



**PUBLIC NOTICE**  
**City Council Regular Meeting**  
**September 5, 2013, at 7:00 PM**  
**City Hall - 665 Country Club Road**

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**Notice is hereby given that a Regular Meeting of the City Council of the City of Lucas will be held on Thursday, September 5, 2013, at 7 PM at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, at which time the following agenda will be discussed.**

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**Agenda**

**Call to Order**

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

**Citizens' Input**

At this time citizens who have pre-registered by filling out a "Request to Speak" sheet and have submitted the sheet to the City Secretary before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on a future agenda and posted in accordance with law.

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1) Citizens' Input.

**Community Interest**

2) Items of Community Interest.

## Regular Agenda

- 3) Discuss and Consider the approval of Exhibit A and Exhibit B for options of lease/purchase agreement between the City of Lucas and American National Bank for Fire Department equipment and authorize City Attorney to draft said agreement. **[Jenkins]**
- 4) Discuss and Consider the schematic design of the Lucas Fire Station Expansion Project and authorize Staff to move forward into the design phase of the project. **[Jenkins]**

## Public Hearings

The Public Hearing agenda is provided for the purpose of allowing citizens to ask specific questions regarding only the subject posted for the Public Hearing. Generally the Public Hearing is required by State Law and a record of those attending the Public Hearing is maintained as part of the official record of the proceedings.

- 5) Public Hearing/Discuss and Consider adopting the Tax Rate and levying the Ad Valorem Taxes for the Fiscal Year 2013 – 2014 to provide revenue for the payment of current expenditures. (Proposed Tax Rate is 0.355616; Current Tax Rate is 0.374177) **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held at the August 15, 2013 City Council Meeting]**  
**[Exum]**
- 6) Public Hearing/Discuss and Consider the proposed Operating Budget for the Fiscal Year beginning October 1, 2013 and ending September 30, 2014. **[Copy of proposed budget available at City Hall upon request and currently posted on the City's website. 2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held at the August 15, 2013 City Council Meeting]**  
**[Exum]**
- 7) Public Hearing/Discuss and Consider the unilateral annexation of a property in Collin County, Texas, BEING A TRACT OF

PARCEL OF LAND OUT OF THE L.P. TURNER SURVEY, ABSTRACT NO. 901 AND THE J. GRAY SURVEY, ABSTRACT 349, SITUATED IN COLLIN COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; Beginning at a point in the north line of Parker Road, said point being the southeast corner of Kirkland Estates West, an addition to the City of Lucas, Texas, according to the plat recorded in volume 10, page 74 of the Map Records, Collin County, Texas, in iron rod for corner; THENCE North 00°11'27" West along the east line of said Kirkland Estates West, a distance of 1,816.50 feet to a corner of said Addition, an iron rod for corner; THENCE North 89°00'00" east, a distance of 298.50 feet to an iron rod for corner; THENCE South 0°15'52" East, a distance of 1,859.00 feet to a point in the North line of Parker Road, an iron rod for corner; THENCE North 82°52'15" West, along said line of Parker Road, a distance of 303.20 feet to the POINT OF BEGINNING and containing 550,606 square feet or 12.64017 acres of land. More commonly known as the 3R property. **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held at the August 15, 2013 City Council Meeting]**  
**[Hilbourn]**

- 8) Public Hearing/Discuss and Consider the unilateral annexation of a property in Collin County, Texas, BEING A 9.973 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE JOHN McKINNEY SURVEY, ABSTRACT NO. 596, BEING PART OF A CALLED 38.38 ACRE TRACT AS DEEDED TO J.C. AND OLLIE TOMBERLINE AND RECORDED IN VOLUME 595, PAGE 205 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING THE SAME TRACT OF LAND AS DEEDED TO ROGER A. STEVENS AND JANIS H. STEVENS AND RECORDED IN VOLUME 5476, PAGE 4796 DRCCT: BEGINNING at a point for comer in the center of a public road,

said corner also being the Northwest corner of said John McKinney Survey; THENCE North 89°22'24" East, with North line of said McKinney Survey, for a distance of 1170.76 feet to a point for corner; THENCE South 1°04'22" East, for a distance of 364.00 feet to a point for corner at a fence corner; THENCE South 88°47'24" West, partially with a fence line, for a distance of 1177.77 feet to a point for corner in the center of said public road; THENCE North, 376.00 feet to the POINT OF BEGINNING and containing 434,444.9 square feet or 9.973 acres of land, more or less or more commonly known as the Stevens property. **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held at the August 15, 2013 City Council Meeting] [Hilbourn]**

- 9) Public Hearing/Discuss and Consider the petition filed by D.R. Horton Homes requesting annexation of a parcel of land located on Stinson Road further described as Stinson Highlands Phase II generally located at the intersection of Highland Drive and Inverness Lane, consisting of 43 lots, and 66.1034 acres out of the John Grey Survey, ABS No. 349, Lewis P Turner Survey, ABS No. 901; George Gunnel Survey, ABS No. 352, Collin County, Texas. **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held at the August 15, 2013 City Council Meeting] [Hilbourn]**
  
- 10) Public Hearing/Discuss and Consider an application request by Bank of America for site plan approval. The property to be considered is known as Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection. **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held at the August 8, 2013 Planning & Zoning Commission Meeting] [Hilbourn]**

## Regular Agenda

- 11) Discuss and Consider the approval of the minutes from the August 15, 2013 City Council Meeting. **[Wingo]**
- 12) Discuss and Consider the approve the landscape plan for Bank of America, Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection. **[Hilbourn]**
- 13) Discuss and Consider the approval of the preliminary plat of a portion of the first phase for Inspiration Development, formerly known as the Hanover Property and Huffine Development. The parcels are part of the Leroy Farmer Survey ABS 334, Mark Morris Survey ABS 561, and Orpha Shelby Survey ABS 799. **[Hilbourn]**
- 14) Discuss and Consider the approval of the preliminary plat for Ella Brooke Estates, Lots 1-3, Block A, being 8.823 acres situated in the James Grayum Survey, Abstract No. 354, City of Lucas, Collin County, Texas. **[Hilbourn]**
- 15) Discuss and Consider the approval of an amendment to the Development Agreement between the City of Lucas and Liberty Bank amending Exhibit "B", the approved site plan. **[Hilbourn]**
- 16) Discuss and Consider Fire Department Staff work schedule plan. **[Kitchens]**
- 17) Discuss and Consider the approval of a contract between the City of Lucas and Questcare Medical Services, P.A. for medical supervision of EMS activities and authorize the City Manager to execute said contract. **[Kitchens]**

## Executive Session

The City Council may convene in Executive Session in accordance with the Local Government Code. All decisions regarding the discussion of the Executive Session must be made in Open Session.

- 18) The City Council pursuant to Section 551.074 of the Texas Government Code may convene into Executive Session to conduct the annual review of the City Secretary.

## Regular Agenda

- 19) Take any action as necessary from the Executive Session.
- 20) Adjournment.

**As authorized by Section 551.071 (2) 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 regarding any item on the agenda at any time during the meeting.**

## Approval

Approved by: Mayor Rebecca Mark, August 30, 2013.

## Certification

*I hereby certify that the above notice of meeting was posted on the bulletin board at Lucas City Hall by 5:00 p.m. on or before Friday, August 30, 2013, as required in accordance with Government Code §551.041.*

\_\_\_\_\_  
Kathy Wingo, TRMC, MMC  
City Secretary

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**This building is wheelchair accessible. Any requests for sign interpretive services or other special requests for assistance of the hearing impaired must be made 48 hours in advance of the meeting. To make such arrangements, please call 972-727-8999 or email [secretary@lucastexas.us](mailto:secretary@lucastexas.us).**

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# LUCAS CITY COUNCIL

Meeting Date September 5, 2013

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## AGENDA ITEM:

- Call to Order

- Roll Call

Present

Absent

Mayor Rebecca Mark

Seat 1 CM Wayne Millsap

Seat 2 CM Jim Olk

Seat 3 CM Steve Duke

Seat 4 CM Philip Lawrence

Seat 5 CM Debbie Fisher

Seat 6 MPT Kathleen Peele

- Determination of Quorum
  - Reminder to silence cell phones
  - Pledge of Allegiance
- 

## Informational Purposes

City Manager Jeff Jenkins

City Secretary Kathy Wingo

Public Works Director Stanton Foerster

Finance Manager Liz Exum

Fire Chief Jim Kitchens

Development Services Director Joe Hilbourn

City Attorney Joe Gorfida, Jr.

Administrative Assistant Jennifer Faircloth



**Memo from the City Manager regarding upcoming Council meeting September 5, 2013, at 7:00 p.m., in the City Hall Council Chambers.**

**Item #3**

In the next year, we will need to purchase a new ambulance, backup ambulance, and some equipment needed for the new EMS services. I have talked to three lease-purchase groups in this area, and I have provided a short spreadsheet of the options. All three were competitive offers for short term six year lease/purchase financing. We did have the requirement that we could be able to resale one of the vehicles before the end of the lease-purchase. This provision was to give us flexibility, in case we need to sell the backup ambulance and purchase a different unit. Two of the firms were okay with selling the ambulances prior to the end of the lease.

I would recommend we use American National Bank. We have a good track record with using them on our banking needs, and they are a local group. Their terms even with the possible closing cost are similar or slightly less than the others.

If you agree with their option, you will need to approve the exhibits and then authorize the City Attorney to draft the agreement, which he will return with at the next Council meeting.

**Item #4**

Our architect for the project, Doug Edney will be in attendance to present the new schematic design option. The building has been reduced in size, modified in design, and the roof design has been changed. The price of the overall facility is under the \$2.8 million Council set budget objective. The next stage is Design Development and then following this would-be construction documents and bidding of the project. The estimator feels the quantity cost in the latest estimates are good to the end of 2013.

**Item #13**

This item involves the preliminary plat for the subdivision called Inspiration, formerly known as the Hanover tract. The plat conforms to the City's subdivision regulations. This first phase is only partially in the city's ETJ with a majority being located in Saint Paul and Wylie's ETJ. This item was approved at the last P&Z meeting.

**Item #16**

In our current work schedule, our employees work 8-5 with salaried employees working additional hours when necessary. Due to the new EMS staff coming on board in October, we will need to allow other work schedules. Right now, the Chief recommends a 24-48 schedule, which is typically standard for EMS or fire personnel. The change in schedule will make the operation functional and makes the schedule of work possible with 7 EMS employees.

**Item #17**

We are required to have a contract with a medical control group when we start on EMS services. The medical control group provides needed certification training and medical oversight of the paramedics. The cost for the program has been included in next year's budget.



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: \_\_\_\_\_

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Citizen's Input.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

No action necessary.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_  
City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
City Council Agenda  
Request**

Council Meeting: September 5, 2013

Requestor: \_\_\_\_\_

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Items of Community Interest.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

No action necessary.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Jeff Jenkins

Prepared by: \_\_\_\_\_

Account Code #: \_\_\_\_\_

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of Exhibit A and Exhibit B for options of lease/purchase agreement between the City of Lucas and American National Bank for Fire Department equipment and authorize City Attorney to draft said agreement.

**RECOMMENDED ACTION:**

**SUMMARY:**

See attached Exhibit A and Exhibit B.

**MOTION:**

I make a Motion to...

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_





# Exhibit A



New Ambulance	\$ 250,000.00
Used Ambulance	\$ 50,000.00
Life Pac 15	\$ 48,000.00
Stretcher	\$ 18,000.00
Contingency	\$ 9,000.00
Total	\$ 375,000.00



**EXHIBIT B**  
**LEASE PAYMENT SCHEDULE: OPTION #1**  
**Client: City of Lucas**

Net Proceeds	\$375,000.00	Closing Costs	\$5,000
Interest Rate	2.29%		
Accrual Basis	360/30		
Payment Freq	Annual	Total Costs	\$32,167.43
Original Term	6		
Close Date	5-Aug-13		

PERIOD NO.	PMT DATE MO. DAY YR	TOTAL PAYMENT	INTEREST PAID	PRINCIPAL PAID	REMAINING BALANCE / Purchase Option Price
1	3/14/2014	\$67,027.90	\$5,319.48	\$61,708.42	\$313,291.58
2	3/14/2015	\$67,027.90	\$7,174.38	\$59,853.52	\$253,438.06
3	3/14/2016	\$67,027.90	\$5,803.73	\$61,224.17	\$192,213.89
4	3/14/2017	\$67,027.90	\$4,401.70	\$62,626.20	\$129,587.69
5	3/14/2018	\$67,027.90	\$2,967.56	\$64,060.34	\$65,527.35
6	3/14/2019	\$67,027.93	\$1,500.58	\$65,527.35	\$0.00
Grand Totals		\$402,167.43	\$27,167.43	\$375,000.00	

**LEASE PAYMENT SCHEDULE: OPTION #2**  
**Client: City of Lucas**

Net Proceeds	\$375,000.00	Closing Costs	\$5,000
Interest Rate	2.69%		
Accrual Basis	360/30		
Payment Freq	Annual	Total Costs	\$47,593.66
Original Term	8		
Close Date	5-Aug-13		

PERIOD NO.	PMT DATE MO. DAY YR	TOTAL PAYMENT	INTEREST PAID	PRINCIPAL PAID	REMAINING BALANCE / Purchase Option Price
1	3/14/2014	\$52,199.19	\$6,248.65	\$45,950.54	\$329,049.46
2	3/14/2015	\$52,199.19	\$8,851.43	\$43,347.76	\$285,701.70
3	3/14/2016	\$52,199.19	\$7,685.38	\$44,513.81	\$241,187.89
4	3/14/2017	\$52,199.19	\$6,487.95	\$45,711.24	\$195,476.65
5	3/14/2018	\$52,199.19	\$5,258.32	\$46,940.87	\$148,535.78
6	3/14/2019	\$52,199.19	\$3,995.61	\$48,203.58	\$100,332.20
7	3/14/2020	\$52,199.19	\$2,698.94	\$49,500.25	\$50,831.95
8	3/14/2021	\$52,199.33	\$1,367.38	\$50,831.95	\$0.00
Grand Totals		\$417,593.66	\$42,593.66	\$375,000.00	



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Jeff Jenkins

Prepared by: \_\_\_\_\_

Account Code #: \_\_\_\_\_

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the schematic design of the Lucas Fire Station Expansion Project and authorize Staff to move forward into the design phase of the project.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

I make a Motion to...

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



Item Number	Highlighted Revisions	Amount of Savings
1	Reduce facility size by 500 s.f	\$ (87,500.00)
2	Delete sloped roofs, provide all low slope roof	\$ (120,000.00)
3	Delete reskinning existing facility with stone	\$ (70,700.00)
4	Delete masonry wall/gates for dumpster/generator/patio	\$ (34,000.00)
5	Provide stucco exterior on new facility vs. stone	\$ (31,000.00)
6	Use light gauge steel stud structure for new facility in lieu of steel frame	\$ (112,000.00)
7	Delete most window/door canopies	\$ (12,000.00)
8	Provide plastic laminate millwork vs. wood finish	\$ (18,000.00)
9	Delete New LED Monument Sign - keep existing wooden sign	\$ (35,000.00)
10	Utilize existing concrete approach drives vs. replace with new	\$ (39,050.00)
11	Delete southern concrete drive, maintain existing gravel drive	\$ (46,000.00)
12	Miscellaneous Estimate Modifications/Revisions	\$ (107,153.00)
<b>Sub total Estimated Construction Savings</b>		<b>\$ (712,403.00)</b>
	Reduce GC Overhead & General Conditions - 8%	\$ (56,992.24)
	Reduce GC's Fee - 4%	\$ (30,775.81)
	Reduce Design Contingency - 5%	\$ (40,008.55)
<b>TOTAL OF ESTIMATED CONSTRUCTION SAVINGS</b>		<b>\$ (840,179.60)</b>
	A/E Fee Reduction	\$ (79,817.06)
	Owner's Cost Reduction	\$ (47,117.00)
<b>TOTAL OF ESTIMATED SAVINGS</b>		<b>\$ (967,113.66)</b>
	Previously Estimated Total Project Budget	\$ 3,653,272.04
<b>CURRENT ESTIMATED TOTAL PROJECT BUDGET</b>		<b>\$ 2,686,158.37</b>
	Approved Budget	\$ 2,800,000.00
<b>BUDGET SURPLUS/DEFICIT</b>		<b>\$ 113,841.63</b>

Item Number	Miscellaneous Revisions	Amount of Savings
1	Leave existing facility on propane vs. convert to natural gas	\$ (3,500.00)
2	Delete Demolition of existing house - By Owner	\$ (15,000.00)
3	Reduce amount of Acoustical Panels	\$ (7,500.00)
4	Delete built-in floor mats at entrances	\$ (2,000.00)
5	Delete TV cabling - By Owner	\$ (11,000.00)
6	Delete sound system - By Owner	\$ (12,000.00)
7	No charge for irrigation meter	\$ (1,500.00)
8	No charge for domestic meter	\$ (3,000.00)
9	Delete Refrigerators - By Owner	\$ (8,800.00)
10	Provide under counter icemaker vs. full size unit	\$ (3,000.00)
11	Delete Washer/Dryer - By Owner	\$ (2,050.00)
12	Delete various Specialties/Accessories	\$ (7,600.00)
13	Floor/wall Finish Quantity Adjustments	\$ (26,878.00)
14	Sanitary Drain Quantity Adjustment	\$ (1,050.00)
15	Change Fitness Room walls from CMU to Stud	\$ (2,275.00)
	<b>Sub total Estimated Construction Savings</b>	<b>\$ (107,153.00)</b>

### Owner's Cost for Fire Station

Description	Estimated Cost	Budget Fiscal Year
<b>Equipment</b>	<b>\$ 44,050</b>	
FFE(Fixtures, Furn., Equipement	\$ 42,000	14/15
Washer/Dryer	\$ 2,050	14/15
Refrigerators	\$ 3,500	14/15
<b>Landscape</b>	<b>\$ 40,300</b>	
Landscaping	\$ 40,000	14/15
Irrigation Meter	\$ 300	13/14
<b>Misc owners cost</b>	<b>\$ 55,500</b>	
Ind. Construction Mat. Test	\$ 30,000	13/14
Ind. Air Balance Test	\$ 15,000	14/15
Ad for bid	\$ 3,000	13/14
Demolition of existing house	\$ 7,500	13/14
Domestic meter	\$ 300	
<b>Data/IT/Radio/Technology</b>	<b>\$ 59,425</b>	14/15
<b>Total Owner Costs</b>	<b>\$ 199,275</b>	

## Lucas Central Fire Station Budget Update

Item #04



City of Lucas



## Budget Directive

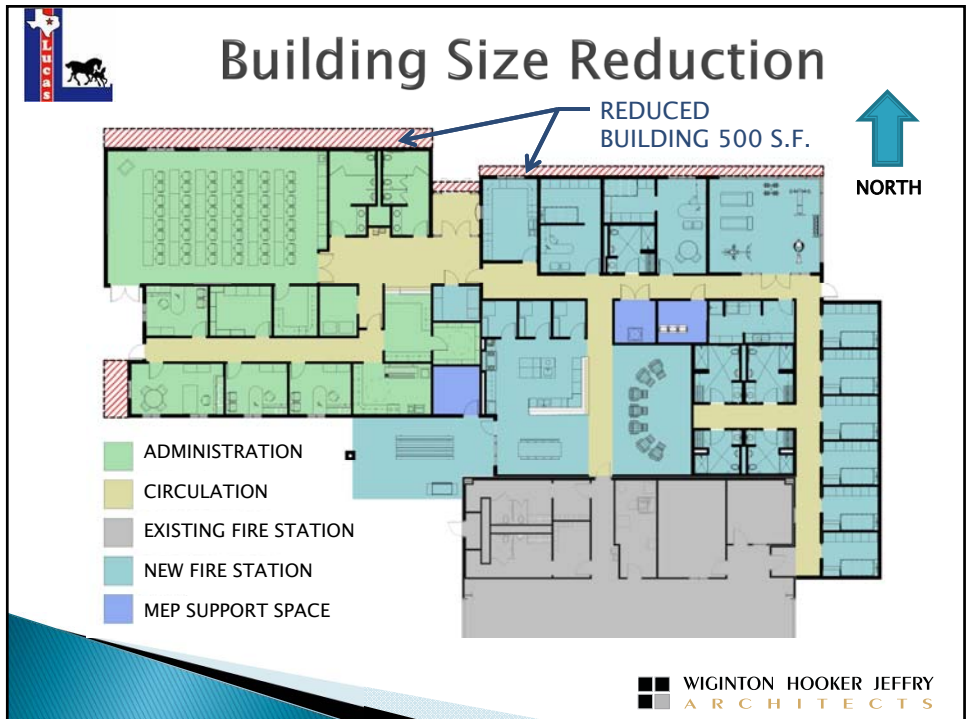
1. At the July 2, 2013 Council Meeting the Schematic Design for the Central Fire Station Design was presented to Council. The estimated Total Project Budget was approximately \$3.66M with \$3.03M for Construction, \$380K for Design Fees and \$247K for Owner Costs.
2. After discussion, Council voted to set the Total Project Budget at \$2.8M.
3. This required minimum cost reductions of \$860K.
4. Various cost cutting options were compiled and discussed resulting in a potential savings of \$967K.
5. Current estimated Total Project Budget is \$2.686M.
6. This leaves approximately \$114K as a contingency.

