	
TOTAL MATERIALS & SUPPLIES		8,589	11,225	10,425	11,225	
PURCHASED SERVICES:						
6200-302	AUDITING & ACCOUNTING	9,948	12,500	12,500	12,500	
6200-305	SOFTWARE SUPPORT/MAINT	10,637	11,300	15,500	12,300	INCODE Maint.
6200-307	TRAINING & TRAVEL	6,862	8,320	8,320	11,496	See Travel & Training Plan
6200-309	PROFESSIONAL SERVICES	9,190	3,800	3,800	3,800	See Detail Listing
6200-313	MAINTENANCE AGREEMENTS	6,390	6,400	6,400	6,400	Copier
6200-318	TAX COLLECTION	1,997	2,200	2,200	2,400	
6200-319	CENTRAL APPRAISAL FEE	15,659	18,165	18,165	20,600	
6200-321	STATE COMPTROLLER (CT FEES)	178	300	300	300	
6200-321.1	OMNI COURT FEES	6	0	0	0	
6200-322	CONTRACTS	250	1,050	1,050	1,050	judge 6 hrs @ \$175 per hr
6200-323	CELL PHONE	456	480	480	0	
6200-324	INMATE BOARDING	279	426	426	426	6 days @ \$71 per day
6200-325	LIABILITY INSURANCE	25,646	28,000	28,000	30,000	
TOTAL PURCHASED SERVICES		87,498	92,941	97,141	101,272	
GENERAL & ADMINISTRATIVE SERVICES						
6200-441	APPRECIATION/AWARDS	1,881	3,300	3,300	3,300	\$400 All Hands Meetings/\$400 Picnic/\$2.1K FYE Celebration /Awards/\$400 Holiday Lunch
6200-443	DUES/LICENSES	3,937	4,528	4,528	4,935	See Detail Listing
6200-444	EMPLOYMENT SCREENING	923	2,000	2,000	2,200	City Wide
6200-445	CHILD SAFETY EXPENSE	0	500	500	500	Founders Day give aways
6200-497	CREDIT CARD FEES	1,972	2,200	2,700	2,800	
6200-498	MISCELLANEOUS	100	500	500	500	
TOTAL GENERAL & ADMIN SERVICES		8,813	13,028	13,528	14,235	
NON-CAPITAL EXPENSE						
6200-411	FURNITURE & FIXTURES	4,747		800	2,300	\$2.3K One desk
TOTAL NON-CAPITAL EXPENSE		4,747	0	800	2,300	
TOTAL ADMINISTRATION		445,213	526,490	535,730	526,257	

11 - GENERAL FUND PUBLIC WORKS - OPERATIONS DEPARTMENTAL EXPENDITURES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6210-101	SALARIES - EXEMPT	55,214	67,409	67,409		0 Recl to 6209/6409 Engineering
6210-102	SALARIES - NON-EXEMPT	91,252	69,012	69,012	66,237	Two Public Works Specialists
6210-103	SALARIES - TEMPORARY	7,452	14,400	14,400		
6210-111	OVERTIME	72	2,725	2,725	2,800	
6210-112	WORKERS' COMPENSATION	3,652	3,681	3,681	2,700	
6210-113	LONGEVITY	492	605	605	150	
6210-122	TMRS	18,281	19,009	19,009	11,000	
6210-123	GROUP INSURANCE	20,938	19,874	19,874	17,208	
6210-127	MEDICARE	2,278	2,234	2,234	1,100	
6210-129	LT DISABILITY	701	831	831	324	
TOTAL PERSONNEL SERVICES		200,332	199,780	199,780	101,519	
MATERIALS & SUPPLIES						
6210-201	OFFICE SUPPLIES	500	500	500	550	
6210-204	FOOD/BEVERAGE	800	400	400	400	
6210-206	FUEL & LUBRICANTS	10,054	7,500	7,500	9,000	
6210-208	MINOR APPARATUS	3,179	5,000	5,000	5,000	
6210-209	PROTECTIVE CLOTHING/UNIFORMS	4,918	6,075	6,075	6,345	See Detail Listing
6210-210	COMPUTER SUPPLIES	0	225	225	250	
6210-211	MEDICAL SUPPLIES	0	100	100	200	
6210-214	CLEANING SUPPLIES	1,483	1,000	1,000	1,000	
6210-223	SAND/DIRT	0	1,000	1,000	1,500	
6210-224	ASPHALT/BASE/CONC/CULVERT	28,065	20,000	20,000	20,000	
TOTAL MATERIALS & SUPPLIES		48,999	41,800	41,800	44,245	
MAINTENANCE & REPAIR						
6210-231	FACILITY MAINTENANCE	4,167	4,000	4,000	24,470	See Detail Listing
6210-232	VEHICLE MAINTENANCE	5,638	6,000	6,000	4,000	
6210-233	EQUIPMENT MAINTENANCE	6,413	15,163	16,063	7,600	
6210-234	WASTE DISPOSAL	1,000	1,000	1,000	1,000	
6210-298	MAINTENANCE & PARTS - MISC	2,267	2,600	2,600	2,600	
TOTAL MAINTENANCE & REPAIR		19,485	28,763	29,663	39,670	
PURCHASED SERVICES						
6210-307	TRAVEL/TRAINING	1,604	6,870	6,870	5,000	See Travel & Training Plan
6210-309	PROFESSIONAL SERVICES	59,612	61,500	49,700	5,000	Misc. Tree Removal, etc.
6210-322	CONTRACTS, OTHER	659	0	0	0	
6210-323	CELL PHONE	2,877	3,500	3,500	3,500	
6210-331	UTILITIES, ELECTRIC	6,721	3,800	3,800	3,800	
6210-332	DRAINAGE	14,089	0	0	0	
6210-334	STREET LIGHTING	13,442	14,000	14,000	0	Recl to 6209 Engineering
6210-346	EQUIPMENT RENTAL	4,178	5,000	5,000	5,000	
TOTAL PURCHASED SERVICES		103,182	94,670	82,870	22,300	
GENERAL & ADMINISTRATIVE SERVICES						
6210-443	DUES/LICENSES	0	2,400	2,400	1,290	See Detail Listing
TOTAL GENERAL & ADMIN SERVICES		0	2,400	2,400	1,290	
NON-CAPITAL EXPENSE						
6210-411	FURNITURE & FIXTURES	2,935	0	0		
6210-416	IMPLEMENTS & APPARATUS	5,000	0	0		
TOTAL NON-CAPITAL EXPENSE		7,935	0	0	0	
CAPITAL OUTLAY						
8210-301	IMPROVEMENTS ROADS	695,353	750,000	750,000		0 Recl to 6209 Engineering
8210-420	EQUIPMENT	0	42,337	121,637	6,100	Heaters for PW Shop
8210-421	VEHICLES	0	40,000	40,000	0	
8210-433	SIGNS & MARKINGS	10,487	10,000	10,000		
TOTAL CAPITAL OUTLAY		705,840	842,337	921,637	6,100	
TOTAL PUBLIC WORKS		1,085,773	1,209,750	1,278,150	215,124	

11 - GENERAL FUND PUBLIC WORKS - ENGINEERING DEPARTMENTAL EXPENDITURES	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
PERSONNEL SERVICES					
6209-101 SALARIES - EXEMPT				79,206	Reclass from 6210 Public Works
6210-103 SALARIES - TEMPORARY				7,500	Summer Intern 480 Hrs
6209-112 WORKERS' COMPENSATION				500	Reclass from 6210 Public Works
6209-113 LONGEVITY				108	Reclass from 6210 Public Works
6209-122 TMRS				10,920	Reclass from 6210 Public Works
6209-123 GROUP INSURANCE				8,604	Reclass from 6210 Public Works
6209-127 MEDICARE				1,200	Reclass from 6210 Public Works
6209-129 LT DISABILITY				325	Reclass from 6210 Public Works
TOTAL PERSONNEL SERVICES	0	0	0	108,363	
MATERIALS & SUPPLIES					
6209-201 OFFICE SUPPLIES				250	
6209-204 FOOD/BEVERAGE				100	
6209-208 MINOR APPARATUS				500	
6209-209 PROTECTIVE CLOTHING/UNIFORMS				1,210	See Detail Listing
6209-210 COMPUTER SUPPLIES				100	
TOTAL MATERIALS & SUPPLIES	0	0	0	2,160	
PURCHASED SERVICES					
6209-307 TRAVEL/TRAINING				4,440	See Travel & Training Plan
6209-309 PROFESSIONAL SERVICES				40,000	See Detail Listing
6209-322 CONTRACTS (MOWING)				75,500	Recl from Parks 6211
6209-323 CELL PHONE				1,200	
6209-334 STREET LIGHTING				15,000	Electricity Costs only
TOTAL PURCHASED SERVICES	0	0	0	136,140	
GENERAL & ADMINISTRATIVE SERVICES					
6209-443 DUES/LICENSES	0			1,600	See Detail Listing
TOTAL GENERAL & ADMIN SERVICES	0	0	0	1,600	
NON-CAPITAL EXPENSE					
6209-411 FURNITURE & FIXTURES				500	
6209-416 IMPLEMENTS & APPARATUS				500	
6209-451 SOFTWARE		0	0	1,900	ARCGIS SOFTWARE
TOTAL NON-CAPITAL EXPENSE	0	0	0	2,900	
CAPITAL OUTLAY					
8209-301 IMPROVEMENTS ROADS				750,000	
8209-420 EQUIPMENT				60,000	Carry Ov W Level Monitoring Devices
8209-433 SIGNS & MARKINGS				15,000	\$10k annual/\$5k city limit
8209-452 HARDWARE & TELECOM				11,000	\$6k Wide Format Plotter \$5k Desktop/monitors
TOTAL CAPITAL OUTLAY	0	0	0	836,000	
TOTAL PUBLIC WORKS - ENGINEERING	0	0	0	1,087,163	

11 -GENERAL FUND PARKS DEPARTMENT DEPARTMENTAL EXPENDITURES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6211-103	SALARIES - TEMP PART - TIME	6,429	20,000	20,000	33,280	3 summer positions
6211-111	OVERTIME			0		
6211-112	WORKERS COMP	0	600	600	1,000	
6211-127	MEDICARE	95	300	300	500	
TOTAL PERSONNEL SERVICES		6,524	20,900	20,900	34,780	
MAINTENANCE & REPAIR						
6211-233	EQUIPMENT MAINTENANCE	1,378	3,000	3,000	3,000	
TOTAL MAINTENANCE & REPAIR		1,378	3,000	3,000	3,000	
PURCHASED SERVICES						
6211-322	CONTRACTS OTHER (MOWING)	32,775	75,500	75,500		0 Reclassed to 6209
6211-331	UTILITIES, ELECTRIC	1,469	2,000	2,000	2,000	
6211-333	UTILITIES, WATER	2,464	10,000	10,000	10,000	
6211-346	EQUIPMENT RENTAL			0	0	
TOTAL PURCHASED SERVICES		36,708	87,500	87,500	12,000	
SPECIAL EVENTS						
6211-444	FOUNDERS DAY	16,808	25,000	25,000	25,000	
6211-445	SERVICE TREE PROGRAM	2,152	3,000	3,000	3,000	
6211-446	KEEP LUCAS BEAUTIFUL	723	2,500	2,500	7,500	See Detail Listing
6211-447	HOLIDAY LIGHTING EVENT	13,940	2,500	2,500	3,500	Add't Lights/Food
TOTAL SPECIAL EVENTS		33,623	33,000	33,000	39,000	
NON-CAPITAL OUTLAY						
6211-417	PARK EQUIPMENT	0		0	2,500	25 Picnic Tables
TOTAL NON- CAPITAL OUTLAY		0	0	0	2,500	
TOTAL PARKS DEPARTMENT		78,233	144,400	144,400	91,280	

