



**City Council Regular Meeting  
August 1, 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 Manager Jeff Jenkins  
City Attorney Joe Gorfida  
Fire Chief Jim Kitchens

Mayor Pro Tem Kathleen Peele  
Councilmember Jim Olk  
Councilmember Philip Lawrence  
City Secretary Kathy Wingo  
Development Services Director Joe Hilbourn  
Finance Manager Liz Exum

It was determined that a Quorum was present.  
Everyone was reminded to turn off or silence cell phones.  
Councilmember Steve Duke led everyone in saying the Pledge of Allegiance.

**Citizens' Input**

1) Citizens' Input.

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

**Community Interest**

2) Items of Community Interest.

Mayor Mark stated that the city's new website is up and running. Staff has done an excellent job on the website.

Councilmember Debbie Fisher recently attended a North Texas Municipal Water District (NTMWD) meeting. The good news is that they are not projecting going into Phase 4 anytime soon, however, it was announced that Lake Jim Chapman would not be available for use.

Councilmember Debbie Fisher commended Fire Chief Jim Kitchens and Bobette Mauck on an excellent job with the Skywarn Program which was attended by CERT members and citizens.

## Regular Agenda

- 3) Discuss and Consider the approval of a Development Agreement between the City of Lucas and Centurion Acquisitions, LP for a 53 acre development located along Forest Grove Road. **[Hilbourn]**

Steve Lenart has requested a development agreement with the City of Lucas based on meeting with Staff. Mr. Lenart is requesting Forest Grove Road improvements, water line improvements and storm water run-off improvements.

The site is 53 ± acres. Based on the proposed site layout the agreement would include thirty (30) 1.5 acre lots. If the development followed the City's Comprehensive Plan, there would be twenty two (22) or twenty three (23) 2 acre lots.

As a part of the agreement, the developer will straighten the "s" curves on Forest Grove Road as well as upgrade the 6" water main on Forest Grove Road to an 8" water main. The City will participate in the cost of the improvements with impact fees.

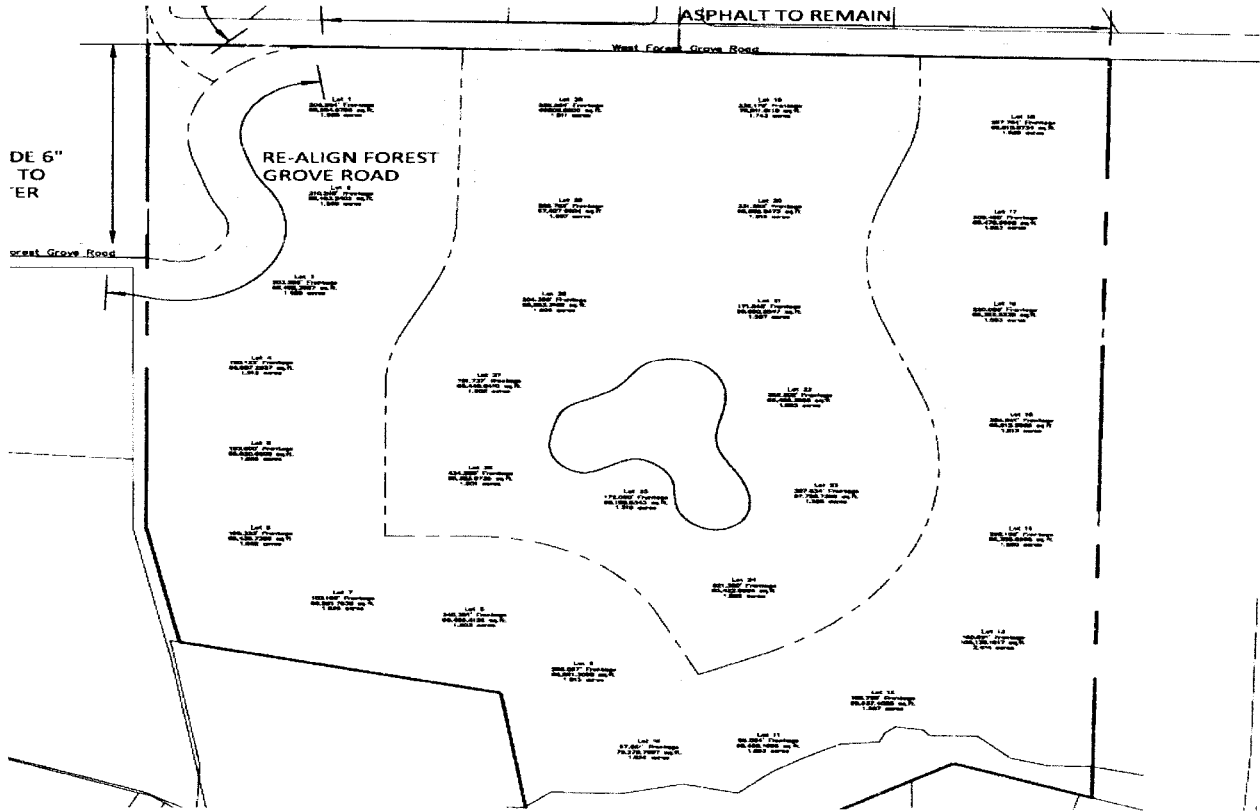
Staff is recommending that Council consider approving the development agreement as presented or compromise on a number of lots that might be more desirable to Council. A reasonable compromise would be a maximum of 26 or 27 lots.