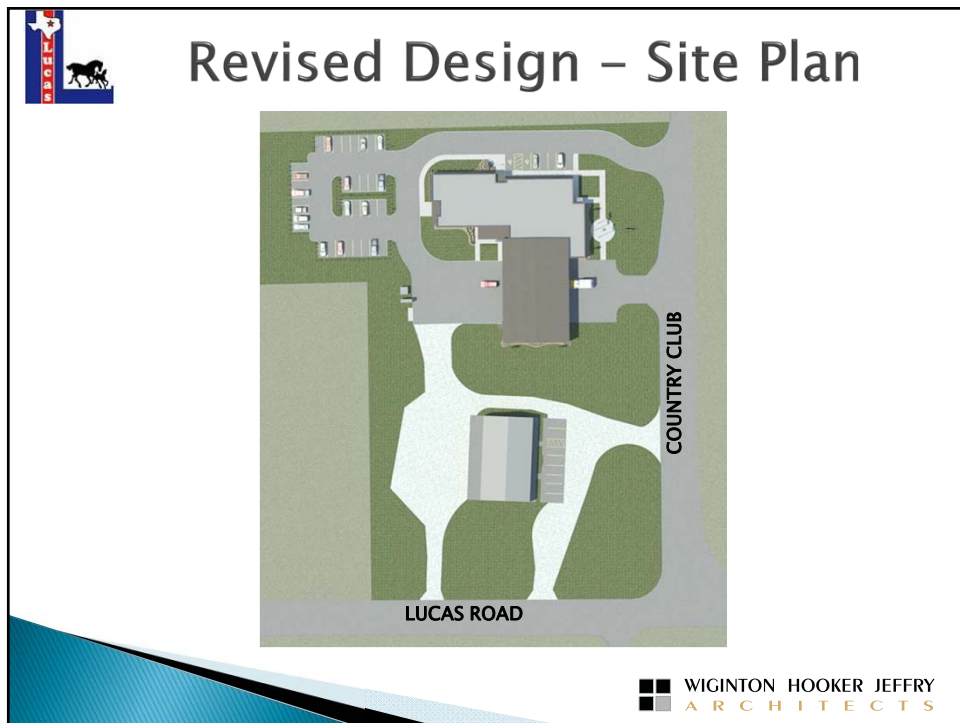
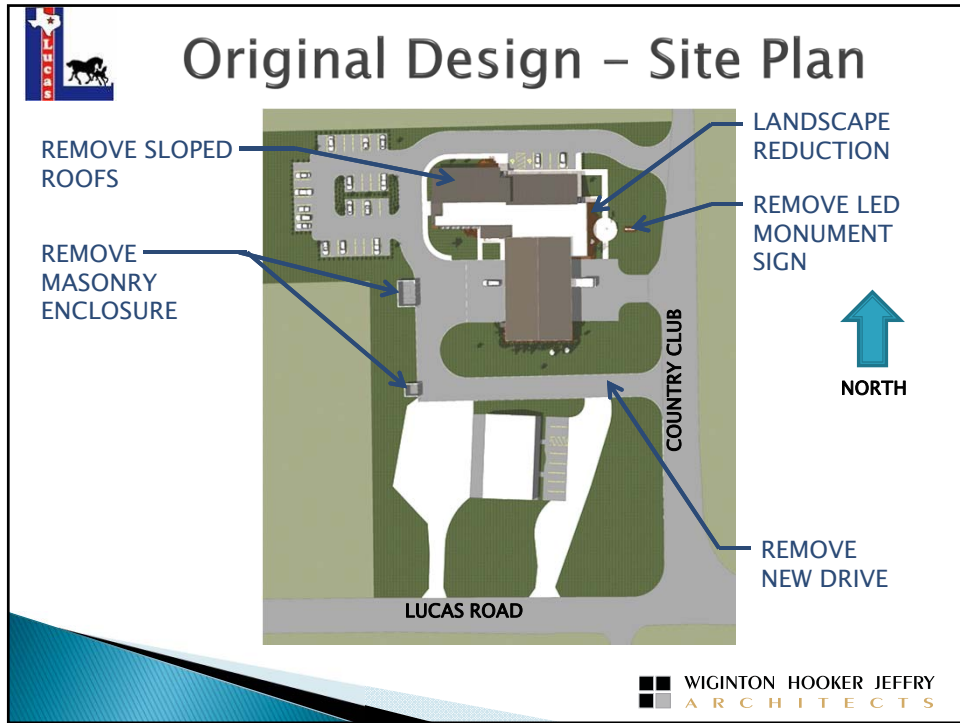


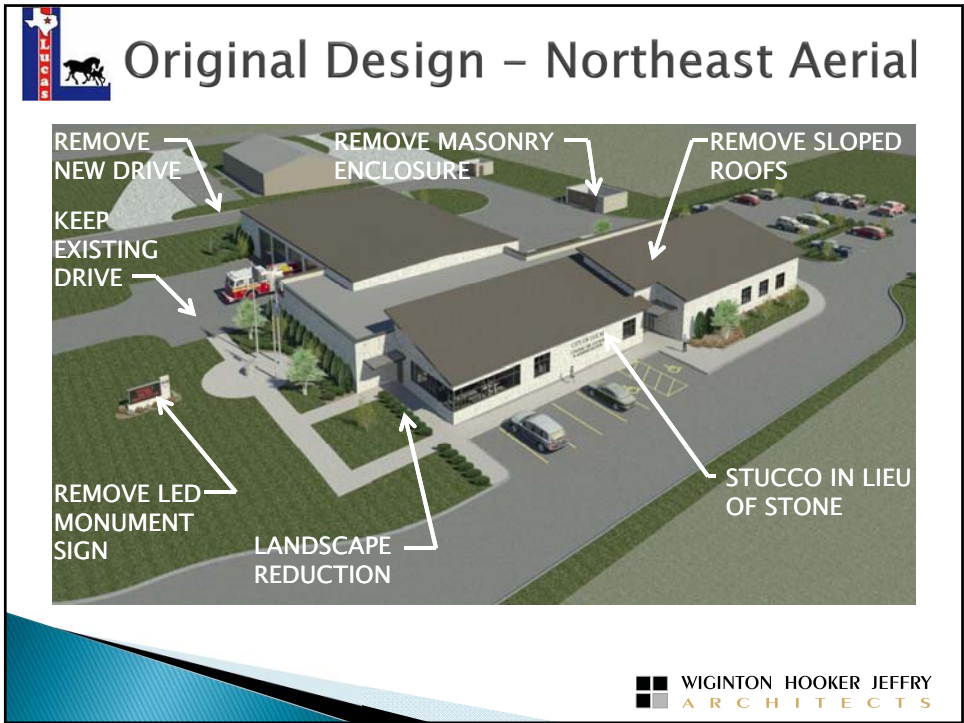
# Budget Directive

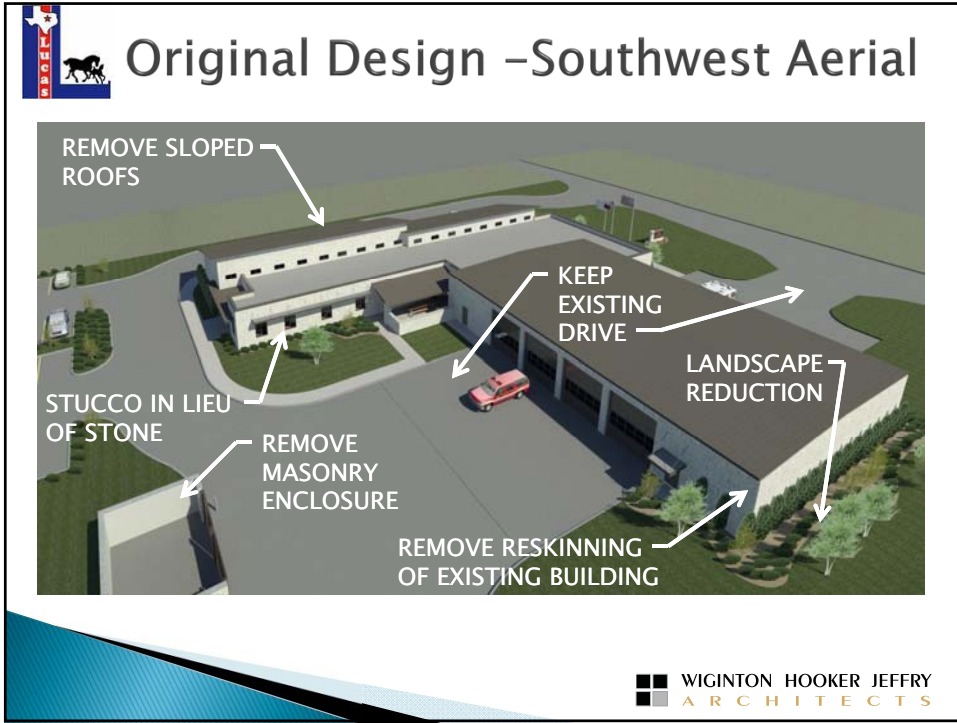
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	Approved Budget	\$ 2,800,000.00
<b>BUDGET SURPLUS/DEFICIT</b>		<b>\$ 113,841.63</b>

WIGINTON HOOKER JEFFRY ARCHITECTS













## Original Design – Northeast View



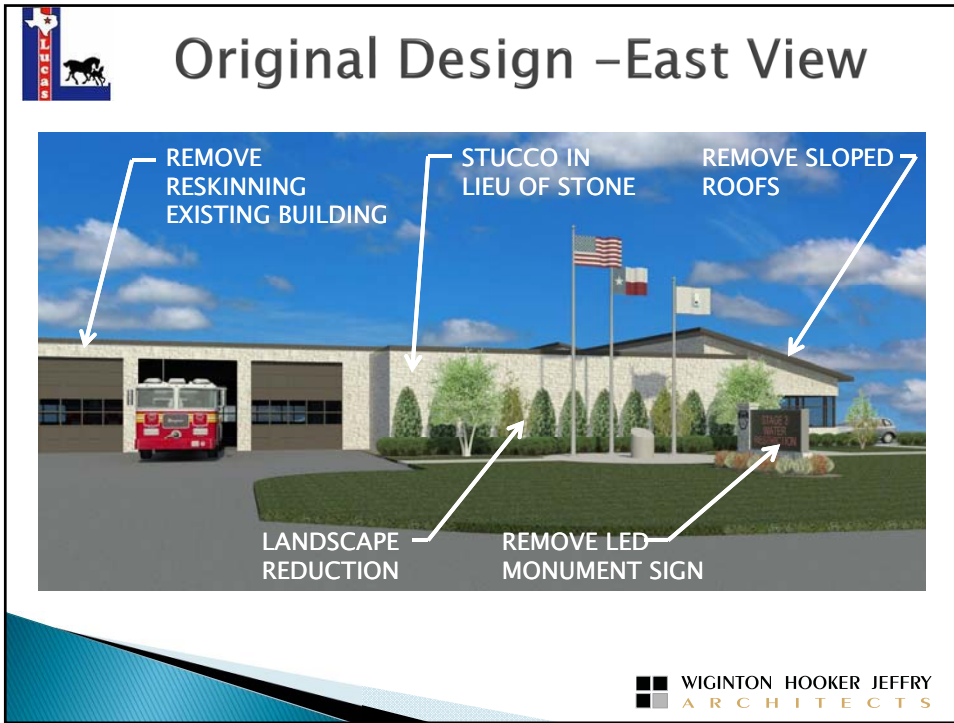
■ ■ WIGINTON HOOKER JEFFRY  
■ ■ ARCHITECTS

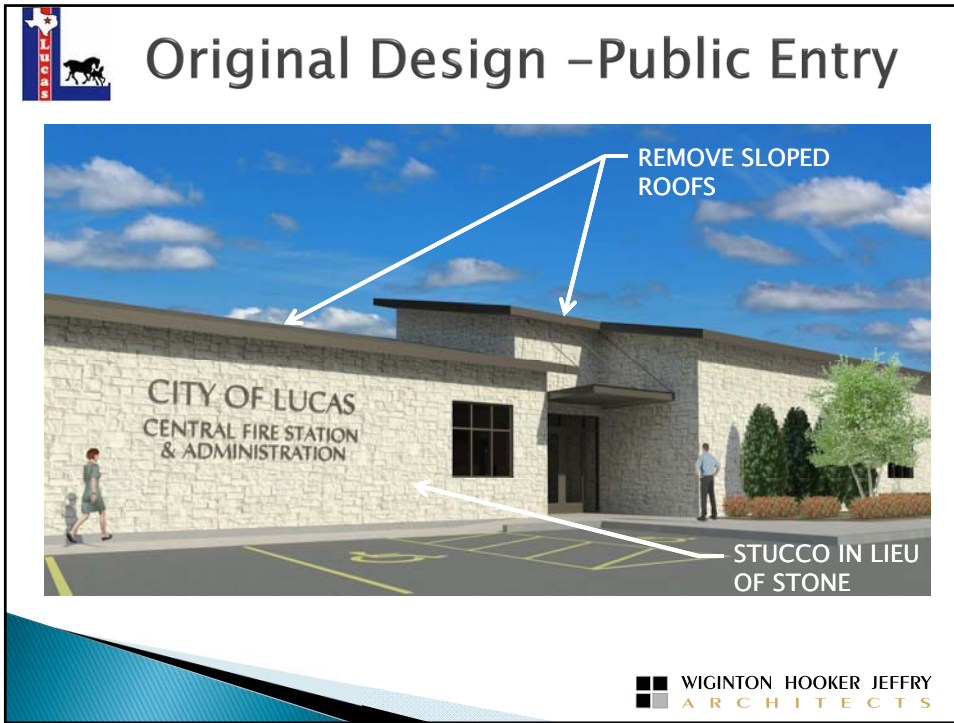


## Revised Design – Northeast View



■ ■ WIGINTON HOOKER JEFFRY  
■ ■ ARCHITECTS







## Estimated Project Timeline

Design Development is the next phase-  
Completion ..... 11/21/2013

Construction Documents ..... 11/22/2013-1/30/2014

Permitting, Bid, and Award ..... 2/3/2014-4/3/2014

Construction Phase estimated ..... 4/4/2014-3/22/2015

Need to keep this timeline moving forward to obtain the best prices and to meet the upcoming needs of the department.

Pricing is anticipated to increase significantly past the first quarter of 2014.



■ ■ WIGINTON HOOKER JEFFRY  
■ ■ A R C H I T E C T S



## Estimated Project Costs

Construction Cost	\$2,187,473
Design Service Fees	\$299,409
Owner Costs	\$199,275
<b>Total Project Cost</b>	<b>\$2,686,157</b>



■ ■ WIGINTON HOOKER JEFFRY  
■ ■ A R C H I T E C T S



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Liz Exum

Prepared by: Liz Exum

Account Code #: N/A

Date Prepared: August 5, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Public Hearing/Discuss and Consider adopting the Tax Rate and levying the Ad Valorem Taxes for the Fiscal Year 2013 – 2014 to provide revenue for the payment of current expenditures. (Proposed Tax Rate is 0.355616; Current Tax Rate is 0.374177)  
**[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013]**

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

No action needed at this time.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_

# Notice of Public Hearing on Tax Increase

The City of Lucas will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 4.34 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax calculated under Chapter 26, Tax Code). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

The first public hearing will be held on August 15, 2013 at 7:00 PM at City of Lucas, Lucas City Hall, 665 Country Club Road, Lucas, TX 75002.

The second public hearing will be held on September 5, 2013 at 7:00 PM at City of Lucas, Lucas City Hall, 665 Country Club Road, Lucas, TX 75002.

The members of the governing body voted on the proposal to consider the tax increase as follows:

<b>FOR:</b>	Rebecca Mark, Mayor	Kathleen Peele, Mayor Pro-Tem
	Wayne Millsap	Jim Olk
	Steve Duke	Philip Lawrence
	Debbie Fisher	

**AGAINST:**

**PRESENT** and not voting:

**ABSENT:**

The average taxable value of a residence homestead in City of Lucas last year was \$327,927. Based on last year's tax rate of \$0.374177 per \$100 of taxable value, the amount of taxes imposed last year on the average home was \$1,227.03.

The average taxable value of a residence homestead in City of Lucas this year is \$339,903. If the governing body adopts the effective tax rate for this year of \$0.340811 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$1,158.43.

If the governing body adopts the proposed tax rate of \$0.355616 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$1,208.75.

Members of the public are encouraged to attend the hearings and express their views.



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Liz Exum

Prepared by: Liz Exum

Account Code #: N/A

Date Prepared: August 5, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Public Hearing/Discuss and Consider the proposed Operating Budget for the Fiscal Year beginning October 1, 2013 and ending September 30, 2014. **[Copy of proposed budget available at City Hall upon request and currently posted on the City's website. This is the 2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013]**

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

No action needed at this time.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



## CITY OF LUCAS, TEXAS

### ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2013-2014

This budget will raise more revenue from property taxes than last year's budget by an amount of \$140,396, which is a 7.01 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$124,424.

The members of the governing body voted on the proposal to consider the budget as follows:

FOR: Rebecca Mark, Mayor      Kathleen Peele, Mayor Pro-Tem  
Wayne Millsap                      Jim Olk  
Steve Duke                          Philip Lawrence  
Debbie Fisher

AGAINST:

PRESENT and not voting:

ABSENT:

<b>Property Tax Rate Comparison</b>	<b>2013-2014</b>	<b>2012-2013</b>
Property Tax Rate:	\$0.355616/100	\$0.374177/100
Effective Tax Rate:	\$0.340811/100	\$0.367287/100
Effective Maintenance & Operations Tax Rate:	\$0.234302/100	\$0.250354/100
Rollback Tax Rate :	\$0.355616/100	\$0.384009/100
Debt Rate:	\$0.101611/100	\$0.112959/100

Total debt obligation for City of Lucas secured by property taxes: \$612,711



# City of Lucas, Texas

## **PROPOSED BUDGET**

Fiscal Year 2013-2014

Mayor

Rebecca Mark

Mayor Pro-Tem: Kathleen Peele

Councilwoman: Debbie Fisher

Councilman: Wayne Millsap

Councilman: Phil Lawrence

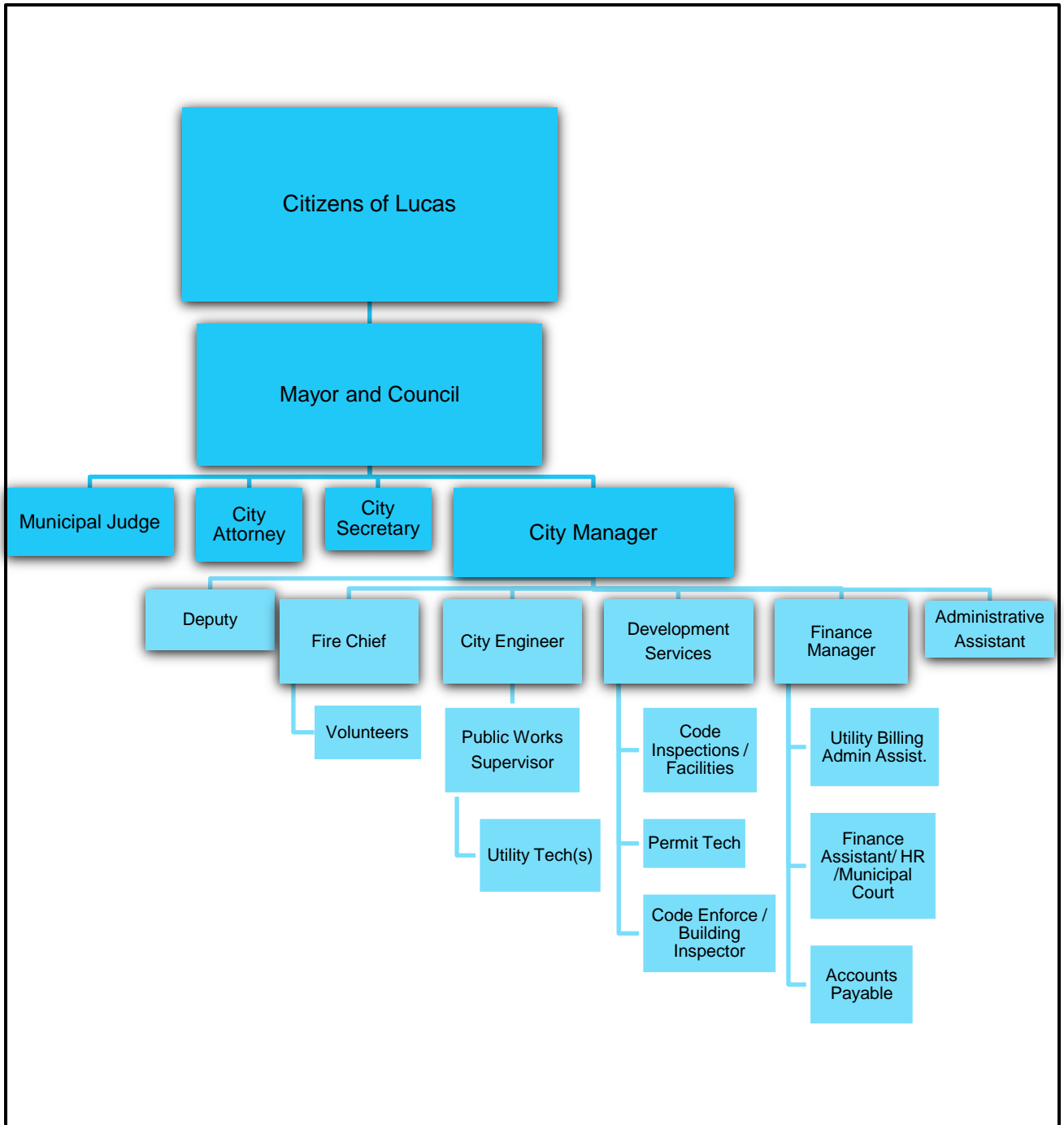
Councilman: Jim Olk

Councilman: Steve Duke



Jeff Jenkins, City Manager  
Kathy Wingo, City Secretary  
Liz Exum, Finance Manager

# City of Lucas



## TABLE OF CONTENTS

### **FINANCIAL SUMMARY**

---

Total Funds Budget Overview	Pages	1-2
General Fund Balance Summary	Page	3
Water Fund Balance Summary	Page	4
Capital Fund Summary	Page	5
Impact/Development Fee Summary	Page	6
Tax Revenue Comparisons	Page	7

### **OPERATING BUDGET**

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#### GENERAL FUND:

Revenue	Pages	9-10
City Council	Page	11
City Secretary	Page	12
Administration/Finance	Page	13
Public Works	Page	14
Parks	Page	15
Development Services	Page	16
Fire Department	Page	17
Non-Departmental	Page	18

#### CAPITAL FUND:

Capital Improvements Revenue	Page	20
Capital Improvements - Water and General Fund	Page	21