11 - GENERAL FUND DEVELOPMENT SERVICES DEPARTMENTAL EXPENDITURES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6212-101	SALARIES - EXEMPT	39,853	44,507	44,507	44,507	
6212-102	SALARIES - NON-EXEMPT	134,124	141,700	141,700	197,831	Incl new inspector position
6212-106	CERTIFICATION FEES	0	500	500	0	
6212-111	OVERTIME	2,496	5,000	5,000	5,000	
6212-112	WORKERS' COMPENSATION	1,200	1,200	1,200	1,500	
6212-113	LONGEVITY PAY	452	630	630	840	
6212-122	TMRS	21,768	25,748	25,748	34,101	
6212-123	GROUP INSURANCE	25,972	26,754	26,754	38,718	
6212-127	MEDICARE	2,467	2,742	2,742	3,700	
6212-129	LT DISABILITY	717	975	975	1,100	
6212-131	UNEMPLOYMENT		0	0		
TOTAL PERSONNEL SERVICES		229,049	249,756	249,756	327,297	
MATERIALS & SUPPLIES						
6212-201	OFFICE SUPPLIES	3,546	5,000	5,000	5,500	
6212-203	SUBSCRIPTIONS	0	350	350	350	
6212-204	FOOD/BEVERAGE	750	400	400	400	
6212-205	LOGO/UNIFORM ALLOWANCE	1,288	1,500	1,500	2,000	
6212-206	FUEL & LUBRICANTS	2,807	4,000	4,000	4,800	
6212-210	COMPUTER SUPPLIES	0	250	250	250	
TOTAL MATERIALS & SUPPLIES		8,391	11,500	11,500	13,300	
MAINTENANCE & REPAIR						
6212-232	VEHICLE MAINTENANCE	1,211	4,200	4,200	4,800	See Detail Listing
TOTAL MAINTENANCE & REPAIR		1,211	4,200	4,200	4,800	
PURCHASED SERVICES:						
6212-305	SOFTWARE SUPPORT/MAINTEN/	1,408	1,500	1,500	1,600	INCODE Maint.
6212-307	TRAINING & TRAVEL	5,312	7,000	7,000	11,766	See Travel & Training Plan
6212-309	PROFESSIONAL SERVICES	74,116	28,000	28,000	22,200	See Detail Listing
6212-313	MAINTENANCE AGREEMENTS	0	100	100	100	
6212-323	CELL PHONE	2,062	2,320	2,320	3,200	
TOTAL PURCHASED SERVICES		82,898	38,920	38,920	38,866	
GENERAL & ADMINISTRATIVE SERVICES						
6212-443	DUES/LICENSES	2,271	2,495	2,495	2,840	See Detail Listing
6212-451	SOFTWARE, BOOKS & CD'S	470	1,750	1,750	1,750	
6212-452	STORM WATER MGMT EXPENSE	1,735	4,000	4,000	4,000	
TOTAL GENERAL & ADMINISTRATION SERVII		4,476	8,245	8,245	8,590	
CAPITAL OUTLAY						
8212-420	EQUIPMENT	0	0	0		
8212-452	COMPUTERS	0	0	0		
8212-421	VEHICLES	0	0	0		
TOTAL CAPITAL OUTLAY		0	0	0	0	
TOTAL DEVELOPMENT SERVICES		326,025	312,621	312,621	392,853	

11 - GENERAL FUND FIRE DEPARTMENT DEPARTMENTAL EXPENDITURES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
<u>PERSONNEL SERVICES</u>						
6300-101	SALARIES - EXEMPT	145,747	166,000	166,000	166,000	
6300-102	SALARIES - NON EXEMPT FF/EMS	318,757	483,816	483,816	524,475	
6300-106	CERTIFICATION FEES				5,040	See Detail Listing
6300-111	SALARIES - OVERTIME	37,968	60,000	60,000	88,666	See Detail Listing
6300-112	WORKERS' COMPENSATION	21,067	27,630	27,630	30,000	
6300-113	LONGEVITY PAY	808	1,340	1,340	1,820	
6300-122	TMRS	62,641	95,463	95,463	104,162	
6300-123	GROUP INSURANCE	60,740	84,084	84,084	103,248	
6300-125	AD&D INSURANCE	4,973	5,000	5,000	5,000	
6300-126	WATER	1,942	470	470	0	
6300-127	MEDICARE	8,974	10,165	10,165	11,000	
6300-128	OTHER RETIREMENT	170,536	36,000	61,000	51,120	\$36K LOSAP/\$15,120 TESRA
6300-129	LT DISABILITY	2,090	3,900	3,900	3,000	
6300-131	UNEMPLOYMENT COMPENSATION	152	0	0	0	
TOTAL PERSONNEL SERVICES		836,395	973,868	998,868	1,093,531	
<u>MATERIALS & SUPPLIES</u>						
6300-201	OFFICE SUPPLIES	3,743	5,200	5,200	5,200	See Detail Listing
6300-202	POSTAGE	185	700	700	700	
6300-203	SUBSCRIPTIONS	138	150	150	140	
6300-204	FOOD/BEVERAGE	3,287	4,800	4,800	4,000	
6300-205	LOGO/UNIFORM ALLOWANCE	7,348	9,850	9,850	12,115	See Detail Listing
6300-206	FUEL & LUBRICANTS	13,201	15,000	15,000	15,000	
6300-207	FUEL - PROPANE/(natural gas)	1,610	2,000	2,000	1,500	
6300-208	MINOR APPARATUS	12,057	10,560	10,560	10,975	See Detail Listing
6300-209	PROTECTIVE CLOTHING	18,850	24,375	24,375	32,499	See Detail Listing
6300-210	COMPUTER SUPPLIES	0	700	700	700	
6300-211	MEDICAL & SURGICAL SUPPL	22,264	29,000	29,000	23,000	See Detail Listing
6300-214	SUPPLIES - FD	2,806	3,500	3,500	3,000	
6300-227	PREVENTION ACTIVITES	3,280	3,000	3,000	3,450	
TOTAL MATERIALS & SUPPLIES		88,769	108,835	108,835	112,279	
<u>MAINTENANCE & REPAIR</u>						
6300-231	FACILITY MAINTENANCE	13,330	20,200	44,159	45,600	See Detail Listing
6300-232	VEHICLE MAINTENANCE	31,111	24,808	34,308	21,147	See Detail Listing
6300-233	EQUIPMENT MAINT	1,808	2,500	2,500	6,520	
TOTAL MAINTENANCE & REPAIR		46,249	47,508	80,967	73,267	
<u>PURCHASED SERVICES</u>						
6300-302	FIRE DEPT RUN REIMBURS.	132,192	133,100	133,100	133,100	\$125K Volunteer/\$8.1K LISD
6300-303	TELEPHONE	1,549	1,900	1,900	1,900	
6300-304	INTERNET	6,540	6,600	6,600	6,600	
6300-307	TRAINING & TRAVEL	18,322	37,022	45,022	43,335	See Training & Travel Plan Requesting \$18,590 in grants
6300-309	PROFESSIONAL SERVICES	72,257	83,390	83,390	120,473	See Detail Listing
6300-310	SCBA	0	16,200	16,200	18,200	See Detail Listing
6300-312	PARAMEDIC SCHOOL	7,200	12,200	12,200	10,600	See Detail Listing
6300-313	MAINTENANCE AGREEMENTS	3,684	7,120	7,120	9,710	See Detail Listing
6300-316	911 DISPATCH	31,641	33,000	34,624	37,000	
6300-323	CELL PHONE	6,017	7,500	7,500	7,500	
6300-325	LIABILITY INSURANCE	10,171	15,000	15,000	18,000	
6300-331	UTILITIES, ELECTRIC	20,725	18,000	23,000	27,000	
6300-333	UTILITIES, WATER	2,669	3,000	3,000	4,000	
6300-337	PAGER SERVICE	563	700	700	700	
6300-346	EQUIPMENT RENTAL	0	300	300	300	
6300-349	EMS/EQP NOTE PAY INT	8,321	6,750	6,750	5,134	Year 4 of 6
6300-350	EMS EQUIP FINAN PRINC	54,367	55,938	55,938	57,555	Year 4 of 6
TOTAL PURCHASED SERVICES		376,218	437,720	452,344	501,107	
<u>GENERAL & ADMINISTRATIVE SERVICES</u>						
6300-441	APPRECIATION/AWARDS	2,140	2,200	2,200	3,685	
6300-443	DUES/LICENSES	4,546	6,700	6,640	5,905	
6300-447	EMERGENCY MANAGEMENT SERV	6,928	5,500	5,500	4,350	
6300-448	CERT TRAINING & EQUIPMENT	7,150	4,500	4,500	3,000	
6300-451	SOFTWARE, BOOKS & CD'S	0	800	860	1,850	See Detail Listing
6300-498	MISCELLANEOUS	96	1,500	1,500	1,500	
TOTAL GENERAL & ADMINISTRATIVE SERVICE!		20,860	21,200	21,200	20,290	
<u>NON-CAPITALIZED EXPENSE</u>						

11 -GENERAL FUND FIRE DEPARTMENT	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
DEPARTMENTAL EXPENDITURES					
6300-452 HARDWARE & TELECOM	16,182	33,961	35,977	4,800	See Detail Listing
TOTAL NON-CAPITALIZED EXPENSE	16,182	33,961	35,977	4,800	
CAPITAL OUTLAY					
8300-200 BUILDING IMPROVEMENTS	0	0	0		
8300-411 FURNITURE & FIXTURES	0	0	0	0	
8300-416 IMPLEMENTS & APPARATUS	0	0	0	0	
8300-420 EQUIPMENT		0	0	121,800	See Detail Listing
8300-421 VEHICLES		0	0	130,000	See Detail Listing
8300-452 HARDWARE & TELECOM		0	0	6,000	Toughbook with mounting
TOTAL CAPITAL OUTLAY	0	0	0	257,800	
TOTAL FIRE	1,384,673	1,623,092	1,698,191	2,063,074	

11 -GENERAL FUND		2014-2015	2015-2016	2015-2016	2016-2017	
GENERAL ADMINISTRATION - NON-DEPA		FISCAL YEAR	ORIGINAL	AMENDED	PROPOSED	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
<u>PERSONNEL SERVICES</u>						
6999-109	TMRS - COLA					
6999-110	PERFORMANCE/INCENTIVE PA	0	22,826	22,826	52,926	COLA/MERIT 3%
6999-130	LT DISABILITY					
TOTAL PERSONNEL SERVICES		0	22,826	22,826	52,926	
<u>MAINT & SUPPLIES</u>						
6999-210	COMPUTER SUPPLIES		0	0		
6999-213	SIGNS	671	2,500	2,500		
6999-214	CLEANING SUPPLIES	1,000	1,500	1,500	1,500	
6999-231	FACILITY MAINT	16,748	21,100	21,100	32,500	\$21K Annual \$11.5k paint interior C Hall
TOTAL MAINT & SUPPLIES		18,419	25,100	25,100	34,000	
<u>PURCHASED SERVICES</u>						
6999-303	TELEPHONE	8,528	11,500	11,500	11,500	
6999-305	IT SUPPORT/MAINT	68,850	68,850	68,850	72,288	Pricing Increase
6999-306	SOFTWARE MAINTENANCE	18,231	20,400	22,400	21,619	
6999-308	CLEANING & PEST CONTROL	13,780	17,200	17,200	17,200	
6999-309	PROFESSIONAL SERVICES	14,200	2,400	14,200	2,400	Website Maint
6999-310	LEGAL SERVICES	75,440	75,000	75,000	75,000	Decr in # of billed hours/Inc Hrly Rate
6999-322	CONTRACTS OTHER	0	27,000	27,000	30,000	Demo old City Hall
6999-326	LAW ENFORCEMENT	90,071	95,000	95,000	97,700	Includes 60 extra patrol hours at \$45 per hour
6999-331	ELECTRICITY	3,602	8,400	8,400	8,400	
6999-333	WATER	462	500	500	500	
6999-336	ANIMAL CONTROL	34,000	35,000	35,000	35,000	
TOTAL PURCHASED SERVICES		327,164	361,250	375,050	371,607	
<u>NON-CAPITAL EXPENSE</u>						
6999-411	FURNITURE	0	3,840	3,840		
6999-451	SOFTWARE	953	0	0		
6999-452	HARDWARE, TELECOM	9,800	10,700	13,850	5,150	\$3.6K 3 desktops/\$1k server battery/\$550 printer
TOTAL NON-CAPITALIZED EXPENSE		10,753	14,540	17,690	5,150	
<u>CAPITAL OUTLAY</u>						
8999-200	BUILDING IMPROVEMENTS	52,087	0	0	30,000	\$30K C Hall Digital Sign
8999-420	EQUIPMENT		0	0		
8999-421	VEHICLE		0	0		
8999-452	HARDWARE, TELECOM	0	5,150	0		
TOTAL CAPITAL OUTLAY		52,087	5,150	0	30,000	
TOTAL NON-DEPARTMENTAL		408,423	428,866	440,666	493,683	

