



**City of Lucas
City Council Meeting
November 19, 2015
7:00 PM**

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

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

Council Members Present:

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

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Human Resources Manager Cheryl Meehan
City Secretary Stacy Henderson
City Attorney Joe Gorfida

Council Member 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 City Council recited the Pledge of Allegiance.

Citizen Input

1. Citizen Input

There was no citizen participation.

Community Interest

2. Community Interest Items.

Mayor Olk announced that several City Council members visited resident Charlie Gaines to present him with the Service Tree certificate for his years of service to the city and give him information regarding the service tree that had been planted in his honor.

Councilmember Fisher stated that the three other Service Tree recipients will be presented their certificates on December 4 at the Country Christmas event.

Public Works Director/City Engineer Stanton Foerster reminded the City Council of the Water Workshop scheduled for December 17 at 6:00pm and asked that should anyone have items they would like placed on the agenda to let him know.

Mayor Olk reminded everyone of the Country Christmas tree lighting event scheduled for Friday, December 4 at 7:00pm

Consent Agenda

3. **Consider approval of the minutes of the November 5, 2015 City Council meeting.**
4. **Consider authorizing the City Manager to enter into Amendment No. 8 of an Interlocal Agreement between the City of Lucas and Collin County for the use of Animal Shelter Facilities for a period of one (1) year ending September 30, 2016.**
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 Animal Control Services for a period of one (1) year ending September 30, 2016.**
6. **Consider authorizing the Mayor to enter into a Development Agreement between the City of Lucas and Goose Real Estate Inc., for a parcel of land situated in the Calvin Boles Survey, ABS Number 28 also known as Lots 1-9 of the Ford Cattle Ranch being 67.0300 acres.**

Mayor Pro Tem Peele asked that Agenda Item No. 6 be removed from the Consent Agenda for discussion.

Councilmember Fisher asked that Agenda Items 4 and 5 be removed from the Consent Agenda for discussion as well.

MOTION: *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to approve the Consent Agenda containing the minutes of November 5, 2015. The motion passed with Councilmember Duke abstaining from the vote because he was not in attendance at that meeting.*

4. **Consider authorizing the City Manager to enter into Amendment No. 8 of an Interlocal Agreement between the City of Lucas and Collin County for the use of Animal Shelter Facilities for a period of one (1) year ending September 30, 2016.**
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 Animal Control Services for a period of one (1) year ending September 30, 2016.**

Councilmember Fisher asked if the contract amount was budgeted and if the amount had increased from the previous year.

City Manager Joni Clarke stated that the contract amount had been budgeted and the price had not increased.

MOTION: *A motion was made by Councilmember Fisher seconded by Councilmember Duke to approve the Interlocal Agreement between the City of Lucas and Collin County for the use of Animal Shelter Facilities and Animal Control Services for a period of one year ending September 30, 2016. The motion passed unanimously by a 6 to 0 vote.*

6. Consider authorizing the Mayor to enter into a Development Agreement between the City of Lucas and Goose Real Estate Inc., for a parcel of land situated in the Calvin Boles Survey, ABS Number 28 also known as Lots 1-9 of the Ford Cattle Ranch being 67.0300 acres.

Mayor Pro Tem Peele asked if language had been included in the agreement that the flag lots could not be subdivided.

City Attorney Joe Gorfida stated that the agreement had been amended to remove allowing accessory structures and Section 3.4 of the agreement provides language that the flag lots cannot be subdivided.

MOTION: *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Millsap to approve the Development Agreement between the City of Lucas and Goose Real Estate, Inc., for a parcel of land situated in the Calvin Boles Survey, ABS Number 28 being 67.0300 acres. The motion carried unanimously by a 6 to 0 vote.*

Regular Agenda

7. Consider approving Resolution R-2015-11-00441 and cast votes for the Collin Central Appraisal District Board of Directors.

Councilmember Fisher stated that she was in favor of casting votes for John Politz from Farmersville.

Councilmember Millsap stated that he knows Wayne Mayo and would be in favor of casting votes for Mr. Mayo as well.

MOTION: *A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to cast all six votes for Wayne Mayo. The motion passed unanimously by a 6 to 0 vote.*

8. Discuss a presentation by Ryan Combs representing Palladium Group proposing a retirement community as part of the Hunt Property located on FM 1378.

Ryan Combs with Palladium Group gave a presentation discussing the background of his company, the various properties they had developed, and the high-end communities they create. Mr. Combs stated they would like to develop a senior community on the property located near Parker Road and Southview in Lucas. Mr. Combs stated the community would be approximately 10 acres and would have between 130 and 180 units.

Don Dillard, representing the property owner, JCBR Holdings, stated that they were in favor of this development for the property.

The City Council discussed the project being 3-stories versus 2-stories and also expressed their concerns relating to higher density than what is currently allowed and the impact that would have on the Fire Department and EMS services.

Councilmember Baney asked if they had information regarding the call volume for EMS calls at any of their other senior living communities.

Mr. Combs suggested he come back at a later time to discuss with the City Council a definite number of units needed and more details on the community proposed.

Mayor Olk stated that they were welcome to come back to discuss further.

9. Consider an appointment to the Parks and Open Space Board for a vacant Alternate position.

Councilmember Duke stated that he knows Bill Esposito very well and would recommend he be considered for appointment to the Parks and Open Space Board.

***MOTION:** A motion was made by Councilmember Duke, seconded by Councilmember Baney to appoint Bill Esposito to the Parks and Open Space Board for a two year term expiring in November 2017. The motion passed unanimously by a 6 to 0 vote.*

10. Discuss and consider the City of Lucas participation in the Texas Emergency Services Retirement System as it relates to volunteer firefighters.

City Attorney Joe Gorfida stated that the City had been participating in the TESRA pension plan for the volunteer firefighters and state law prohibits terminating participation. Mr. Gorfida stated that he has spoken with the Attorney General's office regarding the program requirements and there is currently no options in place that allows a City to discontinue its participation in the plan.

***MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Duke to bring this item back to the January 7, 2016 City Council meeting to take action on re-appropriating funds that are due with a budget adjustment. 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: An Executive Session was not scheduled for this meeting.

There was no Executive Session for this meeting.

12. Adjournment.

MOTION: *A motion was made by Councilmember Duke, seconded by Councilmember Fisher to adjourn the meeting at 8:00pm. The motion passed unanimously by a 6-0 vote.*

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