The last time that this agreement came before Council it was proposing a park area within the development. The park has been eliminated, therefore, the development would be accessed park impact fees.

The retention pond would relieve the current water runoff issue in the area.

Steve Lenart, Centurion Acquisitions Representative, came forward to address any questions that the Council might have of the development.

See next page for a depiction of the proposed site plan:



Councilmember Jim Olk is not comfortable with going away from the Comprehensive Plan and reducing the lots sizes less than two (2) acres.

Mayor Rebecca Mark stated if Council keeps with the Comprehensive Plan the City would be responsible for the cost of the improvements. Perhaps Council could compromise and meet in the middle with the number of lots.

Mr. Lenart stated that the proposed site has 30 lots; they are willing to reduce the number of lots but any number less than 27 lots would be an issue.

City Attorney Joe Gorfida stated that the development agreement before Council tonight does not address the number of lots but the proposed site layout could be removed and a lot cap be placed in the agreement.

**MOTION:** Councilmember Wayne Millsap made a Motion to approve the Development Agreement between the City of Lucas and Centurion Acquisitions, LP for a 53 acre development located along Forest Grove Road with the modification that the concept plan would be amended to show a maximum of 27 lots with no lot being less than 1.5 acres. Councilmember Debbie Fisher seconded the Motion. Motion carried.

Vote: 4-3; Councilmember Jim Olk, Mayor Pro Tem Kathleen Peele, and Councilmember Philip Lawrence voting NAY.

- 4) Discuss and Consider the approval of sending a letter of termination for a contract between the City of Lucas and Solutions for Local Control, LLC. **[Jenkins]**

**MOTION:** Councilmember Debbie Fisher made a Motion to send a letter of termination to Solutions for Local Control, LLC with a letter of gratitude and authorize the City Manager to send the letter immediately. Councilmember Jim Olk seconded the Motion. Motion carried. Vote: 7-0.

- 5) Discuss and Consider the approval of the minutes from the July 2, 2013 Special, July 18<sup>th</sup> Council, and the July 23<sup>rd</sup> Budget Workshop meetings. **[Wingo]**

**MOTION:** Mayor Pro Tem Kathleen Peele made a Motion to approve the July 2<sup>nd</sup> Special, July 18<sup>th</sup> Council, and the July 23<sup>rd</sup> Budget Workshop meetings. Councilmember Wayne Millsap seconded the Motion. Motion carried. Vote: 7-0.