#### WATER FUND:

Revenue	Page	23
Water	Page	24
Water Debt Service	Page	25

#### DEBT SERVICE FUND:

Debt Service Summary	Page	27
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	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET
<b>REVENUE SUMMARY</b>							
<b>GENERAL FUND</b>							
PROPERTY TAXES	\$ 1,446,880.86	\$ 1,519,386.00	\$ 17,800.00	\$ 1,537,186.00	\$ 1,515,138.92	\$ 1,537,186.00	\$ 1,694,628.00
OTHER TAXES	\$ 434,126.71	\$ 799,045.00	\$ (40,560.00)	\$ 758,485.00	\$ 414,566.37	\$ 758,485.00	\$ 999,950.00
FINES & FORFEITURES	\$ 41,755.74	\$ 24,985.00	\$ (297.00)	\$ 24,688.00	\$ 14,618.63	\$ 24,688.00	\$ 20,295.00
LICENSES & PERMITS	\$ 482,755.40	\$ 290,820.00	\$ 130,777.00	\$ 421,597.00	\$ 267,907.65	\$ 421,597.00	\$ 346,510.00
FIRE DEPARTMENT REVENUE	\$ 135,020.88	\$ 149,513.65	\$ 5,125.28	\$ 154,638.93	\$ 95,013.00	\$ 154,638.93	\$ 191,751.00
FEES & SERVICE CHARGES	\$ 56,853.10	\$ 69,785.30	\$ 8,097.25	\$ 77,882.55	\$ 73,620.56	\$ 77,882.55	\$ 79,000.00
MISCELLANEOUS REVENUES	\$ 239,586.57	\$ 249,774.46	\$ 52,969.75	\$ 302,744.21	\$ 112,563.25	\$ 302,744.21	\$ 275,384.00
<b>TOTAL GENERAL FUND REVENUE</b>	<b>\$ 2,836,979.26</b>	<b>\$ 3,103,309.41</b>	<b>\$ 173,912.28</b>	<b>\$ 3,277,221.69</b>	<b>\$ 2,493,428.38</b>	<b>\$ 3,277,221.69</b>	<b>\$ 3,607,518.00</b>
<b>WATER UTILITIES FUND</b>							
FEES & SERVICE CHARGES	\$ 2,913,217.30	\$ 2,912,700.00	\$ 244,148.10	\$ 3,156,848.10	\$ 1,777,262.72	\$ 3,156,848.10	\$ 3,169,200.00
TRANSFER IN TO PAY OFF OLD UTILITY BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUES	\$ 56,180.68	\$ 56,730.00	\$ (775.00)	\$ 55,955.00	\$ 4,195.10	\$ 55,955.00	\$ 56,400.00
<b>TOTAL WATER UTILITIES FUND REVENUE</b>	<b>\$ 2,969,397.98</b>	<b>\$ 2,969,430.00</b>	<b>\$ 243,373.10</b>	<b>\$ 3,212,803.10</b>	<b>\$ 1,781,457.82</b>	<b>\$ 3,212,803.10</b>	<b>\$ 3,225,600.00</b>
<b>DEBT SERVICE FUND</b>							
PROPERTY TAXES	\$ 654,826.88	\$ 664,672.00	\$ 5,261.00	\$ 669,933.00	\$ 656,526.01	\$ 669,933.00	\$ 623,110.00
<b>TOTAL DEBT SERVICE FUND REVENUE</b>	<b>\$ 654,826.88</b>	<b>\$ 664,672.00</b>	<b>\$ 5,261.00</b>	<b>\$ 669,933.00</b>	<b>\$ 656,526.01</b>	<b>\$ 669,933.00</b>	<b>\$ 623,110.00</b>
<b>COMBINED REVENUE TOTALS</b>	<b>\$ 6,461,204.12</b>	<b>\$ 6,737,411.41</b>	<b>\$ 422,546.38</b>	<b>\$ 7,159,957.79</b>	<b>\$ 4,931,412.21</b>	<b>\$ 7,159,957.79</b>	<b>\$ 7,456,228.00</b>
<b>EXPENDITURES</b>							
<b>GENERAL FUND</b>							
CITY COUNCIL	\$ 29,794.68	\$ 56,769.94	\$ 506.00	\$ 57,275.94	\$ 42,166.91	\$ 57,275.94	\$ 40,425.00
CITY SEC	\$ 115,770.70	\$ 129,445.87	\$ (5,835.00)	\$ 123,610.87	\$ 74,782.30	\$ 123,610.87	\$ 128,805.15
ADMIN/FINANCE	\$ 320,857.62	\$ 363,834.96	\$ (7,525.00)	\$ 356,309.96	\$ 217,651.42	\$ 356,309.96	\$ 398,559.89
DEVELOPMENT SERVICES	\$ 303,343.35	\$ 288,027.23	\$ (4,200.00)	\$ 283,827.23	\$ 176,623.99	\$ 283,827.23	\$ 293,150.56
PUBLIC WORKS	\$ 429,030.75	\$ 532,992.58	\$ -	\$ 532,992.58	\$ 213,555.96	\$ 532,992.58	\$ 885,890.78
PARKS	\$ 114,560.54	\$ 138,206.02	\$ 375.00	\$ 138,581.02	\$ 80,009.93	\$ 138,581.02	\$ 106,339.70
FIRE	\$ 694,126.53	\$ 752,990.32	\$ 2,089.00	\$ 755,079.32	\$ 417,535.07	\$ 755,079.32	\$ 1,338,832.33
NON-DEPARTMENTAL	\$ 278,235.22	\$ 342,462.00	\$ (11,800.00)	\$ 330,662.00	\$ 213,840.41	\$ 330,662.00	\$ 397,511.00
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>\$ 2,285,719.39</b>	<b>\$ 2,604,728.92</b>	<b>\$ (26,390.00)</b>	<b>\$ 2,578,338.92</b>	<b>\$ 1,436,165.99</b>	<b>\$ 2,578,338.92</b>	<b>\$ 3,589,514.41</b>
<b>WATER UTILITIES FUND</b>							
TOTAL EXPENDITURES	\$ 2,157,173.93	\$ 2,453,025.17	\$ (108,476.00)	\$ 2,344,549.17	\$ 1,347,787.03	\$ 2,344,549.17	\$ 2,608,488.61
<b>DEBT SERVICE</b>							
WATER UTILITIES	\$ 519,914.50	\$ 515,783.00	\$ -	\$ 515,783.00	\$ 420,877.50	\$ 515,783.00	\$ 533,220.00
GENERAL FUND	\$ 603,158.25	\$ 606,273.00	\$ -	\$ 606,273.00	\$ 486,159.50	\$ 606,273.00	\$ 612,710.00
<b>TOTAL DEBT SERVICE</b>	<b>\$ 1,123,072.75</b>	<b>\$ 1,122,056.00</b>	<b>\$ -</b>	<b>\$ 1,122,056.00</b>	<b>\$ 907,037.00</b>	<b>\$ 1,122,056.00</b>	<b>\$ 1,145,930.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,565,966.07</b>	<b>\$ 6,179,810.09</b>	<b>\$ (134,866.00)</b>	<b>\$ 6,044,944.09</b>	<b>\$ 3,690,990.02</b>	<b>\$ 6,044,944.09</b>	<b>\$ 7,343,933.02</b>
<b>NET REVENUE LESS EXPENDITURES</b>	<b>\$ 895,238.05</b>	<b>\$ 557,601.32</b>	<b>\$ 557,412.38</b>	<b>\$ 1,115,013.70</b>	<b>\$ 1,240,422.19</b>	<b>\$ 1,115,013.70</b>	<b>\$ 112,294.98</b>

2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET
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**SUMMARY BY FUND**

<b>GENERAL FUND</b>							
REVENUE	\$ 2,836,979.26	\$ 3,103,309.41	\$ 173,912.28	\$ 3,277,221.69	\$ 2,493,428.38	\$ 3,277,221.69	\$ 3,607,518.00
EXPENDITURES	\$ 2,285,719.39	\$ 2,604,728.92	\$ (26,390.00)	\$ 2,578,338.92	\$ 1,436,165.99	\$ 2,578,338.92	\$ 3,589,514.41
NET REVENUE LESS EXPENDITURES	\$ 551,259.87	\$ 498,580.49	\$ 200,302.28	\$ 698,882.77	\$ 1,057,262.39	\$ 698,882.77	\$ 18,003.59
<b>WATER UTILITES FUND</b>							
REVENUE	\$ 2,969,397.98	\$ 2,969,430.00	\$ 243,373.10	\$ 3,212,803.10	\$ 1,781,457.82	\$ 3,212,803.10	\$ 3,225,600.00
EXPENDITURES	\$ 2,157,173.93	\$ 2,453,025.17	\$ (108,476.00)	\$ 2,344,549.17	\$ 1,347,787.03	\$ 2,344,549.17	\$ 2,608,488.61
DEBT SERVICE	\$ 519,914.50	\$ 515,783.00	\$ -	\$ 515,783.00	\$ 420,877.50	\$ 515,783.00	\$ 533,220.00
NET REVENUE LESS EXPENDITURES	\$ 292,309.55	\$ 621.83	\$ 351,849.10	\$ 352,470.93	\$ 12,793.29	\$ 352,470.93	\$ 83,891.39
<b>DEBT SERVICE FUND-GENERAL</b>							
REVENUE	\$ 654,826.88	\$ 664,672.00	\$ 5,261.00	\$ 669,933.00	\$ 656,526.01	\$ 669,933.00	\$ 623,110.00
EXPENDITURES	\$ 603,158.25	\$ 606,273.00	\$ -	\$ 606,273.00	\$ 486,159.50	\$ 606,273.00	\$ 612,710.00
NET REVENUE LESS EXPENDITURES	\$ 51,668.63	\$ 58,399.00	\$ 5,261.00	\$ 63,660.00	\$ 170,366.51	\$ 63,660.00	\$ 10,400.00
NET REVENUE LESS EXPENDITURES	\$ 895,238.05	\$ 557,601.32	\$ 557,412.38	\$ 1,115,013.70	\$ 1,240,422.19	\$ 1,115,013.70	\$ 112,294.98

**FUND SUMMARIES - GOVERNMENTAL FUNDS**

COMBINED SUMMARY OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE

	GENERAL	DEBT SERVICE	CAPITAL IMPROVEMENTS	IMPACT FEES/RTR/COUNTY	TOTAL GOVERNMENTAL
<b>BEGINNING FUND BALANCE</b>	\$ 4,481,395.45	\$ 423,369.00	\$ 2,684,703.81	\$ 702,988.61	\$ 8,292,456.87
PROPERTY TAXES	\$ 1,694,628.00	\$ 623,110.00			\$ 2,317,738.00
OTHER TAXES	\$ 999,950.00				\$ 999,950.00
FINES & FORFEITURES	\$ 20,295.00				\$ 20,295.00
LICENSES & PERMITS	\$ 346,510.00				\$ 346,510.00
FIRE DEPARTMENT REVENUE	\$ 191,751.00				\$ 191,751.00
FEES & SERVICE CHARGES	\$ 79,000.00				\$ 79,000.00
MISCELLANEOUS REVENUES	\$ 275,384.00		\$ -		\$ 275,384.00
IMPACT FEES				\$ 100,000.00	\$ 100,000.00
RTR FUNDS LEFT TURN LANES				\$ 251,370.00	\$ 251,370.00
RTR FUNDS FM 1378				\$ 1,000,000.00	\$ 1,000,000.00
COUNTY FUNDS				\$ 244,000.00	\$ 244,000.00
TRANSFER IN RESERVES					\$ -
TRANSFER IN IMPACT FEES					\$ -
<b>TOTAL REVENUES</b>	\$ 3,607,518.00	\$ 623,110.00	\$ -	\$ 1,595,370.00	\$ 5,825,998.00
<b>EXPENDITURES</b>					
CITY COUNCIL	\$ 40,425.00				\$ 40,425.00
CITY SEC	\$ 128,805.15				\$ 128,805.15
ADMIN/FINANCE	\$ 398,559.89				\$ 398,559.89
DEVELOPMENT SERVICES	\$ 293,150.56				\$ 293,150.56
PUBLIC WORKS	\$ 885,890.78				\$ 885,890.78
PARKS	\$ 106,339.70				\$ 106,339.70
FIRE	\$ 1,338,832.33				\$ 1,338,832.33
NON-DEPARTMENTAL	\$ 397,511.00				\$ 397,511.00
DEBT SERVICE PRINCIPAL		\$ 380,000.00			\$ 380,000.00
DEBT SERVICE INTEREST/BOND EXP		\$ 232,710.00			\$ 232,710.00
CAPITAL PROJECTS RTR LEFT TURN LANES				\$ 30,000.00	\$ 30,000.00
CAPITAL PROJECTS RTR FM 1378				\$ 1,500,000.00	\$ 1,500,000.00
CAPITAL PROJECTS FIRE DEPT			\$ 277,000.00		\$ 277,000.00
					\$ -
<b>TOTAL EXPENDITURES</b>	\$ 3,589,514.41	\$ 612,710.00	\$ 277,000.00	\$ 1,530,000.00	\$ 6,009,224.41
<b>NET CHANGE IN FUND BALANCE</b>	\$ 18,003.59	\$ 10,400.00	\$ (277,000.00)	\$ 65,370.00	\$ (183,226.41)
<b>ENDING FUND BALANCE</b>	\$ 4,499,399.04	\$ 433,769.00	\$ 2,407,703.81	\$ 768,358.61	\$ 8,109,230.46
<b>MINUS RESTRICTED FOR:</b>					
IMPACT FEES				\$ (768,358.61)	\$ (768,358.61)
DEBT SERVICE PAYMENTS		\$ (433,769.00)			\$ (433,769.00)
MUNICIPAL COURT	\$ (28,473.81)				\$ (28,473.81)
CAPITAL IMPROVEMENT PROJECTS			\$ (2,407,703.81)		\$ (2,407,703.81)
UNASSIGNED FUND BALANCE	\$ 4,470,925.23	\$ -	\$ -	\$ -	\$ 4,470,925.23
<b>TOTAL AMOUNT OF RESERVES PRIOR TO GASB 54 REQUIREMENT</b>	\$ 4,470,925.23	\$ -	\$ -	\$ -	\$ 4,470,925.23
AMOUNT IN DAYS OPERATING COST	455				455
AMOUNT IN MONTHS OPERATING COST	15.2				15.2
RESERVES FOR GASB 54 FUND BALANCE POLICY (50% OF CURRENT YR EXPENDITURES IN GENERAL FUND)	\$ (1,794,757.21)				\$ (1,794,757.21)
<b>TOTAL RESERVES AFTER GASB 54 REQUIREMENTS</b>	\$ 2,676,168.03				\$ 2,676,168.03
AMOUNT IN DAYS OPERATING COST	272				272
AMOUNT IN MONTHS OPERATING COST	9.1				9.1

**FUND SUMMARIES - PROPRIETARY**

COMBINED SUMMARY OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE

	WATER	CAPITAL IMPROVEMENTS	IMPACT /DEVELOP FEES	TOTAL PROPRIETARY
<b>BEGINNING BALANCE RESTRICTED/UNRESTRICTED</b>	\$ 4,001,771.83	\$ 1,284,881.72	\$ -	\$ 5,286,653.55
WATER REVENUE	\$ 2,742,200.00			\$ 2,742,200.00
WASTE WATER REVENUE	\$ 26,000.00			\$ 26,000.00
TRASH REVENUE	\$ 401,000.00			\$ 401,000.00
MISCELLANEOUS REVENUES	\$ 56,400.00			\$ 56,400.00
DEVELOPERS CONTRIBUTIONS	\$ 437,078.25			\$ 437,078.25
IMPACT FEES			\$ 150,000.00	\$ 150,000.00
TRANSFER IN IMPACT FEES		\$ 150,000.00		\$ 150,000.00
TRANSFER IN FUND BALANCE - WATER		\$ 41,751.28		\$ 41,751.28
<b>TOTAL REVENUES</b>	<b>\$ 3,662,678.25</b>	<b>\$ 191,751.28</b>	<b>\$ 150,000.00</b>	<b>\$ 4,004,429.53</b>
<b>EXPENDITURES</b>				
WATER	\$ 2,225,488.61			\$ 2,225,488.61
TRASH	\$ 360,000.00			\$ 360,000.00
WASTEWATER	\$ 23,000.00			\$ 23,000.00
DEBT SERVICE PRINCIPAL	\$ 350,000.00			\$ 350,000.00
DEBT SERVICE INTEREST/BOND EXP	\$ 183,220.00			\$ 183,220.00
TRANSFER OUT TO FUND WATER PROJECT	\$ 23,451.28	\$ -		\$ 23,451.28
TRANSFER OUT TO FUND WATER PROJECT			\$ 150,000.00	\$ 150,000.00
CAPITAL PROJECTS WF		\$ 1,476,633.00		\$ 1,476,633.00
				\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,165,159.89</b>	<b>\$ 1,476,633.00</b>	<b>\$ 150,000.00</b>	<b>\$ 4,791,792.89</b>
<b>NET CHANGE IN BALANCE</b>	<b>\$ 497,518.36</b>	<b>\$ (1,284,881.72)</b>	<b>\$ -</b>	<b>\$ (787,363.36)</b>
<b>ENDING BALANCE</b>	<b>\$ 4,499,290.19</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,499,290.19</b>
<b>MINUS RESTRICTED FOR:</b>				
IMPACT FEES			\$ -	\$ -
DEBT SERVICE PAYMENTS	\$ (350,000.00)			\$ (350,000.00)
CUSTOMER DEPOSITS	\$ (205,125.00)			\$ (205,125.00)
CAPITAL IMPROVEMENT PROJECTS		\$ -		\$ -
UNASSIGNED FUND BALANCE	\$ 3,944,165.19	\$ -	\$ -	\$ 3,944,165.19
<b>TOTAL AMOUNT OF RESERVES PRIOR TO GASB 54 REQUIREMENT</b>	<b>\$ 3,944,165.19</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,944,165.19</b>
AMOUNT IN DAYS OPERATING COST	511			511
AMOUNT IN MONTHS OPERATING COST	17.0			17.0
RESERVES FOR GASB 54 FUND BALANCE POLICY (50% OF CURRENT YR EXPENDITURES IN GENERAL FUND)	\$ (1,407,579.95)			\$ (1,407,579.95)
<b>TOTAL RESERVES AFTER GASB 54 REQUIREMENTS</b>	<b>\$ 2,536,585.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,536,585.25</b>
AMOUNT IN DAYS OPERATING COST	329			329
AMOUNT IN MONTHS OPERATING COST	11.0			11.0

2013-2014

PROPOSED BUDGET

**CAPITAL FUND SUMMARY**

CAPITAL WATER PROJECTS:

TOTAL WATER CAPITAL PROJECTS	\$	1,476,633.00
FY 2012/2013 IMPACT FEES	\$	(150,000.00)
2011 CO FUNDS	\$	(1,284,881.72)
FUND/RESERVE BALANCE TO FUND WATER	\$	(41,751.28)
TOTAL	\$	-

CAPITAL ROADWAY AND GF PROJECTS:

GENERAL FUND CAPITAL FIRE DEPT ADDITION	\$	277,000.00
RTR PROJECT TURN LANES	\$	30,000.00
RTR PROJECT W LUCAS RD	\$	1,500,000.00
ROADWAY IMPACT FEES	\$	(62,000.00)
2011 CO FUNDS	\$	(277,000.00)
RTR FUNDS TURN LANES	\$	(24,000.00)
RTR FUNDS W LUCAS RD	\$	(1,200,000.00)
COUNTY FUNDS	\$	(244,000.00)
TOTAL	\$	-



	FISCAL YEAR <b>2011-2012 ACTUAL</b>		FISCAL YEAR <b>2012-2013 ACTUAL YTD AS OF 5/13</b>		2012-2013 FY BUDGET RVS FOR MID-YR		2012-2013 FINAL BUDGET ADJUSTMENTS		2012-2013 FISCAL YEAR BUDGET REVISED		2013-2014 PROPOSED BUDGET	
<b>Impact/Development Fee Summary</b>												
<b>GENERAL FUND:</b>												
Beginning Balance General Fund (Restricted)	\$	649,220.48	\$	649,220.48	\$	649,220.48		\$	649,220.48	\$	702,988.61	
<b>Revenue</b>												
Roadway Impact Fees			\$	41,885.07	\$	60,000.00	\$	72,368.13	\$	132,368.13	\$	100,000.00
Roadway Impact Fees - Wal-Mart					\$	-				\$	-	
<b>Total Revenues</b>	\$	649,220.48	\$	41,885.07	\$	60,000.00	\$	72,368.13	\$	132,368.13	\$	100,000.00
<b>Expenditures</b>												
Capital Projects	\$	-	\$	7,450.50			\$	78,600.00	\$	78,600.00	\$	62,000.00
<b>Total Expenditures</b>			\$	7,450.50		-	\$	78,600.00	\$	78,600.00	\$	62,000.00
<b>Revenues less Expenditures</b>												
General Fund Ending Balance (Restricted)	\$	649,220.48	\$	683,655.05	\$	709,220.48	\$	(6,231.87)	\$	702,988.61	\$	740,988.61
<b>WATER FUND:</b>												
Beginning Balance - Water Fund	\$	(4,067,159.30)	\$	(4,067,159.30)	\$	(4,067,159.30)		\$	(4,067,159.30)	\$	(4,898,488.30)	
<b>Revenue</b>												
Water Impact Fees	\$	-	\$	60,932.80	\$	100,000.00	\$	71,322.00	\$	171,322.00	\$	150,000.00
Development Fees -Sewer					\$	437,078.25	\$	(437,078.25)	\$	-	\$	437,078.25
<b>Total Revenues</b>	\$	-	\$	60,932.80	\$	537,078.25	\$	71,322.00	\$	171,322.00	\$	587,078.25
<b>Expenditures</b>												
Capital Projects - Water	\$	-	\$	194,794.83	\$	1,693,114.00	\$	(1,428,533.00)	\$	264,581.00	\$	1,476,633.00
Capital Projects- Sewer			\$	342,037.14	\$	672,620.00	\$	65,450.00	\$	738,070.00		
<b>Total Expenditures</b>	\$	-	\$	536,831.97	\$	2,365,734.00	\$	(1,363,083.00)	\$	1,002,651.00	\$	1,476,633.00
<b>Revenues less Expenditures</b>	\$	-	\$	(475,899.17)	\$	(1,828,655.75)	\$	1,434,405.00	\$	(831,329.00)	\$	(889,554.75)
Water Fund Ending Balance	\$	(4,067,159.30)	\$	(4,543,058.47)	\$	(5,895,815.05)	\$	1,434,405.00	\$	(4,898,488.30)	\$	(5,788,043.05)

## CITY OF LUCAS PROPERTY TAX RATES

Property tax is by far the largest source of revenue in the City of Lucas General Fund. Property tax is collected by Collin County and distributed to the City. The City's property tax is budgeted at a rate of .355616 for 2013. The tax rate is 1.86 cents lower than previous tax years. Listed below is a table depicting the recent history of the City of Lucas property tax rate.

Tax Year	O&M	I&S	Total
2004	0.258690	0.117910	0.376600
2005	0.243510	0.133090	0.376600
2006	0.248146	0.126854	0.375000
2007	0.244260	0.130740	0.375000
2008	0.250509	0.123668	0.374177
2009	0.252040	0.122137	0.374177
2010	0.247231	0.126946	0.374177
2011	0.257723	0.116454	0.374177
2012	0.261218	0.112959	0.374177
2013	0.254005	0.101611	0.355616

As you can see in the chart below, the property tax rate for the City of Lucas is very favorable in comparison to other cities within the area.