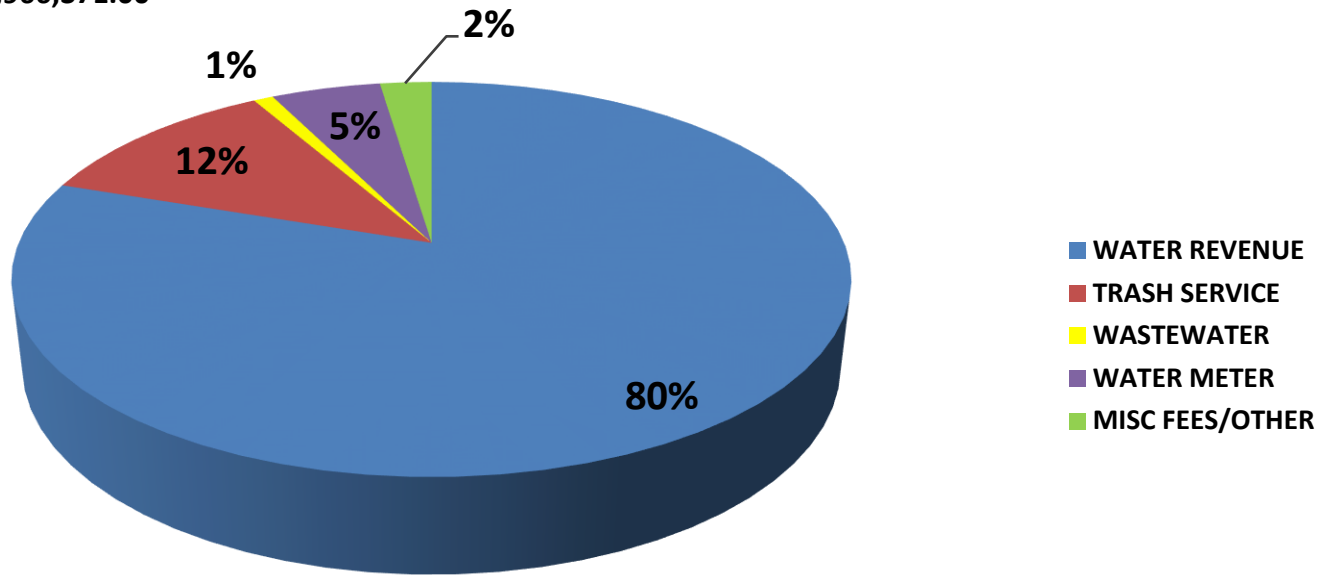
21 - CAPITAL IMPROVEMENTS	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
REVENUES					
<u>FEES & SERVICE CHARGES</u>					
4404 INTERGOV/3RD PARTY REV	0	400,480	244,414	106,480	\$106K Winningkoff Trail Grant
TOTAL FEES & SERVICE CHARGES	0	400,480	244,414	106,480	
<u>INTERGOVERNMENTAL</u>					
4800 BOND PROCEEDS	2,060,000	0	0	0	
TOTAL INTERGOVERNMENTAL	2,060,000	0	0	0	
<u>MISCELLANEOUS REVENUE</u>					
4911 INTEREST INCOME	12,455	6,000	6,000	6,000	
4913 LCA PROJECT FUNDING	141,000				
TOTAL MISCELLANEOUS REV	153,455	6,000	6,000	6,000	
TOTAL REVENUES	2,213,455	406,480	250,414	112,480	

21 - CAPITAL IMPROVEMENTS
PUBLIC WORKS
DEPARTMENTAL EXPENDITURES

	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIP
CAPITAL OUTLAY					
8210-490-104 WATER METER REPLACEMENT	0			100,000	Year One Replacement
8210-490-108 STINSON WATER LINE PROJECT	102,918			5,000	AS-Built Drawings
8210-490-111 OSAGE WATER LINE PROJECT	119,033	60,700	60,700	0	Complete
8210-490-112 ROCK RIDGE PHASE 1	(42,512)				Complete
8210-490-115 ROCK RIDGE PHASE 2	25,740				On Hold
8210-490-116 WHITE ROCK CREEK W LINE ADJ	127,406				Complete
8210-490-117 ABANDONED 8" AC FM WATER LINE	0	10,000	883	34,117	\$9K Carry-Over FY 15-16 \$25K FM 1378/Estates Rd
8210-490-118 NORTH STATION PUMP IMPROV	34,320				Complete
8210-490-119 MCGARITY PUMP STATION	73,397				Complete
8210-490-120 PARKER R 12" WATER LINE/SOUTHVIEW DESIGN	45,175	0	12,000	6,000	\$6K Carry-Over FY 15-16
8210-490-121 WHITE ROCK BRIDGE ADD'T ROW	0	15,000	4,000	11,000	Carry-Over FY 15-16
8210-490-122 PARKER RD PHASE 1-SECTION 1	0	400,000	0	400,000	Carry-Over FY 15-16
8210-490-123 DEAD END CONNECTIONS	0	200,000	0	400,000	\$200 K Carry Over FY 15-16
8210-490-124 WATER SYSTEM IMPROVEMENTS	0	100,000	100,000	0	Complete
8210-491-110 FIRE DEPT EXPANSION	2,285,912			0	Complete
8210-491-116 BLONDY JHUNE RD PROJECT	176,705			0	Complete
8210-491-118 CIVIC CENTER	137,991			0	Complete
8210-491-120 WINNINGKOFF TRAIL PROJECT	0	117,480	0	117,480	Applied for \$106K Grant Funding
8210-301 W LUCAS RD/COUNTRY CLUB - RTR	4,380	0	0	79,000	RTR Carry-Over FY 15-16/Drainage
8210-302 W LUCAS RD/CC RD TO ANGEL PKWY - RTR	33,997	1,151,746	31,491	1,423,618	RTR Carry-Over FY 15-16
8210-303 FM 1372 LCA TURN LANES - LCA	116,161	0	24,839	0	Reimburse Escrow FY 15-16
8210-491-113 W LUCAS RD/CC RD TO ANGEL PKWY - CITY	0	287,927	0	0	Combine RTR to one account
7900-298 BOND ISSUE COSTS	85,771			0	Complete
8210-491-114 ESTATES PKWY/ROCK RD INTERSEC	0	320,000	0	0	
8210-491-121 BLONDY JHUNE BRIDGES/SAFETY PROJECTS	0	2,000,000	2,000,000	0	
8210-491-122 BAIT SHOP INTERSECTION ROW	0	100,000	0	100,000	Carry-Over FY 15-16
8210-491-123 ROAD CAPACITY IMPROVEMENTS	0			840,000	\$320K Carry-Over FY 15-16 Estate PKWY/ROCK RIDGE INTERSEC
TOTAL CAPITAL OUTLAY	3,326,394	4,762,853	2,233,913	3,516,215	
TOTAL PUBLIC WORKS	3,326,394	4,762,853	2,233,913	3,516,215	

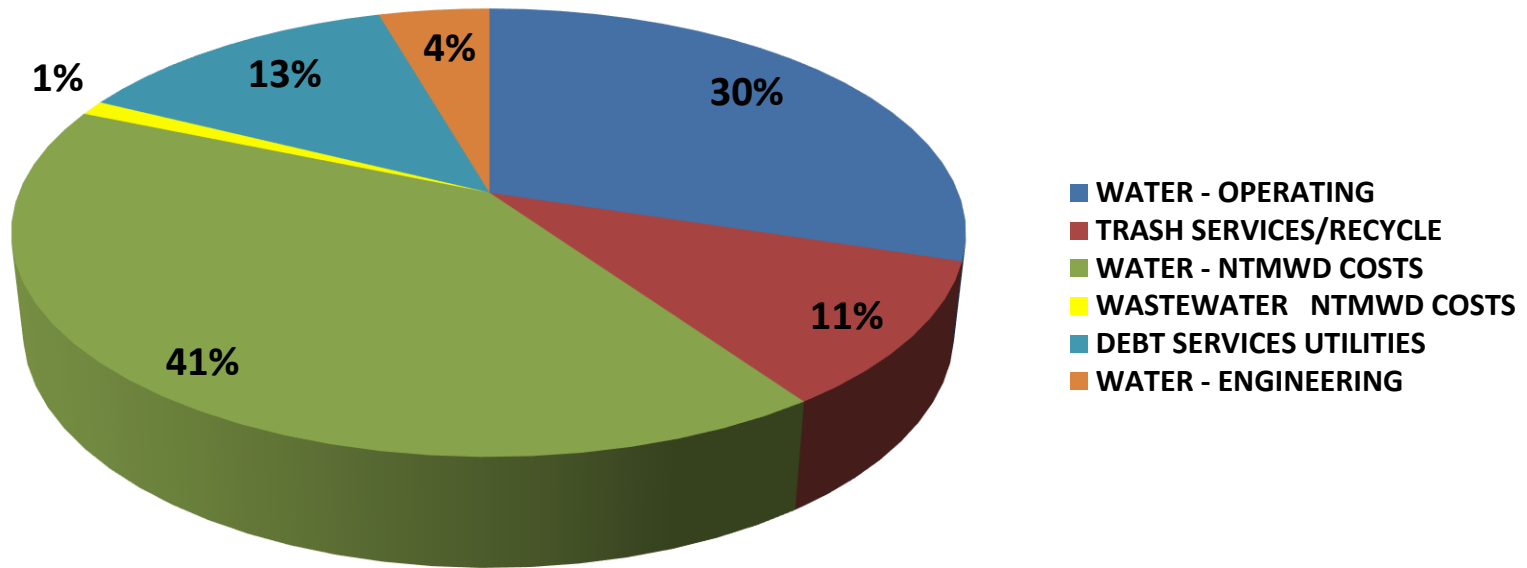
Water Fund Revenue FY16/17

Total \$ 3,966,371.00



Water Fund Expenditures FY16/17

Total \$ 3,954,686



51 - WATER UTILITIES FUND

REVENUES		2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
FEES & SERVICE CHARGES						
4461	WATER REVENUE	2,880,827	2,962,370	2,962,370	3,180,121	
4462	WATER TAPS & BORES	500	500	500	10,000	
4463	PENALTY & INTEREST	34,630	35,000	35,000	35,000	
4467	WATER METER	221,662	191,000	200,000	200,000	
4468	WATER METER REPAIRS	6,850	5,000	7,200	6,000	
4469	WASTEWATER FEES	35,561	34,000	34,000	36,000	
4470	REREAD/CHARTING	25	0	100	250	
4478	TRASH SERVICE	430,116	429,000	442,200	456,000	Increase in new accounts
4497	FH METER RENTAL INC	5,422	5,000	5,000	6,500	
4498	MISC. FEE AND CHARGES		0	0	250	
4499	WATER LINES/FEES DEVEL		0	230,420		
TOTAL FEES & SERVICE CHARGES		3,615,593	3,661,870	3,916,790	3,930,121	
MISCELLANEOUS REVENUE						
4911	INTEREST INCOME	3,342	3,300	6,700	6,000	
4912	RETURN CHECK CHARGE	400	250	250	250	
4913	NTMWD REFUND	111,712	31,000	31,000	30,000	
4914	INSURANCE CLAIM REIMB	15,932	0	0		
4992	SALE OF ASSETS	148,710	0	0		
4996	TRANSFER IN	0	0	0		
TOTAL MISCELLANEOUS REVENUE		280,096	34,550	37,950	36,250	
*** TOTAL REVENUES ***		3,895,689	3,696,420	3,954,740	3,966,371	

51 - WATER FUND- Public Works

		2014-2015	2015-2016	2015-2016	2016-2017	
DEPARTMENTAL EXPENDITURES		FISCAL YEAR	ORIGINAL	AMENDED	PROPOSED	DESCRIP
		ACTUAL	BUDGET	BUDGET	BUDGET	
PERSONNEL SERVICES						
6400-101	SALARIES - EXEMPT	213,570	240,025	243,950	154,596	
6400-102	SALARIES - NON-EXEMPT	176,481	200,141	200,141	199,125	Four Public Works Specialists
6400-103	SALARIES - TEMPORARY		0	0		
6400-106	CERTIFICATION FEES	4,825	6,300	6,300	6,300	
6400-110	PERFORMANCE/INCENTIVE PAY	0	6,931	6,931	12,174	COLA/MERIT 3%
6400-111	OVERTIME	19,752	23,500	23,500	23,500	
6400-112	WORKERS' COMPENSATION	8,400	8,500	8,500	9,000	
6400-113	LONGEVITY PAY	1,844	2,185	2,185	1,563	
6400-122	TMRS	51,440	63,907	64,457	52,875	
6400-123	GROUP INSURANCE	54,905	60,388	60,388	55,926	
6400-127	MEDICARE	5,864	6,799	6,864	5,561	
6400-129	LT DISABILITY	1,679	2,000	2,000	1,674	
6400-131	UNEMPLOYMENT COMP	9,204	0	0		
6400-141	CAR ALLOWANCE	2,400	2,400	2,400	2,400	
TOTAL PERSONNEL SERVICES		550,364	623,076	627,616	524,694	
MATERIALS & SUPPLIES						
6400-201	OFFICE SUPPLIES	800	800	800	800	
6400-202	POSTAGE	583	2,000	2,000	2,000	
6400-204	FOOD/BEVERAGE	600	400	400	400	
6400-206	FUEL & LUBRICANTS	10,807	12,000	12,000	12,000	
6400-208	MINOR APPARATUS	2,955	5,000	5,000	7,500	See Detail Listing
6400-209	PROTEC CLOTHING/UNIFORMS	4,107	6,075	6,075	6,345	See Detail Listing
6400-210	COMPUTER SUPPLIES	0	225	225	225	
6400-211	MEDICAL SUPPLIES	0	100	100	100	
6400-212	CHEMICALS	0	300	300	11,300	\$11K Chemical Keys for Water Nitrate Testing
6400-222	MISCELLANEOUS	939	2,500	2,500	2,500	
6400-223	SAND/DIRT	454	1,000	1,000	1,000	
6400-224	ASPHALT/FLEXBASE/CONCRETE	1,893	2,500	2,500	3,000	
TOTAL MATERIALS & SUPPLIES		23,138	32,900	32,900	47,170	
MAINTENANCE & REPAIR						
6400-231	FACILITY MAINTENANCE	1,100	1,100	1,100	1,500	
6400-232	VEHICLE MAINTENANCE	1,981	4,500	4,500	4,200	
6400-233	REPAIR & MAINT WTR FACILITIES	90,105	113,000	113,000	170,080	See Detail Listing
TOTAL MAINTENANCE & REPAIR		93,186	118,600	118,600	175,780	
PURCHASED SERVICES:						
6400-237	TRASH SERVICES/RECYCLE	379,724	380,000	392,500	415,000	Increase in new accounts offset with revenue
6400-302	AUDITING & ACCOUNTING	9,578	10,500	10,500	12,500	
6400-303	TELEPHONE	4,979	5,400	5,400	5,400	
6400-304	UB PROCESSING	19,888	23,500	23,500	23,500	
6400-305	SOFTWARE SUPPORT/MAINT	8,552	10,000	10,000	26,634	\$9.4k Incode/\$3.5k Import Pmt/\$500 Scada/\$234 Excel Option 2 online bill pay \$13K
6400-307	TRAINING & TRAVEL	5,789	3,925	3,925	4,634	See Detail Listing
6400-309	PROFESSIONAL SERVICES	60,074	71,000	71,000	33,000	See Detail Listing
6400-313	MAINTENANCE AGREEMENTS	6,390	6,400	6,400	6,400	Copier
6400-315	WATER - NTMWD	1,326,325	1,470,901	1,470,901	1,621,763	Estimated at \$2.58 per 1,000 gallons
6400-316	WASTEWATER NTMWD	23,571	27,400	35,200	42,000	Est at \$1.53 per 1,000 gallons/11,048,000 Reg WW Sys Est. at \$2.27 per 1,000 gallons/11,048,000 Upper E Fork
6400-323	CELL PHONE	4,707	5,000	5,000	5,000	
6400-325	LIABILITY INSURANCE	16,684	17,250	17,250	20,200	
6400-331	ELECTRICITY	64,491	65,000	65,000	70,000	
6400-333	UTILITIES, WATER	245	300	300	400	
6400-346	EQUIPMENT RENTAL	0	5,000	5,000	5,000	
TOTAL PURCHASED SERVICES		1,930,997	2,101,576	2,121,876	2,291,431	
GENERAL & ADMIN SERVICES/TRANSFERS						
6400-443	DUES/LICENSES	605	1,950	1,950	500	
6400-999	PILOT TRANSFER OUT	199,561	201,931	201,108	211,134	
TOTAL GENERAL & ADMIN SERVICES/TRANSF		200,166	203,881	203,058	211,634	
NON-CAPITAL EXPENSE						