- 6) Discuss and Consider the approval of **Resolution # R-2013-08-00399** to accept and approve the City Secretary's certification of the number of qualified signatures on a petition to order a local option election to legalize the sale of beer and wine for off-premise consumption only; and providing an effective date. **[Wingo]**

City Secretary Kathy Wingo came forward to review the findings of the petition certification.

On June 11, 2013, an application for petition was filed with the City Secretary's Office. Upon review of the application, the petition was issued and returned to the City Secretary on July 1, 2013 with 724 signatures.

At the time the petition was issued, the City of Lucas had 3,853 registered voters, however, the number changes daily/weekly.

The number of qualified signatures needed was 560. Out of the 724 signatures submitted, 580 were verified, more than enough for Council to call for a Special Local Option Election

**MOTION:** Councilmember Wayne Millsap made a Motion to approve **Resolution # R-2013-08-00399** to accept and approve the City Secretary's certification of the number of qualified signatures on a petition to order a local option election to legalize the sale of beer and wine for off-premise consumption only; and providing an effective date. Councilmember Jim Olk seconded the Motion. Motion carried. Vote: 6-1; Councilmember Philip Lawrence voting NAY.

- 7) Discuss and Consider the approval of **Ordinance # 2013-08-00762** to order a Special Election to be held on Tuesday, November 5, 2013, for the purpose of approving the legal sale of beer and wine for off-premise consumption only; designating locations of polling places; ordering notices of election to be given as prescribed by law in connection with such election; and providing an effective date. **[Wingo]**

**MOTION:** Councilmember Jim Olk made a Motion to approve **Ordinance # 2013-08-00762** to order a Special Election to be held on Tuesday, November 5, 2013, for the purpose of approving the legal sale of beer and wine for off-premise consumption only; designating locations of polling places; ordering notices of election to be given as prescribed by law in connection with such election; and providing an effective date. Councilmember Wayne Millsap seconded the Motion. Motion carried. Vote: 6-1; Councilmember Philip Lawrence voting NAY.

- 8) Discuss and Consider the proposed City of Lucas' Tax Rate for Fiscal Year 2013 – 2014. **[Jenkins]**

Property Tax Options 2013-2014:

1. Use Maximum Rollback Rate (adj for sales tax reduction), 0.355616
2. Use Existing Tax Rate, 0.374177
3. Use Effective Tax Rate (adj for sales tax reduction) plus new Debt Rate, 0.340811

After a short discussion, Staff made the recommendation that Council should consider adopting Property Tax Option 1 for Fiscal Year 2013 - 2014.

**MOTION:** Councilmember Jim Olk made a Motion to adopt a Tax Rate of 0.355616 as the effective tax rate for Fiscal Year 2013-2014. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote: 7-0.

- 9) Discussion only for the proposed City of Lucas' Budget for Fiscal Year 2013 – 2014. **[Jenkins]**

This item is for discussion only, no action to be taken.

City Manager Jeff Jenkins gave a high level overview of the proposed Budget for Fiscal Year 2013 – 2014.

- For Fiscal Year 2013-2014, projected revenues for the General Fund are budgeted at \$3.592 million dollars.