### Fiscal Year 2012 Tax Rates

City	O&M	I&S	Total
Wylie	0.590620	0.298280	0.888900
Sachse	0.568894	0.201925	0.770819
Princeton	0.489487	0.267445	0.756932
Anna	0.559367	0.090965	0.650332
Celina	0.475541	0.169459	0.645000
Farmersville	0.475922	0.221578	0.697500
Melissa	0.437740	0.172260	0.610000
Murphy	0.329495	0.240505	0.570000
Allen	0.405058	0.146942	0.552000
Prosper	0.316914	0.203086	0.520000
Parker	0.306403	0.070677	0.377080
Lucas	0.261218	0.112959	0.374177
Fairview	0.199606	0.160394	0.360000

# GENERAL FUND



11 - GENERAL FUND

		2011-2012	2012-2013	2012-2013	2012-2013	2012-2013	2012-2013	2013-2014
		FISCAL YEAR	FY BUDGET	FINAL BUDGET	FISCAL YEAR	YTD ACTUAL	PROJECTED	PROPOSED
REVENUE		ACTUAL	RVS FOR MID-YR	ADJUSTMENTS	BUDGET REVISED	AS OF 5/13	ACTUAL	BUDGET
<b>PROPERTY TAXES</b>								
4011	PROPERTY TAXES	1,433,562.47	1,507,986.00	3,900.00	1,511,886.00	1,495,775.70	1,511,886.00	1,676,628.00
4012	PROPERTY TAXES-DEL	10,051.65	9,000.00	11,000.00	20,000.00	16,428.86	20,000.00	15,000.00
4015	PROPERTY TAXES-P&I	3,266.74	2,400.00	2,900.00	5,300.00	2,934.36	5,300.00	3,000.00
<b>TOTAL PROPERTY TAXES</b>		<b>1,446,880.86</b>	<b>1,519,386.00</b>	<b>17,800.00</b>	<b>1,537,186.00</b>	<b>1,515,138.92</b>	<b>1,537,186.00</b>	<b>1,694,628.00</b>
<b>OTHER TAXES</b>								
4101	SALES TAX	191,957.78	360,193.00	(13,193.00)	347,000.00	152,463.73	347,000.00	489,060.00
4101-100	SALES TAX STREETS		92,776.00	(16,158.00)	76,618.00	27,807.53	76,618.00	125,970.00
4101-200	SALES TAX PROP TAX REDUC	-	92,776.00	(16,158.00)	76,618.00	27,807.53	76,618.00	125,970.00
4102	FRANCHISE-ELECTRICAL	201,114.73	197,000.00	(3,294.00)	193,706.00	157,325.02	193,706.00	197,000.00
4103	FRANCHISE-TELEPHONE	7,285.22	7,800.00	(40.00)	7,760.00	5,455.58	7,760.00	7,300.00
4104	FRANCHISE-CABLE	33,768.98	30,000.00	7,153.00	37,153.00	27,662.17	37,153.00	36,000.00
4105	FRANCHISE-GAS		16,000.00	1,021.00	17,021.00	14,063.30	17,021.00	16,000.00
4106	FRANCHISE-CABLE PEG		2,500.00	109.00	2,609.00	1,981.51	2,609.00	2,650.00
<b>TOTAL OTHER TAXES</b>		<b>434,126.71</b>	<b>799,045.00</b>	<b>(40,560.00)</b>	<b>758,485.00</b>	<b>414,566.37</b>	<b>758,485.00</b>	<b>999,950.00</b>
<b>FINES &amp; FORFEITURES</b>								
4202	COURT TECHNOLOGY FUND	736.70	425.00		425.00	262.21	425.00	400.00
4203	COURT SECURITY FUND	549.62	300.00	15.00	315.00	195.33	315.00	250.00
4204	COURT COST-CITY	2,654.36	2,000.00	29.00	2,029.00	1,442.75	2,029.00	1,200.00
4205	TRAFFIC FINES	24,833.28	15,400.00	(1,433.00)	13,967.00	9,206.03	13,967.00	13,200.00
4206	COURT COST-STATE	10,753.29	5,500.00	1,000.00	6,500.00	2,580.97	6,500.00	4,000.00
4208	STATE JURY FEE	732.81	400.00	10.00	410.00	260.45	410.00	300.00
4212	JUDICIAL FEES-STATE	989.35	550.00	5.00	555.00	351.58	555.00	500.00
4213	JUDICIAL FEES-CITY	109.92	60.00	2.00	62.00	39.05	62.00	75.00
4215	OMNI STATE FEE	20.00	100.00	40.00	140.00	100.00	100.00	140.00
4216	OMNI MGMT FEE	6.00	30.00	20.00	50.00	30.00	50.00	50.00
4217	OMNI LOCAL FEE	4.00	20.00	10.00	30.00	20.00	30.00	30.00
4218	INDIGENT DEFENSE FEE	366.41	200.00	5.00	205.00	130.26	205.00	150.00
<b>TOTAL FINES &amp; FORFEITURES</b>		<b>41,755.74</b>	<b>24,985.00</b>	<b>(297.00)</b>	<b>24,688.00</b>	<b>14,618.63</b>	<b>24,688.00</b>	<b>20,295.00</b>
<b>LICENSES &amp; PERMITS</b>								
4301	GEN CONTRACTOR REG.	6,750.00	4,500.00	1,685.00	6,185.00	4,685.00	6,185.00	5,775.00
4302	ELECTRICIAN REG.	3,750.00	2,500.00	575.00	3,075.00	2,325.00	3,075.00	2,625.00
4304	IRRIGATION REG.	1,515.00	1,800.00	345.00	2,145.00	1,665.00	2,145.00	1,890.00
4305	MECHANICAL REG.	2,545.00	1,700.00	810.00	2,510.00	1,910.00	2,510.00	2,310.00
4361	ZONING REQUEST	700.00	900.00	(540.00)	360.00	-	360.00	0.00
4362	SPECIFIC USE PERMITS	-	1,050.00		1,050.00	1,050.00	1,050.00	1,103.00
4363	VARIANCE REQUEST	750.00	1,800.00		1,800.00	1,800.00	1,800.00	1,890.00
4365	BLDG PERMITS-NEW HOMES	252,451.40	175,000.00	98,000.00	273,000.00	171,477.70	273,000.00	220,812.00
4366	PERMITS SINGLE FAMILY REMOD		3,000.00	(3,000.00)	-	-	-	3,150.00
4367	BLDG PERMITS-ACC.	14,274.20	9,000.00	4,101.00	13,101.00	9,336.20	13,101.00	11,025.00
4368	BLDG PERMITS-REMODEL	4,939.30	2,600.00	518.00	3,118.00	1,983.25	3,118.00	2,730.00
4369	BLDG PERMITS-COMM.	102,484.50	25,000.00		25,000.00	10,181.50	25,000.00	25,000.00
4371	ELECTRICAL PERMITS	900.00	500.00	75.00	575.00	225.00	575.00	500.00
4372	PLUMBING PERMITS	2,350.00	1,800.00	760.00	2,560.00	1,810.00	2,560.00	1,950.00
4373	HEATING & A/C PERMITS	1,350.00	800.00	400.00	1,200.00	700.00	1,200.00	800.00
4374	FENCE PERMITS	3,496.00	2,000.00	1,525.00	3,525.00	2,475.00	3,525.00	2,500.00
4375	SWIMMING POOL PERMITS	18,625.00	10,000.00	5,420.00	15,420.00	10,665.00	15,420.00	10,000.00
4376	WEIGHT LIMIT PERMITS	48,675.00	32,000.00	13,950.00	45,950.00	31,025.00	45,950.00	36,850.00
4377	ROOF PERMITS	600.00	600.00	200.00	800.00	700.00	800.00	800.00
4378	SPRINKLER SYST PERMITS	5,825.00	4,500.00	1,350.00	5,850.00	3,825.00	5,850.00	4,500.00
4379	DRIVEWAY PERMIT	775.00	350.00	300.00	650.00	350.00	650.00	400.00
4380	SIGN PERMIT	600.00	800.00	50.00	850.00	850.00	850.00	1,000.00
4382	STORM WATER MGMT PERMIT	5,325.00	3,000.00	1,325.00	4,325.00	2,750.00	4,325.00	3,000.00
4390	PLANNED DEVELOPMENT	1,445.00	620.00	1,890.00	2,510.00	2,000.00	2,510.00	500.00
4391	BURN PERMITS	1,480.00	1,300.00	938.00	2,238.00	1,569.00	2,238.00	1,700.00
4395	HEALTH SERVICE PERMITS	-	3,000.00		3,000.00	2,000.00	3,000.00	3,000.00
4398	MISC LICENSES & PERMITS	1,150.00	700.00	100.00	800.00	550.00	800.00	700.00
<b>TOTAL LICENSES &amp; PERMITS</b>		<b>482,755.40</b>	<b>290,820.00</b>	<b>130,777.00</b>	<b>421,597.00</b>	<b>267,907.65</b>	<b>421,597.00</b>	<b>346,510.00</b>
<b>FIRE DEPARTMENT REVENUE</b>								
4611	FIRE SPRINKLER PERMIT	12,080.00	11,000.00	7,090.00	18,090.00	11,570.00	18,090.00	16,000.00
4612	COUNTY FIRE DISTRICT	8,102.00	12,000.00	(3,898.00)	8,102.00	6,076.50	8,102.00	12,000.00
4613	FIRE DEPT SVC AGREEMENTS	114,838.88	126,513.65	1,933.28	128,446.93	77,366.50	128,446.93	133,751.00
4614	AMBULANCE SERVICES	-	-	-	-	-	-	30,000.00
4616	DONATIONS	-	-	-	-	-	-	-
<b>TOTAL FIRE DEPARTMENT REVENUE</b>		<b>135,020.88</b>	<b>149,513.65</b>	<b>5,125.28</b>	<b>154,638.93</b>	<b>95,013.00</b>	<b>154,638.93</b>	<b>191,751.00</b>
<b>FEES &amp; SERVICE CHARGES</b>								
4424	PLAT & REPLAT FEES	5,591.63	11,000.00	4,032.00	15,032.00	12,797.91	15,032.00	12,500.00
4425	RE-INSPECTION FEES	6,050.00	4,000.00	750.00	4,750.00	3,600.00	4,750.00	4,000.00
4426	FEES-BUILDING PROJECTS	5,125.00	2,500.00	(500.00)	2,000.00	2,000.00	2,000.00	2,400.00
4427	PUBLIC IMPRV/3% INSPEC	40,071.27	52,220.00	3,780.00	56,000.00	55,150.10	56,000.00	60,000.00
4497	PUBLIC INFO. REQUESTS	15.20	64.30	35.25	99.55	71.55	99.55	100.00
4498	MISC. FEES & CHARGES	-	1.00		1.00	1.00	1.00	
<b>TOTAL FEES &amp; SERVICE CHARGES</b>		<b>56,853.10</b>	<b>69,785.30</b>	<b>8,097.25</b>	<b>77,882.55</b>	<b>73,620.56</b>	<b>77,882.55</b>	<b>79,000.00</b>
<b>MISCELLANEOUS REVENUE</b>								
4911	INTEREST INCOME	9,173.04	6,000.00	2,000.00	8,000.00	5,492.31	8,000.00	9,000.00
4912	RETURN CK FEE	-	-		-	-	-	0.00
4913	FUEL TAX REFUND	2,257.83	2,550.32		2,550.32	2,550.32	2,550.32	2,200.00
4914	INSURANCE CLAIM REIMB	363.99	3,516.55		3,516.55	3,516.55	3,516.55	0.00
4915	CHILD SAFETY INCOME	6,108.05	5,840.00	406.81	6,246.81	4,567.44	6,246.81	5,840.00

11 -GENERAL FUND

		2011-2012	2012-2013	2012-2013	2012-2013	2012-2013	2012-2013	2013-2014
REVENUE		FISCAL YEAR	FY BUDGET	FINAL BUDGET	FISCAL YEAR	YTD ACTUAL	PROJECTED	PROPOSED
		ACTUAL	RVS FOR MID-YR	ADJUSTMENTS	BUDGET REVISED	AS OF 5/13	ACTUAL	BUDGET
4916	CREDIT CARD REVENUE	2,327.61	2,195.00	40.61	2,235.61	1,554.60	2,235.61	2,400.00
4931	RENTAL INCOME	27,600.00	32,400.00		32,400.00	20,190.00	32,400.00	32,400.00
4980	PARK DEDICATION FEES	10,000.00	30,000.00	35,000.00	65,000.00	64,000.00	65,000.00	45,000.00
4985	GRANT REVENUES	9,667.23	1,000.00		1,000.00	1,000.00	1,000.00	0.00
4986	FOUNDERS DAY DONATIONS			506.00	506.00	506.00	506.00	0.00
4991	STREET ASSESSMENTS	1,300.00	1,300.00	(510.78)	789.22	-	789.22	0.00
4993	POSTAGE	-			-	-		
4994	CASH DRWR OVR/UND	-			-			
4995	REIMBURSEMENTS	12.75	1,779.09	12,496.00	14,275.09	7,379.92	14,275.09	2,000.00
4996	TRANSFER IN	-						
4997	MISCELLANEOUS	4,927.10	2,000.00	(163.89)	1,836.11	1,806.11	1,836.11	2,000.00
4998	PILOT TRANSER IN	165,848.97	161,193.50	3,195.00	164,388.50	-	164,388.50	174,544.00
		<b>239,586.57</b>	<b>249,774.46</b>	<b>52,969.75</b>	<b>302,744.21</b>	<b>112,563.25</b>	<b>302,744.21</b>	<b>275,384.00</b>
<b>***TOTAL REVENUES***</b>		<b>2,836,979.26</b>	<b>3,103,309.41</b>	<b>173,912.28</b>	<b>3,277,221.69</b>	<b>2,493,428.38</b>	<b>3,277,221.69</b>	<b>3,607,518.00</b>

11 - GENERAL FUND CITY COUNCIL DEPARTMENTAL EXPENDITURES		2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGE ADJUSTMENT	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET
<b>PERSONNEL SERVICES</b>								
6100-112	WORKERS' COMPENSATION	100.00	97.83		97.83	97.83	97.83	100.00
<b>TOTAL PERSONNEL SERVICES</b>		<b>100.00</b>	<b>97.83</b>	<b>-</b>	<b>97.83</b>	<b>97.83</b>	<b>97.83</b>	
<b>MATERIALS &amp; SUPPLIES</b>								
6100-201	OFFICE SUPPLIES	1,479.80	1,500.00		1,500.00	998.40	1,500.00	1,500.00
6100-202	POSTAGE	-	250.00		250.00	-	250.00	100.00
6100-204	FOOD/BEVERAGE	314.20	500.00		500.00	63.82	500.00	500.00
6100-228	MEETING SUPPLIES	-	150.00		150.00	-	150.00	75.00
6100-233	EQUIPMENT MAINTENANCE	-	100.00		100.00	-	100.00	100.00
<b>TOTAL MATERIALS &amp; SUPPLIES</b>		<b>1,794.00</b>	<b>2,500.00</b>	<b>-</b>	<b>2,500.00</b>	<b>1,062.22</b>	<b>2,500.00</b>	<b>2,275.00</b>
<b>PURCHASED SERVICES:</b>								
6100-307	TRAINING & TRAVEL	1,623.84	2,500.00		2,500.00	1,459.59	2,500.00	2,500.00
6100-313	MAINTENANCE AGREEMENTS	2,651.68	3,600.00		3,600.00	2,051.40	3,600.00	3,600.00
6100-323	CELL PHONE	840.06	1,200.00		1,200.00	689.70	1,200.00	1,200.00
6100-331	ELECTRICITY	1,170.33	1,500.00		1,500.00	824.21	1,500.00	1,500.00
<b>TOTAL PURCHASED SERVICES</b>		<b>6,285.91</b>	<b>8,800.00</b>	<b>-</b>	<b>8,800.00</b>	<b>5,024.90</b>	<b>8,800.00</b>	<b>8,800.00</b>
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>								
6100-444	FOUNDERS DAY	9,981.71	13,000.00	506.00	13,506.00	9,894.33	13,506.00	15,000.00
6100-440	BOARDS & COMMISSIONS	22.67	250.00		250.00	-	250.00	250.00
6100-441	APPRECIATION/AWARDS	1,170.97	2,500.00		2,500.00	1,115.57	2,500.00	2,500.00
6100-451	SOFTWARE, BOOKS, & CDS	483.11	600.00		600.00	199.95	600.00	600.00
6100-442	CONTINGENCY FUND	956.31	2,000.00		2,000.00	-	2,000.00	2,000.00
6100-468	CITY COUNCIL FEES	9,000.00	9,000.00		9,000.00	6,750.00	9,000.00	9,000.00
<b>TOTAL GENERAL &amp; ADMINISTRATION SERV</b>		<b>21,614.77</b>	<b>27,350.00</b>	<b>506.00</b>	<b>27,856.00</b>	<b>17,959.85</b>	<b>27,856.00</b>	<b>29,350.00</b>
<b>CAPITAL OUTLAY</b>								
8100-420	EQUIPMENT		18,022.11		18,022.11	18,022.11	18,022.11	-
<b>TOTAL CAPITAL OUTLAY</b>		<b>-</b>	<b>18,022.11</b>	<b>-</b>	<b>18,022.11</b>	<b>18,022.11</b>	<b>18,022.11</b>	<b>-</b>
<b>TOTAL CITY COUNCIL</b>		<b>29,794.68</b>	<b>56,769.94</b>	<b>506.00</b>	<b>57,275.94</b>	<b>42,166.91</b>	<b>57,275.94</b>	<b>40,425.00</b>

11 - GENERAL FUND CITY SECRETARY DEPARTMENTAL EXPENDITURES		2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISE	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
<b>PERSONNEL SERVICES</b>									
6110-101	SALARIES - EXEMPT	61,878.46	64,729.60		64,729.60	42,313.68	64,729.60	64,729.60	
6110-112	WORKERS' COMPENSATION	197.99	205.00		205.00	191.00	205.00	205.00	
6110-113	LONGEVITY PAY	304.00	355.00		355.00	352.00	355.00	400.00	
6110-122	TMRS	4,426.66	4,453.87		4,453.87	2,505.93	4,453.87	5,259.12	Rate change to 7.85%
6110-123	GROUP INSURANCE	6,193.66	6,660.00		6,660.00	3,773.68	6,660.00	6,960.00	
6110-124	AFLAC	297.03	300.00		300.00	164.08	300.00	300.00	
6110-127	MEDICARE	945.47	947.40		947.40	617.19	947.40	971.43	
6110-129	ST DISABILITY	313.18	320.00		320.00	185.13	320.00	320.00	
<b>TOTAL PERSONNEL SERVICES</b>		<b>74,556.45</b>	<b>77,970.87</b>	<b>-</b>	<b>77,970.87</b>	<b>50,102.69</b>	<b>77,970.87</b>	<b>79,145.15</b>	
<b>MATERIALS &amp; SUPPLIES</b>									
6110-201	OFFICE SUPPLIES	795.68	1,000.00		1,000.00	561.73	1,000.00	1,000.00	
6110-202	POSTAGE	5,190.00	7,000.00		7,000.00	4,000.00	7,000.00	7,500.00	
<b>TOTAL MATERIALS &amp; SUPPLIES</b>		<b>5,985.68</b>	<b>8,000.00</b>	<b>-</b>	<b>8,000.00</b>	<b>4,561.73</b>	<b>8,000.00</b>	<b>8,500.00</b>	
<b>PURCHASED SERVICES:</b>									
6110-238	PRINTING & COPYING	-	250.00		250.00	-	250.00	250.00	
6110-239	RECORDS MANAGEMENT	1,160.00	1,500.00		1,500.00	520.00	1,500.00	1,200.00	
6110-303	TELEPHONE	1,242.22	1,250.00		1,250.00	634.83	1,250.00	1,250.00	
6110-307	TRAINING & TRAVEL	1,800.20	2,120.00		2,120.00	1,546.17	2,120.00	1,985.00	
6110-306	ADVERTISING/PUBLIC NOTICES	14,874.31	14,000.00		14,000.00	3,599.58	14,000.00	8,500.00	
6110-309	PROFESSIONAL SERVICES	5,140.00	12,400.00		12,400.00	10,330.00	12,400.00	9,500.00	Website design/Franklin codify
6110-313	MAINTENANCE AGREEMENTS	3,211.30	3,710.00		3,710.00	3,056.30	3,710.00	3,710.00	Laser fiche
6110-349	FILING FEES	981.00	1,500.00		1,500.00	216.00	1,500.00	2,000.00	
<b>TOTAL PURCHASED SERVICES</b>		<b>28,409.03</b>	<b>36,730.00</b>	<b>-</b>	<b>36,730.00</b>	<b>19,902.88</b>	<b>36,730.00</b>	<b>28,395.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>									
6110-443	DUES & MEMBERSHIPS	220.00	245.00	40.00	285.00	90.00	285.00	265.00	TMCA/IIMC/Lonestar chapter
6110-445	ELECTIONS	6,462.91	6,000.00	(5,875.00)	125.00	125.00	125.00	12,000.00	November and May Elections
6110-451	SOFTWARE, BOOKS & CD'S	136.63	500.00		500.00	-	500.00	500.00	
<b>TOTAL GENERAL &amp; ADMIN SERVICES</b>		<b>6,819.54</b>	<b>6,745.00</b>	<b>(5,835.00)</b>	<b>910.00</b>	<b>215.00</b>	<b>910.00</b>	<b>12,765.00</b>	
<b>CAPITAL OUTLAY</b>									
<b>TOTAL CAPITAL OUTLAY</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TOTAL CITY SECRETARY</b>		<b>115,770.70</b>	<b>129,445.87</b>	<b>(5,835.00)</b>	<b>123,610.87</b>	<b>74,782.30</b>	<b>123,610.87</b>	<b>128,805.15</b>	

11 - GENERAL FUND ADMINISTRATION & FINANCE DEPARTMENTAL EXPENDITURES		2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
<b>PERSONNEL SERVICES</b>									
6200-101	SALARIES - EXEMPT	111,291.07	115,573.80		115,573.80	75,206.46	115,573.80	115,573.80	
6200-102	SALARIES - NON-EXEMPT	33,748.59	46,920.00		46,920.00	23,144.02	46,920.00	72,696.00	Includes full time AP position
6200-103	SALARIES - PART - TIME	35,423.80	37,740.00		37,740.00	26,511.83	37,740.00	27,417.00	Includes Part time court clerk
6200-111	OVERTIME	64.95	100.00	(100.00)	-	-	-	100.00	
6200-112	WORKERS' COMP	527.23	545.00		545.00	507.77	545.00	545.00	
6200-113	LONGEVITY PAY	670.40	855.00		855.00	852.80	855.00	1,035.20	
6200-122	TMRS	12,033.20	12,724.61		12,724.61	7,043.67	12,724.61	15,289.64	Rate change to 7.85%
6200-123	GROUP INSURANCE	18,438.58	27,015.00	(6,615.00)	20,400.00	11,883.04	20,400.00	27,960.00	
6200-124	AFLAC	1,037.40	1,140.00		1,140.00	609.31	1,140.00	1,140.00	
6200-127	MEDICARE	2,644.93	2,832.80	150.00	2,982.80	1,832.19	2,982.80	3,013.25	
6200-129	ST DISABILITY	814.38	850.00		850.00	511.77	850.00	850.00	
6200-133	TELEPHONE ALLOWANCE	900.00	900.00		900.00	600.00	900.00	900.00	
6200-141	CAR ALLOWANCE	2,400.00	2,400.00		2,400.00	1,750.00	2,400.00	2,400.00	
<b>TOTAL PERSONNEL SERVICES</b>		<b>219,994.53</b>	<b>249,596.21</b>	<b>(6,565.00)</b>	<b>243,031.21</b>	<b>150,452.86</b>	<b>243,031.21</b>	<b>268,919.89</b>	
<b>MATERIALS &amp; SUPPLIES</b>									
6200-201	OFFICE SUPPLIES	3,489.62	4,000.00		4,000.00	1,838.50	4,000.00	4,000.00	
6200-202	POSTAGE	1,561.54	2,000.00		2,000.00	357.76	2,000.00	2,000.00	
6200-203	SUBSCRIPTIONS	197.50	400.00		400.00	-	400.00	400.00	
6200-204	FOOD/BEVERAGE	1,490.96	2,500.00		2,500.00	1,063.05	2,500.00	2,500.00	
6200-205	LOGO/UNIFORM ALLOWANCE	239.41	300.00		300.00	-	300.00	300.00	
6200-211	MEDICAL & SURGICAL SUPPLIES	30.83	100.00		100.00	-	100.00	100.00	
<b>TOTAL MATERIALS &amp; SUPPLIES</b>		<b>7,009.86</b>	<b>9,300.00</b>	<b>-</b>	<b>9,300.00</b>	<b>3,259.31</b>	<b>9,300.00</b>	<b>9,300.00</b>	
<b>PURCHASED SERVICES:</b>									
6200-238	PRINTING & COPYING	-	300.00		300.00	-	300.00	350.00	
6200-302	AUDITING & ACCOUNTING	9,600.00	10,750.00		10,750.00	6,470.00	10,750.00	11,500.00	
6200-303	TELEPHONE	2,257.55	2,800.00		2,800.00	1,538.74	2,800.00	2,800.00	
6200-305	SOFTWARE SUPPORT/MAINT	9,244.84	10,250.00		10,250.00	9,847.02	10,250.00	10,800.00	Incl 5% increase/Incode/Tyler
6200-307	TRAINING & TRAVEL	6,891.77	8,850.00		8,850.00	2,597.72	8,850.00	10,165.00	Includes Incode Court Training
6200-309	PROFESSIONAL SERVICES	2,640.00	5,325.00		5,325.00	2,250.00	5,325.00	10,800.00	Brinson Benefits \$7.8 K/SW Securities
6200-313	MAINTENANCE AGREEMENTS	3,029.46	3,400.00		3,400.00	1,833.41	3,400.00	3,400.00	
6200-318	TAX COLLECTION	1,758.00	1,776.75		1,776.75	1,776.75	1,776.75	2,000.00	
6200-319	CENTRAL APPRAISAL FEE	12,952.56	14,287.00		14,287.00	7,141.82	14,287.00	15,825.00	
6200-321	STATE COMPTROLLER (CT FEES)	11,770.89	9,000.00	(1,000.00)	8,000.00	2,062.40	8,000.00	13,000.00	
6200-321.1	OMNI COURT FEES	12.00	-	30.00	30.00	-	30.00	30.00	
6200-322	CONTRACTS	6,000.00	6,000.00		6,000.00	2,500.00	6,000.00	6,000.00	
6200-323	CELL PHONE	-	-		-	-	-	-	
6200-324	INMATE BOARDING	139.58	1,000.00		1,000.00	488.53	1,000.00	400.00	
6200-325	LIABILITY INSURANCE	15,742.32	18,150.00		18,150.00	18,146.84	18,150.00	18,150.00	
6200-331	ELECTRICITY	2,369.59	3,700.00		3,700.00	1,237.14	3,700.00	3,700.00	
6200-333	UTILITIES, WATER	415.36	500.00		500.00	137.84	500.00	500.00	
<b>TOTAL PURCHASED SERVICES</b>		<b>84,823.92</b>	<b>96,088.75</b>	<b>(970.00)</b>	<b>95,118.75</b>	<b>58,028.21</b>	<b>95,118.75</b>	<b>109,390.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>									
6200-441	APPRECIATION/AWARDS	1,435.68	1,500.00		1,500.00	698.70	1,500.00	1,500.00	
6200-443	DUES & MEMBERSHIPS	3,173.58	4,100.00		4,100.00	3,815.80	4,100.00	4,200.00	TMCCP/LCS/TCM/ICMA/GFOA/TML GFOAT/TCCA/SRGI/NCTCOG/SAM'S
6200-444	EMPLOYMENT SCREENING	-	200.00		200.00	35.00	200.00	200.00	
6200-445	CHILD SAFETY EXPENSE	398.50	1,000.00		1,000.00	293.83	1,000.00	1,000.00	
6200-446	LICENSES & REGISTRATIONS	71.00	150.00		150.00	-	150.00	150.00	
6200-497	CREDIT CARD FEES	1,809.45	1,600.00		1,600.00	767.71	1,600.00	1,600.00	
6200-498	MISCELLANEOUS	300.00	300.00	10.00	310.00	300.00	310.00	300.00	
<b>TOTAL GENERAL &amp; ADMIN SERVICES</b>		<b>7,188.21</b>	<b>8,850.00</b>	<b>10.00</b>	<b>8,860.00</b>	<b>5,911.04</b>	<b>8,860.00</b>	<b>8,950.00</b>	
<b>CAPITAL OUTLAY</b>									
8200-411	FURNITURE & FIXTURES	1,841.10	-		-	-	-	2,000.00	REPLACEMENT DESK
8200-415	OFFICE EQUIPMENT	-	-		-	-	-	-	
8200-433	SIGNS & MARKINGS	-	-		-	-	-	-	
8200-451	SOFTWARE, BOOKS & NON PRINT	-	-		-	-	-	-	
8200-452	HARDWARE & TELECOMM	-	-		-	-	-	-	
<b>TOTAL CAPITAL OUTLAY</b>		<b>1,841.10</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,000.00</b>	
<b>TOTAL ADMINISTRATION</b>		<b>320,857.62</b>	<b>363,834.96</b>	<b>(7,525.00)</b>	<b>356,309.96</b>	<b>217,651.42</b>	<b>356,309.96</b>	<b>398,559.89</b>	