51 - WATER FUND- Public Works

		2014-2015	2015-2016	2015-2016	2016-2017	
		FISCAL YEAR	ORIGINAL	AMENDED	PROPOSED	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIP
6400-411	FURNITURE	1,345	500	500	0	
6400-416	IMPLEMENTS & APPARATUS	4,961	0	0	0	
6400-452	HARDWARE & TELECOM	0	850	850	0	
TOTAL NON-CAPITAL EXPENSE		6,306	1,350	1,350	0	-
8400-420	EQUIPMENT - WATER	6,474	7,000	49,000	8,500	Wand for detecting water mains
8400-422	EQUIPMENT- SEWER	0	0	0		
8400-421	VEHICLE	0	0	0		
8400-451	SOFTWARE, BOOKS & CD'S	0	0	0		
8400-452	HARDWARE & TELECOMM	0	0	0		
8400-490	METER READ SYSTEM RADIO READ METERS	112,730	0	0		
TOTAL CAPITAL OUTLAY		119,204	7,000	49,000	8,500	
TOTAL WATER UTILITIES		2,923,361	3,088,383	3,154,400	3,259,209	

51 - WATER FUND- Engineering

DEPARTMENTAL EXPENDITURES	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIP
<u>PERSONNEL SERVICES</u>					
6409-101				79,206	Reclass from 6400
6409-112				500	Reclass from 6400
6409-113				108	Reclass from 6400
6409-122				10,920	Reclass from 6400
6409-123				8,604	Reclass from 6400
6409-127				1,200	Reclass from 6400
6409-129				325	Reclass from 6400
TOTAL PERSONNEL SERVICES	0	0	0	100,863	
<u>MATERIALS & SUPPLIES</u>					
6409-201				250	
6409-204				100	
6409-208				500	
6409-209				1,210	See Detail Listing
6409-210				100	
TOTAL MATERIALS & SUPPLIES	0	0	0	2,160	
<u>PURCHASED SERVICES:</u>					
6409-305				500	Win-911 for SCADA
6409-307				1,462	See Detail Listing
6409-309				66,600	See Detail Listing
6409-323				1,200	
TOTAL PURCHASED SERVICES	0	0	0	69,762	
<u>GENERAL & ADMIN SERVICES/TRANSFERS</u>					
6409-443				1,625	
TOTAL GENERAL & ADMIN SERVICES/TRANSFERS	0	0	0	1,625	
<u>NON-CAPITAL EXPENSE</u>					
6409-411				500	
6409-416				500	
6409-452				500	New Office Phone
TOTAL NON-CAPITAL EXPENSE	0	0	0	1,500	-
8400-452					HARDWARE & TELECOMM
TOTAL CAPITAL OUTLAY	0	0	0	0	
TOTAL WATER UTILITIES	0	0	0	175,910	

51 - WATER UTILITIES FUND

DEPARTMENTAL EXPENDITURES	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
DEBT SERVICE					
7900-214	2007 CERT OF OBLIG-PRINCIPAL	100,000	110,000	110,000	115,000
7900-215	2007 CERT OF OBLIG-INTEREST	64,175	59,713	59,713	54,931
7900-216	2007 GO REFUNDING- PRINCIPAL	175,000	170,000	170,000	170,000
7900-217	2007 GO REFUNDING- INTEREST	35,814	29,328	29,328	22,936
7900-218	2011 CERT OF OBLIG-PRINCIPAL	85,000	85,000	85,000	90,000
7900-219	2011 CERT OF OBLIG-INTEREST	70,175	68,475	68,475	66,500
7900-298	BOND SALE EXPENSES	200	200	200	200
TOTAL DEBT SERVICE		530,364	522,716	522,716	519,567
TOTAL DEBT SERVICE		530,364	522,716	522,716	519,567

59 - DEBT SERVICES FUND

DEPARTMENTAL EXPENDITURES	2014-2015 FISCAL YEAR ACTUAL	2015-2016 ORIGINAL BUDGET	2015-2016 AMENDED BUDGET	2016-2017 PROPOSED BUDGET	DESCRIPTION
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REVENUES

PROPERTY TAXES

4011	PROPERTY TAXES	662,777	826,739	894,000	782,948
4012	PROPERTY TAXES-DELINQUENT	13,783	8,000	26,557	17,000
4015	PROPERTY TAXES-P&I	6,852	1,900	10,574	5,000
4911	INTEREST INCOME	371	200	2,200	1,200
TOTAL PROPERTY TAXES		683,783	836,839	933,331	806,148
TOTAL REVENUES		683,783	836,839	933,331	806,148

EXPENDITURES

DEBT SERVICE

7900-214	2007 CERT OF OBLIG-PRINCIPAL	80,000	85,000	85,000	90,000
7900-215	2007 CERT OF OBLIG-INTEREST	49,513	46,006	46,006	42,288
7900-216	2007 GO REFUNDING- PRINCIPAL	180,000	190,000	190,000	200,000
7900-217	2007 GO REFUNDING- INTEREST	60,348	53,392	53,392	46,060
7900-218	2011 CERT OF OBLIG-PRINCIPAL	130,000	135,000	135,000	140,000
7900-219	2011 CERT OF OBLIG-INTEREST	108,750	106,100	106,100	103,000
7900-220	2015 CERT OF OBLIG-PRINCIPAL	0	150,000	150,000	110,000
7900-221	2015 CERT OF OBLIG-INTEREST	0	60,641	60,641	51,000
7900-298	BOND SALE EXPENSES	200	600	600	600
TOTAL DEBT SERVICE		608,811	826,739	826,739	782,948



City of Lucas Council Agenda Request August 4, 2016

Item No. 10

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss and provide guidance to staff regarding the revision and amendment of the Comprehensive Plan including:

- Chapter 1 – Introduction
- Chapter 2 – Demographics
- Chapter 3 – Housing
- Chapter 4 – Land Use
- Chapter 5 – Economic Development
- Chapter 6 – Parks, Recreation & Open Space
- Chapter 7 – Streets, Drainage & Master Thoroughfare Plan
- Chapter 8 – Water System

Background Information:

The Comprehensive Plan should be updated periodically to reflect changes in the community. The last update was conducted in 2006. The City had its Comprehensive Plan kick off meeting that included the Planning and Zoning Commission, the Parks and Open Space Board and the City Council on June 7, 2015. The review process for all chapters except Chapter 6 starts with the Planning and Zoning Commission. The Parks and Open Space Board reviewed Chapter 6 and then it was forwarded to Planning and Zoning who revised it.

On June 16, 2016, Chapters 1, 2, 3 and 4 were placed on the agenda for review by the City Council. The City Council requested that any recommended changes to Chapters 1, 2, 3 and 4 be forwarded to Councilmember Debbie Fisher or Development Services Director Joe Hilbourn.

Staff will include the Comprehensive Plan review as a standing agenda item for all sections to provide the City Council with an opportunity to discuss any chapter of the Comprehensive Plan at any City Council meeting.

The following schedule will be used to facilitate review of the remaining chapters of the Comprehensive Plan:

Chapter 1 – 4 – Introduction, Demographics, Housing and Land Use

City Council received draft documents from Councilmember Fisher at the July 21, 2016 City Council meeting. These documents are currently under review.



City of Lucas Council Agenda Request August 4, 2016

Chapter 5 – Economic Development:

This draft document has been included in the August 4, 2016 City Council packet for review and discussion.

- P&Z - July 14
- City Council - August 4

Chapter 6 – Parks, Recreation & Open Space:

- Parks – June 28
- P&Z – August 11
- City Council – September 1

Chapter 7 – Streets, Drainage & Master Thoroughfare Plan

- P&Z – September 8
- City Council – October 6

Chapter 8 – Water System

- P&Z – October 13
- City Council – November 3

Once the review is complete, City staff will reformat the document and create a cohesive, professional document. The comprehensive plan may be adopted in whole or in parts following the required public hearings.

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



(05/26/2016)

CHAPTER 1

INTRODUCTION

PURPOSE

The comprehensive plan can be defined as a long-range planning tool that is intended to be used by city staff, decision-makers and citizens to guide the growth and physical development of a community for its future growth. The original plan adopted in the late 1980's initiated the framework for the City of Lucas. Over the years it has been

reviewed and updated as growth dictated. Having this comprehensive framework will assist in evaluating proposed actions, decisions concerning changes in local economic and demographic conditions, and resources as well as guiding future planning scenarios for Lucas.

The State of Texas has established laws that specifically regulate the way incorporated cities such as Lucas can ensure the health, safety, and welfare of their citizens. It gives them the power to regulate the use of land, but only if such regulations are based on a comprehensive plan. Lucas strives to guide future development to accommodate new development without sacrificing the unique character of the city.

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Management of growth in an orderly manner,
- Minimization of potential conflicts between land uses,
- Efficient and cost-effective delivery of public services, and
- A rational and reasonable basis for making decisions about the community.

This updated version of the comprehensive plan will address the preservation of the country atmosphere of Lucas by addressing the growth and future needs relating to population, housing, land use, economic development, parks, streets, drainage, water, thoroughfares, and capital improvements.

LOCATION

Lucas is located in Collin County just northeast of the Dallas-Fort Worth Metroplex, 30 miles north of downtown Dallas. The City is also positioned 10 miles east of the DART Parker Road Station, 30 miles north of the Love Field Airport, and 40 miles east of the Dallas-Fort Worth International Airport. Lucas is bordered by the City of Allen to the west, the City of Parker to the southwest, the City of Wylie to the south, the City

of St. Paul to the southeast, Lake Lavon to the east, and the City of Fairview to the northwest as shown in figures 1.1 and 1.2.

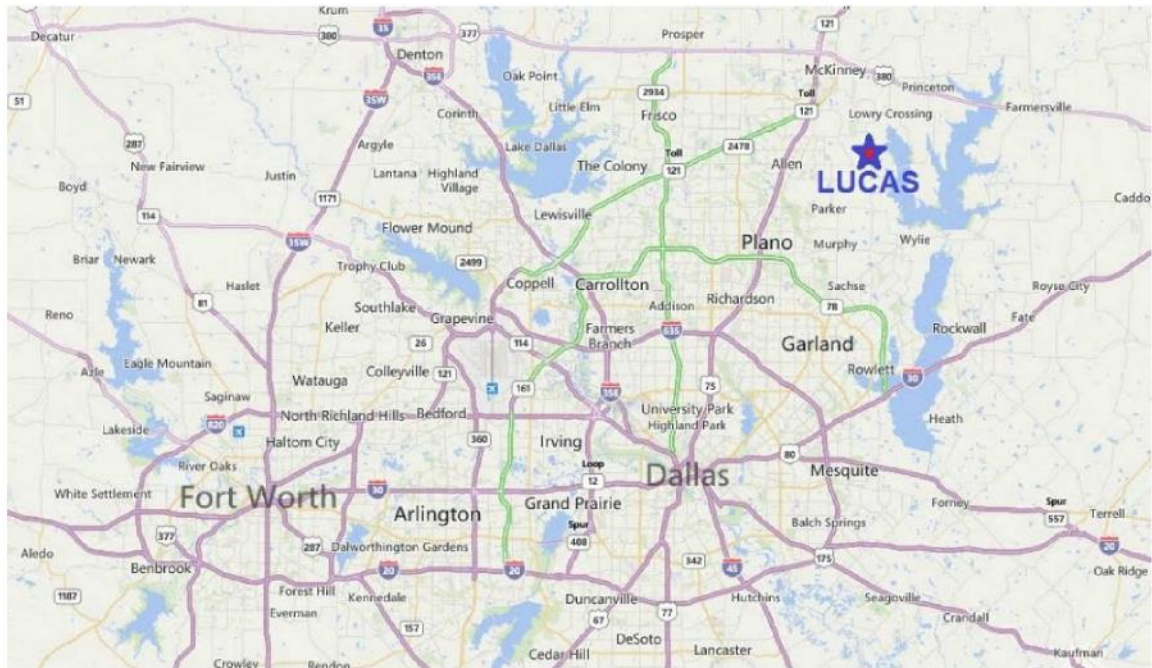


FIGURE 1.1- CITY OF LUCAS AND DALLAS/FORT WORTH METROPLEX

The population is estimated at 6875 persons in 2016 and contains a total land area of 9,855.74 acres.

