



City of Lucas
City Council Meeting
August 4, 2016
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Pro Tem Peele called the meeting to order at 7:00 p.m.

City Councilmembers Present:

Mayor Pro Tem Kathleen Peele
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Finance Director Liz Exum
Fire Chief Jim Kitchens
Assistant Fire Chief Ted Stephens

City Councilmembers Absent:

Mayor Jim Olk
Councilmember Wayne Millsap

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

Citizen Input

1. Citizen Input:

There was no citizen input from the audience.

Community Interest

2. Community Interest Items:

Public Works Director/City Engineer Stanton Foerster stated that APAC Services was slated to begin roadwork on Lewis Lane; however, a new subdivision has begun construction in the City of Parker on Lewis Lane and due to that, Lewis Lane road repairs in Lucas will be postponed to a later date.

Public Hearings

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

Development Services Director Joe Hilbourn stated that the applicant was proposing 17 lots on approximately 63 acres, with the average size lot being over 3 acres in size. The property has an approved Development Agreement and the request was consistent with the Comprehensive Plan. Mr. Hilbourn stated that staff was recommending approval of the proposed zoning change request.

Mayor Pro Tem Peele opened the public hearing at 7:05pm, there being no one wishing to speak, the public hearing was closed.

Councilmember Fisher noted that as a member of the Wastewater Treatment Plant Oversight Committee, the Committee was in favor and believed it would be beneficial to have a residential neighborhood in the vicinity.

MOTION: *A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to approve the 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. The motion passed unanimously by a 5 to 0 vote.*

Consent Agenda

- 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.

Councilmember Duke asked that Agenda Item No. 5 be removed from the Consent Agenda for further discussion.

MOTION: *A motion was made by Councilmember Baney, seconded by Councilmember Lawrence to approve Agenda Items 4, 6 and 7 on the Consent Agenda. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

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.**

Councilmember Duke stated that he would like additional information regarding the minor plat.

Development Services Director Joe Hilbourn stated that the property was currently zoned Agricultural and generally, the remainder of the property would be required to be platted, however, because the remainder of the property was greater than five acres, no public improvements were proposed, and the property has access, the City's Code of Ordinances, Section 10.03.003 does not require platting to take place.

MOTION: *A motion was made by Councilmember Duke, seconded by Councilmember Baney, to recommend approval of the request by Roome Land Surveying, Inc., on behalf of Nancy Hoke for 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. The motion passed unanimously by a 5 to 0 vote.*

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

Finance Director Liz Exum gave a presentation stating since 2008, the City's tax rate had dropped from .374177 in 2008 to .320661 in 2015 with additional funds being used towards capital projects to eliminate the need to borrow funds. Ms. Exum stated that property tax revenue generated from new property added to the tax role had remained strong, but existing property values fluctuate with economic trends.

Ms. Exum stated that the financial impacts of tax rate options were outlined in the packet and the scheduled date to adopt the tax rate was September 15, 2016. A vote was needed to establish a tax rate to be published in the newspaper to meet state law requirements.

Councilmember Fisher discussed her concerns related to the 11.28% increase in property taxes from last year and because the City was now collecting additional sales tax revenue for street maintenance, she believed the rate should be lowered.

The Council discussed using the effective tax rate as the rate to use for publication purposes. The Council also discussed the possible expenditures for next year and the potential need to increase the tax rate in the future. A majority of the Council stated they would like to keep the tax rate as low as possible while maintaining current City services by using the effective tax rate.

Councilmember Fisher noted that adopting the effective tax rate would increase property taxes; however for publication requirements, was in agreement with using the effective tax rate at this time.

MOTION: *A motion was made by Councilmember Duke, seconded by Councilmember Lawrence to approve Option 3 of .317948, as the effective tax rate for the 2016 tax year. The motion passed unanimously by a 5 to 0 vote.*

The City Council conducted a record vote as follows:

| | |
|--------------------------------|------------|
| <i>Mayor Pro Tem Peele:</i> | <i>For</i> |
| <i>Councilmember Lawrence:</i> | <i>For</i> |
| <i>Councilmember Duke:</i> | <i>For</i> |
| <i>Councilmember Baney:</i> | <i>For</i> |
| <i>Councilmember Fisher:</i> | <i>For</i> |

9. Discuss the Fiscal Year 2016-2017 Proposed Budget.

Finance Director Liz Exum gave a presentation stating staff incorporated the effective tax rate of .317948 into the draft budget document for fiscal year 2016-2017. Ms. Exum noted that property tax revenue increased by \$109,250 due to the inclusion of the property tax amount attributed to the frozen values and noted that the revised projection for fiscal year 2016-2017 showed revenue over expenditures in the amount of \$324,281.

Councilmember Fisher expressed her concerns with the budget and stated she would like the Fire Rescue budget reduced by \$49,140 and would like the funds dedicated to the demolition of the old City Hall building to be removed and used elsewhere. Councilmember Fisher noted that there was furniture items listed in the Fire Rescue office supply account that should be allocated in furniture account, and also noted that the Fire Rescue miscellaneous account was budgeted at \$1500, but historically had expenditures of approximately \$100, and believed this account should be removed. Councilmember Fisher noted that the Fire Rescue budget accounts for 41% of the total general fund budget and their spending should be curtailed.

The City Council discussed the need for a miscellaneous account for incidentals as all items could not be accounted for, but agreed to lower the Fire Rescue miscellaneous account from \$1500 to \$750.

Mayor Pro Tem Peele discussed with the Fire Department clarification regarding the increase to their professional services account.

Mayor Pro Tem Peele also discussed with Development Services Director Joe Hilbourn projected permitting revenues for 2016-2017.

There was no formal action taken on this item, it was discussion only.

10. 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

Development Services Director Joe Hilbourn stated that Chapter 5, Economic Development was included in their packet for review and asked that should the Council have any revisions, to forward those to him to be included as part of the update.

Councilmember Fisher noted that on Page 1, the notation to trail networks that connects neighborhoods should be removed, and on page 4, item 6 states “sewer service is available in commercially zoned areas” should be further explained that sewer service is available according to the Wastewater Master Plan, as not all commercial areas in the City have sewer service.

Mr. Hilbourn asked if the Council had any changes to Chapters 1 through 4. The Council had no requested changes.

Rebecca Mark, 2550 Estates Parkway, 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.

This item was for discussion only, no formal action was taken.

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 Baney, seconded by Councilmember Duke to adjourn the meeting at 8:03 pm. The motion passed unanimously by a 5 to 0 vote.*

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