11 - GENERAL FUND PUBLIC WORKS		2011-2012 FISCAL YEAR	2012-2013 FY BUDGET	2012-2013 FINAL BUDGET	2012-2013 FISCAL YEAR	2012-2013 YTD ACTUAL	2012-2013 PROJECTED	2013-2014 PROPOSED	
DEPARTMENTAL EXPENDITURES		ACTUAL	RVS FOR MID-YR	ADJUSTMENTS	BUDGET REVISED	AS OF 5/13	ACTUAL	BUDGET	
<b>PERSONNEL SERVICES</b>									
6210-101	SALARIES - EXEMPT	33,404.80	36,883.20		36,883.20	24,601.03	36,883.20	36,883.20	
6210-102	SALARIES - NON-EXEMPT	119,853.38	129,272.00		129,272.00	84,524.00	129,272.00	129,272.00	
6210-111	OVERTIME	-	1,000.00		1,000.00		1,000.00	1,000.00	
6210-112	WORKERS' COMPENSATION	5,139.19	5,305.00		5,305.00	4,942.60	5,305.00	5,298.82	
6210-113	LONGEVITY	773.60	990.00		990.00	980.80	990.00	1,063.20	
6210-122	TMRS	10,463.92	11,233.07		11,233.07	6,338.33	11,233.07	13,298.20	Rate change to 7.85%
6210-123	GROUP INSURANCE	25,146.00	28,944.00		28,944.00	15,751.75	28,944.00	30,624.00	
6210-124	AFLAC	1,174.62	1,320.00		1,320.00	674.56	1,320.00	1,320.00	
6210-127	MEDICARE	2,220.41	2,410.31		2,410.31	1,587.45	2,410.31	2,456.36	
6210-129	ST DISABILITY	1,002.76	1,005.00		1,005.00	428.55	1,005.00	1,005.00	
6210-141	CAR ALLOWANCE	1,200.00	1,200.00		1,200.00	600.00	1,200.00	1,200.00	
<b>TOTAL PERSONNEL SERVICES</b>		<b>200,378.68</b>	<b>219,562.58</b>	<b>-</b>	<b>219,562.58</b>	<b>140,429.07</b>	<b>219,562.58</b>	<b>223,420.78</b>	
<b>MATERIALS &amp; SUPPLIES</b>									
6210-201	OFFICE SUPPLIES	256.27	400.00		400.00	192.79	400.00	400.00	
6210-202	POSTAGE	8.60	60.00		60.00	(8.60)	60.00	60.00	
6210-204	FOOD/BEVERAGE	131.56	700.00		700.00	-	700.00	700.00	
6210-205	LOGO/UNIFORM ALLOWANCE	2,367.38	2,400.00		2,400.00	809.23	2,400.00	2,400.00	
6210-206	FUEL & LUBRICANTS	10,456.36	12,000.00		12,000.00	5,991.04	12,000.00	12,000.00	
6210-208	MINOR APPARATUS	1,000.00	1,000.00		1,000.00	569.98	1,000.00	1,000.00	
6210-209	PROTECTIVE CLOTHING	1,400.00	1,400.00		1,400.00	845.44	1,400.00	1,400.00	
6210-211	MEDICAL SUPPLIES	69.93	100.00		100.00	-	100.00	100.00	
6210-214	CLEANING SUPPLIES	-	2,000.00		2,000.00	-	2,000.00	2,000.00	
6210-223	SAND/DIRT	499.80	500.00		500.00	(46.24)	500.00	500.00	
6210-224	ASPHALT/BASE/CONC/CULVERT	5,596.51	25,000.00		25,000.00	4,398.17	25,000.00	25,000.00	
<b>TOTAL MATERIALS &amp; SUPPLIES</b>		<b>21,786.41</b>	<b>45,560.00</b>	<b>-</b>	<b>45,560.00</b>	<b>12,751.81</b>	<b>45,560.00</b>	<b>45,560.00</b>	
<b>MAINTENANCE &amp; REPAIR</b>									
6210-231	FACILITY MAINTENANCE	3,306.50	3,000.00		3,000.00	729.80	3,000.00	3,000.00	
6210-232	VEHICLE MAINTENANCE	2,794.08	4,800.00		4,800.00	3,158.48	4,800.00	4,800.00	
6210-233	EQUIPMENT MAINTENANCE	4,884.65	7,000.00		7,000.00	1,118.16	7,000.00	7,000.00	
6210-234	WASTE DISPOSAL	-	2,000.00		2,000.00	875.00	2,000.00	2,000.00	
6210-298	MAINTENANCE & PARTS - MISC	886.38	2,000.00		2,000.00	304.06	2,000.00	2,000.00	
<b>TOTAL MAINTENANCE &amp; REPAIR</b>		<b>11,871.61</b>	<b>18,800.00</b>	<b>-</b>	<b>18,800.00</b>	<b>6,185.50</b>	<b>18,800.00</b>	<b>18,800.00</b>	
<b>PURCHASED SERVICES</b>									
6210-303	TELEPHONE	3,078.54	3,100.00		3,100.00	1,599.08	3,100.00	3,200.00	
6210-307	TRAVEL/TRAINING	1,500.35	1,500.00		1,500.00	352.90	1,500.00	1,500.00	
6210-309	PROFESSIONAL SERVICES	2,572.50	6,000.00	(1,300.00)	4,700.00	2,000.00	4,700.00	6,000.00	
6210-311	ENGINEERING FEES	-	3,000.00		3,000.00	-	3,000.00	3,000.00	
6210-322	CONTRACTS, OTHER	1,642.80	1,800.00		1,800.00	958.30	1,800.00	1,800.00	
6210-323	CELL PHONE	3,076.04	3,500.00		3,500.00	1,728.05	3,500.00	3,500.00	
6210-331	UTILITIES, ELECTRIC	4,969.78	9,000.00		9,000.00	2,517.67	9,000.00	9,000.00	
6210-332	DRAINAGE	-	-		-	-	-	-	
6210-334	STREET LIGHTING	16,323.03	18,000.00		18,000.00	9,340.71	18,000.00	18,000.00	
6210-346	EQUIPMENT RENTAL	81.21	500.00		500.00	-	500.00	500.00	
6210-349	PLAT COST	-	-		-	-	-	-	
<b>TOTAL PURCHASED SERVICES</b>		<b>33,244.25</b>	<b>46,400.00</b>	<b>(1,300.00)</b>	<b>45,100.00</b>	<b>18,496.71</b>	<b>45,100.00</b>	<b>46,500.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>									
6210-441	APPRECIATION/AWARDS	199.41	200.00		200.00	133.86	200.00	200.00	
6210-444	EMPLOYEE SCREENING	-	175.00		175.00	-	175.00	175.00	
6210-446	LICENSES & REGISTRATIONS	235.00	235.00		235.00	235.00	235.00	235.00	
<b>TOTAL GENERAL &amp; ADMIN SERVICES</b>		<b>434.41</b>	<b>610.00</b>	<b>-</b>	<b>610.00</b>	<b>368.86</b>	<b>610.00</b>	<b>610.00</b>	
<b>CAPITAL OUTLAY</b>									
8210-301	IMPROVEMENTS ROADS	92,195.84	185,060.00		185,060.00	26,363.57	185,060.00	500,000.00	\$25K White Rock Trail/\$126K from Sal
8210-411	FURNITURE	-	-		-	-	-	-	
8210-416	IMPLEMENTS & APPARATUS	638.24	2,000.00		2,000.00	-	2,000.00	2,000.00	
8210-420	EQUIPMENT	53,481.31	-		-	-	-	-	
8210-421	VEHICLES	-	-		-	-	-	31,000.00	Replacement 2000 Chevy Pickup
8210-433	SIGNS & MARKINGS	15,000.00	15,000.00		15,000.00	8,960.44	15,000.00	18,000.00	
8210-452	COMPUTERS	-	-	1,300.00	1,300.00	-	1,300.00	-	
<b>TOTAL CAPITAL OUTLAY</b>		<b>161,315.39</b>	<b>202,060.00</b>	<b>1,300.00</b>	<b>203,360.00</b>	<b>35,324.01</b>	<b>203,360.00</b>	<b>551,000.00</b>	
<b>TOTAL PUBLIC WORKS</b>		<b>429,030.75</b>	<b>532,992.58</b>	<b>-</b>	<b>532,992.58</b>	<b>213,555.96</b>	<b>532,992.58</b>	<b>885,890.78</b>	

11 -GENERAL FUND PARKS DEPARTMENT DEPARTMENTAL EXPENDITURES		2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 NAL BUDG JUSTMEN	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
<b>PERSONNEL SERVICES</b>									
6211-102	SALARIES - NON-EXEMPT	30,680.00	33,280.00		33,280.00	21,760.00	33,280.00	33,280.00	
6211-103	SALARIES - TEMP PART - TIME	10,914.75	17,595.00		17,595.00	2,119.01	17,595.00	17,595.00	
6211-111	OVERTIME	-	500.00		500.00		500.00	500.00	
6211-112	WORKERS' COMPENSATION	1,123.60	1,160.00		1,160.00	1,080.76	1,160.00	1,160.00	
6211-113	LONGEVITY	80.00	130.00		130.00	128.00	130.00	176.00	
6211-122	TMRS	2,097.84	2,277.32		2,277.32	1,288.94	2,277.32	2,703.92	Rate change to 7.85%
6211-123	GROUP INSURANCE	5,759.68	6,660.00		6,660.00	3,617.21	6,660.00	6,960.00	
6211-124	AFLAC	274.25	300.00		300.00	157.27	300.00	300.00	
6211-127	MEDICARE	576.64	838.70		838.70	330.00	838.70	764.78	
6211-129	ST DISABILITY	135.40	150.00		150.00	85.55	150.00	150.00	
<b>TOTAL PERSONNEL SERVICES</b>		<b>51,642.16</b>	<b>62,891.02</b>	<b>-</b>	<b>62,891.02</b>	<b>30,566.74</b>	<b>62,891.02</b>	<b>63,589.70</b>	
<b>MATERIALS &amp; SUPPLIES</b>									
6211-205	LOGO/UNIFORM ALLOWANCE	785.97	800.00		800.00	124.85	800.00	800.00	
6211-206	FUEL & LUBRICANTS	5,661.84	6,000.00		6,000.00	1,849.10	6,000.00	6,000.00	
6211-208	MINOR APPARATUS	763.48	1,000.00		1,000.00	588.80	1,000.00	1,000.00	
6211-209	PROTECTIVE CLOTHING	107.47	350.00		350.00	149.95	350.00	350.00	
6211-212	CHEMICALS	3,256.08	3,500.00		3,500.00	1,598.56	3,500.00	8,500.00	More Fertilizer to maintain park improv
6211-223	SOIL PREP	980.04	1,500.00		1,500.00	593.45	1,500.00	6,500.00	Materials to treat 3 ballfields
<b>TOTAL MATERIALS &amp; SUPPLIES</b>		<b>11,554.88</b>	<b>13,150.00</b>	<b>-</b>	<b>13,150.00</b>	<b>4,904.71</b>	<b>13,150.00</b>	<b>23,150.00</b>	
<b>MAINTENANCE &amp; REPAIR</b>									
6211-229	MAINT & PARTS	3,000.00	3,500.00		3,500.00	2,487.89	3,500.00	3,500.00	
6211-232	VEHICLE MAINTENANCE	490.64	800.00		800.00	432.97	800.00	800.00	
6211-233	EQUIPMENT MAINTENANCE	1,995.40	2,500.00		2,500.00	1,234.37	2,500.00	2,500.00	
<b>TOTAL MAINTENANCE &amp; REPAIR</b>		<b>5,486.04</b>	<b>6,800.00</b>	<b>-</b>	<b>6,800.00</b>	<b>4,155.23</b>	<b>6,800.00</b>	<b>6,800.00</b>	
<b>PURCHASED SERVICES</b>									
6211-307	TRAVEL/TRAINING	250.14	250.00		250.00	100.19	250.00	1,000.00	Texas Turf Grass Assoc Dallas Conf
6211-322	CONTRACTS OTHER (SEPTIC)	-	500.00		500.00	-	500.00	500.00	
6211-323	CELL PHONE	433.77	565.00		565.00	270.22	565.00	1,000.00	
6211-331	UTILITIES, ELECTRIC	1,259.71	1,500.00		1,500.00	812.35	1,500.00	1,500.00	
6211-333	UTILITIES, WATER	15,174.09	8,000.00		8,000.00	1,976.44	8,000.00	8,000.00	
6211-346	EQUIPMENT RENTAL	500.00	500.00		500.00	130.00	500.00	500.00	
<b>TOTAL PURCHASED SERVICES</b>		<b>17,617.71</b>	<b>11,315.00</b>	<b>-</b>	<b>11,315.00</b>	<b>3,289.20</b>	<b>11,315.00</b>	<b>12,500.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>									
6211-441	APPRECIATION/AWARDS	100.00	100.00		100.00	50.00	100.00	100.00	
6211-444	EMPLOYEE SCREENING	35.00	100.00		100.00	35.00	100.00	100.00	
6211-446	LICENSES & REGISTRATIONS	12.52	100.00		100.00	25.04	100.00	100.00	
<b>TOTAL GENERAL &amp; ADMINISTRATIVE SERVICES</b>		<b>147.52</b>	<b>300.00</b>	<b>-</b>	<b>300.00</b>	<b>110.04</b>	<b>300.00</b>	<b>300.00</b>	
<b>CAPITAL OUTLAY</b>									
8211-416	IMPLEMENTS & APPARATUS	1,702.39	2,000.00		2,000.00	219.99	2,000.00		
8211-420	EQUIPMENT	24,909.84	31,805.90		31,805.90	31,371.80	31,805.90		
8211-421	VEHICLES	-			-	-			
8211-498	MISC - LANDSCAPING	1,500.00	9,944.10	375.00	10,319.10	5,392.22	10,319.10		
<b>TOTAL CAPITAL OUTLAY</b>		<b>28,112.23</b>	<b>43,750.00</b>	<b>375.00</b>	<b>44,125.00</b>	<b>36,984.01</b>	<b>44,125.00</b>	<b>-</b>	
<b>TOTAL PARKS DEPARTMENT</b>		<b>114,560.54</b>	<b>138,206.02</b>	<b>375.00</b>	<b>138,581.02</b>	<b>80,009.93</b>	<b>138,581.02</b>	<b>106,339.70</b>	

11 - GENERAL FUND DEVELOPMENT SERVICES DEPARTMENTAL EXPENDITURES		2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
<b>PERSONNEL SERVICES</b>									
6212-101	SALARIES - EXEMPT	110,976.00	114,325.12		114,325.12	74,732.00	114,325.12	114,325.12	
6212-102	SALARIES - NON-EXEMPT	65,231.32	69,888.00		69,888.00	45,696.04	69,888.00	69,888.00	
6212-106	CERTIFICATION FEES	450.00	600.00		600.00	400.00	600.00	600.00	
6212-111	OVERTIME	-	250.00	(100.00)	150.00		150.00	250.00	
6212-112	WORKERS' COMPENSATION	1,188.03	1,230.00		1,230.00	1,145.97	1,230.00	1,230.00	
6212-113	LONGEVITY PAY	472.00	605.00		605.00	592.00	605.00	796.00	
6212-122	TMRS	12,114.92	12,514.32		12,514.32	7,155.65	12,514.32	14,966.86	Rate change to 7.85%
6212-123	GROUP INSURANCE	23,480.72	26,280.00	100.00	26,380.00	15,673.47	26,380.00	27,840.00	
6212-124	AFLAC	1,096.57	1,200.00		1,200.00	656.32	1,200.00	1,200.00	
6212-127	MEDICARE	2,537.69	2,714.79	(70.00)	2,644.79	1,692.81	2,644.79	2,764.58	
6212-129	ST DISABILITY	785.22	835.00	70.00	905.00	516.18	905.00	835.00	
6212-131	UNEMPLOYMENT	1,417.42	-		-	-	-	-	
<b>TOTAL PERSONNEL SERVICES</b>		<b>219,749.89</b>	<b>230,442.23</b>	<b>-</b>	<b>230,442.23</b>	<b>148,260.44</b>	<b>230,442.23</b>	<b>234,695.56</b>	
<b>MATERIALS &amp; SUPPLIES</b>									
6212-201	OFFICE SUPPLIES	2,979.67	3,350.00		3,350.00	2,610.81	3,350.00	3,500.00	
6212-202	POSTAGE	398.42	500.00		500.00	45.40	500.00	500.00	
6212-203	SUBSCRIPTIONS	-	350.00		350.00		350.00	350.00	
6212-204	FOOD/BEVERAGE	244.00	750.00	(250.00)	500.00	10.71	500.00	750.00	
6212-205	LOGO/UNIFORM ALLOWANCE	680.41	1,000.00		1,000.00	119.94	1,000.00	1,200.00	
6212-206	FUEL & LUBRICANTS	5,683.32	7,000.00		7,000.00	3,301.11	7,000.00	7,000.00	
6212-213	SIGNS, FLAGS, LOGOS	894.00	-		-	-	-	-	
6212-228	MEETING SUPPLIES	-	-		-	-	-	-	
<b>TOTAL MATERIALS &amp; SUPPLIES</b>		<b>10,879.82</b>	<b>12,950.00</b>	<b>(250.00)</b>	<b>12,700.00</b>	<b>6,087.97</b>	<b>12,700.00</b>	<b>13,300.00</b>	
<b>MAINTENANCE &amp; REPAIR</b>									
6212-232	VEHICLE MAINTENANCE	1,027.88	2,000.00		2,000.00	239.71	2,000.00	4,200.00	
<b>TOTAL MAINTENANCE &amp; REPAIR</b>		<b>1,027.88</b>	<b>2,000.00</b>	<b>-</b>	<b>2,000.00</b>	<b>239.71</b>	<b>2,000.00</b>	<b>4,200.00</b>	
<b>PURCHASED SERVICES:</b>									
6212-238	PRINTING & COPYING	500.00	500.00	(250.00)	250.00	-	250.00	-	
6212-303	TELEPHONE	3,539.15	3,600.00		3,600.00	1,831.68	3,600.00	3,600.00	
6212-305	SOFTWARE SUPPORT/MAINTENAN	1,409.00	1,500.00		1,500.00	1,277.26	1,500.00	1,500.00	
6212-307	TRAINING & TRAVEL	4,998.33	6,000.00		6,000.00	4,950.61	6,000.00	8,000.00	
6212-309	PROFESSIONAL SERVICES	28,300.00	10,000.00	(2,500.00)	7,500.00	2,700.00	7,500.00	15,000.00	
6212-313	MAINTENANCE AGREEMENTS	-	100.00		100.00	-	100.00	100.00	
6212-323	CELL PHONE	2,013.90	2,320.00		2,320.00	1,171.46	2,320.00	2,320.00	
6212-331	UTILITIES, ELECTRIC	-	-		-	-	-	-	
6212-349	FILING FEES	1,500.00	1,000.00		1,000.00	194.50	1,000.00	1,000.00	
<b>TOTAL PURCHASED SERVICES</b>		<b>42,260.38</b>	<b>25,020.00</b>	<b>(2,750.00)</b>	<b>22,270.00</b>	<b>12,125.51</b>	<b>22,270.00</b>	<b>31,520.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>									
6212-441	APPRECIATION/AWARDS	385.54	400.00		400.00	178.95	400.00	400.00	
6212-443	DUES & MEMBERSHIPS	1,947.29	2,040.00		2,040.00	210.00	2,040.00	2,465.00	
6212-444	EMPLOYMENT SCREENING	35.00	120.00		120.00	100.00	120.00	120.00	
6212-446	LICENSES & REGISTRATIONS	567.23	1,200.00		1,200.00	15.31	1,200.00	1,200.00	
6212-451	SOFTWARE, BOOKS & CD'S	551.41	700.00		700.00	184.87	700.00	750.00	
6212-452	STORM WATER MGMT EXPENSE	1,951.80	3,000.00		3,000.00	1,451.23	3,000.00	3,000.00	
<b>TOTAL GENERAL &amp; ADMINISTRATION SERVICE</b>		<b>5,438.27</b>	<b>7,460.00</b>	<b>-</b>	<b>7,460.00</b>	<b>2,140.36</b>	<b>7,460.00</b>	<b>7,935.00</b>	
<b>CAPITAL OUTLAY</b>									
8212-420	EQUIPMENT	-	8,955.00		8,955.00	7,770.00	8,955.00	-	
8212-452	COMPUTERS	-	1,200.00	(1,200.00)	-	-	-	1,500.00	ASUS E Tablet/fire house software
8212-421	VEHICLES	23,987.11	-		-	-	-	-	
<b>TOTAL CAPITAL OUTLAY</b>		<b>23,987.11</b>	<b>10,155.00</b>	<b>(1,200.00)</b>	<b>8,955.00</b>	<b>7,770.00</b>	<b>8,955.00</b>	<b>1,500.00</b>	
<b>TOTAL DEVELOPMENT SERVICES</b>		<b>303,343.35</b>	<b>288,027.23</b>	<b>(4,200.00)</b>	<b>283,827.23</b>	<b>176,623.99</b>	<b>283,827.23</b>	<b>293,150.56</b>	