The City has experienced significant growth in recent years as a result of its unique favorable features including:

- Appealing rural atmosphere
- Horse **Animal** friendly neighborhoods, a place to express your dreams on your land, not your lot.
- Exceptional educational systems
- Proximity to services and shopping
- Low crime rate
- High quality housing
- Large lot sizes
- Proximity to Lake Lavon

City of Lucas' location, outside the pressures and restrictions of intense urban life, combined with its convenient position relative to local and regional economic and recreational centers, makes the City a stable and attractive community.

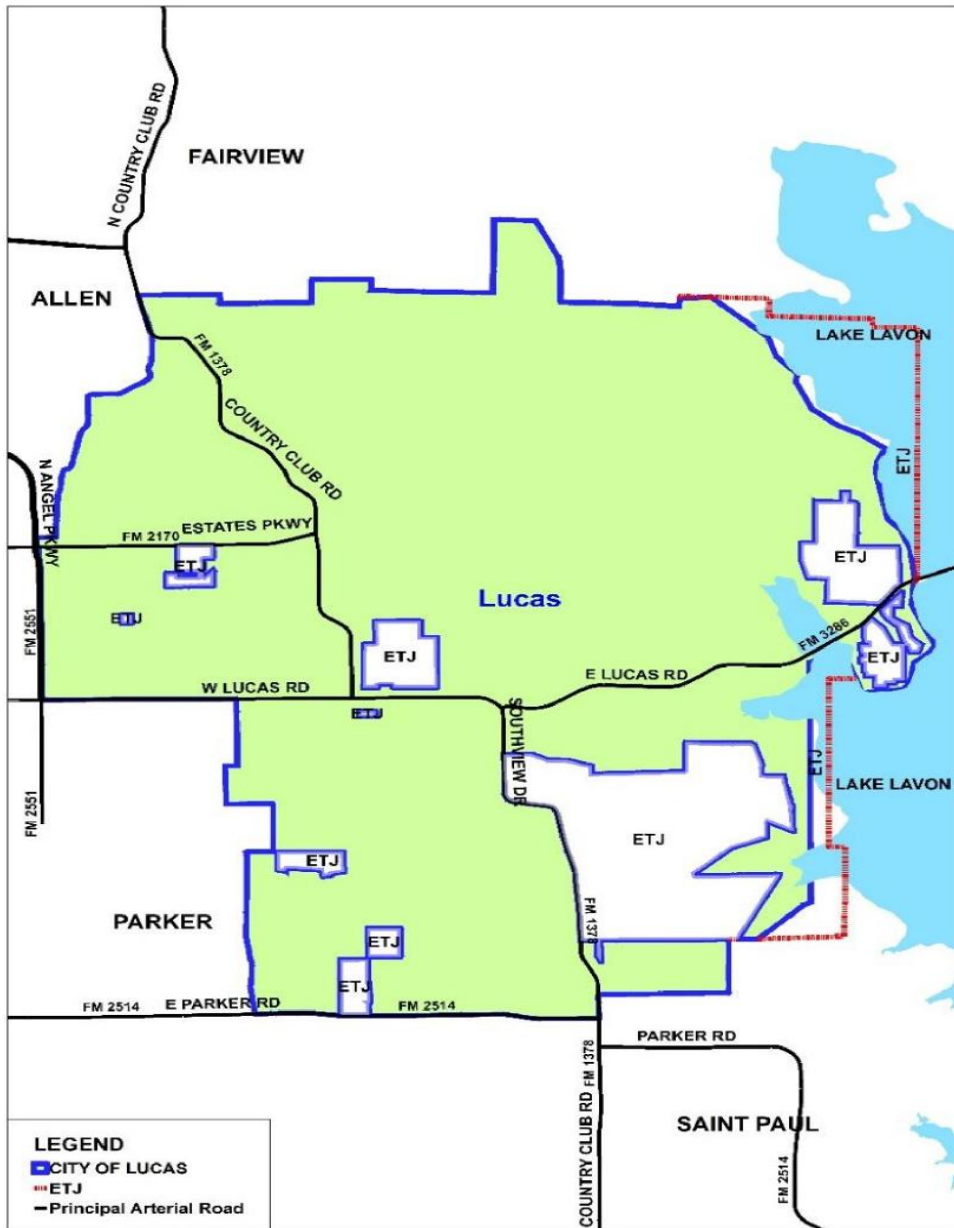


FIGURE 1.2 - CITY OF LUCAS, TEXAS



(04/01/2016)

CHAPTER 2 POPULATION

CHAPTER 2 - POPULATION

One of the most important parameters of the planning process is the analysis and projection of the population in the planning area. The purpose of projecting population is to provide a general scale for future development which is compatible with the prospects and the potentials of the city.

The growth in population is primarily driven by construction of new housing and the annexation of land.

The population estimates reported in this plan are based on the US Census Bureau, the North Central Texas Council of Governments Databases on Demographics, and other State agencies. Over the next 25 years the North Central Texas population is expected to grow by 5 million people. It is assumed then that City of Lucas will also experience significant growth if the local and regional economies remain stable. ~~The City's future growth potential is located on the Eastern border in the area commonly known as Branch.~~

After estimating the size and density of the future population, it becomes possible to determine the future level of demand for facilities, and to develop indices for issues which typically confront those persons who are actively involved in making decisions related to the planning process.

Projected population demand is the rational basis for projecting infrastructure needs, and establishing the timing of capital expenditures.

POPULATION TRENDS

The population of Lucas has increased very dramatically since 1970 from 540 to 6,875 in 2016. This represents an annual growth rate of 5.69% from 1970 to 2016. This is a reflection of the desire of many people to live in a rural or "small town" environment while keeping close to major urban centers. Continued population growth in Lucas is supported by forecast data for Collin County. The population of Collin County is expected to increase by almost 54 percent by 2035. The age composition of the Lucas population provides a profile, illustrating when and where the greatest need for various types of public expenditures will be required in order to meet citizen demand.

POPULATION PROJECTIONS

Population projections provide the most basic planning assumptions required for strategically meeting future public needs. Six significant assumptions specific to Lucas help form the basis from which to project the populations, and are listed below:

1. The density and character of development in Lucas will not change appreciably.
2. Lucas will experience in-migration from larger urban areas causing the local population to increase.
3. The average household size will remain 3.22 persons per household.
4. Population can be estimated based on the number of existing houses, and calculation of potential number of houses that can be built on developable land based on projected future land use, and subdivision of land tracts.
5. The City of Lucas is estimated to be built out in 2030. Based upon all the foregoing assumptions, future population projections for both Lucas and the area within the extra-territorial jurisdiction (ETJ) are shown in table 2.1 and can be illustrated in figure 2.2.
6. Whether the projected population occurs five years early or five years later, the city will require the same number of facilities for the projected number of people.

YEAR	POPULATION (CITY LIMITS ONLY)	PERCENT GROWTH	ANNUAL GROWTH RATE	POPULATION (ETJ)	POPULATION (CITY LIMITS & ETJ)	PERCENT GROWTH	ANNUAL GROWTH RATE
2016	6,875	N/A	N/A	2,247	9,122	N/A	N/A
2020	7,895	14.8%	3.5%	3,296	11,191	22.7%	5.2%
2025	9,704	22.9%	4.2%	4,700	14,404	28.7%	5.2%
2030	11,165	15.1%	2.8%	5,711	16,876	17.2%	3.2%

TABLE 2.1- CITY OF LUCAS POPULATION PROJECTIONS

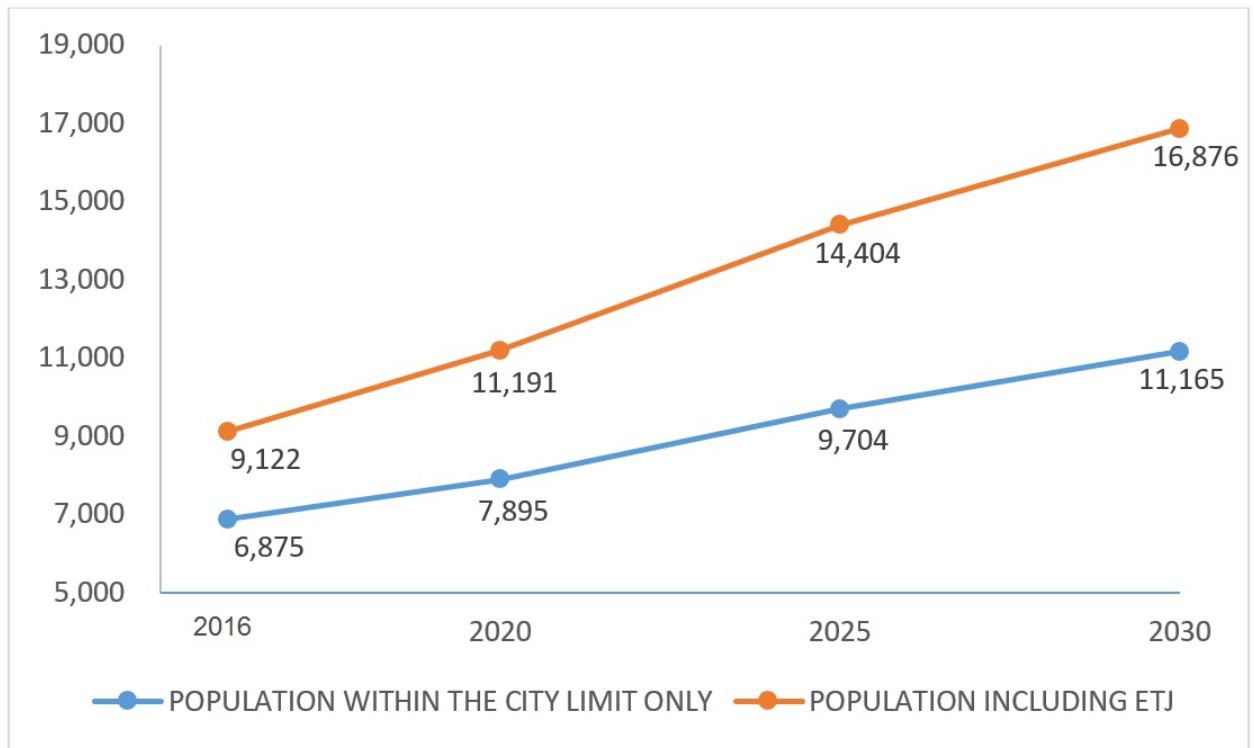


FIGURE 2.2-LUCAS POPULATION PROJECTIONS

Future increased anticipated population will place additional burdens on City’s infrastructure and resources in the key areas such as housing units of streets, water and wastewater system (waste water serves non-residential uses only) as, parks and recreational facilities, environmental, educational, safety and health services. Lucas should set and strive to achieve goals for both the desired population levels and the facilities necessary to accommodate the resultant population demands. Most of these topics will be discussed in the following chapters of this Comprehensive Plan.

~~A significant portion of the population in Lucas is school age and younger. This segment of the population (0 to 19) should be of greatest interest to the independent school district.~~



(04/01/2016)

CHAPTER 3

HOUSING

INTRODUCTION

There are four generally recognized determinants of the level of effective demand for housing units as follow,

1. The physical sources of housing demand which includes the number of type of family units in an area and the need for replacing existing units.
2. The level of wealth in an area and the distribution of that income.
3. Mortgage rates.
4. The supply price of housing which is the cost of providing the residents of an area with appropriate housing facilities.

The complex interaction of these four considerations works to determine whether or not adequate housing of the appropriate types is available to the residents of Lucas.

EXISTING HOUSING ANALYSIS

As of June 1, 2016 there were 2111 single family housing units in Lucas. There are an additional 24 other forms of housing units in Lucas which could be classified as housing in a non- or semi-permanent structure. Within the Lucas extra territorial jurisdiction there are 697 units, bringing the total housing in Lucas and the ETJ to 2,832 units.

