



## **AGENDA**

**City of Lucas  
Joint Meeting of the City Council &  
Lucas Fire Control Prevention and EMS District  
July 16, 2015  
6:00 PM**

**City Hall – Council Chambers  
665 Country Club Road – Lucas, Texas**

Notice is hereby given that a City of Lucas Joint Meeting of the City Council and the Lucas Fire Control Prevention and EMS District will be held on Thursday, July 16, 2015 at 6:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

### **Call to Order**

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

### **Executive Session**

The City Council may convene in a closed Executive Session pursuant to Subchapter D, Section 551.071 and Section 551.072 of the Texas Government Code, Consultation and Real Property.

1. Consultation with the City Attorney – Texas Government Code, Section 551.071: to seek legal advice regarding the classification of full time, part time, exempt, non-exempt employees and volunteers.
2. Discuss land acquisition - Texas Government Code, Section 551.072: Discuss purchase, exchange, sale, lease, or value of real property located in the City of Lucas.
3. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.

### **Citizens' Input**

The Citizens' Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting it to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time but may refer items to City Staff for research and possible inclusion on a future agenda.

#### 4. Citizens' Input [**Mayor Jim Olk**]

### **Community Interest**

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

No Community Interest items are scheduled for this meeting.

### **Consent Agenda**

All items listed under the consent agenda are considered routine and are recommend to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

5. Consider approval of the minutes of the July 2, 2015 City Council meeting. [**City Secretary Stacy Henderson**]
6. Consider authorizing the City Manager to enter into Amendment No. 10 of an Interlocal Agreement between the City of Lucas and Collin County for Jail Services for a period of one (1) year ending September 30, 2016. [**City Secretary Stacy Henderson**]
7. Consider calling two public hearings regarding the City of Lucas Tax Rate and Fiscal Year Budget for 2015-2016 with the first public hearing to be held on August 20, 2015 and the second public hearing to be held on September 3, 2015. [**Finance Director Liz Exum**]
8. Consider calling two public hearings regarding the Lucas Fire Control, Prevention & EMS District Fiscal Year Budget for 2015-16 with the first public hearing to be held on August 20, 2015 and the second public hearing to be held on September 3, 2015. [**Finance Director Liz Exum**]

### **Public Hearings**

No public hearings are scheduled for this meeting.

## Regular Agenda

9. Consider the Acknowledgment to Assignment of Development Agreement (commonly referred to as the “Development Agreement”) and the First Amendment to Utilities Escrow Agreement from HHEC Spinco LLC to JCBR Holdings, LLC. [**Building Inspector Jim Hurley**]
10. Consider funding and scheduling of the following water infrastructure projects: [**Public Works Director Stanton Foerster**]
  - A. Parker Road Waterline
  - B. Pressure Plains
  - C. Replacement of the Elevate Storage Tanks
  - D. Rock Ridge Road (Phase 2) 12-Inch Waterline
  - E. Dead-End Waterlines
  - F. Osage Lane Six-Inch Waterline
  - G. Third Pump at McGarity Pump Station
  - H. North Pump Station Improvements
  - I. Stinson Road 12-Inch Waterline
  - J. Rock Ridge Road (Phase 1) 12-Inch Waterline
  - K. White Rock Creek 12-Inch Waterline Relocation
  - L. Abandonment of the 8-Inch Asbestos Cement Waterline
11. Provide update regarding parking on Estates Parkway. [**Public Works Director Stanton Foerster**]
12. Adjournment.

## Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City’s website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on Friday, July 10, 2015.

  
Stacy Henderson, City Secretary

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972.912.1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas Council Agenda Request July 16, 2015

Item No. 01-02-03

**Requester:** Mayor Jim Olk

**Agenda Item:**

1. Consultation with the City Attorney – Texas Government Code, Section 551.071: to seek legal advice regarding the classification of full time, part time, exempt, non-exempt employees and volunteers.
2. Discuss land acquisition - Texas Government Code, Section 551.072: Discuss purchase, exchange, sale, lease, or value of real property located in the City of Lucas.
3. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request July 16, 2015