11 - GENERAL FUND FIRE DEPARTMENT DEPARTMENTAL EXPENDITURES	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISE	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	ADJ DESCRIPTION
<b>PERSONNEL SERVICES</b>								
6300-101 SALARIES - EXEMPT	81,490.13	124,552.00		124,552.00	70,750.32	124,552.00	107,569.28	
6300-102 SALARIES - NON EXEMPT FF/EI	-	-		-	-	-	332,500.00	7 Full time EMS/FF positions
6300-111 SALARIES - OVERTIME	-	-		-	-	-	20,000.00	
6300-112 WORKERS' COMPENSATION	8,349.37	15,779.32		15,779.32	15,415.20	15,779.32	23,426.05	
6300-113 LONGEVITY PAY	352.00	415.00		415.00	414.40	415.00	813.00	
6300-122 TMRS	4,250.82	8,573.08		8,573.08	4,162.54	8,573.08	35,755.00	Rate change to 7.85%
6300-123 GROUP INSURANCE	6,033.56	11,174.00		11,174.00	5,074.46	11,174.00	58,146.00	
6300-124 AFLAC	197.41	490.00		490.00	211.23	490.00	2,490.00	
6300-125 AD&D INSURANCE	3,576.16	4,946.00		4,946.00	4,946.00	4,946.00	4,946.00	
6300-126 WATER	2,934.00	2,950.00		2,950.00	1,892.16	2,950.00	2,950.00	
6300-127 MEDICARE	1,131.94	1,817.60		1,817.60	955.69	1,817.60	6,604.00	
6300-128 OTHER RETIREMENT	27,200.00	36,000.00		36,000.00	15,010.00	36,000.00	36,000.00	
6300-129 ST DISABILITY	341.90	623.32		623.32	303.26	623.32	2,193.00	
<b>TOTAL PERSONNEL SERVICES</b>	<b>135,857.29</b>	<b>207,320.32</b>	<b>-</b>	<b>207,320.32</b>	<b>119,135.26</b>	<b>207,320.32</b>	<b>633,392.33</b>	
<b>MATERIALS &amp; SUPPLIES</b>								
6300-201 OFFICE SUPPLIES	1,593.85	2,200.00	349.75	2,549.75	1,217.26	2,549.75	3,500.00	Adj for BHS Safer Grant- Ready, Set, Go
6300-202 POSTAGE	51.65	200.00	650.25	850.25	6.00	850.25	200.00	Adj for BHS Safer Grant- Ready, Set, Go
6300-203 SUBSCRIPTIONS	128.92	150.00		150.00	29.00	150.00	150.00	
6300-204 FOOD/BEVERAGE	5,036.06	5,500.00		5,500.00	3,393.96	5,500.00	6,000.00	
6300-205 LOGO/UNIFORM ALLOWANCE	7,366.20	7,800.00		7,800.00	4,912.04	7,800.00	12,800.00	
6300-206 FUEL & LUBRICANTS	12,293.16	12,000.00		12,000.00	6,104.04	12,000.00	16,000.00	\$4K EMS
6300-207 FUEL - PROPANE	625.95	1,900.00		1,900.00	628.35	1,900.00	1,900.00	
6300-208 MINOR APPARATUS	10,451.44	16,600.00	(3,172.60)	13,427.40	5,514.16	13,427.40	26,635.00	
6300-209 PROTECTIVE CLOTHING	29,294.61	20,000.00		20,000.00	10,656.51	20,000.00	30,000.00	
6300-211 MEDICAL & SURGICAL SUPPLII	4,420.47	14,000.00	16,135.36	30,135.36	913.48	30,135.36	42,210.00	\$20K EMS Supplies
6300-227 PREVENTION ACTIVITES	2,005.42	2,550.00		2,550.00	1,089.13	2,550.00	3,800.00	
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>73,267.73</b>	<b>82,900.00</b>	<b>13,962.76</b>	<b>96,862.76</b>	<b>34,463.93</b>	<b>96,862.76</b>	<b>143,195.00</b>	
<b>MAINTENANCE &amp; REPAIR</b>								
6300-231 FACILITY MAINTENANCE	22,429.84	10,000.00	1,089.00	11,089.00	5,073.99	11,089.00	12,000.00	
6300-232 VEHICLE MAINTENANCE	20,901.62	20,500.00	3,172.60	23,672.60	18,366.36	23,672.60	29,650.00	\$1K EMS
6300-233 EQUIPMENT MAINT	2,090.80	3,000.00		3,000.00	358.25	3,000.00	3,000.00	
<b>TOTAL MAINTENANCE &amp; REPAIR</b>	<b>45,422.26</b>	<b>33,500.00</b>	<b>4,261.60</b>	<b>37,761.60</b>	<b>23,798.60</b>	<b>37,761.60</b>	<b>44,650.00</b>	
<b>PURCHASED SERVICES</b>								
6300-302 FIRE DEPT REIMBURSEMENT RU	100,000.03	125,000.00		125,000.00	62,499.99	125,000.00	125,000.00	
6300-303 TELEPHONE	1,999.25	1,700.00		1,700.00	951.00	1,700.00	1,700.00	
6300-304 INTERNET	6,840.48	6,600.00		6,600.00	3,815.00	6,600.00	6,600.00	
6300-307 TRAINING & TRAVEL	20,275.16	25,000.00		25,000.00	4,408.19	25,000.00	25,755.00	
6300-309 PROFESSIONAL SERVICES	36,209.02	43,600.00		43,600.00	34,223.94	43,600.00	113,650.00	EMS \$12,150/\$49K Medic Oversight
6300-312 PARAMEDIC SCHOOL	2,900.00	6,400.00		6,400.00	-	6,400.00	7,600.00	
6300-313 MAINTENANCE AGREEMENTS	3,339.00	4,100.00		4,100.00	1,841.49	4,100.00	4,100.00	
6300-316 911 DISPATCH	26,600.00	27,795.00		27,795.00	27,795.00	27,795.00	27,795.00	
6300-317 AMBULANCE (EMS) SERVICE	68,972.61	60,000.00	(10,535.36)	49,464.64	23,917.89	49,464.64	26,000.00	
6300-323 CELL PHONE	2,726.15	3,400.00		3,400.00	1,554.96	3,400.00	4,000.00	
6300-325 LIABILITY INSURANCE	5,193.61	5,925.00		5,925.00	5,511.99	5,925.00	5,925.00	\$400 EMS
6300-331 UTILITIES, ELECTRIC	14,217.63	17,000.00	(3,100.00)	13,900.00	6,906.78	13,900.00	17,000.00	
6300-333 UTILITIES, WATER	1,046.58	2,050.00		2,050.00	1,288.14	2,050.00	2,050.00	
6300-337 PAGER SERVICE	(260.05)	-		-	-	-	600.00	
6300-346 EQUIPMENT RENTAL	-	600.00		600.00	-	600.00	300.00	
<b>TOTAL PURCHASED SERVICES</b>	<b>290,059.47</b>	<b>329,170.00</b>	<b>(13,635.36)</b>	<b>315,534.64</b>	<b>174,714.37</b>	<b>315,534.64</b>	<b>368,075.00</b>	
<b>GENERAL &amp; ADMINISTRATIVE SERVICES</b>								
6300-441 APPRECIATION/AWARDS	2,540.50	3,500.00		3,500.00	3,180.96	3,500.00	4,500.00	
6300-443 DUES & MEMBERSHIPS	2,174.00	5,900.00	(2,500.00)	3,400.00	3,039.00	3,400.00	7,870.00	
6300-444 MEDICAL EXAMINATIONS	629.00	1,500.00		1,500.00	385.00	1,500.00	1,600.00	
6300-447 EMERGENCY MANAGEMENT S	6,209.09	6,000.00		6,000.00	2,621.48	6,000.00	7,500.00	
6300-448 CERT TRAINING & EQUIPMEN'	9,987.07	6,100.00		6,100.00	990.84	6,100.00	12,700.00	
6300-451 SOFTWARE, BOOKS & CD'S	1,316.98	2,500.00		2,500.00	403.47	2,500.00	2,500.00	
6300-498 MISCELLANEOUS	6,706.17	1,500.00		1,500.00	97.61	1,500.00	1,500.00	
<b>TOTAL GENERAL &amp; ADMINISTRATIVE SER'</b>	<b>29,562.81</b>	<b>27,000.00</b>	<b>(2,500.00)</b>	<b>24,500.00</b>	<b>10,718.36</b>	<b>24,500.00</b>	<b>38,170.00</b>	
<b>CAPITAL OUTLAY</b>								
8300-200 BUILDING IMPROVEMENTS	-	-		-	-	-	-	
8300-411 FURNITURE & FIXTURES	-	-		-	-	-	-	
8300-416 IMPLEMENTS & APPARATUS	-	-		-	-	-	-	
8300-421 VEHICLES	113,967.00	50,000.00		50,000.00	42,094.75	50,000.00	66,750.00	Lease Life pack/\$18 Cot and 2 ambulances
8300-450 COMPUTER HARDWARE	5,989.97	14,600.00		14,600.00	4,753.76	14,600.00	19,600.00	\$6.5k EMS Tough Book/Data Modem/\$9.1k Server
8300-450 SOFTWARE	-	-		-	-	-	-	\$4k computer mounts and pc computer replacements
8300-452 HARDWARE AND TELECOMMUN	-	8,500.00		8,500.00	7,856.04	8,500.00	25,000.00	2 Mobile Radios Ambulances \$13k/2 portable radios \$12k
<b>TOTAL CAPITAL OUTLAY</b>	<b>119,956.97</b>	<b>73,100.00</b>	<b>-</b>	<b>73,100.00</b>	<b>54,704.55</b>	<b>73,100.00</b>	<b>111,350.00</b>	
<b>TOTAL FIRE</b>	<b>694,126.53</b>	<b>752,990.32</b>	<b>2,089.00</b>	<b>755,079.32</b>	<b>417,535.07</b>	<b>755,079.32</b>	<b>1,338,832.33</b>	

11 -GENERAL FUND GENERAL ADMINISTRATION - NON-DEPT DEPARTMENTAL EXPENDITURES	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	ADJ DESCRIPTION
<b>PERSONNEL SERVICES</b>								
6999-110 PERFORMANCE/INCENTIVE PAY		0.00		-	-	-	37,934.00	Sal \$34,678/TMRS \$2,753/Medicare \$503
<b>TOTAL PERSONNEL SERVICES</b>							<b>37,934.00</b>	
<b>MAINT &amp; SUPPLIES</b>								
6999-214 CLEANING SUPPLIES	1,476.11	1,500.00		1,500.00	478.17	1,500.00	1,000.00	
6999-231 FACILITY MAINT	10,969.96	12,000.00	2,500.00	14,500.00	9,814.60	14,500.00	14,000.00	
<b>TOTAL MAINT &amp; SUPPLIES</b>	<b>12,446.07</b>	<b>13,500.00</b>	<b>2,500.00</b>	<b>16,000.00</b>	<b>10,292.77</b>	<b>16,000.00</b>	<b>15,000.00</b>	
6999-305 IT SUPPORT/MAINT	32,947.38	37,628.00		37,628.00	20,668.20	37,628.00	54,450.00	Baxter IT Support
6999-306 SOFTWARE MAINTENANCE				-			19,900.00	Cloud Backup/SPAM/Archiving/Sentinel IPS Protec/Antivirus
6999-308 CLEANING & PEST CONTROL		13,000.00		13,000.00	6,970.00	13,000.00	13,700.00	
6999-309 PROFESSIONAL SERVICES		25,000.00	2,500.00	27,500.00	15,000.00	27,500.00	27,500.00	
6999-310 LEGAL SERVICES	65,701.31	72,000.00	(7,000.00)	65,000.00	28,724.28	65,000.00	70,000.00	
6999-313 MAINTENANCE AGREEMENT	700.00	1,000.00		1,000.00	-	1,000.00	1,000.00	
6999-326 LAW ENFORCEMENT	82,250.00	93,250.00	(11,000.00)	82,250.00	61,687.50	82,250.00	84,827.00	
6999-327 CITIZENS ON PATROL	2,537.94	4,000.00		4,000.00	1,002.86	4,000.00	4,000.00	
6999-336 ANIMAL CONTROL	33,600.00	33,600.00		33,600.00	25,200.00	33,600.00	33,600.00	
<b>TOTAL PURCHASED SERVICES</b>	<b>217,736.63</b>	<b>279,478.00</b>	<b>(15,500.00)</b>	<b>263,978.00</b>	<b>159,252.84</b>	<b>263,978.00</b>	<b>281,477.00</b>	
<b>CAPITAL OUTLAY</b>								
8999-200 BUILDING IMPROVEMENTS	9,000.00	21,455.00		21,455.00	21,455.00	21,455.00		
8999-420 EQUIPMENT	30,603.72	10,000.00		10,000.00	9,565.31	10,000.00		
8999-421 VEHICLE	-	0.00		-	-	-	45,300.00	Replacement Vehicle Collin County Deputy
8999-451 SOFTWARE, SUBSCR, BOOKS	6,698.80	10,164.00		10,164.00	5,865.64	10,164.00	7,400.00	\$2.7k MS Office upgrade/\$1.5k Adobe upgrade/ \$3.2k Small Business Server Licenses
8999-452 HARDWARE, TELECOM	1,750.00	7,865.00	1,200.00	9,065.00	7,408.85	9,065.00	10,400.00	\$7.5 replacement pcs/\$1.4k hard drive incode server memory/\$1.5k operating system upgrade for HOST virtual server
<b>TOTAL CAPITAL OUTLAY</b>	<b>48,052.52</b>	<b>49,484.00</b>	<b>1,200.00</b>	<b>50,684.00</b>	<b>44,294.80</b>	<b>50,684.00</b>	<b>63,100.00</b>	
<b>TOTAL ADMINISTRATION</b>	<b>278,235.22</b>	<b>342,462.00</b>	<b>(11,800.00)</b>	<b>330,662.00</b>	<b>213,840.41</b>	<b>330,662.00</b>	<b>397,511.00</b>	

# CAPITAL IMPROVEMENTS



21 - CAPITAL IMPROVEMENTS	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR JDGET REVISE	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	ADJ DESCRIPTION
<b>FEES &amp; SERVICE CHARGES</b>								
4404 INTERGOVERNMENTAL RE	135,000.00	-	280,000.00	280,000.00	-	-	1,495,370.00	RTR Funds TXDOT Projects FY 13 \$80,000 left turn lanes RTR Funds TXDOT Projects FY 14 \$251,370 left turn lanes RTR Funds TXDOT FM 2551 to FM 1378 FY 13 \$200,000
<b>TOTAL FEES &amp; SERVICE CHARGE</b>	<b>135,000.00</b>	<b>-</b>	<b>280,000.00</b>	<b>280,000.00</b>	<b>-</b>	<b>-</b>	<b>1,495,370.00</b>	RTR Funds TXDOT FM 2551 to FM 1378 FY 14 \$1,000,000 County Funds FM 2551 to FM 1378 FY 14 \$244,000
<b>INTERGOVERNMENTAL</b>								
4800 BOND PROCEEDS	-	-	-	-	-	-	-	
<b>TOTAL INTERGOVERNMENTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>MISCELLANEOUS REVENUE</b>								
4911 INTEREST INCOME	9,096.47	5,500.00	-	0.00	3,333.77	5,500.00	-	
<b>TOTAL MISCELLANEOUS REVEN</b>	<b>9,096.47</b>	<b>5,500.00</b>	<b>-</b>	<b>0.00</b>	<b>3,333.77</b>	<b>5,500.00</b>	<b>0.00</b>	
<b>***TOTAL REVENUES***</b>	<b>144,096.47</b>	<b>5,500.00</b>	<b>280,000.00</b>	<b>280,000.00</b>	<b>3,333.77</b>	<b>5,500.00</b>	<b>1,495,370.00</b>	

21 - CAPITAL IMPROVEMENTS  
 PUBLIC WORKS  
 DEPARTMENTAL EXPENDITURES

2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISE	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
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**CAPITAL OUTLAY**

8210-490-105 FM 2551 WASTE WATER GRAVITY SEWE	306,043.36	672,620.00	\$ 65,450.00	738,070.00	398,324.64	\$ 738,070.00	
8210-490-107 MCGARITY G STORAGE TANK	751,621.95	150,000.00		150,000.00	143,205.55	\$ 150,000.00	
8210-490-108 STINSON WATER LINE PROJECT	75,120.00	1,543,114.00	\$ (1,458,333.00)	84,781.00	51,589.28	\$ 84,781.00	1,458,333.00
8210-490-111 OSAGE WATER LINE PROJECT	-	-	\$ 29,800.00	29,800.00		\$ 29,800.00	
8210-490-112 ROCK RIDGE WATER LINE PROJECT	-	-		-			18,300.00
8210-491-106 DRAINAGE IMPROVEMENT PROJECT	-	50,000.00		50,000.00		\$ 50,000.00	
8210-491-107 STINSON ROAD BRIDGE AT MUDDY CR	57,408.00	607,567.00	\$ (546,989.00)	60,578.00	2,646.00	\$ 60,578.00	
8210-491-108 FY 11-12 CAP ROAWAY PROJ	667,460.00	-		-			
8210-491-109 WHITE ROCK TRAIL	3,750.00	25,000.00		25,000.00		\$ 25,000.00	
8210-491-110 FIRE DEPT EXPANSION PROJ	5,000.00	205,000.00	\$ (125,000.00)	80,000.00	30,824.73	\$ 80,000.00	277,000.00 Design Costs Only Fire Dept Addition
8210-491-111 FY 12-13 CAP ROADWAY PROJ		440,940.00		440,940.00		\$ 440,940.00	
8210-491-112 W LUCAS CC INTERSECTION PROJ RTR		500,000.00	\$ (107,000.00)	393,000.00	37,252.50	\$ 393,000.00	30,000.00 Environmental Costs
8210-491-113 W LUCAS RD FM 2551/FM 1378							1,500,000.00 RTR/TXDOT Project
<b>TOTAL CAPITAL OUTLAY</b>	<b>1,866,403.31</b>	<b>4,194,241.00</b>	<b>\$ (2,142,072.00)</b>	<b>2,052,169.00</b>	<b>663,842.70</b>	<b>\$ 2,052,169.00</b>	<b>3,283,633.00</b>
<b>TOTAL PUBLIC WORKS</b>	<b>1,866,403.31</b>	<b>4,194,241.00</b>	<b>\$ (2,142,072.00)</b>	<b>2,052,169.00</b>	<b>663,842.70</b>	<b>\$ 2,052,169.00</b>	<b>3,283,633.00</b>



# WATER FUND



## 51 - WATER UTILITIES FUND

		2011-2012	2012-2013	2012-2013	2012-2013	2012-2013	2012-2013	2013-2014	
		FISCAL YEAR	FY BUDGET	FINAL BUDGET	FISCAL YEAR	YTD ACTUAL	PROJECTED		
REVENUES		ACTUAL	RVS FOR MID-YR	ADJUSTMENTS	BUDGET REVISED	AS OF 5/13	ACTUAL	PROPOSED BUDGET	ADJ DESCRIPTION
<b><u>FEES &amp; SERVICE CHARGES</u></b>									
4461	WATER REVENUE	2,333,857.64	2,300,500.00	200,000.00	2,500,500.00	1,338,321.93	2,500,500.00	2,554,000.00	Based on new pricing
4462	WATER TAPS & BORES	1,875.00	2,000.00	(2,000.00)	-	-	-	-	
4463	PENALTY & INTEREST	20,955.00	18,000.00	500.00	18,500.00	12,140.00	18,500.00	18,000.00	
4467	WATER METER	164,700.00	160,000.00	41,100.00	201,100.00	137,500.00	201,100.00	165,000.00	
4468	WATER METER REPAIRS	757.50	700.00	334.80	1,034.80	600.00	1,034.80	700.00	
4469	WASTEWATER FEES	23,771.75	26,000.00	2,613.30	28,613.30	17,936.19	28,613.30	26,000.00	
4473	DISCONNECT CHGS	(16.02)	-	-	-	-	-	-	
4478	TRASH SERVICE	365,901.43	401,000.00	500.00	401,500.00	266,914.60	401,500.00	401,000.00	
4497	FH METER RENTAL INC	850.00	4,500.00	1,100.00	5,600.00	3,850.00	5,600.00	4,500.00	
4498	MISC. FEE AND CHARGES	565.00	-	-	-	-	-	-	
<b>TOTAL FEES &amp; SERVICE CHARGES</b>		<b>2,913,217.30</b>	<b>2,912,700.00</b>	<b>244,148.10</b>	<b>3,156,848.10</b>	<b>1,777,262.72</b>	<b>3,156,848.10</b>	<b>3,169,200.00</b>	
<b><u>MISCELLANEOUS REVENUE</u></b>									
4911	INTEREST INCOME	9,175.48	6,400.00	(820.00)	5,580.00	3,895.10	5,580.00	6,000.00	
4912	RETURN CHECK CHARGE	435.00	330.00	45.00	375.00	300.00	375.00	400.00	
4913	NTMWD REFUND	28,139.67	50,000.00	-	50,000.00	-	50,000.00	50,000.00	
4914	INSURANCE CLAIM REIMB	18,430.53	-	-	-	-	-	-	
4995	REIMBURSEMENTS	-	-	-	-	-	-	-	
4996	TRANSFER IN	-	-	-	-	-	-	-	
<b>TOTAL MISCELLANEOUS REVENUE</b>		<b>56,180.68</b>	<b>56,730.00</b>	<b>(775.00)</b>	<b>55,955.00</b>	<b>4,195.10</b>	<b>55,955.00</b>	<b>56,400.00</b>	
<b>*** TOTAL REVENUES ***</b>		<b>2,969,397.98</b>	<b>2,969,430.00</b>	<b>243,373.10</b>	<b>3,212,803.10</b>	<b>1,781,457.82</b>	<b>3,212,803.10</b>	<b>3,225,600.00</b>	