- Single family 2111 units
- Semi or non-permanent housing 24 units
- Single family 697 units
- Total 2,832 units

HOUSING GOALS AND OBJECTIVES

Although Lucas will add new dwelling units through new construction, the existing units must be adequately maintained in order to meet the local housing demand and foster a stable housing environment. It should be assured that all housing and properties within the community are maintained in a decent, safe and sanitary condition for its useful life.

To enable the city to best direct its efforts in development acceptable forms of housing, the following specific goals and actions or objectives, should be followed:

GOAL 1. Encourage suitable development of land with adequate lot sizes, paved streets with proper sized utility lines.

Objectives:

- Adhere to subdivision ordinances to ensure that all new infrastructure meets minimum city requirements.
- Encourage high-quality construction of all new housing through the continued enforcement of recognized building codes.
- Alleviate maintenance and service problems in the City, especially in older areas, by using local funds to upgrade existing infrastructure (water, streets and drainage) to above minimum acceptable standards.

GOAL 2. A sufficient choice of adequate housing should be provided to meet the needs of individuals.

Objectives:

- Zone land to promote long-term neighborhood stability.
- Maintain moderate density housing in suitable locations on the periphery of the city

FUTURE HOUSING REQUIREMENTS

To provide an indication of the future physical demand for housing in Lucas, it is necessary to project the number of housing units which will be needed. These projections are based upon the assumption that the average household size would remain 3.22 persons during the planning period. Allowing for a five percent vacancy rate, and reflecting anticipated future population levels, the future total housing needs for Lucas are estimated and illustrated in Figure 3.1.

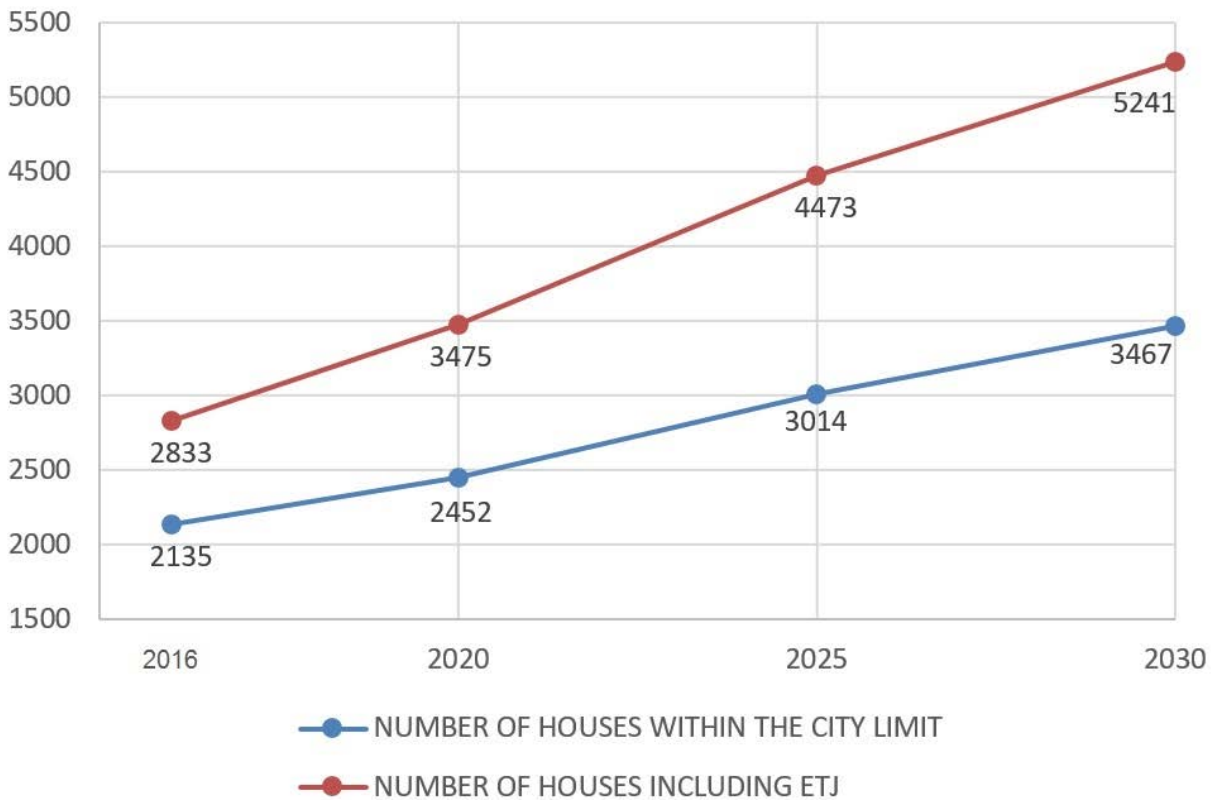


FIGURE 3.1- PROJECTED NUMBER OF HOUSING UNITS NEEDS FOR CITY OF LUCAS, and THE EXTRA TERRITORIAL JURISDICTION

The future population growth for Lucas ~~will place an increasing burden on the existing housing stock which~~ should encourage rehabilitation and improved maintenance so that older homes remain habitable over the planning period and beyond. As the population ages, provision must be considered for proper accessibility **for an increasing elderly and disabled population**. ~~As the number of elderly persons rises, the number of disabled will~~

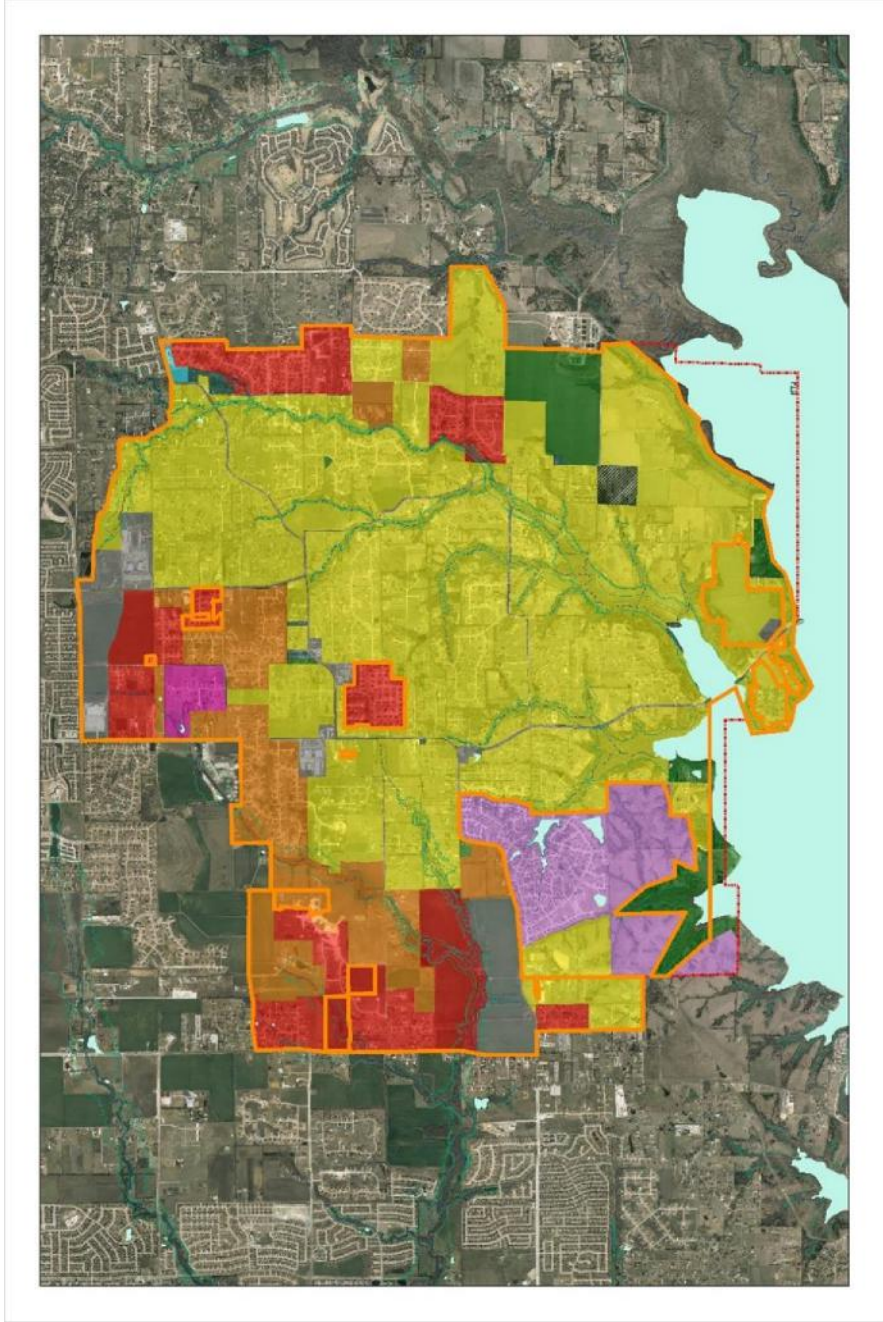
~~also rise. Careful attention to building design in new homes and an on-going program to assist people in making their homes accessible can solve this growing problem.~~ Attention to building design and adaptability can achieve a solution to this challenge.

HOUSING ACTIONS

Housing needs and some of the potential housing issues/problems within the City have been identified above. The prevention and elimination of housing problems in Lucas will require the development and implementation of an effective housing program. Although this will be an ongoing process, specific actions for the short-term period covering the next five years have been developed. These actions, all of which will be of negligible cost to the city, are listed below.

Action Items:

1. Beginning with those units in worst condition, complete the rehabilitation of housing units in the City by using one or a combination of the following methods:
 - a. Strict Code Enforcement of the cities adopted ordinances.
 - b. Establish or coordinate with existing benevolent groups such as Habitat for Humanity to help those unable to help themselves.
2. Review current zoning ordinance for compliance with development issues within the city.



(04/05/2016)

CHAPTER 4 LAND USE

INTRODUCTION

The purpose of the land use analysis is to provide both statistical and graphical information concerning the various types, amount and intensity of land use within Lucas and identify problems which have arisen as a result of conflicting land use patterns or inappropriate land uses. An updated future land use plan can then be produced enabling Lucas to better guide land development in a manner which reflects local goals and objectives.

The total corporate limits of Lucas comprise 9,855 acres of land while the actual developed area of the City covers 7,285 acres. The extraterritorial jurisdiction (ETJ) covers an additional 1922 acres. Figure 4.1 at the end of this chapter displays an aerial illustration of the City of Lucas and the extraterritorial (ETJ) pockets scattered over the city.

ANALYSIS OF EXISTING LAND USE

RESIDENTIAL LAND USE

Residential land use consists of 5,582 acres of single family land use and 43 acres of Manufactured homes land use, or more than 56 percent of gross land area of Lucas. This is the most important land use classification in Lucas. Most single-family development lies in the central portions of Lucas, taking advantage of gentle topography which is out of floodplain areas. Although there are some scattered commercial uses intermingled with single-family uses, most neighborhoods contend only with vacant lots as the only other use present. Manufactured homes account for 0.6 percent of total developed land area.

COMMERCIAL LAND USE

Commercial land use covers a total of 505 acres or 5.13 percent of gross land area of Lucas. ~~Sewer systems are only provided for commercial land use.~~ Availability to public sewer facilities is allowed only in areas designated by metes and bounds that have been zoned for commercial use only. ~~The land use for schools is generally considered as non-residential and as such sewer services are provided to these facilities when absolutely necessary.~~ There are six different independent school districts in City of Lucas and one private school:

- McKinney ISD
- Princeton ISD
- Allen ISD

- Lovejoy ISD
- Plano ISD
- Wylie ISD
- Lucas Christian Academy

Most of the remaining commercial land uses within the city are in close proximity to the major roadway system. At present, there appears to be minimal conflict between commercial land uses and adjacent land uses.

INDUSTRIAL LAND USE (These parcels are zoned LI light industrial)

Industrial land use covers 7 acres or 0.08 percent gross land area of the City and consists of light industrial uses along the north side of West Lucas Road. These light industrial uses have potential for conflict with adjacent future residential uses.

STREETS AND RIGHTS-OF-WAY

Land which is being utilized for streets and utilities purposes approximately comprises of 965 acres, or 9.79 percent of the gross land area of Lucas. Streets do not appear to pose any conflicts with other land uses in Lucas as these uses tend to be compatible.

PUBLIC/SEMI-PUBLIC LAND USE

Public and semi-public land use within Lucas covers 29 acres, or 0.30 percent of the gross land area. Most of this is utilized for city hall, cemeteries and public utilities such as water towers.

PARKS LAND USE

Parks land use covers 153 acres, or 1.55 percent of the gross land area of the City. ~~The park land use~~
This is comprised of three neighborhood parks, the Lucas Community Park and two other parks located next to Lake Lavon. In general, parks are compatible with their surrounding land uses.

AGRICULTURAL AND OPEN SPACES LAND USE

The remaining land use types, including agricultural and open spaces, are located randomly in the city. Agricultural and Open Spaces cover 2,570 acres or 26.08 percent of gross land in City of Lucas. In addition to land located in flood plain area, they also include those areas which are usually subdivided into lots with access to potable water facilities and paved streets or where surrounding development densities make agriculture or ranching less practical.