**Requester:** Mayor Jim Olk

**Agenda Item:**

4. Citizens' Input

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request July 16, 2015

**Requester:** City Secretary Stacy Henderson

## **Agenda Item:**

### **Consent Agenda:**

5. Consider approval of the minutes of the July 2, 2015 City Council meeting.
6. Consider authorizing the City Manager to enter into Amendment No. 10 of an Interlocal Agreement between the City of Lucas and Collin County for Jail Services for a period of one (1) year ending September 30, 2016.
7. Consider calling two public hearings regarding the City of Lucas Tax Rate and Fiscal Year Budget for 2015-2016 with the first public hearing to be held on August 20, 2015 and the second public hearing to be held on September 3, 2015.
8. Consider calling two public hearings regarding the Lucas Fire Control, Prevention & EMS District Fiscal Year Budget for 2015-2016 with the first public hearing to be held on August 20, 2015 and the second public hearing to be held on September 3, 2015.

## **Background Information:**

### Agenda Item No. 6

This is an annual Interlocal Agreement with Collin County for Jail Services, with all terms and conditions of the agreement remaining the same.

## **Attachments/Supporting Documentation:**

1. Minutes of the July 2, 2015 City Council meeting.
2. Interlocal Agreement with Collin County for Jail Services.

## **Budget/Financial Impact:**

NA

## **Recommendation:**

City Staff recommends approval of the Consent Agenda.

## **Motion:**

I make a motion to approve/deny the Consent Agenda as presented.



**City of Lucas  
City Council Meeting  
July 2, 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 Tim Baney  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
Councilmember Wayne Millsap

**Staff:**

City Manager Joni Clarke  
City Attorney Joe Gorfida  
City Secretary Stacy Henderson  
Public Works Director Stanton Foerster  
Public Works Intern Reese Jackson

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

### **Citizen Input**

**1. Citizen Input**

Mayor Olk announced that Josh Bittlestone with Troop 358 was in attendance working towards his Communication and Citizenship Merit Badges.

There was no other citizen input.

### **Community Interest**

There were no Community Interest items for this agenda.

### **Consent Agenda**

The following items were considered as part of the Consent Agenda.

2. **Consider approval of the minutes of the June 18, 2015 City Council meeting.**
3. **Consider approving Resolution R-2015-07-00437 authorizing the City Manager to enter into a one year Communication Facilities License Agreement with JAB Broadband D/B/A Skybeam Texas.**
4. **Consider the request by Todd Winters on behalf of Cleve Adamson Custom Homes for preliminary plat approval for a subdivision of land called Tokalaun Equestrian Addition Tract Two being 18.507 acres, to a proposed 8 lot subdivision on a tract of land situated in the John W. Kerby Survey ABS Number 506, more commonly known as the school site on Blondie Jhune.**

Mayor Olk announced that the applicant for Agenda Item No. 4 has requested that their item be withdrawn and removed from the Consent Agenda and they would be resubmitting their request at a later date.

Mayor Olk also announced that the Council received updated changes to the minutes before the City Council meeting that could be included as part of the Consent Agenda.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Millsap to approve Agenda Items 2 and 3 on the Consent Agenda as presented and to accept the applicant's withdrawal and remove Agenda Item No. 4 from the Consent Agenda. The motion passed unanimously by a 7-0 vote.

<b>Regular Agenda</b>
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**5. Provide an update on the Blondy Jhune Bridge Projects.**

Stanton Foerster, Public Works Director/City Engineer, gave a presentation to the City Council stating that the design work was proceeding; however, surveys were still needed on properties near the creek channels, and access was still needed to certain properties along Blondy Jhune. Mr. Foerster stated that Staff was preparing a letter to property owners where surveying was still needed stating the purpose of the surveying and the need for access to their property. A Right of Entry form has been placed on the City's website, but to date, no one has signed this agreement and therefore, the design work has been delayed.

Mr. Foerster stated that the hydraulic design information was still needed on both bridges on Blondy Jhune and the consultant was reviewing various options related to the alignment of the bridges to reduce sight distance issues and safety concerns.

Councilmember Millsap asked if the bridges could be angled differently to make turning easier, and if the roadways could be widened slightly to improve safety aspects of the road.