51 - WATER UTILITIES FUND

DEPARTMENTAL EXPENDITURES	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
<b>PERSONNEL SERVICES</b>								
6400-101 SALARIES - EXEMPT	168,832.85	176,955.40		176,955.40	115,943.75	176,955.40	176,955.40	
6400-102 SALARIES - NON-EXEMPT	102,705.12	107,172.00		107,172.00	70,027.93	107,172.00	107,172.00	
6400-103 SALARIES - TEMPORARY	-	-	8,000.00	8,000.00	70,027.93	8,000.00	8,000.00	Temporary help for UB
6400-106 CERTIFICATION FEES	4,725.00	6,000.00		6,000.00	3,800.00	6,000.00	6,000.00	
6400-110 PERFORMANCE/INCENTIVE PAY	-	-		-	-	-	10,703.01	Sal \$9,792/TMRS \$769/Medicare \$142
6400-111 OVERTIME	17,184.10	20,000.00		20,000.00	8,685.90	20,000.00	20,000.00	
6400-112 WORKERS' COMPENSATION	4,999.53	5,160.00		5,160.00	4,807.50	5,160.00	5,160.00	
6400-113 LONGEVITY PAY	1,376.00	1,640.00		1,640.00	1,640.00	1,640.00	1,904.00	
6400-122 TMRS	20,330.49	20,785.16	628.00	21,413.16	11,752.88	21,413.16	22,731.49	Rate change to 7.85%
6400-123 GROUP INSURANCE	35,126.16	37,370.00		37,370.00	22,716.15	37,370.00	40,170.00	
6400-124 AFLAC	1,580.88	1,650.00		1,650.00	937.21	1,650.00	1,650.00	
6400-127 MEDICARE	4,227.63	4,384.11	116.00	4,500.11	2,869.96	4,500.11	4,384.11	
6400-129 ST DISABILITY	1,309.56	1,325.00	125.00	1,450.00	816.64	1,450.00	1,325.00	
6400-141 CAR ALLOWANCE	3,600.00	3,600.00		3,600.00	2,350.00	3,600.00	3,600.00	
<b>TOTAL PERSONNEL SERVICES</b>	<b>365,997.32</b>	<b>386,041.67</b>	<b>8,869.00</b>	<b>394,910.67</b>	<b>316,375.85</b>	<b>394,910.67</b>	<b>409,755.01</b>	
<b>MATERIALS &amp; SUPPLIES</b>								
6400-201 OFFICE SUPPLIES	715.29	750.00	100.00	850.00	455.17	850.00	750.00	
6400-202 POSTAGE	334.95	1,000.00		1,000.00	144.27	1,000.00	1,000.00	
6400-204 FOOD/BEVERAGE	175.30	500.00		500.00	-	500.00	500.00	
6400-205 LOGO/UNIFORM ALLOWANCE	1,117.46	1,200.00		1,200.00	462.07	1,200.00	1,200.00	
6400-206 FUEL & LUBRICANTS	13,362.87	18,000.00		18,000.00	6,063.00	18,000.00	18,000.00	
6400-207 FUEL - PROPANE	457.70	2,000.00		2,000.00	257.02	2,000.00	2,000.00	
6400-208 MINOR APPARATUS	1,000.00	1,000.00		1,000.00	-	1,000.00	1,000.00	
6400-209 PROTECTIVE CLOTHING	866.91	900.00		900.00	456.59	900.00	1,000.00	
6400-211 MEDICAL SUPPLIES	30.83	100.00		100.00	-	100.00	100.00	
6400-212 CHEMICALS	-	300.00		300.00	-	300.00	300.00	
6400-222 MISCELLANEOUS	468.05	500.00		500.00	406.64	500.00	500.00	
6400-223 SAND/DIRT	105.50	200.00		200.00	-	200.00	500.00	
6400-224 ASPHALT/FLEXBASE/CONCRETE	-	1,500.00		1,500.00	-	1,500.00	1,500.00	
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>18,634.86</b>	<b>27,950.00</b>	<b>100.00</b>	<b>28,050.00</b>	<b>8,244.76</b>	<b>28,050.00</b>	<b>28,350.00</b>	
<b>MAINTENANCE &amp; REPAIR</b>								
6400-231 FACILITY MAINTENANCE	1,034.67	1,000.00		1,000.00	130.10	1,000.00	1,000.00	
6400-232 VEHICLE MAINTENANCE	3,760.10	4,000.00		4,000.00	924.23	4,000.00	4,500.00	
6400-233 REPAIR & MAINT WTR FACILITIES	38,241.08	57,000.00		57,000.00	19,584.72	57,000.00	57,000.00	
6400-xxx REPAIR & MAINT SEWER FACILITIES	-	5,000.00		5,000.00	-	5,000.00	5,000.00	
<b>TOTAL MAINTENANCE &amp; REPAIR</b>	<b>43,035.85</b>	<b>67,000.00</b>	<b>-</b>	<b>67,000.00</b>	<b>20,639.05</b>	<b>67,000.00</b>	<b>67,500.00</b>	
<b>PURCHASED SERVICES:</b>								
6400-237 TRASH SERVICES/RECYCLE	336,489.59	370,400.00	7,500.00	377,900.00	214,284.73	377,900.00	360,000.00	
6400-238 RECYCLE COSTS	-	-	-	-	-	-	-	
6400-302 AUDITING & ACCOUNTING	9,360.00	10,750.00		10,750.00	6,100.00	10,750.00	11,500.00	
6400-303 TELEPHONE	4,566.78	4,600.00		4,600.00	2,364.52	4,600.00	4,800.00	
6400-304 UB PROCESSING	19,791.19	19,800.00		19,800.00	9,484.96	19,800.00	20,000.00	
6400-305 SOFTWARE SUPPORT/MAINT	7,318.77	8,800.00		8,800.00	7,684.70	8,800.00	9,450.00	
6400-307 TRAINING & TRAVEL	5,487.04	5,500.00		5,500.00	1,847.66	5,500.00	5,500.00	
6400-309 PROFESSIONAL SERVICES	40,872.70	53,000.00		53,000.00	27,377.19	53,000.00	95,000.00	\$40k CCN update
6400-311 ENGINEERING FEES	3,500.00	4,000.00		4,000.00	-	4,000.00	4,000.00	
6400-313 MAINTENANCE AGREEMENTS	3,142.71	5,500.00		5,500.00	3,023.37	5,500.00	5,750.00	
6400-315 WATER - NTMWD	968,028.60	1,100,040.00	(90,000.00)	1,010,040.00	641,685.60	1,010,040.00	1,213,184.60	Est NTMWD rate \$1.93 per 1,000 gallons was \$1.75
6400-316 WASTEWATER NTMWD	21,371.75	23,100.00	1,900.00	25,000.00	14,912.07	25,000.00	23,000.00	
6400-323 CELL PHONE	2,970.49	3,305.00		3,305.00	1,749.27	3,305.00	3,405.00	
6400-325 LIABILITY INSURANCE	11,584.23	12,395.00		12,395.00	11,714.24	12,395.00	13,000.00	
6400-331 ELECTRICITY	56,337.20	65,000.00		65,000.00	27,518.84	65,000.00	65,000.00	
6400-333 UTILITIES, WATER	229.64	250.00		250.00	129.53	250.00	250.00	
6400-346 EQUIPMENT RENTAL	850.05	2,000.00		2,000.00	-	2,000.00	2,000.00	
<b>TOTAL PURCHASED SERVICES</b>	<b>1,491,900.74</b>	<b>1,688,440.00</b>	<b>(80,600.00)</b>	<b>1,607,840.00</b>	<b>969,876.68</b>	<b>1,607,840.00</b>	<b>1,835,839.60</b>	
<b>GENERAL &amp; ADMIN SERVICES/TRANSFERS</b>								
6400-441 APPRECIATION/AWARDS	498.67	500.00		500.00	287.62	500.00	500.00	
6400-443 DUES & MEMBERSHIPS	-	-		-	-	-	-	
6400-444 EMPLOYMENT SCREENING	-	300.00		300.00	35.00	300.00	300.00	
6400-446 LICENSES & REGISTRATIONS	261.00	500.00		500.00	100.00	500.00	500.00	
6400-999 PILOT TRANSFER OUT	165,848.97	161,193.50	3,195.00	164,388.50	-	164,388.50	174,544.00	
<b>TOTAL GENERAL &amp; ADMIN SERVICES/TRANSF</b>	<b>166,608.64</b>	<b>162,493.50</b>	<b>3,195.00</b>	<b>165,688.50</b>	<b>422.62</b>	<b>165,688.50</b>	<b>175,844.00</b>	
<b>CAPITAL OUTLAY</b>								
8400-411 FURNITURE	-	-	-	-	-	-	-	
8400-416 IMPLEMENTS & APPARATUS	955.58	2,000.00		2,000.00	-	2,000.00	2,000.00	
8400-XXX IMPLEMENTS & APPARATUS - SEWER	-	25,000.00		25,000.00	-	25,000.00	-	
8400-420 EQUIPMENT - WATER	-	5,000.00		5,000.00	-	5,000.00	5,000.00	
8400-XXX EQUIPMENT - SEWER	-	50,000.00	(50,000.00)	-	-	-	-	
8400-421 VEHICLE	24,966.10	-		-	-	-	33,000.00	Replacement 2005 F150 Ford Truck
8400-451 SOFTWARE, BOOKS & CD'S	-	3,000.00	300.00	3,300.00	2,714.00	3,300.00	3,500.00	
8400-452 HARDWARE & TELECOMM	-	3,600.00	1,160.00	4,760.00	3,583.00	4,760.00	3,700.00	
8400-490 METER READ SYSTEM	45,074.84	32,500.00	8,500.00	41,000.00	25,931.07	41,000.00	44,000.00	
<b>TOTAL CAPITAL OUTLAY</b>	<b>70,996.52</b>	<b>121,100.00</b>	<b>(40,040.00)</b>	<b>81,060.00</b>	<b>32,228.07</b>	<b>81,060.00</b>	<b>91,200.00</b>	
<b>TOTAL WATER UTILITIES</b>	<b>2,157,173.93</b>	<b>2,453,025.17</b>	<b>(108,476.00)</b>	<b>2,344,549.17</b>	<b>1,347,787.03</b>	<b>2,344,549.17</b>	<b>2,608,488.61</b>	

51 - WATER UTILITIES FUND

	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET
<b>DEPARTMENTAL EXPENDITURES</b>							
<b>DEBT SERVICE</b>							
7900-209	2002 WATER BOND-PRINCIPAL	100,000.00	100,000.00		100,000.00	100,000.00	100,000.00
7900-210	2002 WATER BOND-INTEREST	11,550.00	7,000.00		7,000.00	7,000.00	2,350.00
7900-214	2007 CERT OF OBLIG-PRINCIPAL	80,000.00	80,000.00		80,000.00	80,000.00	100,000.00
7900-215	2007 CERT OF OBLIG-INTEREST	75,650.00	72,250.00		36,975.00	72,250.00	68,425.00
7900-216	2007 GO REFUNDING- PRINCIPAL	65,000.00	65,000.00		65,000.00	65,000.00	70,000.00
7900-217	2007 GO REFUNDING- INTEREST	45,402.00	42,958.00		42,958.00	42,958.00	40,420.00
7900-218	2011 CERT OF OBLIG-PRINCIPAL	55,000.00	75,000.00		75,000.00	75,000.00	80,000.00
7900-219	2011 CERT OF OBLIG-INTEREST	87,212.50	73,375.00		37,062.50	73,375.00	71,825.00
7900-298	BOND SALE EXPENSES	100.00	200.00		100.00	200.00	200.00
<b>TOTAL DEBT SERVICE</b>	<b>519,914.50</b>	<b>515,783.00</b>	<b>-</b>	<b>515,783.00</b>	<b>420,877.50</b>	<b>515,783.00</b>	<b>533,220.00</b>
<b>TRANSFER IN - PAY OFF OLD UTILITY BONDS</b>				<b>0.00</b>			
<b>TOTAL DEBT SERVICE</b>	<b>519,914.50</b>	<b>515,783.00</b>	<b>-</b>	<b>515,783.00</b>	<b>420,877.50</b>	<b>515,783.00</b>	<b>533,220.00</b>

DEBT SERVICE FUND



## 59 - DEBT SERVICES FUND

	2011-2012 FISCAL YEAR ACTUAL	2012-2013 FY BUDGET RVS FOR MID-YR	2012-2013 FINAL BUDGET ADJUSTMENTS	2012-2013 FISCAL YEAR BUDGET REVISED	2012-2013 YTD ACTUAL AS OF 5/13	2012-2013 PROJECTED ACTUAL	2013-2014 PROPOSED BUDGET	
<b>DEPARTMENTAL EXPENDITURES</b>								
<b>REVENUES</b>								
<b>PROPERTY TAXES</b>								
4011	PROPERTY TAXES	647,765.64	658,497.00	(1,540.00)	656,957.00	646,818.37	656,957.00	612,710.00
4012	PROPERTY TAXES-DELINQUENT	5,080.87	4,600.00	5,100.00	9,700.00	7,967.46	9,700.00	8,000.00
4015	PROPERTY TAXES-P&I	1,240.57	1,000.00	1,701.00	2,701.00	1,362.31	2,701.00	1,900.00
4911	INTEREST INCOME	739.80	575.00		575.00	377.87	575.00	500.00
<b>TOTAL PROPERTY TAXES</b>		<b>654,826.88</b>	<b>664,672.00</b>	<b>5,261.00</b>	<b>669,933.00</b>	<b>656,526.01</b>	<b>669,933.00</b>	<b>623,110.00</b>
<b>TOTAL REVENUES</b>		<b>654,826.88</b>	<b>664,672.00</b>	<b>5,261.00</b>	<b>669,933.00</b>	<b>656,526.01</b>	<b>669,933.00</b>	<b>623,110.00</b>
<b>EXPENDITURES</b>								
<b>DEBT SERVICE</b>								
7900-209	2002 WATER BOND-PRINCIPAL	145,000.00	155,000.00		155,000.00	155,000.00	155,000.00	165,000.00
7900-210	2002 WATER BOND-INTEREST	18,147.50	11,320.00		11,320.00	7,442.50	11,320.00	3,877.50
7900-214	2007 CERT OF OBLIG-PRINCIPAL	75,000.00	75,000.00		75,000.00	75,000.00	75,000.00	80,000.00
7900-215	2007 CERT OF OBLIG-INTEREST	59,393.75	56,207.00		56,207.00	28,900.00	56,207.00	52,912.50
7900-216	2007 GO REFUNDING- PRINCIPAL	10,000.00	10,000.00		10,000.00	10,000.00	10,000.00	10,000.00
7900-217	2007 GO REFUNDING- INTEREST	64,672.00	64,296.00		64,296.00	32,242.00	64,296.00	63,920.00
7900-218	2011 CERT OF OBLIG-PRINCIPAL	95,000.00	120,000.00		120,000.00	120,000.00	120,000.00	125,000.00
7900-219	2011 CERT OF OBLIG-INTEREST	135,375.00	113,750.00		113,750.00	57,475.00	113,750.00	111,300.00
7900-298	BOND SALE EXPENSES	570.00	700.00		700.00	100.00	700.00	700.00
<b>TOTAL DEBT SERVICE</b>		<b>603,158.25</b>	<b>606,273.00</b>	<b>-</b>	<b>606,273.00</b>	<b>486,159.50</b>	<b>606,273.00</b>	<b>612,710.00</b>



NOTICE OF PUBLIC HEARING  
CITY OF LUCAS  
PROPOSED OPERATING BUDGET FISCAL YEAR 2013-2014

The City of Lucas will conduct a Public Hearing on the Proposed Operating Budget for the Fiscal Year 2013-2014 on Thursday, August 15, 2013 at 7:00 p.m. and on Thursday, September 5, 2013 at 7:00 p.m. at City Hall, 665 Country Club, Lucas, Texas 75002.

You have a right to attend the Public Hearing and make comments. A copy of the proposed budget is on file with the City Secretary's Office located at 665 Country Club, Lucas, Texas 75002. It is also available on the City's website at [www.lucastexas.us](http://www.lucastexas.us).

Kathy Wingo, TRMC, MMC  
City Secretary



## City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Donna Bradshaw

Account Code #: N/A

Date Prepared: 7/19/2013

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

### AGENDA SUBJECT:

Public Hearing/Discuss and Consider the unilateral annexation of a property in Collin County, Texas, BEING A TRACT OF PARCEL OF LAND OUT OF THE L.P. TURNER SURVEY, ABSTRACT NO. 901 AND THE J. GRAY SURVEY, ABSTRACT 349, SITUATED IN COLLIN COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; Beginning at a point in the north line of Parker Road, said point being the southeast corner of Kirkland Estates West, an addition to the City of Lucas, Texas, according to the plat recorded in volume 10, page 74 of the Map Records, Collin County, Texas, in iron rod for corner; THENCE North 00°11'27" West along the east line of said Kirkland Estates West, a distance of 1,816.50 feet to a corner of said Addition, an iron rod for corner; THENCE North 89°00'00" east, a distance of 298.50 feet to an iron rod for corner; THENCE South 0°15'52" East, a distance of 1,859.00 feet to a point in the North line of Parker Road, an iron rod for corner; THENCE North 82°52'15" West, along said line of Parker Road, a distance of 303.20 feet to the POINT OF BEGINNING and containing 550,606 square feet or 12.64017 acres of land. More commonly known as the 3R property. **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013]**

### RECOMMENDED ACTION:

Staff recommends annexing property as presented.

### SUMMARY:

This parcel is within the 1 mile ETJ of the City. All documentation supports annexation for this property:

- Proof of Ownership and metes & bounds verified.
- Parcel is contiguous to the City.



These parcels were recommended by Staff at the last annexation workshop and were approved by Council for consideration.

**MOTION:**

No action required at this time.

**APPROVED BY:** \_\_\_\_\_ Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_  
City Manager: \_\_\_\_\_ / \_\_\_\_\_

**EXHIBIT "A"**

3R PROPERTIES, LC

## DESCRIPTION

BEING A TRACT OF PARCEL OF LAND OUT OF THE L.P. TURNER SURVEY, ABSTRACT NO. 901 AND THE J. GRAY SURVEY, ABSTRACT 349, SITUATED IN COLLIN COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at a point in the north line of Parker Road, said point being the southeast corner of Kirkland Estates West, an addition to the City of Lucas, Texas, according to the plat recorded in volume 10, page 74 of the Map Records, Collin County, Texas, in iron rod for corner;

THENCE North  $00^{\circ}11'27''$  West along the east line of said Kirkland Estates West, a distance of 1,816.50 feet to a corner of said Addition, an iron rod for corner;

THENCE North  $89^{\circ}00'00''$  east, a distance of 298.50 feet to an iron rod for corner;

THENCE South  $0^{\circ}15'52''$  East, a distance of 1,859.00 feet to a point in the North line of Parker Road, an iron rod for corner;

THENCE North  $82^{\circ}52'15''$  West, along said line of Parker Road, a distance of 303.20 feet to the POINT OF BEGINNING and containing 550,606 square feet or 12.64017 acres of land.

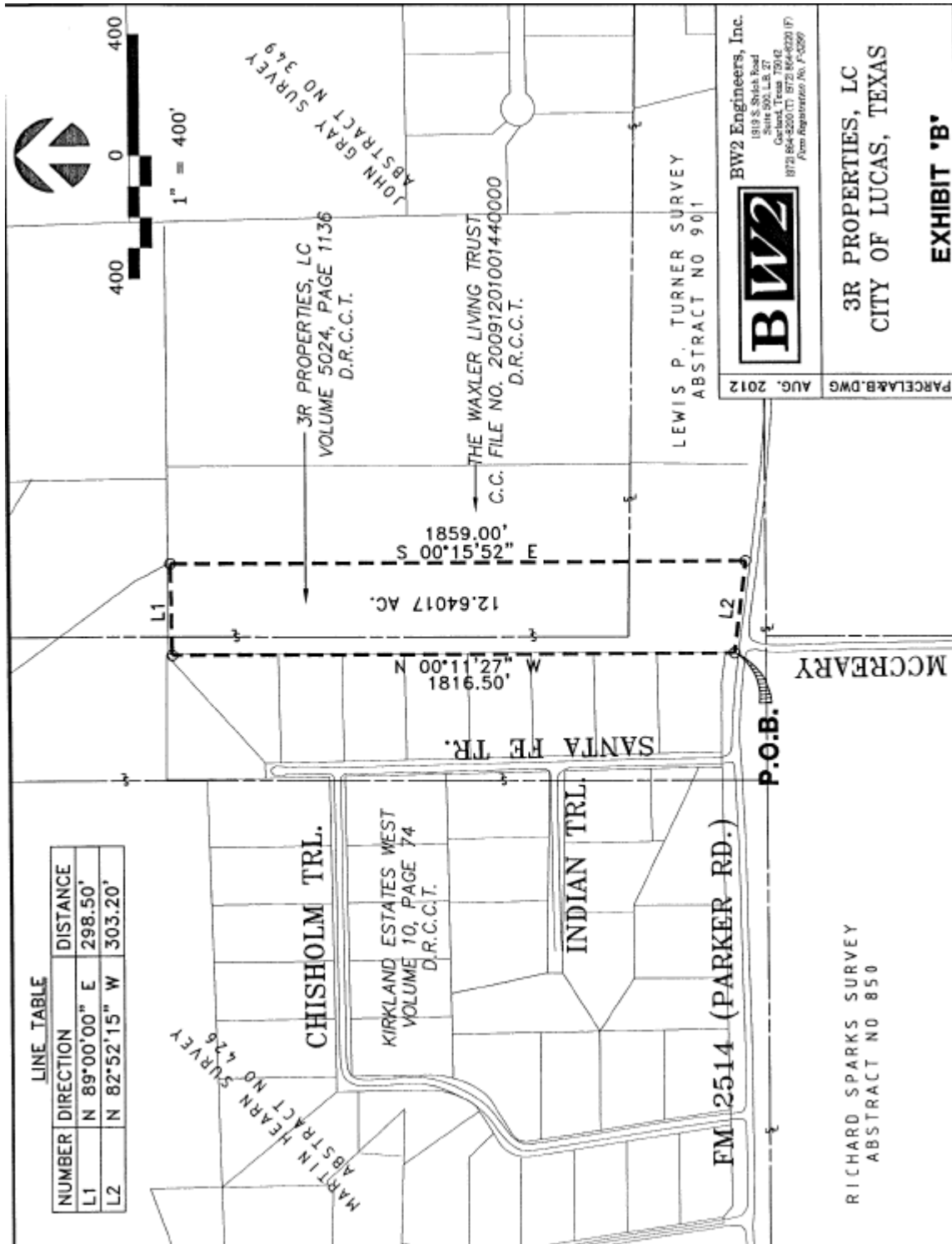
## NOTE:

IT IS THE INTENT TO DESCRIBE FOR ANNEXATION PURPOSES THE PROPERTY CONVEYED IN THE INSTRUMENT OF RECORD SHOWN BELOW.

COURSES, DISTANCES, AND MONUMENTS OF THE DESCRIPTION HEREON ARE THE SAME AS THE DOCUMENT FILED. NO FIELD SURVEY WAS PERFORMED TO VERIFY CALLED DISTANCES, BEARINGS, OR MONUMENT STATUS.

COPIED FROM VOLUME 5024, PAGE 1136, DRCCT.

# Exhibit B Depiction of Owners Parcel 3R Properties





## **NOTICE OF PUBLIC HEARING TO CONSIDER ANNEXATION OF LAND**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold a public hearing regarding the unilateral annexation of the property hereinafter described. The public hearing (2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013) will begin at 7:00 PM on the 5<sup>th</sup> day of September, 2013. The public hearing will be held at the City of Lucas' City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

BEING A TRACT OF PARCEL OF LAND OUT OF THE L.P. TURNER SURVEY, ABSTRACT NO. 901 AND THE J. GRAY SURVEY, ABSTRACT 349, SITUATED IN COLLIN COUTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at a point in the north line of Parker Road, said point being the southeast corner of Kirkland Estates West, an addition to the City of Lucas, Texas, according to the plat recorded in volume 10, page 74 of the Map Records, Collin County, Texas, in iron rod for corner;

THENCE North 00°11'27" West along the east line of said Kirkland Estates West, a distance of 1,816.50 feet to a corner of said Addition, an iron rod for corner;

THENCE North 89°00'00" east, a distance of 298.50 feet to an iron rod for corner;

THENCE South 0°15'52" East, a distance of 1,859.00 feet to a point in the North line of Parker Road, an iron rod for corner;

THENCE North 82°52'15" West, along said line of Parker Road, a distance of 303.20 feet to the POINT OF BEGINNING and containing 550,606 square feet or 12.64017 acres of land.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas Texas 75002, 972-727-8999, email [kwingo@lucastexas.us](mailto:kwingo@lucastexas.us), or Fax 972-727-0091 and they will be presented at the Hearing.

