



**City of Lucas  
City Council Workshop  
December 17, 2015  
6:00 PM**

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

## **Minutes**

### **Call to Order**

Mayor Olk called the meeting to order at 6:00 p.m.

**Council Members Present:**

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

**Staff Present:**

City Manager Joni Clarke  
City Secretary Stacy Henderson  
Public Works Director/City Engineer Stanton Foerster  
Development Services Director Joe Hilbourn  
Finance Director Liz Exum  
Public Works Crew Chief Jeremy Bogle  
Public Works Specialist Aaron Rector  
Public Works Crew Chief John Alexander  
Public Works Supervisor Jesse Corpus  
Public Works Specialist Pedro Ovalle

**Council Members Absent:**

Councilmember Philip Lawrence

Mayor Olk called to order the City Council Workshop at 6:00p.m.

### **Regular Agenda**

**1. Discuss debt financing alternatives for the general and utility funds.**

Councilmember Millsap discussed the Neighborhood Connector Street projects and financing alternatives for those projects.

Councilmember Millsap discussed:

- Costs associated with the projects
- Minimizing a tax rate increase
- Using reserve funds towards capital projects
- Capital projects that were safety issues
- Total taxable value in the City from 2010 to 2015
- Impact on proposed funding
- Funding in the form of general obligation bonds versus certificates of obligation

The City Council discussed the need to communicate with the residents the various funding options and believed it was in the best interest to conduct a town hall meeting to revisit the Neighborhood Connector Street projects and funding. The City Council asked that an item be placed on the January 7, 2016 City Council agenda to select a date for a Town Hall meeting.

**2. Workshop purpose and goals.**

Public Works Director/City Engineer Stanton Foerster gave a brief presentation discussing the goals of the workshop.

**3. Discuss City growth and build out.**

Development Services Director Joe Hilbourn discussed population estimates from 2015 to 2030 with a projected population of 11,965 within the city limits and a population of 6,311 in the extraterritorial jurisdiction area. Mr. Hilbourn discussed commercial buildout was projected in 2025 and discussed the areas currently zoned commercial.

**4. Discuss NTMWD Contracts.**

Public Works Director/City Engineer Stanton Foerster stated that the last amendment to the contract between the City of Lucas with NTMWD occurred in 2004. Mr. Foerster discussed water tower storage and ground tank storage capacities and current constraints under the existing contract.

Mr. Foerster stated that this item would be brought before the Council at a later time to discuss possible solutions related to water pressure and tower replacement.

Mayor Olk stated that they would be moving forward to Agenda Item No. 6.

**6. Discuss radio read updates.**

Development Services Director Joe Hilbourn gave a presentation discussing the radio read project goals. Phase one included meter installation, Phase two included budgeting funds to allow for meters to be read electronically in real time and not having to drive by individual homes to read meters, and Phase three would include the homeowner having access to their accounts in real time to see how much usage is occurring.

Mr. Hilbourn stated the total cost of Phase two will be \$202,000. He also discussed costs associated with completing Phase two and three and annual maintenance costs.

A representative with RG3 spoke to the City Council regarding the new technology in place and that the proposal would include the City of Lucas becoming a beta tester with the new technology.

The Council discussed how the technology would work, security concerns associated with cloud based software, and their concerns with being a beta tester.

The City Council directed staff to bring the contract forward to a Council meeting in January for their review and would provide the City Manager direction.

**5. Discuss infrastructure.**

Public Works Director/City Engineer Stanton Foerster discussed the following items with the City Council:

- Water system and dead end line locations
- Water storage and partnership with NTMWD
- Main replacement throughout the city
- Pressure plains throughout the city
- Existing water tower storage
- Strategies to fix the dead end lines
- Changing out smaller lines
- Existing water towers and size of lines and pressure associated with the water towers
- Funding associated with fixing dead end lines and water storage tanks

**7. Discuss rate structure and study.**

Finance Director Liz Exum discussed the existing water rate structure and excessive water use with customers over 50,000 gallons, 75,000 gallons and 100,000 gallons. Ms. Exum discussed adding a surcharge to water customers using over 50,000 gallons.

The City Council discussed how the existing rate structure has residential customers paying more than existing commercial customers.

The City Council also discussed current debt obligations and the ability for on-line bill payment services.

The City Council stated a rate study would be needed and projects identified.

**8. Adjournment.**

***MOTION:** A motion was made by Councilmember Bandy, seconded by Councilmember Fisher to adjourn the meeting at 8:54p.m. The motion passed unanimously by a 6-0 vote.*

APPROVED:

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Jim Olk, Mayor

ATTEST:

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Stacy Henderson, City Secretary