Mr. Foerster discussed construction of the original bridges and piers and various ways to separate traffic on the roadways to make travel safer.

City Manager Joni Clarke asked if the consultant's bridge design would incorporate a trail network or pedestrian feature.

Mr. Foerster stated that design standards were different for horse trails and pedestrian trails. The best option would be to plan for horse trails.

Mayor Olk announced that this was an informational item and no action was required by the City Council at this time.

#### **6. Consider creating an ordinance preventing parking along Estates Parkway.**

Reese Jackson, Public Works Intern discussed the concerns that had been raised regarding parking on Estates Parkway during Lovejoy High School events. Because Estates Parkway was a Texas Department of Transportation (TXDOT) road, permission would be needed to allow no-parking signage along the roadway and an ordinance would also have to be passed by the City before TXDOT would consider any permits for signage.

Councilmember Lawrence said that the school has attempted to place signage along the roadway in the past, but has troubles policing the neighborhood. Councilmember Lawrence stated it would be best to encourage Lovejoy ISD to utilize off-site parking locations and have the school be responsible for policing their events.

Councilmember Millsap stated having has an ordinance in place, allows the County Deputy the authority to write tickets, and approving an ordinance provides the City more options when these types of situations occur.

City Manager Joni Clarke stated that the complaint regarding parking on Estates Parkway was brought to the City by concerned citizens.

Mayor Olk stated that this was a safety concern and after speaking with School Board Members, they too were in agreement with the City enforcing parking regulations, as the school district does not have the right to enforce where parking can take place. The school district offered the use of buses to assist with getting people to their events safely.

The Council discussed the price of parking tickets, towing and enforcement related to policing Lovejoy High School events.

Councilmember Duke did not believe that passing an ordinance would address the safety concerns associated with people walking to and from events along the side of the road.

Mayor Olk suggested the City talk with the school district about busing people to and from events.

A majority of the City Council were in agreement that an ordinance be prepared and brought back to the Council addressing no-parking areas along Estates Parkway.

Mayor Olk announced that this was a discussion item and no further action was required by the City Council at this time.

**7. Consider an appointment to the Board of Adjustment to fill a vacant position.**

Mayor Olk announced that the Council would like to convene into executive session to discuss this matter further.

<b>Executive Session</b>
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**8. Deliberate the appointment of an officer to the Board of Adjustment.**

Mayor Olk stated that that the Council will convene into Executive Session at 7:44 p.m. to deliberate the appointment of an officer to the Board of Adjustment.

**9. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.**

Mayor Olk and the Council reconvened from Executive Session at 8:08 p.m.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to appoint current Alternate Member, Andrew Sisson as a fulling voting regular member to the Board of Adjustment. The motion passed unanimously by a 7-0 vote.

**10. Adjournment.**

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 8:09 p.m. The motion passed unanimously by a 7-0 vote.

APPROVED:

\_\_\_\_\_  
Jim Olk, Mayor

ATTEST:

\_\_\_\_\_  
Stacy Henderson, City Secretary



Amendment No. Ten (10) \_\_\_\_\_

Office of the Purchasing Agent  
Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, TX 75069  
972-548-4165

Vendor: CITY OF LUCAS  
665 Country Club Road  
Lucas, Texas 75002

Contract Agreement, Jail Services  
Agreement 12133-08

Effective Date 10/1/2015

Awarded by Court Order No.: 2003-836-10-31  
Amendment # 1 2006-277-03-28  
Amendment # 2 2007-760-09-11  
Amendment # 3 2008-782-09-23  
Amendment # 4 2009-718-09-14  
Amendment # 5 2010-545-08-02  
Amendment # 6 2011-812-10-10  
Amendment # 7 2012-489-08-06  
Amendment # 8 2013-706-09-16  
Amendment # 9 2014-678-09-22  
Amendment # 10 \_\_\_\_\_

**YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGE TO THIS CONTRACT**

Amend Section 2 Term to read as follows:

2.01 This Agreement shall be for a period of one (1) year ending September 30, 2016, and may be renewed for an additional one (1) year term as agreed in writing by both parties. If the Basic Charge per day is increased at any time during the Agreement/Renewal period, the Agreement will be revised and forwarded to the entity with the revised Basic Charge Fee.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