- Property Tax revenue was budgeted on a proposed tax rate of .355616, which is a \$.02 lower than the tax rate adopted last year.
- General sales tax revenue increased \$129K due to a full year of operation of the Wal-Mart, and each of our additional sales taxes, property tax relief and street tax, will each increase by \$33K.
- We have added full-time EMS services to our residents being provided by the Fire Department starting in March 2014. This will improve response times and health/safety of our residents. With the addition of EMS services, the Fire Department expenses increased by \$581K. This will cover the hiring of seven (7) full-time paramedics and provide the necessary equipment, medical supplies, and ambulances.
- \$500K was included for road improvements which will be solely funded by the General Fund revenue sources.
- The Parks Department had requested a Top Dresser Turf Tiger Cub, however, the department was able to make arrangements with the City of Wylie's to use theirs. Therefore, the item was deleted from the budget.
- Employee health insurance cost increased by approximately 3% due to changes in healthcare reform/expenses. Staff will be making recommendation for different options at the mid-August meeting.
- Public Works will be replacing a truck based on the vehicles replacement schedule at an estimated cost of \$31K.
- The contract with the Sheriff's Office was renewed for four years. As part of the renewed contract, a new patrol vehicle for \$45K was included in this proposed budget.
- A 3% pool for potential salary increases was added. This does not mean, however, that each staff member will be given a 3% increase. Increases to salaries will be based on annual reviews and performance.
- In the Capital Improvement Fund, it was anticipated to improve a major portion of the Stinson Road water line with the overall cost budgeted at \$1,458,333. Also, due to RTR/impact fees, West Lucas Road will be improved by adding additional turn lanes, drainage improvements, and an asphalt overlay.
- The projected revenues for the Water Fund is estimated at \$3.22M; the expenses for the Water Fund is estimated for \$2.60M; and debt service for the Water Fund will be \$533K. The main increase in expenses this year is due to the change in water rates by NTMWD, which was increased by \$203K.

The rate went from \$1.75 to \$1.93 per 1,000 gallons. The Water Fund revenues are estimated to exceed the expenses by \$52K for Fiscal Year 2013 – 2014.

The projected unrestricted cash balance at the end of September 2013 is as follows:

- General Fund (Prior to GASB 54 Fund Balance Policy Requirements)  
\$4,456,358 (15.1 Months)
- Water Fund (Prior to GASB 54 Fund Balance Policy Requirements)  
\$3,912,139 (16.7 Months)
- General Fund (After to GASB 54 Fund Balance Policy Requirements)  
\$2,661,600 (9.0 Months)
- Water Fund (After to GASB 54 Fund Balance Policy Requirements)  
\$2,488,546 (10.6 Months)

The outcome for the Fiscal Year 2013 – 2014 remains positive. This proposed budget was able to support additional expenditures for over \$1 million dollars for both EMS and roadway improvements.

10) Discuss and Consider calling for two Public Hearings regarding the Tax Rate and Fiscal Year Budget for 2013 – 2014. **[Jenkins]**

**MOTION:** Councilmember Debbie Fisher made a Motion to call for two Public Hearings regarding the Tax Rate and Fiscal Year Budget for 2013 - 2014; the first one being August 15, 2013 and the second one to be held on September 5, 2013. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 7-0.

11) Discuss and Consider the addition of craft sales and a chili cook-off to the list of 2013 Founder's Day Events. **[Hilbourn]**

The Parks & Open Space Board is recommending the addition of a chili cook-off and craft booths to the 2013 Founder's Day event. There would be a condition that chili cook-off and craft booth participants would also be required to participate in the Trunk or Treat. Power to the booths would be offered for an additional fee.

Mayor Rebecca Mark stated that this would give the event more of a "country fair" feel which it is fast becoming.

Mayor Pro Tem Kathleen Peele ask where the Stick Horse Rodeo would be located, Development Services Director Joe Hilbourn stated it would be in the same place as last year.

Council agrees to the addition of craft sales and a chili cook-off and directs the planning to move forward.

- 12) Discuss and Consider the approval of commercial sponsorships for the 2013 Founder's Day Event. **[Hilbourn]**

Council agrees with the commercial sponsorships as long as there is an approval process.

- 13) Adjournment.

**MOTION:** Councilmember Philip Lawrence made a Motion to adjourn the meeting at 8:36 p.m. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 7-0.

These minutes were approved by a majority vote of the City Council on August 15, 2013.



Rebecca Mark  
Mayor

ATTEST:

  
Kathy Wingo, TRMC, MMC  
City Secretary