SOCIO-ECONOMIC AND MAN-MADE INFLUENCES AFFECTING LAND USE

An analysis of the existing development activity in Lucas should examine the following basic influences: population growth, housing availability, public utilities and facilities, transportation, and development constraints posed by both the natural and man-made environment. This can then be used to better determine the influences which will define future land development in the City.

HOUSING

~~There are presently no multi-family units in Lucas.~~ Lucas is comprised of only single-family housing units. With a steady growth in population, it is anticipated that the demand for well-constructed and well-maintained housing will continue to increase. More units are needed to be built, to provide adequate and safe housing for the growing population. ~~The long term results of satisfying the increasing demands for housing will increase the City's tax revenues. However,~~ As the City's development approaches a "built out" condition, the increase in tax revenue brought from new housing demands should be expected to diminish.

INFRASTRUCTURE

Various elements of Lucas' water, streets and drainage systems will need some improvements in the coming years. Future growth and appropriate levels of service depends upon having the City's water supply and distribution system, street system and the drainage system all at suitable capacity and operational level to meet expected demands.

PUBLIC/SEMI-PUBLIC FACILITIES

Public facilities in Lucas include a City Hall, community center, parks, cemeteries, fire station and utility sites. As the future population increases, there will be a corresponding increase in the demand for these public facilities.

OTHER SERVICES

As the population size increases, there will also be a proportional increase in the locally generated demand for retail/services. City of Lucas has about 5.85 acres of commercial land use per 100 inhabitants excluding the schools. Population growth entices growth of quality retail/service uses on the edges of the city. To avoid conflict with adjacent residential uses and minimize negative traffic impacts, future commercial uses should generally continue to be confined to peripheral areas of the city.

ETJ AND FUTURE ANNEXATIONS

The extraterritorial jurisdiction of Lucas on the east side extends in some parts into Lake Lavon. The ETJ also includes several pockets of lands scattered within the city as well as adjacent to it as shown in figure 4.3. Additional development is anticipated to occur in the ETJ areas, as well as within the city limits.

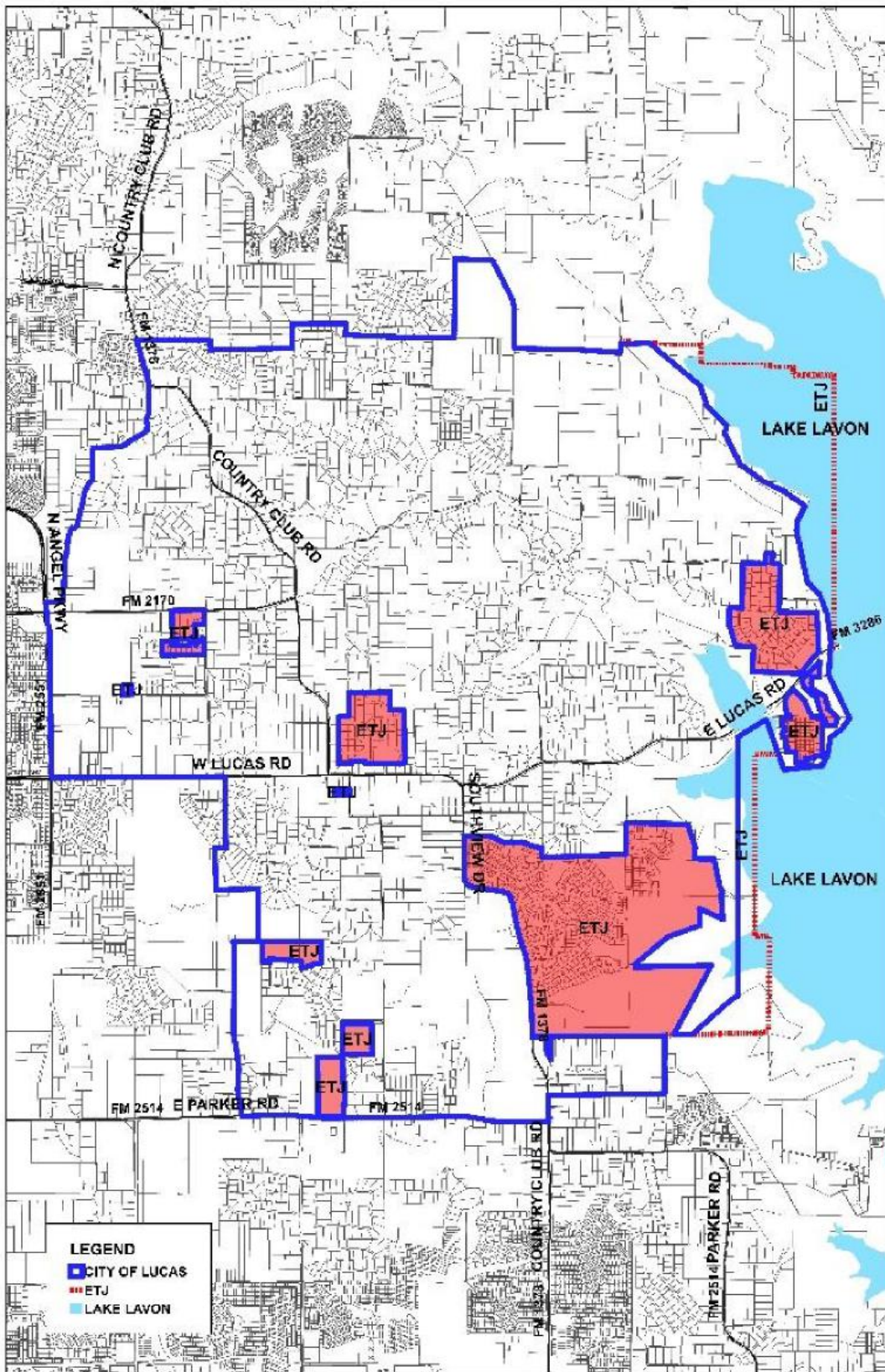


FIGURE 4.3- CITY LIMITS AND EXTRATERRITORIAL JURISDICTIONS (ETJ) - CITY OF LUCAS, TEXAS

The composition of the ETJ area is presented in table 4.3 and figure 4.4. Any future large-scale residential development in the ETJ area will most probably occur to the south and east, especially adjacent to Lake Lavon. As opportunities arise, the city should favorably consider annexing those "out areas" currently within the city limits as they become available for annexation. It should be noted that development agreements are in place which preclude some of the ETJ areas from annexation at the time of preparation of this Comprehensive Plan. The available areas for annexation at this time include:

- Claremont Springs Phase 1
- Cimarron
- Edgewood Estates
- Trinity Park

TABLE 4.3- ALLOCATION OF EXISTING ETJ LAND USES

LAND USE	ACRES	% OF GROSS
SINGLE-FAMILY	490.88	25.54
COMMERCIAL	37.44	1.95
INDUSTRIAL	0.00	0.00
PARKS	32.39	1.69
PUBLIC/ SEMI-PUBLIC	2.15	0.11
STREETS	73.00	3.80
AGRICULTURAL AND OPEN SPACE	1286.43	66.92
TOTAL	1922.29	100.0

Source: August 2015 land use survey using aerial photography

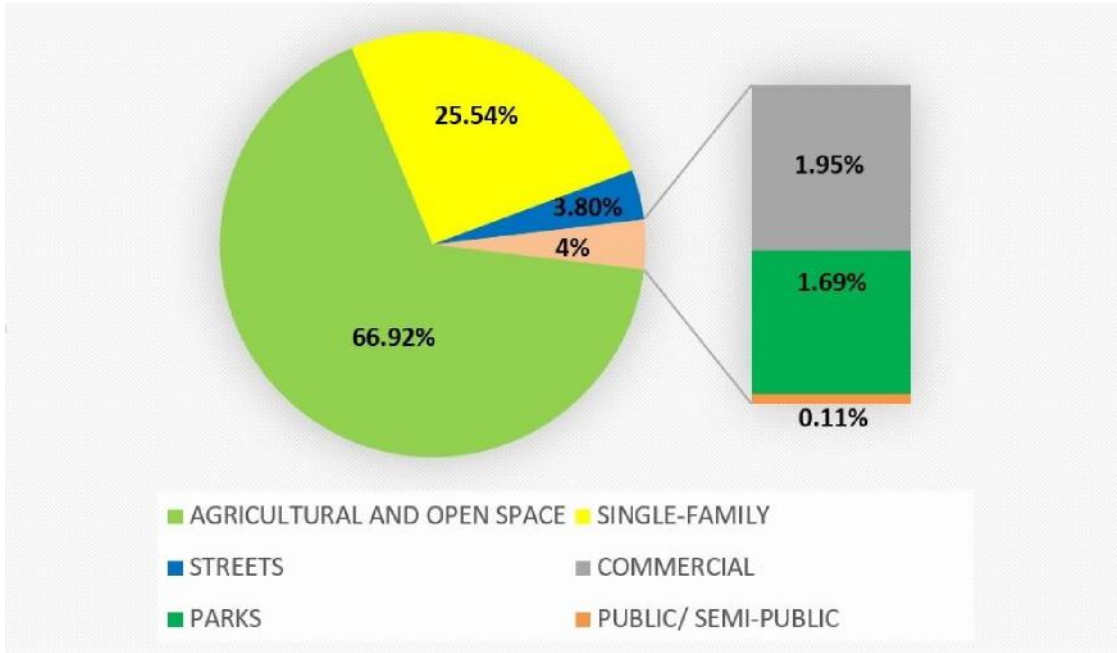


FIGURE 4.4- ALLOCATION OF EXISTING ETJ LAND USE

ZONING AND SUBDIVISION REGULATIONS

Lucas has previously adopted zoning and subdivision ordinances. The subdivision ordinance provides the City with control over development practices within both the City and the ETJ. The zoning ordinance is used to regulate the type of land uses that can occur within the city limits. The continued monitoring of these ordinances is important to help ensure that future development activities are consistent with local development objectives.

LAND USE GOALS AND OBJECTIVES

The main goal of Lucas concerning land use is to optimize land use in order to increase the quality of life of the residents. As a result, Lucas' goals regarding land use are to avoid traffic congestion, inadequate or obsolete utilities or services and the location of incompatible land uses adjacent to one another. The proper planning and use of land, as initiated earlier, will result in well-ordered land uses and development patterns as the City progresses.

LOCAL GOALS AND OBJECTIVES AFFECTING DEVELOPMENT

GOAL 1. Develop the community in a manner which preserves and maintains property values and is consistent with the City's ability to serve existing and future development. Objectives:

- Plan for reasonable demand with regard to water, street circulation and neighborhood connectors.
- Maintain the present rural atmosphere with a majority of large-lot residential development.

GOAL 2. Preserve the residential and rural small-town atmosphere of the community (“Keep it country”) while encouraging some quality small-scale economic development. objectives:

- Utilize the “Survey of selected business” as a guideline for attracting business to the community.
- Ensure that commercial and other "high activity" uses are adjacent to designated neighborhood connectors to maintain acceptable fire/emergency response times.
- Preserve peripheral areas to the south and west for future limited commercial and moderate density residential development.
- Regularly review, update (if necessary) and enforce the zoning and subdivision ordinances to minimize the intrusion of incompatible land uses.
- Promote the general health and safety of the residents of the community.

It is important to understand that the Land Use Plan for Lucas is intended to serve as a general guide for the future development of the city. It should be considered flexible in nature, rather than a rigid blueprint for future land use. The population, housing, infrastructure and land use data contained in sections of this Comprehensive Plan serve to establish the determinants for land use projections.

FUTURE LAND USE

LAND USE PLANNING PRINCIPLES AND PROCESS

The following principles are considered applicable to the proper designation of land for residential use:

- Residential land should be well drained and free from danger of floods.
- Residential land should be readily accessible from, but not necessarily facing, arterial or collector streets.
- Residential land should be free from the danger of encroaching incompatible land uses.
- Residences should be able to access community facilities such as parks, schools, playgrounds and commercial facilities serving everyday needs.

Factors relating to the designation of land for commercial land uses include:

- Commercial areas must be located to maximize the use of major neighborhood connectors while minimizing excessive traffic impacts on residential roads and neighborhoods.
- Commercial areas should be limited and compact.
- Commercial areas must allow for safe automobile/pedestrian access and circulation. (Commercial areas require sidewalks per our adopted regs)
- Commercial areas must be designed to avoid blighting effects on adjacent residential land and must be kept from encroaching on other sensitive land uses.

The proposed locations for commercial activities on the periphery of the community is acceptable both in terms of decreasing traffic stresses on central area roadways while providing accessibility to area customers. Commercial areas, if properly developed with landscaping programs and a developed access route to remove consumer traffic from through traffic, can be an asset to a community. It is with these factors in mind that the following principles were established for the planning of commercial areas:

- Commercial land uses should be formed into compact developments, avoiding "strip commercial" growth.
- Avoid the occurrence of scattered commercial development along major highways. Commercial activities should be consolidated into a few well organized areas to take maximum advantage of utilities and services and to promote the economic well-being of the total business community.
- Adequate off-street parking and access should be utilized for commercial areas to decrease potential congestion and safety hazards.
- Avoid commercial growth on both sides of heavily traveled highways. ~~unless adequate traffic control can be provided.~~

As the City of Lucas grows, future fire stations and emergency sites should be located to minimize the response time in accordance to National Fire Protection Association (NFPA) standards.