ACCEPTED BY:

**Print Name**

CITY OF LUCAS  
665 Country Club Road  
Lucas, Texas 75002

ACCEPTED AND AUTHORIZED BY  
AUTHORITY OF COLLIN COUNTY  
COMMISSIONERS' COURT

Collin County Administration Building  
2300 Bloomdale Rd, Ste 3160  
McKinney, Texas 75071

**SIGNATURE**

**TITLE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

\_\_\_\_\_  
Michalyn Rains, CPPO, CPPB  
Purchasing Agent  
**DATE:** \_\_\_\_\_



# City of Lucas Council Agenda Request July 16, 2015

**Requester:** Development Services Director Joe Hilbourn

**Agenda Item:**

Consider the Acknowledgment to Assignment of Development Agreement (commonly referred to as the “Development Agreement”) and the First Amendment to Utilities Escrow Agreement from HHEC Spinco LLC to JCBR Holdings, LLC.

**Background Information:**

Spinco LLC has sold the “Hunt Property” located on the northwest corner of the Parker Road/FM 1378 intersection to JCBR Holdings, LLC.

**Attachments/Supporting Documentation:**

1. First Amendment to Utilities Escrow Agreement
2. Assignment of Development Agreement.

**Budget/Financial Impact:**

NA

**Recommendation:**

Staff recommends assigning the Development Agreement and Utilities Escrow Agreement to the new owners.

**Motion:**

I make a motion to approve/deny assigning the Development Agreement and the First Amendment to Utilities Escrow Agreement to JCBR Holdings, LLC.

STATE OF TEXAS           §  
  §           **FIRST AMENDMENT TO**  
  §           **UTILITIES ESCROW AGREEMENT**  
COUNTY OF DALLAS    §

This First Amendment to the Utilities Escrow Agreement is made and entered into by and between HHEC Spinco, LLC, a Delaware limited liability company (“Owner HHEC”), JCBR Holdings, LLC (“JCBR”) and Wylie Independent School District, a Texas independent school district (“Owner Wylie”) and the City of Lucas, Texas, a municipal corporation existing under the laws of the State of Texas (“the City”) , and American Escrow Company, a Texas corporation (“Escrow Agent,” and together with the Owners and City, the “Parties”), acting by and through their authorized representatives

**WHEREAS**, the Parties previously entered into that certain Utilities Escrow Agreement dated August 9, 2009 (the “Escrow Agreement”); and

**WHEREAS**, the Parties desire to amend the Agreement as set forth herein;

**NOW THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. In accordance with Paragraph 13 of the Escrow Agreement, Owner HHEC assigns all of its ownership rights under the Escrow Agreement to:

JCBR Holdings, LLC  
3744 Aviemore Drive  
Fort Worth, Texas 76109

2. The Escrow Agreement shall continue in full force and effect except as amended herein. If any terms or conditions contained in the First Amendment are inconsistent with the Escrow Agreement, the terms and conditions contained in the First Amendment shall be controlling.

*(signature pages to follow)*

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**City of Lucas, Texas**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Approved as to Form:**

By: \_\_\_\_\_  
Joseph J. Gorfida, Jr., City Attorney  
(06-26-15/72260)

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**JCBR Holdings**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Owner HHEC Spinco, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Owner Wylie Independent School District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ESCROW AGENT:**

**American Escrow Company**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
                                  §  
COUNTY OF DALLAS   §

**ACKNOWLEDGMENT TO ASSIGNMENT OF  
DEVELOPMENT AGREEMENT**

This Acknowledgment to Assignment of the Development Agreement is entered into as of June \_\_\_\_\_, 2015 (the "Effective Date") by and among the City of Lucas, Texas (the "City"), HHEC Spinco, LLC, a Delaware limited liability company (the "Assignor"), and JCBR Holdings, LLC (the "Assignee"), acting by and through their respective authorized officers.

