



**City of Lucas
City Council Meeting
September 3, 2015
6:30 PM**

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 6:30 p.m.

Council Members Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Debbie Fisher
Councilmember Wayne Millsap (*arrived at 7:00pm*)
Councilmember Philip Lawrence
Councilmember Steve Duke
Councilmember Tim Baney

Staff:

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

Staff Absent:

City Attorney Joe Gorfida

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

**Closed Executive Session
(Conference Room)**

- 1. Executive Session: Pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) the City Council will convene into Executive Session to discuss the evaluation for the City Secretary.**

Mayor Olk announced that the City Council would convene into Executive Session at 6:31pm to discuss the evaluation of the City Secretary.

Mayor Olk and the City Council reconvened into the Regular Session at 7:22pm and stated there was no action necessary from the Executive Session.

- 2. Recess City Council meeting to convene meeting of the Lucas Fire Control, Prevention and EMS District. Regular City Council meeting will reconvene immediately following the Lucas Fire Control, Prevention and EMS District Meeting.**

Mayor Olk announced that the City Council would recess their Regular Meeting at 7:22pm to convene the meeting of the Lucas Fire Control, Prevention and EMS District.

**Regular Open Session
Council Chambers**

- 3. Reconvene City Council meeting.**

Mayor Olk reconvened the City Council meeting at 7:25pm.

Citizen Input

- 4. Citizen Input**

Boy Scouts Jacob and Chase Barnes with Troop 1234 were in attendance working towards their Communications Merit Badge.

Community Interest

- 5. Community Interest Items.**

Councilmember Lawrence thanked the Fire Chief and the Lucas Fire Department for the professionalism, care and expertise the Fire Department and Paramedics provide to the residents of Lucas.

Mayor Olk announced that he was invited to attend a newcomer's dinner at Lovejoy ISD welcoming new residents to the school district and that he also attended the Starbucks ribbon cutting.

Councilmember Duke reminded residents to keep their garages and barns locked as there have been lawn equipment thefts in the area recently.

Mayor Pro Tem Peele reminded the City Council to enter the Stick Horse Rodeo event and that volunteers were still needed.

Consent Agenda

- 6. Consider approval of the minutes of the August 20, 2015 City Council meeting.**

7. **Consider authorizing the City Manager to cast the official ballot on behalf of the City of Lucas for the election of the Board of Trustees – TML Region 13 for the Texas Municipal League Intergovernmental Risk Pool.**

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

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|------------------------|
| Public Hearings |
|------------------------|

8. **Consider adopting Ordinance 2015-09-00820 for a zoning change request from AO to R-2 for a parcel of land situated in the City of Lucas, being part of the John W. Kerby Survey, Abstract No. 506, part of Tract 1 of Tokalaun Equestrian Addition, containing 6.942 acres of land more commonly known as the property adjacent to Mary Lee Lane north of the intersection of Mary Lee and Blondy Jhune Road.**

A brief presentation was given by Development Services Director Joe Hilbourn stating the request proposes to rezone 6.9 acres from AO to R2 and would be part of a larger development containing 25.54 acres of land. The proposed request complies with the Comprehensive Plan and staff recommends approval of the zoning change request.

Councilmember Duke asked if there were deed restrictions in place that conflict with the rezoning request.

Mr. Hilbourn stated that the homeowner's association requirements do conflict with the rezoning claiming that the property cannot be subdivided; however, the City cannot enforce deed restrictions or homeowners association requirements.

Mayor Olk opened the public hearing at 7:36pm asking if anyone in the audience wanted to speak regarding this request. There being none, the public hearing was closed at 7:36pm.

***MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adopt Ordinance 2015-09-00820 approving the zoning change request from AO to R-2 for a parcel of land situated in the City of Lucas, being part of the John W. Kerby Survey, Abstract No. 506, part of Tract 1 of Tokalaun Equestrian Addition, containing 6.942 acres of land. The motion passed unanimously by a 7-0 vote.*

9. **Public Hearing to consider the budget for Fiscal Year 2015-2016.**

Mayor Olk opened public hearing at 7:38pm asking if anyone in the audience wanted to speak regarding the request. There being none, the public hearing was closed at 7:38pm.

