



**City of Lucas  
City Council Meeting  
August 20, 2015  
7:05 PM**

*(or immediately following the Fire District Meeting)*

**City Hall - 665 Country Club Road – Lucas Texas**

## **Minutes**

### **Call to Order**

Mayor Pro Tem Peele called the meeting to order at 7:03 p.m.

**Council Members Present:**

Mayor Pro Tem Kathleen Peele  
Councilmember Debbie Fisher  
Councilmember Wayne Millsap  
Councilmember Philip Lawrence  
Councilmember Steve Duke

**Staff:**

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

**Council Members Absent:**

Mayor Jim Olk  
Councilmember Tim Baney

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

### **Citizen Input**

**1. Citizen Input**

James Ruffin, 425 W. Blondy Jhune Trail, stated that he wanted to speak in opposition to the preliminary plat for the Tokalaun Addition that was recently approved by the Planning and Zoning Commission and will be heard by the City Council at their next meeting. The plat was approved without public comment or any consideration to the deed restrictions and covenants in place for the neighborhood. Mr. Ruffin stated that the platting process denies the public any input related to approval of a plat and he believed that the language in Code of Ordinances should be amended to allow for public input.

## Community Interest

### 2. Community Interest Items.

Councilmember Fisher announced that Collin County was under a fire warning and no outdoor burning for any reason was allowed.

Mayor Pro Tem Peele announced that volunteers were still needed for the Founders Day Stick Horse Rodeo event.

## Consent Agenda

3. Consider approval of the minutes of the July 21, 2015 joint Budget Workshop meeting of the City Council and the Lucas Fire Control, Prevention and EMS District meeting.
4. Consider approval of the minutes of the August 6, 2015 City Council meeting.
5. Consider authorizing the City Manager to enter into Amendment No. 8 of an Interlocal Agreement between the City of Lucas and Collin County for On-Site Sewage Facility for a period of one (1) year ending September 30, 2016.

***MOTION:** A motion was made by Councilmember Duke, seconded by Councilmember Millsap to approve the Consent Agenda as presented. The motion passed unanimously by a 5 to 0 vote.*

## Public Hearings

### 6. Public Hearing to consider the budget for Fiscal Year 2015-2016.

A presentation was given by Finance Director, Liz Exum outlining the following amendments to the budget that were discussed at the August 6, 2015 City Council meeting:

- Final numbers were received from the Collin County Property tax Assessor and property tax revenue was increased by \$32,009.
- The Fire District Transfer-In was moved from Miscellaneous Revenue to Fire Department Revenue.
- Preliminary Budget Estimates for FY 2015-2016 were received from NTMWD for Regional Wastewater and the Upper East Fork Interceptor System and Wastewater Costs were increased by \$650 in the Water Fund.
- Detailed descriptions referencing “Captain Positons” were removed from the Fire Department Budget.
- \$100,000 was reclassified from the Parker Road 12 Inch Loop Line to Water System Improvements in the Capital Fund to address the emergency issue with water demand exceeding water capacity.
- Metropolitan Infrastructure Study to determine pavement types and depths \$36,500

Mayor Pro Tem Peele opened the public hearing at 7:13pm asking if anyone wanted to speak regarding this agenda item. There being none, the public hearing was closed at 7:13pm.

Councilmember Fisher and Mayor Pro Tem Peele noted that with the additional information provided regarding the availability of volunteer firefighters, they were in support of providing additional funds for the hiring of Fire Department positions, but that staffing concerns would need to be addressed in the future.

No action was taken on this item, it was a discussion purposes only.

**7. Public Hearing to consider the tax rate for Fiscal Year 2015-2016.**

A brief presentation was given by Finance Director Liz Exum stating the proposed tax rate for Fiscal Year 2015-2016 was as follows:

\$0.215514 for Maintenance and Operations  
\$0.105147 for Debt Service (Interest & Sinking)  
\$0.320661 Total Tax Rate

Mayor Pro Tem Peele opened the public hearing at 7:16pm asking if anyone in the audience wanted to speak regarding this agenda item. There being none, the public hearing was closed at 7:16pm.

No action was taken on this item, it was for discussion only.

Mayor Pro Tem Peele announced that they would be moving to Agenda Item No 9 on the Regular Agenda.

**Regular Agenda**

**9. Fire Department Promotion Ceremony: Promotion of EMS Officer Ted Stephens to Assistant Fire Chief.**

Fire Chief Jim Kitchens conducted the promotion ceremony for Ted Stephens, EMS Officer to Assistant Fire Chief.

Mayor Pro Tem Peele announced that they would be returning to Agenda Item No. 8 on the Public Hearing portion of the Agenda.

**Public Hearing**

**8. Public Hearing to consider adopting Ordinance 2015-08-00816 amending Chapter 14 of the City's Code of Ordinances.**

- 1. Sec. 14.01.004 Definitions
- 2. Sec. 14.02.032 Organization and procedure
- 3. Sec. 14.02.033 Appeals

- 2. Sec. 14.03.113 Area regulations
- 3. Sec. 14.03.173 Area regulations
- 4. Sec. 14.03.233 Area regulations
- 5. Sec. 14.03.293 Building regulations
- 6. Sec. 14.03.296 Site plan approval
- 7. Sec. 14.03.297 Landscaping plan approval
- 8. Sec. 14.03.353 Development regulations
- 9. Sec. 14.03.472 Building regulations
- 10. Sec. 14.04.253 General provisions
- 11. Sec. 14.04.304 General accessory buildings and structures regulations
- 12. Changes brought forward by the City Council.

A brief presentation was given by Development Services Director Joe Hilbourn stating that all the amendments suggested from the previous City Council meeting had been made.

Mayor Pro Tem Peele opened the public hearing at 7:25pm asking if anyone wanted to speak regarding this agenda item. There being none, the public hearing was closed at 7:26pm.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Council Lawrence to approve Ordinance 2015-08-00816 amending Section 14.01.004, Definitions, Section 14.03.113, Area Regulations, Section 14.02.032 Organization and Procedure, Section 14.02.033 Appeals, Section 14.03.173 Area Regulations, Section 14.03.293, Section 14.03.293 Building Regulations, Section 14.03.296 Site Plan Approval, Section 14.03.297 Landscaping Plan Approval, Section 14.03.353 Development Regulations, Section 14.03.472 Building regulations, Section 14.04.253 General Provisions, Section 14.04.304 General accessory buildings and structure regulations. The motion passed unanimously by a 5 to 0 vote.*

<b>Regular Agenda</b>
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**10. Discuss water surcharge for large volume users.**

A presentation was given by Finance Director Liz Exum stating recently the City Council had been informed of an emergency water situation concerning the demand on current infrastructure and water system capacity and at that time the City Council discussed considering a water surcharge for high volume consumers.

Councilmember Fishier stated that a surcharge was in order for larger water consumers that are not conserving and suggested the surcharge occur when a certain amount of water had been used. Councilmember Fisher stated that current infrastructure cannot handle the demand.

Councilmember Lawrence discussed placing a cap on the amount of water that could be used.

Councilmember Millsap discussed the amount of water the City purchases versus the water volume usage trends that had been going down. Efforts need to be made to better educate the public and the need to look at rate structure.

Councilmember Duke asked if any renegotiation of the City's contract could be made with the water district.

City Manager Joni Clarke stated that funds were available in next year's budget for a rate study and suggested having a workshop to discuss the City's infrastructure needs.

City Council and Staff discussed holding a workshop in November.

This was a discussion item only, no action was taken.

**Executive Session**

**11. Executive Session.**

There was no Executive Session for this meeting.

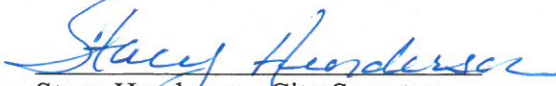
**12. Adjournment.**

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 7:50 pm. The motion passed unanimously by a 5 to 0 vote.*

APPROVED:

  
Kathleen Peele, Mayor Pro Tem

ATTEST:

  
Stacy Henderson, City Secretary