**WITNESSETH:**

**WHEREAS**, the City and Assignor entered into that certain Development Agreement dated August 9, 2009 (the "Development Agreement"); and

**WHEREAS**, the City and Assignor entered into that certain Amendment to Development Agreement effective September 29, 2010 (the "Amendment");

**WHEREAS**, Assignor desires to assign the Development Agreement and Amendment to Assignee; and

**WHEREAS**, Section 5.1 of the Development Agreement provides for the assignment of the Development Agreement without the prior written consent of the City; and, the City acknowledges the assignment of the Development Agreement by Assignor to Assignee;

**NOW, THEREFORE**, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. The City hereby acknowledges the assignment of the Development Agreement to Assignee and agrees to look solely to the Assignee for the proper performance of that Agreement. Further, to the best of the City's knowledge, (a) no default currently exists under the Development Agreement, and (b) no facts exist that would constitute, upon the lapse of time or the giving of notice or both, a basis for any default by Assignor under the Development Agreement.
2. The Assignee, by execution of this Acknowledgment to the Assignment of the Development Agreement, acknowledges all terms, provisions, and covenants of the Development Agreement by and between the City and the Assignor.
3. Assignee, by execution of this Acknowledgement to Assignment of the Development Agreement, hereby agrees to assume and perform each and every duty, obligation and covenant of the Assignor under the Development Agreement arising from and after the Effective Date.

4. This Acknowledgement to Assignment of the Development Agreement may be executed in numbers of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
5. This Acknowledgement to Assignment of the Development Agreement is governed by the laws of the State of Texas; and venue for any action shall be in State District Court of Collin County, Texas.

*(signature pages to follow)*

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**City of Lucas, Texas**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Approved as to Form:**

By: \_\_\_\_\_  
Joseph J. Gorfida, Jr., City Attorney  
(06-26-15/72262)

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Assignee JCBR Holdings**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**Assignor HHEC Spinco, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



# City of Lucas Council Agenda Request July 16, 2015

Item No. 10

**Requester: Public Works Director Stanton Foerster**

## **Agenda Item:**

Consider funding and scheduling of the following water infrastructure projects:

- A. Parker Road Waterline
- B. Pressure Plains
- C. Replacement of the Elevate Storage Tanks
- D. Rock Ridge Road (Phase 2) 12-Inch Waterline
- E. Dead-End Waterlines
- F. Osage Lane Six-Inch Waterline
- G. Third Pump at McGarity Pump Station
- H. North Pump Station Improvements
- I. Stinson Road 12-Inch Waterline
- J. Rock Ridge Road (Phase 1) 12-Inch Waterline
- K. White Rock Creek 12-Inch Waterline Relocation
- L. Abandonment of the 8-Inch Asbestos Cement Waterline

## **Background Information:**

- A. Parker Road Waterline – This six-inch waterline functionally is our southern loop to the Lucas waterworks. In the long run, we need to maintain this loop for water quality reasons, but it can be temporary disconnected for a year or two to accommodate TxDOT. Due to the TxDOT reconstruction of Parker Road (FM 2514), the Parker Road six-inch waterline buried on the north side of the road in TxDOT right-of-way must be relocated/abandoned to make sure it is not under the new Parker Road pavement. There were/are three connections to the Parker Road six-inch waterline:
- 1) Southview Road 12-Inch Waterline – This line connected to the Parker Road six-inch at the Southview Drive/Parker Road intersection. Staff capped this line approximately 500 feet north of Parker Road in anticipation of the Eastern Parker Road project construction that started last summer. Our Southview Drive 12-inch waterline is now a dead-end line.
  - 2) Stinson Road 12-Inch Waterline – This line connects to the Parker Road six-inch at Parker Road. Residences on Shiloh Drive, Toole Drive, Janna Way, and the new Enchanted neighborhood are fed by this waterline. By December of this year, we will have to abandon the six-inch waterline between the Stinson Road 12-inch waterline and the Enchanted neighborhood. We will need to make a new connection in one of the following locations:
    - a) Replace the Shiloh Drive four-inch with a 12-inch connecting Enchanted to the Stinson Road 12-inch through a new easement.
    - b) Replace the two-inch “alley” waterline between Shiloh Drive and Parker Road with a 12-inch connecting Enchanted to the Stinson Road 12-inch in an existing easement.