In order to formulate, adopt and implement a plan that accomplishes the foregoing overall goals and objectives, it is important to incorporate certain basic planning principles and processes into the local future land use planning effort. The Future Land Use Plan expresses projections that are based on sound planning principles, recognizing and supporting existing land uses, community facilities and physical features.

The plan for Lucas suggests that certain areas be reserved and developed for various land uses.

Selecting the pattern and distribution of future land use is best accomplished through:

1. The analysis of existing land use characteristics
2. The effects of existing infrastructure
3. The location of existing neighborhood connectors
4. The application of recognized planning principles

These characteristics and principles, then, establish a process by which to judge the most optimum and best land use base on local, community-wide standards. There are two advantages of going through such a process. First, it results in a land use plan for the City as represented by the Future Land Use Map. The Future Land Use Map can be used to assure that individual decisions follow a comprehensive pattern. It also helps in the sensitive but necessary evaluation of change with respect to public and private benefits.

Second, the establishment of this planning process provides the City with a method of logically making subsequent land use decisions. It is important to reiterate that the Future Land Use Plan does not attempt to set the specific use for each and every parcel in the planning area.

RECOMMENDED ASSIGNMENT OF LAND USES

RESIDENTIAL LAND USE REQUIREMENTS

The assignment of land uses is then based upon the goals, objectives and planning principles previously stated. It is anticipated that new residential uses will be built as (1) new subdivisions close to or within current city limits, as (2) larger lot development in sparsely populated areas adjacent to Lake Lavon and the ETJs, and as (3) in-fill development/redevelopment. As one moves further west and south, residential densities transition from larger lots of two or more acres, to lots of one and one-half acres, one acre. ~~and finally, in very limited peripheral areas adjacent to major roadways, moderate density developments of approximately one third acre.~~

Municipal Utility districts located in the ETJ and on the periphery have adopted more dense

development. By establishing this hierarchy of development density, any negative effect of higher traffic volumes and through traffic movement on lower density residential neighborhoods, will essentially be eliminated.

COMMERCIAL LAND USE REQUIREMENTS

Future commercial land use allocations in Lucas should focus on peripheral locations of the city to minimize traffic impacts on residential areas, reduce the potential for incompatibility of land uses, and minimize subsequent potential adverse effects. Business development generally along South Angel Parkway between Estates Parkway and West Lucas Road, Estates Parkway and Southview and at the intersection of Parker Road and FM 1378. Drive will serve local needs with limited impacts to commuter and passerby highway traffic.

INDUSTRIAL LAND USE REQUIREMENTS

No provision is made for future industrial development in Lucas. There are no perceived benefits to the City in preserving areas for future industrial development.

PARKS REQUIREMENTS

With respect to parks and open space, local opportunities for residents exist in Lucas. Expanded recreation options can be a benefit if operating and maintenance costs are held to manageable levels. Because of its limited tax base, Lucas should only expand park and open space facilities where and to what extent they are deemed needed.

RECOMMENDED LAND USE PLAN

The future land use plan which has been developed for Lucas is included on figure 4.5. A current delineation of existing conditions in both graphic and tabular form will not only allow for an up-to-date analysis of needs but will also allow for a measurement of success in achieving the Plan. Further, the Future Land Use Map should be used as a guide only to keep incremental changes of the community in perspective. The individual decisions which actually shape the community, however, should be evaluated with respect to the characteristics and principles discussed throughout this document. Exception to this plan can be made and can be acceptable on a case by case basis where the greater good of the community is enhanced.

CHAPTER 5

ECONOMIC

DEVELOPMENT

INTRODUCTION

Economic Development can be defined as the basis by which a community maximizes or preserves the quality of life for its citizens. Economic development is a complex process vital to a community's pursuit of greater prosperity. Successful community development is a result of a well-executed economic development process that is given high priority by local leadership, and supported by residents. Moreover, economic development provides local employment and investment opportunities that generate these revenues. These revenues pay for public improvements, services, and facilities, as well as offset the increases in property taxes. However, for the City of Lucas, it is important to understand that economic development is only supported when it sustains the overall livability of Lucas. What does the term livability mean with regard to city planning? Many intangibles make a city livable, such as a sense of community, a strong sense of place in particular areas, city pride, and the friendliness of neighbors. However, there are also tangible aspects, which can nurture livability.

Therefore, the aspects of livability that this chapter will embrace include:

- Creation of a trail network that connects neighborhoods;
- Creation of neighborhood identity, and areas with a strong “sense of place”;
- Aesthetic quality of the neighborhoods and community;
- Proximity to open space and recreational opportunities;
- Proximity and availability of other community services such as high quality schools;
- Ease of access to and quality of retail and restaurants;
- Traffic flow and managing the impact of development and the associated increase in traffic on neighborhoods;
- Availability of the desired type, style, and cost of housing;
- Proximity to employment opportunities;
- Sustainability in buildings and development pattern; and
- Accessibility to natural areas.

DEVELOPMENT CHARACTERISTICS AND POLICIES

REGIONAL CONTEXT

Many aspects of regional development and demographic trends have a significant influence on economic potential. State, national, and international economics influence the regional and local economic potential, as well as contribute to the underlying assumptions for conducting regional and local economic analysis.

Lucas, with a current population estimate of 6,875 persons in 2016, contains a total land area of approximately 9,855 acres. An additional 1,922 acres is located within the extraterritorial jurisdiction. The city's location in Collin County places it on the northeastern edge of the Dallas/Fort Worth Metroplex, convenient to most major employment centers.

PHYSICAL GROWTH PATTERNS

The Future Land Use Plan (Figure 4.5) depicts future land development characteristics for Lucas. Lucas is a traditional bedroom community with primarily large single-family lots and open spaces located through the core of the city with commercial located on the periphery. Residential is served by on-site sewerage facilities (OSSF), which requires a minimum of one acre for a residential home site. Commercial is served by the city's sewer system. Commercial development is planned in two primary areas of the City. Both of these areas have been planned and have all necessary services installed for development. Unlike residential development, these areas for commercial development have access to sanitary sewer infrastructure installed with capacity available to meet future demand for these services.

In the past, the majority of commercial establishments consisted of small retail providers catering generally to local trade. Larger regional retail developments have tended to locate in adjacent, larger communities such as Allen, Plano and McKinney. However, in recent years major commercial growth has occurred along the western city limit boundary near the City of Allen, between West Lucas Road and Estates Parkway. In addition to development of commercial establishments near the western city limit, future commercial growth is anticipated near the southern city limit boundary in an area west of Southview Drive. Since Lucas foresees itself in the future as a community of primarily low density residential uses, the City will focus on appropriate, smaller scale commercial development, which will generate an acceptable level of sales tax revenues while effectively serving the needs of the local population base.

LOCAL REGULATIONS AND DEVELOPMENT POLICIES

The local regulations, which could have the greatest potential to impact economic development, are reflected in the City's subdivision and zoning ordinances. Both ordinances must effectively direct development activities in a manner which both reflects local goals and objectives while recognizing realistic development standards. These regulations are not intended to discourage growth but rather to ensure that any new development provides for quality facilities and services.

ECONOMIC BASE STUDY

The majority of all workers living in Lucas tend to be employed in occupations, which require a higher or higher/moderate skill level. According to the US Census Bureau estimates for 2009-2013, the median household income in City of Lucas is \$101,636, which is almost twice the \$51,900 median household for the State of Texas.

UTILITY SERVICES

The City of Lucas is the retail provider of water for its residents and businesses and its water wholesaler is the North Texas Municipal Water District. Details regarding the water system are described in Chapter 8 (Water) of this planning document. TXU and Grayson/Collin Electric provide electrical distribution. Natural gas, supplied by CoServe, is available in limited areas of the city.

INDUSTRIAL SITES

Presently, there is no industrial related development in Lucas. The high land costs in the area, compared to the Dallas/Fort Worth Metroplex, the current zoning ordinance, the limited sanitary sewer system and the emphasis on Lucas remaining primarily a low density residential community, are factors which make future industrial development in Lucas very unlikely. The proximity of Lucas to major employment centers makes the issue of local job creation less important. Residential development is and will continue to be the most dominant land use along with some minor ancillary development.

COMMERCIAL SITES

Lucas presently has a total of 505 acres of commercial development. By excluding the lands reserved for the schools, 375 acres are directly reserved for commercial land uses. Most future commercial sites will be located on the periphery of the city to minimize intrusive traffic volumes on interior neighborhoods. Details are provided in the Land Use Section of this planning document.

COMMUNITY ASSESSMENT

It is important to note there is a critical link between economic development and comprehensive planning. The following factors are significant in economic development:

- Land use is vital for economic development;

CHAPTER 5 – ECONOMIC DEVELOPMENT

- Availability and zoning determines where and what can be developed;
- Accessibility to utilities services and access via transportation systems; and
- Demographics to determine market and customer base for products and/or services determines success of the business commercial entity.

It is also important to note, these factors are not quantifiable, they are relative measures based upon general perception and generalized assumptions. Several findings can be made about characteristics to the City of Lucas:

1. The property tax rate for City of Lucas is lower than the average for cities in Collin County and for the cities in DFW region. (0.320661 % in 2015)
2. The city has traditionally had a conservative City Council that places an emphasis on providing a balance between necessary services with low taxes.
3. Skilled labor represents a high percentage of the Lucas work force.
4. There is good commercial land availability along FM 2551 and FM1378.
5. Lucas has vacant land for additional housing.
6. Sewer service is available in commercially zoned areas.
7. Land prices are higher than region or state average.

It is important for Lucas to realize its potentials and liabilities in terms of future economic development. Because of its location, Lucas has more potential for developing as a quality residential area than it does in becoming a significant economic center. However, it is important for Lucas to develop some commercial areas to meet the needs of residents.

While it is possible to operate primarily upon property taxes, doing so may require undesirable constraints on future spending. It is important that Lucas not become dependent solely upon property taxes as the only revenue source for local government operations. It is recommended that City of Lucas consider a healthy mix of ad valorem and sales tax revenue. Ad valorem taxes should be used generally for day-to-day operations while sales tax revenue should be used for capital projects.

There are other uses also shown which generate substantial tax revenues but may or may not be suitable for locations in Lucas. Obviously, any decision regarding business location will come from the business owner and his or her willingness to invest in a particular site. However, the city's development environment as conveyed through its development codes will also have a major impact on where and what type of business activity takes place.

ECONOMIC DEVELOPMENT PLAN

Economic development in Lucas should have two major thrusts: (1) maintain appropriate housing development and (2) attract businesses that are appropriate for the City. Based on data reported, development of commercial business have benefitted the City with increased revenue. However, it is important to place emphasis on the citizen feedback during the public meetings regarding this important topic of economic development. Balancing the financial well-being of the City and its ability to provide essential services with the citizens' desire to maintain the features and attributes of the City is paramount.

HOUSING SUPPLY

The demand for upscale and quality housing will continue to grow in Lucas. As the population grows and the city's economic base gradually expands, there will be a corresponding increase in the demand for housing. According to findings contained in Chapter Three, the housing chapter of this document, an estimated 3,911 housing units could be needed by 2030. For the housing supply to increase there needs to be a joint effort by all those involved in the housing industry. This includes lenders, real estate brokers and builders/developers. A clearly defined goal is set of increasing the future housing supply to meet demand, will allow efforts to be combined. Lucas should focus on quality housing to ensure that values are maintained and the city continues as a very desirable place to live.

ATTRACTING NEW BUSINESSES

Attracting appropriate new businesses to Lucas will increase tax revenues and fund city-provided services. There is attractive land available for new businesses in western and southern city limit boundaries with very good accessibility and infrastructure in place. The western area is well accessible through three arterial roadways including West Lucas Road, Estates Parkway and Angel Parkway. The area in southern part of city is similarly accessible through two major arterial roadways East Parker Road and Southview Drive. In addition, the citizen's preferable commercial businesses survey conducted by the City in 2015 can be utilized to attract appropriate businesses promoted by citizens of Lucas. The top five responses from the survey include:

1. Sit Down Family Restaurant
2. Farmers Market
3. Garden/Nursery
4. Grocery Store

5. Feed Store

These types of retail establishments typically generate sales tax revenues. It is anticipated that planning for the continued development of similar businesses in the western and southern part of the city in commercial zoning areas will continue.

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Based on input from Lucas citizens, Boards and Commissions, City Council and staff, the following economic development goals and implementation strategies are recommended:

GOAL 1. Support business endeavors that are in harmony with the rural characteristics and distinctive environment.

GOAL 2. Improve and maintain the infrastructure and to support growth in the tax base and sustain a sound financial future through the adoption and implementation of a capital improvement program.

GOAL 3. Attract desirable businesses into Lucas that serve the local population and promotes the livability and a high quality of life for our citizens.



City of Lucas Council Agenda Request August 4, 2016

Item No. 11

Requester: Mayor Jim Olk

Agenda Item:

Executive Session: No Executive Session is scheduled for this meeting.

Background Information:

NA

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA