



**City Council Regular Meeting
February 7, 2013, at 7:00 PM
City Hall - 665 Country Club Road**

Minutes

Call to Order

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

Present:

Mayor Rebecca Mark
Councilmember Wayne Millsap
Councilmember Steve Duke
Councilmember Debbie Fisher
City Secretary Kathy Wingo
City Attorney Joe Gorfida

Mayor Pro Tem Kathleen Peele
Councilmember Jim Olk (absent)
Councilmember Philip Lawrence
City Manager Jeff Jenkins
Development Services Director Joe Hilbourn

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Councilmember Debbie Fisher led everyone in saying the Pledge of Allegiance.

Citizens' Input

1) Citizens' Input.

There was no one present who wished to speak during Citizens' Input.

Community Interest

2) Items of Community Interest.

City Secretary Kathy Wingo gave an update on the Walmart Grand Opening. There will be a ribbon cutting ceremony on Wednesday, February 13, 2013, 8 AM. Mayor and Council are invited to the ceremony. Mayor Rebecca Mark will be saying a few words of welcome, Pastor Luke Crain of Faith Fellowship will be offering a blessing upon the store, and several other organizations from the surrounding area will be participating. City Hall will open at 9 AM on Wednesday.

Mayor Rebecca Mark announced that Council would consider Item # 7 at this time since Judge Dana Huffman was present.

Public Hearings

- 3) Public Hearing/Discuss and Consider the approval of **Ordinance # 2013-02-00749** concerning a request for zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres. **[Hilbourn] [This is the 2nd Public Hearing, the 1st Public Hearing was held at the Planning & Zoning Commission Meeting, January 10, 2013]**

This originally came before Council in 2009; however, the metes and bounds at that time were incorrect and did not match the exhibits. The corrections have been made and this is an administrative approval only.

The Public Hearing was opened at 7:14 p.m.

There was no one present who wished to speak FOR or AGAINST this item.

The Public Hearing was closed at 7:14 p.m.

Mayor Pro Tem Kathleen Peele asked if this changed the size of the commercial areas. The depiction is correct and adds approximately 8 acres to the commercial area.

MOTION: Councilmember Wayne Millsap made a Motion to approve **Ordinance # 2013-02-00749** concerning a request for zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres. Mayor Pro Tem Kathleen Peele seconded the Motion. Motion carried. Vote: 6-0.

Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the January 3, 2013 City Council Regular meeting. **[Wingo]**

MOTION: Councilmember Wayne Millsap made a Motion to approve the minutes from the January 3, 2013 City Council Regular meeting as presented. Councilmember Debbie Fisher seconded the Motion. Motion carried. Vote: 5-1, Councilmember Steve Duke abstained.

- 5) Discuss and Consider the approval of **Ordinance # 2013-02-00750** of the City of Lucas, Texas, calling for a General Election to be held on May 11, 2013, for the purpose of electing two (2) city councilmembers at large; by the qualified voters of the City of Lucas; providing for the publication and posting of notice of said election; providing for the appointment of a deputy early voting clerk; providing for early voting; establishing regular business hours of the City Secretary's Office. **[Wingo]**

MOTION: Councilmember Debbie Fisher made a Motion to approve **Ordinance # 2013-02-00750** of the City of Lucas, Texas, calling for a General Election to be held on May 11, 2013, for the purpose of electing two (2) city councilmembers at large; by the qualified voters of the City of Lucas; providing for the publication and posting of notice of said election; providing for the appointment of a deputy early voting clerk; providing for early voting; establishing regular business hours of the City Secretary's Office. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote: 6-0.

- 6) Discuss and Consider the approval of **Ordinance # 2013-02-00751** of the City Of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 "Building Regulations", Article 3.16 "Signs" by amending Section 3.16.003 to provide for a general penalty provision and by amending Section 3.16.007 "Exempt Signs" by adding a new Subsection 3.16.007(14) to provide regulations regarding on Premise Construction Signs. **[Hilbourn]**

MOTION: Councilmember Wayne Millsap made a Motion to approve **Ordinance # 2013-02-00751** of the City Of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 "Building Regulations", Article 3.16 "Signs" by amending Section 3.16.003 to provide for a general penalty provision and by amending Section 3.16.007 "Exempt Signs" by adding a new Subsection 3.16.007(14) to provide regulations regarding on Premise Construction Signs. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 6-0.

- 7) Discuss and Consider the approval of **Resolution # R-2013-02-00395** of the City of Lucas, Texas, authorizing the City Manager to execute the agreement between the City and Dana Huffman for Dana Huffman to serve as presiding Judge for the City's Municipal Court. **[Jenkins]**

This is a two (2) year renewal of the current contract with the same monthly amount of \$500 to remain the same. Should the case load increase due to the new commercial areas the contract could be brought back to council for further review.

MOTION: Councilmember Debbie Fisher made a Motion to approve **Resolution # R-2013-02-00395** of the City of Lucas, Texas, authorizing the City Manager to execute the agreement between the City and Dana Huffman for her to serve as presiding Judge for the City's Municipal Court. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote: 6-0.

- 8) Discuss and Consider the approval of extending the contract between the City of Lucas and the East Texas Coalition for a period of one (1) year for ambulance services. **[Kitchens]**

The current members of the Coalition are City of Wylie, City of Parker, City of Lavon, Town of St. Paul, City of Lucas and Collin County. The current contract is set to expire October 2013. It is being proposed to extend the contract for a period of one (1) year, expiring October 2014.

There are several current conditions that will affect the contract. The City of Lavon is leaving the Coalition November 2013; EMS call volume increasing every year; extended response times; raising cost – due to increased use of back-up ambulances; new hospital in Wylie; addition of 12 hour a day ambulance dedicated to hospital; and possibility of Lucas ambulance.

Response times are increasing.

93 Lucas calls took 0:00 to 5:59 minutes to respond
420 Lucas calls took 06:00 to 10:59 minutes to respond
262 Lucas calls took 11:00 to 15:59 minutes to respond
31 Lucas calls took 16:00 to 20:59 minutes to respond
13 Lucas calls took > 20:59 minutes to respond

On January 31, 2013, the Coalition voted to extend the current contract to allow time to evaluate the situation. There were two (2) changes included in this extension of the contract: 1) that Ambulance 990 would be allowed to make transfers from the Wylie Medical Center; and 2) Ambulance 991 would be used to answer Coalition calls.

Any patient taken to the Wylie Medical Center is only allowed to be there less than 24 hours. If a patient needs further medical attention, then the patient would be transported to another facility.

When Ambulance 990 is utilized, the city does not pay back-up fees, however, if Ambulance 991 is used, the city would incur some fees associated with its use.

Notice has been given to the Coalition by East Texas of Lucas' intention to cancel the contract. This will be a new contract for a period of one (1) year.

It was recommended that the Mayor send a letter to the Coalition regarding the City's concerns with the use of Ambulance 990 being used as a transport.

This item was intended only as an update, the contract will be brought to Council for action at a later date.

9) Discuss and Consider an update on EMS services. **[Kitchens]**

Fire Chief Jim Kitchens gave an overview of the EMS Proposal, Option One

	First Responder No ALS Current Budget	First Responder ALS 2013-2014	24/7 Ambulance 2014-2015
Contract Cost	\$16,000.00	\$16,000.00	\$16,000.00
Capital Outlay	\$15,000.00	\$15,000.00	\$15,000.00
Personnel	\$0.00	\$238,298.00	\$417,022.00
Medical Control	\$2,000.00	\$2,000.00	\$2,000.00
Med Supply Cost	\$5,000.00	\$6,000.00	\$8,000.00
Backup Fees	\$55,000.00	\$55,000.00	\$15,000.00
Liability Insurance		0	\$400.00
Vehicle Insurance		0	\$750.00
Errors and Omissions		0	\$900.00
REVENUE			
Transports		0	\$30,000.00
Parker		0	\$15,000.00
Backup Fees		0	\$10,000.00
Total EMS Budget	\$93,000.00	\$332,298.00	\$420,072.00
Budget Increase		\$240,298.00	\$87,774.00

There were several questions regarding the cost per run(s), billing process, transports and time spent at the hospital for the paramedics. The City would be responsible for maintenance and fuel for the ambulance but East Texas would provide the supplies for the ambulance.

Mayor Pro Tem Kathleen Peele stated the Fire Department Advisory Committee is recommending that Council consider providing for the 24/7 Ambulance Service.

Fire Chief Jim Kitchens stated that there were a number of the current volunteers that could fill the positions of the paramedics. It will take East Texas approximately six (6) months to build out and deliver an ambulance.

Fire Chief Jim Kitchens believes that the schedule of 48 hours on and 96 hours off would be considered a benefit by the fire department employee.

City Manager Jeff Jenkins gave an overview of where funding could be found to pay for the EMS services. There is anticipated surplus in the current 2012 – 2013 general fund budget of \$210,000. An estimated seven (7) months of commercial sales tax should be \$275,000 (October 2013 – April 2014). The Walmart property estimated value of \$18M should bring in a new ad valorem tax of approximately \$67,000, not sure whether it will be 2013 or 2014. An additional ad valorem tax on other new property should be approximately \$75,000. All this totals to an estimated new revenue/projected budget surplus of \$627,000. If the budget surplus is taken from the total amount would leave a total of \$417,000 and if the property tax from Walmart is removed from the total it would leave \$350,000.

Council agreed that it was time to consider potential changes. It was asked the Finance Manager Liz Exum attend a meeting so that Council could ask further questions regarding the financial status of the City.

10) Discuss and Consider an update on the Fire Department Expansion Design.
[Kitchens]

Fire Chief Jim Kitchens gave an overview of the Architectural Design Process and estimated total project cost(s):

Construction Cost			\$2,327,649
New Construction by Contractor	8,436 sf	\$ 250/sf	\$2,109,000
Interior Renovations by Contractor	674 sf	\$ 125/sf	\$84,250
Exterior Improvements by Contractor	(Lump Sum Allowance)		\$100,000
Renovations by Fire Department	1,810 sf	\$ /sf	\$0
Escalation		1.50%	\$34,399
Design Services			\$312,727
A&E Basic Service Fee (Includes Arch, Struct, Mech, Elect, Plumb)	9.50%		\$221,127
Programming			\$10,000
Civil Engineer			\$45,500
Detailed Cost Estimating			\$5,500
Topographic Survey			\$3,900
Geotechnical Investigation			\$6,700
Reimbursable			\$20,000
Owner Costs			\$140,000
Bond Issuance Fee			\$0

FFE (Fixtures, Furniture, Equipment)	\$50,000
Independent Construction Material Testing	\$30,000
Independent Air Balance Test	\$15,000
Data / IT / Radio / Technology	\$40,000
Advertisement Fees for Bid	\$5,000
Construction Permitting Fees	\$0
Fire Sprinkler/Alarm Inspections	\$0

Total Project Cost	\$2,780,375
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City Manager Jeff Jenkins provided the options for funding:

Council could use current General CO funds available: \$2,756,000. However, using all the funds would require a delay or change to the replacement of the Stinson Road Bridge, estimated cost is \$600,000-\$1,200,000. The City Engineer prefers adding pipes or culverts, which reduces the cost significantly.

Council could fund partially through General Fund Reserves:

- General fund reserves without GASB 54 fund balance policy \$4, 018,940, which equals 17.65 months
- General fund reserves with GASB 54 fund policy \$2,652,728, which equal 11.65 months
- Most cities have a goal of 3-4 months of reserves

Analysis: Using current CO funds, and some reserves, the City can afford to do the Fire Department project and a reduced Stinson Road drainage project.

Mayor Pro Tem Kathleen Peele was concerned that putting off the replacement of the Stinson Road Bridge would not be a good idea. There are a lot of new developments going in along Stinson, large developments.

Mayor Rebecca Mark said that Public Works Director Stacy Caudell should come to a meeting and present his recommendation on the Stinson Road Bridge. This would give Council a level of comfort in making an informed decision.

Councilmember Debbie Fisher would like to know more about issuing more bonds later on what is the impact to the city's rating. Finance Manager Liz Exum should contact Southwest Securities and answer some of these type questions then come to Council Meeting to present her findings.

Mayor Pro Tem Kathleen Peele stated that Council could review the assets of the City and perhaps there are some things that could be disposed of to assist in paying for this project.

Mayor Rebecca Mark stated that Council should think long and hard, get creative, and figure out how we can make this work.

11)Adjournment.

MOTION: Councilmember Wayne Millsap made a Motion to adjourn the meeting at 8:39 p.m. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote: 6-0.

These minutes were approved by a majority vote of the City Council on February 7, 2013.



Rebecca Mark, Mayor



ATTEST:



Kathy Wingo, TRMC, MMC, City Secretary