# City of Lucas Council Agenda Request July 16, 2015

Item No. 10

**Requester: Public Works Director Stanton Foerster**

- c) Connect Enchanted to the Brookhaven Drive eight-inch. This connection is part of the Enchanted Phase 2 work currently, but its construction has not schedule; and/or
  - d) Connect Enchanted to the Stinson Road 12-inch via the power line easement between Stinson Road and Southview Drive.
- 3) Lewis Lane Six-Inch Waterline – This line comes from the Shepherds Creek Drive eight-inch waterline and feeds Kirkwood Estates West neighborhood (Cimarron Trail, Chisholm Trail, Santa Fe Trail, and Indian Trail). Also by December of this year, we will have to abandon the six-inch waterline between the Lewis Lane six-inch and the Stinson Road 12-inch. We will need to make a new connection in one of the following locations to get water to Kirkwood Estates West:
- a) Replace the Lewis Lane six-inch with an eight-inch connecting Shepherds Creek Drive eight-inch Kirkwood Estates West through a new easement;
  - b) Connect Kirkwood Estates West to the Caman Park Drive eight-inch through a new easement; and/or
  - c) Connect the Lewis Lane six-inch to the Stinson Road 12-inch with new Parker Road 12-inch via the new TxDOT ROW.

We have abandoned the Parker Road six-inch waterline between Enchanted and Southview Drive to get out of the way of the TxDOT Eastern Parker Road project that was let last summer. Currently the Southview Drive 12-inch is the only connection point for the Hunt Property. When the Hunt Property develops, they will be responsible for building water connections within their site. We will enlarge their internal waterlines to act as the City of Lucas southern waterline loop between the Enchanted waterline and the Southview Drive 12-inch waterline.

- B. Pressure Plains – The Lucas Waterworks design uses a duel pressure plain system. The McGarity plain is roughly defined by W Lucas Road on the south and County Club Road/W Blondy Jhune Road/Mary Lee Lane on the east. Everything else is pressurized by the Winningkoff plain. This means that if one lives at the corner of Cimarron Trail and Parker Road, the water pressure in one's home is created by the elevation of the water in the Winningkoff tower 4.5 miles away. We have two water towers: 1) McGarity is at 792 feet above sea level and 2) Winningkoff is at 723. Typically all water towers in a system are at the same elevations. There is 69 feet of difference between our two towers. I believe we have a two-plain system to use the McGarity tower to fill the Winningkoff tower given our inadequate eight-inch connection to the NTMWD system at our North Pump Station, but no one seems to know why the system was designed with two plains.

The mechanics of the Lucas two-plain system are **not** working, and as far as I can tell, have not worked for many years. There are numerous unregulated cross connections between the two plains. None of the three pressure regulating valves (PRV) were working until late 2014. One PRV is locked closed. During the past few years, numerous gate valves have been used incorrectly to throttle the follow between the plains. These gate valves no longer work, and are frozen open or closed.



# City of Lucas Council Agenda Request July 16, 2015

Item No. 10

**Requester: Public Works Director Stanton Foerster**

To correct the pressure plain cross connections, 2000+/- feet of new 12-inch waterline from Estates Parkway to north of W Blondy Jhune Road along east side of Country Club Road needs to be added. Staff was hoping to do this work when the Hendricks track develops. For now the two working PRVs and several closed valves are keeping the two plains somewhat in balance.

- C. Replacement of Elevated Storage Tanks – Typically, elevated tanks cost \$2 per gallon plus site work. In lieu of building a third water tower, staff is looking into the possibility of replacing both of our existing towers with one million gallon composite tanks similar to the elevated tanks in the Cities of Allen, Parker, Wylie, and Murphy.
- D. Rock Ridge Road Phase 2 (RRR2) 12-Inch Waterline – This project was contemplated as part of the FY 14-15 work plan, but due to the TxDOT Parker Road project, staff has not moved forward with this construction. The purpose of the RRR2 project was to complete the northwestern loop of the Lucas waterworks by connecting the Rock Ridge Road Phase 1 work completed by the NTMWD and the Rock Ridge Road six-inch waterline north of Estates Parkway. When the RRR2 is done, no Lucas resident will be buying water from the City of Allen. Some of the \$600,000 budgeted for this work was used to cover the shortfall on Osage Lane six-inch waterline project. Design of the RRR2 is complete. Easements will need to be acquired along Rock Ridge Road before construction of the RRR2 can start.
- E. Dead-End Waterlines – During the past two years, staff has reduced the number of dead-end waterlines from 41 to 33. The main reason for eliminating dead-ends is to improve water quality and safety. For several years, developers were allowed to install waterlines without consideration of looping the lines; this practice resulted in numerous dead-end waterlines. No un-looped lines have been installed in the past two years. Staff will be requesting \$200,000 in FY 15-16 to aggressively start to eliminate the dead-end waterlines.
- F. Osage Lane Six-Inch Waterline – A&M Construction, BW2 Engineers, and staff met Thursday July 2<sup>nd</sup> for a Pre-Construction Meeting to discuss the Osage Waterline construction process. A&M Construction is working on a schedule and plans to start work on the 100-day project by the end of July. The estimated completion date is in November. Letters will be sent to the residents of Osage Lane to inform them of the project details. At the June 18<sup>th</sup>, City Council meeting, staff requested the transfer of \$83,588.00 from the Rock Ridge Road (Phase 2) 12-inch waterline project to fund the Osage Lane Waterline. The transfer was approved. Osage Lane six-inch will be longest dead-end line when completed.
- G. Third McGarity Pump – A purchase order has been issued for most of this proprietary work. We currently have four pumps at McGarity: two in the old pump house and two in the new pump station. In May one of the old pump house pumps failed. We are currently getting bids



# City of Lucas Council Agenda Request July 16, 2015

Item No. 10

**Requester: Public Works Director Stanton Foerster**

to finish the SCADA and electrical work at the new pump station. All of this work should be completed in FY 14-15.

- H. North Pump Station Improvements – Staff has requested bids for this work and is hoping to finish the improvements in FY 14-15.
- I. Stinson Road 12-Inch Waterline – Project is done.
- J. Rock Ridge Road (Phase 1) 12-Inch Waterline – Project is finished.
- K. White Rock Creek 12-Inch Waterline Relocation – This project is finished. Excess materials from the Rock Ridge Road (Phase 1) 12-inch water project were used on this project to save money.
- L. Abandonment of the 8-Inch Asbestos Cement Waterline – This project was started in FY 13-14, but not completed. There are two main steps remaining on this project: 1) move three homes from the 8-inch AC waterline to the Estates Road six-inch waterline and 2) connect the Estates Road six-inch waterline to the Country Club Road 12-inch waterline. Staff is planning to finish this work in FY 15-16.

**Attachments/Supporting Documentation:**

None

**Budget/Financial Impact:**

- A. Parker Road Waterline – (21-8210-490-120) The design work (\$62,900.00) for the 12-inch waterline from Southview Drive to Stinson Road was funded in FY 14-15 from Water Reserves.
- B. Pressure Plains – Not Funded
- C. Replacement of the Elevate Storage Tanks – Not Funded
- D. Rock Ridge Road (Phase 2) 12-Inch Waterline – (21-8210-490-115) Funded in FY 14-15 with \$527,662.00 from Water Reserves.
- E. Dead-End Waterlines – Will be requesting \$200,000 in Water Reserves in FY 15-16
- F. Osage Lane Six-Inch Waterline – (21-8210-490-111) Funded in FY 14-15 with \$202,128 from Water Reserves.
- G. Third Pump at McGarity Pump Station – (21-8210-490-119) Funded in FY 14-15 with \$70,000 from Water Reserves.
- H. North Pump Station Improvements – (21-8210-490-118) Funded in FY 14-15 with \$44,700.00 from Water Reserves.
- I. Stinson Road 12-Inch Waterline – No Impact



# City of Lucas Council Agenda Request July 16, 2015

Item No. 10

**Requester: Public Works Director Stanton Foerster**

- J. Rock Ridge Road (Phase 1) 12-Inch Waterline – Staff anticipates a refund in the amount of \$50,000+/- because a portion of the line was eliminated from the project.
- K. White Rock Creek 12-Inch Waterline Relocation – No impact
- L. Abandonment of the 8-Inch Asbestos Cement Waterline – Staff anticipates finishing this project in FY 15-16 if the \$10,000 in Water Reserves is funded.