Mayor Pro Tem Peele stated that she had concerns regarding the Fire Department budget and allocating funds to higher paid positions rather than additional firefighters to meet the current demands and scheduling needs.

Councilmember Lawrence stated he was comfortable with the financial information brought forward by Staff and that the City was able to allocate the funds for this expense.

Councilmember Fisher stated that she also shared similar concerns regarding the need for additional positions at a firefighter level, but wanted to leave the funds in the budget.

Mayor Olk announced that the City Council would consider and adopt a budget at the September 17, 2015 City Council meeting.

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

Mayor Olk announced that this is the second of two required public hearings regarding the City's tax rate. Mayor Olk stated that the current tax rate will remain the same and the rates were as follows:

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

Mayor Olk opened the public hearing at 7:45pm and asked if anyone in the audience wanted to speak regarding this request.

Mr. Mike Fisher, 252 Forestview complimented the City on the financial management of City funds.

There being no one else wanting to speak, Mayor Olk closed the public hearing at 7:46pm.

This was a discussion item only, no action was taken. The City Council would consider and adopt the tax rate at the September 17, 2015 City Council meeting.

Regular Agenda

- 11. Consider the request by Todd Winters on behalf of Cleve Adamson Custom Homes for preliminary plat approval of a parcel of land situated in the City of Lucas, being part of the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, containing 25.492 acres of land more commonly known as the property adjacent to Mary Lee Lane north of the intersection of Mary Lee and Blondy Jhune Road.**

A brief presentation was given by Development Services Director Joe Hilbourn stating the property was zoned R2 with the average lot size being 2.139 acres. There were 12 lots proposed and the plat meets all City requirements.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve the preliminary plat for Cleve Adamson Custom Homes for a parcel of land situated in the City of Lucas, being part of the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, containing 25.492 acres. The motion passed unanimously by a 7-0 vote.*

12. Consider adopting Resolution R-2015-09-00439 approving the City of Lucas Investment Policy.

A presentation was given by Finance Director Liz Exum stating that the updated policy satisfies the statutory requirements of the Public Funds Investment Act and had been reviewed by the City's Financial Advisors SAMCO Capital Markets as well. Ms. Exum stated that staff will bring forward an investment policy each year during the budget process.

MOTION: *A motion was made by Councilmember Lawrence, seconded by Councilmember Duke to adopt Resolution R 2015-09-00439 approving the City of Lucas Investment Policy. The motion passed unanimously by a 7 to 0 vote.*

13. Consider amendments to the City's Code of Ordinances, Chapter 15, Master Fee Schedule.

A presentation was given by Development Services Director by Joe Hilbourn stating building permit fees had not been adjusted since 2004 and in reviewing other municipalities permitting costs, the City compared its current rate structure to seven other benchmark cities. Mr. Hilbourn stated that an approximate 18% across the board increase was applied to the existing permitting fees that would place the City 4th out of 8 cities compared.

Mayor asked if the Building Inspection division was adequately staffed with response times for inspections and turnaround time.

Mr. Hilbourn stated that the City offers same day inspections and approximately 7-10 days for residential plan review and 6 weeks for commercial plan review. Mr. Hilbourn stated that when Inspiration development begins, additional staff may be needed at that time.

Councilmember Millsap suggested that the rate schedule be reviewed every three years.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve amendments to the City's Code of Ordinances, Chapter 15 Fee Schedule and increase all building permit fees. The motion passed unanimously by a 7 to 0 vote.*

14. Consider adopting Ordinance 2015-09-00821 updating Chapter 9 – Personnel of the City's Code of Ordinances.

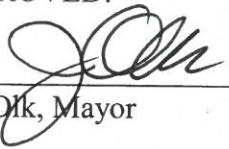
A presentation was given by Human Resources Manager Cheryl Meehan stating the additions to Chapter 9 pertain to adding retirement provisions for the City related to TMRS, deferred compensation plan for seasonal, temporary and part-time employees and the Length of Service Award Program for volunteer firefighters.

MOTION: *A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to adopt Ordinance 2015-09-00821 approving the addition of retirement provisions to Chapter 9 of the Code of Ordinances. The motion passed unanimously by a 7 to 0 vote.*

15. Adjournment.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Millsap to adjourn the meeting at 8:10pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:



Jim Olk, Mayor



ATTEST:



Stacy Henderson, City Secretary