**Recommendation:**

- A. Parker Road Waterline – Hire a consultant to determine the best connections to maintain pressure and non-dead-end flow in FY 15-16 and fund construction in FY 15-16.
- B. Pressure Plains – Resolve this issue after FY 15-16.
- C. Replacement of the Elevate Storage Tanks – Wait for the data being collected as part of the Comprehensive Plan Update to determine if two new towers or a third tower is needed.
- D. Rock Ridge Road (Phase 2) 12-Inch Waterline – Delay this project and return funds to the Water Reserves.
- E. Dead-End Waterlines – Fund \$200,000 from Water Reserves in FY 15-16 for the elimination of these locations.
- F. Osage Lane Six-Inch Waterline – No change in action is recommended.
- G. Third Pump at McGarity Pump Station – No change in action is recommended.
- H. North Pump Station Improvements – No change in action is recommended.
- I. Stinson Road 12-Inch Waterline – No change in action is recommended.
- J. Rock Ridge Road (Phase 1) 12-Inch Waterline – No change in action is recommended
- K. White Rock Creek 12-Inch Waterline Relocation – No change in action is recommended
- L. Abandonment of the 8-Inch Asbestos Cement Waterline – Fund \$10,000 from Water Reserves in FY 15-16 to finish this project.

**Motion:**

No action needed at this time.



# City of Lucas Council Agenda Request July 16, 2015

**Requester:** Public Works Director/City Engineer Stanton Foerster

**Agenda Item:**

Provide update regarding parking on Estates Parkway.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

1. Draft Parking Ordinance.

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA

**ORDINANCE # 2015-07-00\_\_**  
**[AMENDING CODE OF ORDINANCE CHAPTER 12]**

**AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12 TITLED "TRAFFIC AND VEHICLES" BY ADDING ARTICLE 12.05 TITLED "STOPPING, STANDING, AND PARKING" FOR THE PURPOSE OF PROHIBITING PARKING ALONG VARIOUS ROADWAYS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, parking along Estates Parkway poses a safety risk to motorists and pedestrians during events held at Lovejoy High School.

**WHEREAS**, the City Council finds that amending the Code of Ordinances to include the regulation of parking on Estates Parkway is in the best interests of the City of Lucas and will promote the health, safety and welfare of the citizens of the City of Lucas and the general public.

**WHEREAS**, this ordinance shall be effective upon passage.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS THAT:**

**Section 1.** That the Code of Ordinances of the City of Lucas, Texas be, and the same is, hereby amended by amending Chapter 12 titled "Traffic and Vehicles", by adding Article 12.05 titled "Stopping, Standing, and Parking", to read as follows:

**SEC. 12.05 STOPPING, STANDING, AND PARKING**

**12.05.001 Stopping, Standing, Parking Prohibited in Specific Places**

- (a) A person commits an offense if, as the operator of a vehicle, he parks, stops or stands the vehicle in violation of an official sign, ordinance, curb marking or street marking prohibiting, regulating or restricting the parking, stopping or standing of a vehicle.
- (b) On the hereinafter designated streets, or portions thereof, no person shall stop, stand, or park a motor vehicle. Such streets, or portions thereof, being more particularly described:

Road	Extent	Restriction
Estates Parkway	From a point eight hundred sixty (860) feet east of the centerline of Rock Ridge Road to a point two thousand four hundred forty-five (2,445) feet east of the center line of Rock Ridge Road, on the north side of Estates Parkway.	No stopping, standing, or parking

- (c) Any violations of the provisions of this section shall be punishable by a fine not to exceed two hundred dollars (\$200.00).

**12.05.002 Removal of Personal Property**

A police officer is authorized to remove or cause to be moved personal property, without the consent of the owner or carrier of the property, from a roadway or right-of-way

- (1) If the vehicle is unlawfully parked.
- (2) If the police officer determines that the property blocks the roadway or endangers public safety.

**Section 2.** All ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

**Section 3.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

**Section 4.** An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.