*Kathy Wingo, TRMC, MMC*  
City Secretary, Lucas, Texas



## City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Donna Bradshaw

Account Code #: N/A

Date Prepared: 7/19/2013

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

### AGENDA SUBJECT:

Public Hearing/Discuss and Consider the unilateral annexation of a property in Collin County, Texas, BEING A 9.973 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE JOHN MCKINNEY SURVEY, ABSTRACT NO. 596, BEING PART OF A CALLED 38.38 ACRE TRACT AS DEEDED TO J.C. AND OLLIE TOMBERLINE AND RECORDED IN VOLUME 595, PAGE 205 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING THE SAME TRACT OF LAND AS DEEDED TO ROGER A. STEVENS AND JANIS H. STEVENS AND RECORDED IN VOLUME 5476, PAGE 4796 DRCCT: BEGINNING at a point for corner in the center of a public road, said corner also being the Northwest corner of said John McKinney Survey; THENCE North 89°22'24" East, with North line of said McKinney Survey, for a distance of 1170.76 feet to a point for corner; THENCE South 1°04'22" East, for a distance of 364.00 feet to a point for corner at a fence corner; THENCE South 88°47'24" West, partially with a fence line, for a distance of 1177.77 feet to a point for corner in the center of said public road; THENCE North, 376.00 feet to the POINT OF BEGINNING and containing 434,444.9 square feet or 9.973 acres of land, more or less or more commonly known as the Stevens property. **[2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013]**

### RECOMMENDED ACTION:

Staff recommends annexing property as presented.

### SUMMARY:

These parcels were recommended by Staff at the last annexation workshop and were approved by Council for consideration.

**MOTION:**

No action required at this time.

**APPROVED BY:** \_\_\_\_\_ Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_  
City Manager: \_\_\_\_\_ / \_\_\_\_\_

Exhibit A  
Legal description of Parcel  
CITY OF LUCUS, TEXAS  
ANNEXATION  
ROGER A. STEVENS AND JANIS H. STEVENS

DESCRIPTION

BEING A 9.973 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE JOHN MCKINNEY SURVEY, ABSTRACT NO. 596, BEING PART OF A CALLED 38.38 ACRE TRACT AS DEEDED TO J.C. AND OLLIE TOMBERLINE AND RECORDED IN VOLUME 595, PAGE 205 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING THE SAME TRACT OF LAND AS DEEDED TO ROGER A. STEVENS AND JANIS H. STEVENS AND RECORDED IN VOLUME 5476, PAGE 4796 DRCCT:

BEGINNING at a point for corner in the center of a public road, said corner also being the Northwest corner of said John McKinney Survey;

THENCE North 89°22'24" East, with North line of said McKinney Survey, for a distance of 1170.76 feet to a point for corner;

THENCE South 1°04'22" East, for a distance of 364.00 feet to a point for corner at a fence corner;

THENCE South 88°47'24" West, partially with a fence line, for a distance of 1177.77 feet to a point for corner in the center of said public road;

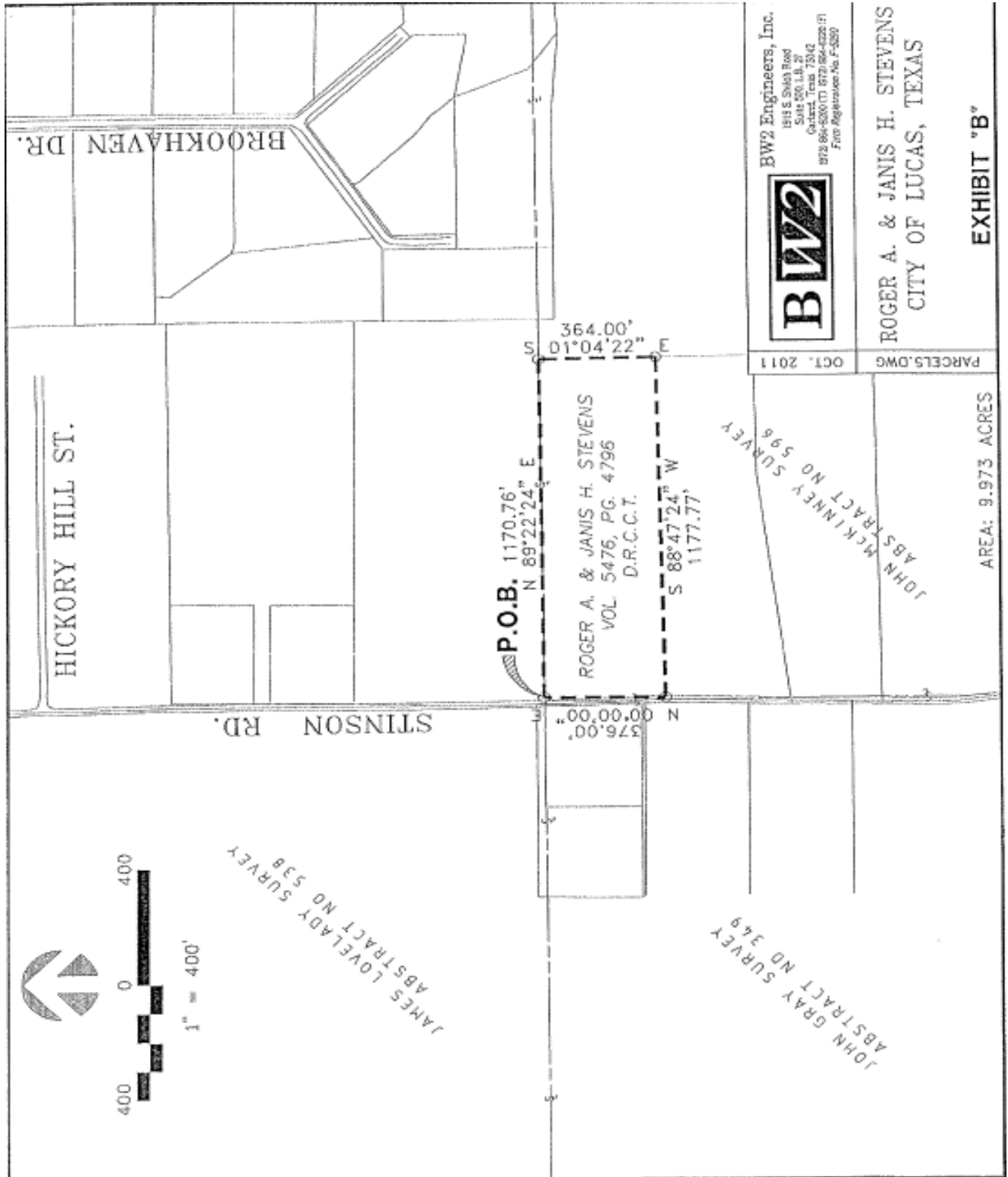
THENCE North, 376.00 feet to the POINT OF BEGINNING and containing 434,444.9 square feet or 9.973 acres of land, more or less.

NOTE:

COURSES, DISTANCES, AND MONUMENTS OF THE DESCRIPTION HEREON ARE THE SAME AS THE DOCUMENT FILED. NO FIELD SURVEY WAS PERFORMED TO VERIFY CALLED DISTANCES, BEARINGS, OR MONUMENT STATUS.



**Exhibit B**  
**Depiction of owners Parcel**  
**Stevens**





## **NOTICE OF PUBLIC HEARING TO CONSIDER ANNEXATION OF LAND**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold a public hearing regarding the unilateral annexation of the property hereinafter described. The public hearing (2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013) will begin at 7:00 PM on the 5<sup>th</sup> day of September, 2013. The public hearing will be held at the City of Lucas' City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

BEING A 9.973 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE JOHN MCKINNEY SURVEY, ABSTRACT NO. 596, BEING PART OF A CALLED 38.38 ACRE TRACT AS DEEDED TO J.C. AND OLLIE TOMBERLINE AND RECORDED IN VOLUME 595, PAGE 205 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING THE SAME TRACT OF LAND AS DEEDED TO ROGER A. STEVENS AND JANIS H. STEVENS AND RECORDED IN VOLUME 5476, PAGE 4796 DRCCT:

BEGINNING at a point for corner in the center of a public road, said corner also being the Northwest corner of said John McKinney Survey;

THENCE North 89°22'24" East, with North line of said McKinney Survey, for a distance of 1170.76 feet to a point for corner;

THENCE South 1°04'22" East, for a distance of 364.00 feet to a point for corner at a fence corner;

THENCE South 88°47'24" West, partially with a fence line, for a distance of 1177.77 feet to a point for corner in the center of said public road;

THENCE North, 376.00 feet to the POINT OF BEGINNING and containing 434,444.9 square feet or 9.973 acres of land, more or less.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas Texas 75002, 972-727-8999, email [kwingo@lucastexas.us](mailto:kwingo@lucastexas.us), or Fax 972-727-0091 and they will be presented at the Hearing.

*Kathy Wingo, TRMC, MMC*  
City Secretary, Lucas, Texas



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Donna Bradshaw

Account Code #: N/A

Date Prepared: 7/19/2013

Budgeted Amount: \$ N/A

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Public Hearing/Discuss and Consider the petition filed by D.R. Horton Homes requesting annexation of a parcel of land located on Stinson Road further described as Stinson Highlands Phase II generally located at the intersection of Highland Drive and Inverness Lane, consisting of 43 lots, and 66.1034 acres out of the John Grey Survey, ABS No. 349, Lewis P Turner Survey, ABS No. 901; George Gunnel Survey, ABS No. 352, Collin County, Texas. [2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013]

**RECOMMENDED ACTION:**

Staff recommends annexing property as presented.

**SUMMARY:**

These parcels were recommended by Staff at the last annexation workshop and were approved by Council for consideration.

**MOTION:**

No action required at this time.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_

## OWNER'S PROPERTY

### LEGAL DESCRIPTION

#### EXHIBIT "A"

#### METES AND BOUNDS DESCRIPTION OF STINSON HIGHLANDS, PHASE 2

Being a 66.1034 acre parcel of land located in the City of Lucas, Collin County, Texas, being a part of the John Gray Survey, Abstract Number 349, being a part of the George Gunnell Survey, Abstract No. 352, being a part of the Lewis P. Turner Survey, Abstract No. 901, being part of a called 220.733 acre tract of land described in a Special Warranty Deed to D.R. Horton-Texas, Ltd., as recorded in Document Number 20110830000915300, of the Deed Records of Collin County, Texas, (D.R.C.C.T.), being a part of HOA Lot 10, Block B and all of HOA Lot 35, Block J both in Stinson Highland, Phase 1, an addition to the City of Lucas, as recorded in Volume 2012, Page 210 (P.R.C.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found for the northeast corner of Lot 6, Block B of said Stinson Highlands, Phase 1, said point being in the east line of said 220.733 acre tract of land, and said point being in the west line of a called 46.14 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Cowtown Meadows, LLC, as recorded in Document No. 20120224000211850, (D.R.C.C.T.);

THENCE South 85 degrees 53 minutes 57 seconds West, 407.22 feet to a one-half inch iron rod set in the northeast right-of-way line of Highland Drive (a 50 foot wide right-of-way), said point being in the west line of said HOA Lot 10;

THENCE Northeasterly, 233.03 feet along the west line of said HOA Lot 10 and along a curve to the right having a central angle of 65 degrees 07 minutes 47 seconds, a radius of 205.00 feet, a tangent of 130.93 feet, and whose chord bears North 01 degrees 17 minutes 11 seconds East, 220.68 feet to a one-half inch iron rod set in the east right-of-way line of Inverness Lane (a 50 foot wide right-of-way);

THENCE North 56 degrees 55 minutes 49 seconds West, 50.00 feet to a one-half inch iron rod found in the west right-of-way line of said Inverness Lane;

THENCE Southwesterly, 45.17 feet along the west right-of-way line of said Inverness Lane and along a curve to the right having a central angle of 12 degrees 37 minutes 28 seconds, a radius of 205.00 feet, a tangent of 22.68 feet, and whose chord bears South 40 degrees 09 minutes 48 seconds West, 45.08 feet to a one-half inch iron rod found for the east corner of said HOA Lot 35;

THENCE along the south line of said HOA Lot 35 as follows:

Southwesterly, 213.94 feet along a curve to the right having a central angle of 59 degrees 47 minutes 38 seconds, a radius of 205.00 feet, a tangent of 117.87 feet, and whose chord bears South 76 degrees 22 minutes 20 seconds West, 204.36 feet to a one-half inch iron rod found in the north right-of-way line of said Highland Drive;

Northwesterly, 15.62 feet along the north right-of-way line of said Highland Drive and along a curve to the left having a central angle of 01 degrees 35 minutes 54 seconds, a radius of 560.00 feet, a tangent of 7.81 feet, and whose chord bears North 74 degrees 31 minutes 48 seconds West, 15.62 feet to a one-half inch iron rod found for corner;

Northwesterly, 202.21 feet along the north right-of-way line of said Highland Drive and along a curve to the right having a central angle of 14 degrees 28 minutes 56 seconds, a radius of 800.00 feet, a tangent of 101.65 feet, and whose chord bears North 68 degrees 05 minutes 17 seconds West, 201.67 feet to a one-half inch iron rod found for corner;

THENCE along the north line of said Stinson Highlands, Phase 1, as follows:

South 29 degrees 09 minutes 11 seconds West, 60.00 feet to a one-half inch iron rod found in the south right-of-way line of said Highland Drive;

Southeasterly, 6.75 feet along the south right-of-way line of said Highland Drive and along a curve to the left having a central angle of 00 degrees 26 minutes 58 seconds, a radius of 860.00 feet, a tangent of 3.37 feet, and whose chord bears South 61 degrees 04 minutes 18 seconds East, 6.75 feet to a one-half inch iron rod found at the intersection of the south right-of-way line of said Highland Drive with the west right-of-way line of Aberdeen Drive (a 50 foot wide right-of-way);

South 27 degrees 02 minutes 16 seconds West, 33.27 feet along the west right-of-way line of said Aberdeen Drive to a one-half inch iron rod found for corner;

Southwesterly, 18.44 feet along the west right-of-way line of said Aberdeen Drive and along a curve to the left having a central angle of 02 degrees 29 minutes 07 seconds, a radius of 425.00 feet, a tangent of 9.22 feet, and whose chord bears South 22 degrees 00 minutes 26 seconds West, 18.43 feet to a one-half inch iron rod found for the northeast corner of Lot 5, Block D, of said Stinson Highlands, Phase 1;

South 72 degrees 52 minutes 25 seconds West, 328.47 feet to a one-half inch iron rod found for the northwest corner of said Lot 5, said point being in the east line of Lot 3 of Shepherds Creek Addition, an addition to the City of Lucas, as recorded in Cabinet L, Page 242, (P.R.C.C.T.);

THENCE North 01 degrees 12 minutes 45 seconds West, 98.65 feet to a one inch iron rod found for the northeast corner of said Lot 3;

THENCE South 89 degrees 46 minutes 47 seconds West, 1366.60 feet to a one inch iron rod found for the northwest corner of Lot 1 of said Shepherds Creek Addition, said point being in the west line of said 220.733 acre tract of land, and said point being in the east line of a called 30

acre tract of land (Tract 1) described in a warranty deed to The Umphy Corporation, as recorded in Document No. 20071231001715950, (D.R.C.C.T.);

THENCE North 00 degrees 16 minutes 47 seconds East, 1097.13 feet to a one-half inch iron rod set in the west line of said 220.773 acre tract of land, said point being in the east line of a called 30.55 acre tract of land (Tract 2) described in a warranty deed to The Umphy Corporation, as recorded in Document No. 20071231001715950, (D.R.C.C.T.);

THENCE over and across said 220.773 acre tract of land as follows:

South 86 degrees 05 minutes 41 seconds East, 245.49 feet to a one-half inch iron rod set;

North 00 degrees 16 minutes 47 seconds East, 47.30 feet to a one-half inch iron rod set;

Northeasterly, 58.93 feet along a curve to the right having a central angle of 09 degrees 00 minutes 15 seconds, a radius of 375.00 feet, a tangent of 29.53 feet, and whose chord bears North 04 degrees 46 minutes 54 seconds East, 58.87 feet to a one-half inch iron rod set for corner;

South 84 degrees 57 minutes 32 seconds East, 476.34 feet to a one-half inch iron rod set for corner;

South 87 degrees 00 minutes 23 seconds East, 541.09 feet to a one-half inch iron rod set for corner;

South 07 degrees 44 minutes 21 seconds East, 231.44 feet to a one-half inch iron rod set for corner;

North 75 degrees 58 minutes 58 seconds East, 275.42 feet to a one-half inch iron rod set for corner;

Northwesterly, 38.17 feet along a curve to the right having a central angle of 03 degrees 56 minutes 27 seconds, a radius of 555.00 feet, a tangent of 19.09 feet, and whose chord bears North 12 degrees 13 minutes 09 seconds West, 38.16 feet to a one-half inch iron rod set for corner;

North 80 degrees 08 minutes 07 seconds East, 375.35 feet to a one-half inch iron rod set in the east line of said 220.773 acre tract of land, and said point being in the west line of a called 86.3539 acre tract of land (Tract 3), described in a Special Warranty Deed to Lucas Real Estate, L.L.C., as recorded in Document No. 20111014001101190, (D.R.C.C.T.);

THENCE South 01 degrees 12 minutes 32 seconds East, 161.94 feet to a one-half inch iron rod found for the southwest corner of said 86.3539 acre tract of land;

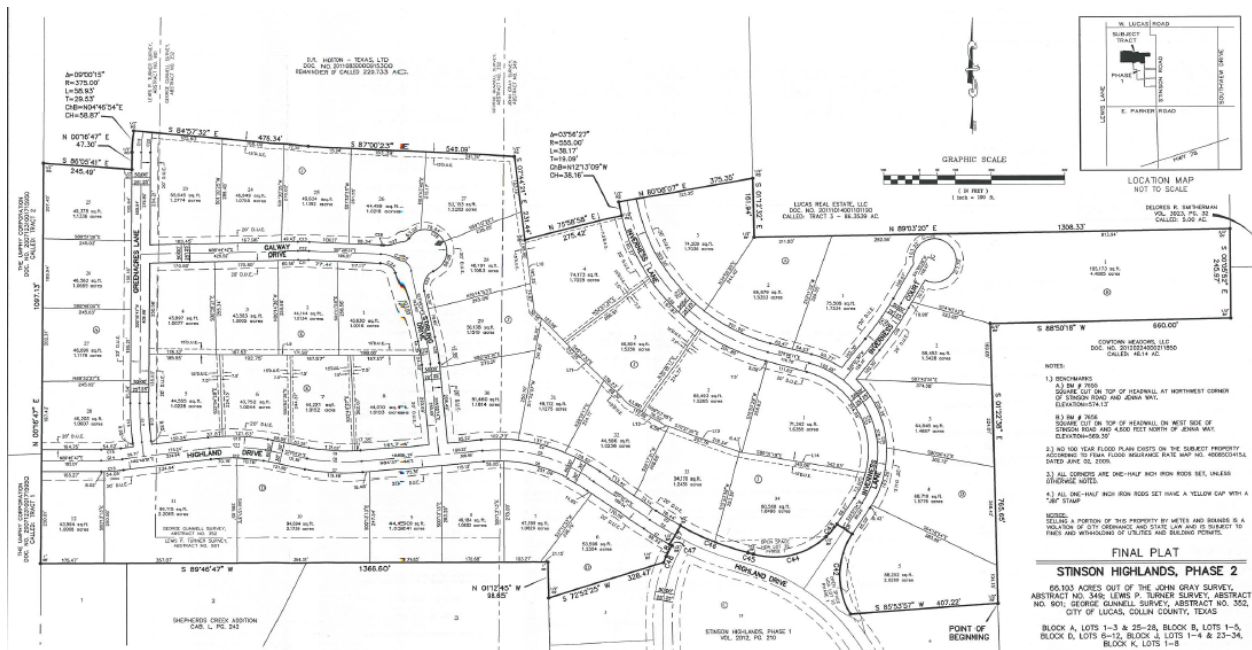
THENCE North 89 degrees 03 minutes 20 seconds East, 1308.33 feet to a three-fourths inch iron pipe found for the southeast corner of said 86.3539 acre tract of land, said point being in the west line of a called 5.00 acre tract of land described in a Special Warranty Deed to Delores R. Smitherman, as recorded in Vol. 3932, Pg. 32, (D.R.C.C.T.);

THENCE South 00 degrees 05 minutes 52 seconds East, 245.97 feet to a one-half inch iron rod found for an interior ell corner of said 46.14 acre tract of land;

THENCE South 88 degrees 50 minutes 18 seconds West, 660.00 feet to a five-eighths inch iron rod found for the most westerly northwest corner of said 46.14 acre tract of land;

THENCE South 01 degrees 22 minutes 38 seconds East, 765.65 feet to the POINT OF BEGINNING and containing 2,879,464 square feet or 66.1034 acres of land.

Exhibit B  
Depiction of owners property







## NOTICE OF PUBLIC HEARING FOR ANNEXATION

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold a public hearing regarding the petition filed by D.R. Horton Homes requesting the City annex a parcel of land located on Stinson Road hereinafter described. The public hearing (2<sup>nd</sup> Public Hearing, 1<sup>st</sup> Public Hearing was held on August 15, 2013) will begin at 7:00 PM on the 5<sup>th</sup> day of September, 2013. The public hearing will be held at the City of Lucas' City Hall located at 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

Stinson Highlands Phase II generally located at the intersection of Highland Drive and Inverness Lane, consisting of 43 lots, and 66.1034 acres out of the John Grey Survey, ABS No. 349, Lewis P Turner Survey, ABS No. 901; George Gunnel Survey, ABS No. 352, Collin County Texas

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas Texas 75002, 972-727-8999, email [kwingo@lucastexas.us](mailto:kwingo@lucastexas.us), or Fax 972-727-0091 and they will be presented at the Hearing.

*Kathy Wingo, TRMC, MMC*  
City Secretary, Lucas, Texas



# City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: \_\_\_\_\_

Date Prepared: August 22, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Public Hearing/Discuss and Consider an application request by Bank of America for site plan approval. The property to be considered is known as Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

**RECOMMENDED ACTION:**

Approve as presented.

**SUMMARY:**

See attached.

Kelly Gomez on behalf of Bank of America in compliance with the City's Zoning Use Chart, and the City's Code of Ordinances, has filed an application for site plan approval for a parcel located in Lot 2 block A of the Wal-Mart Lucas Addition.

**MOTION:**

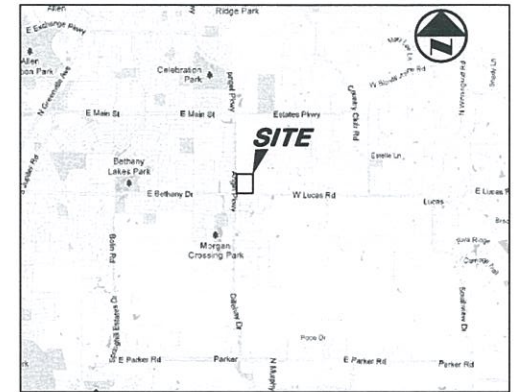
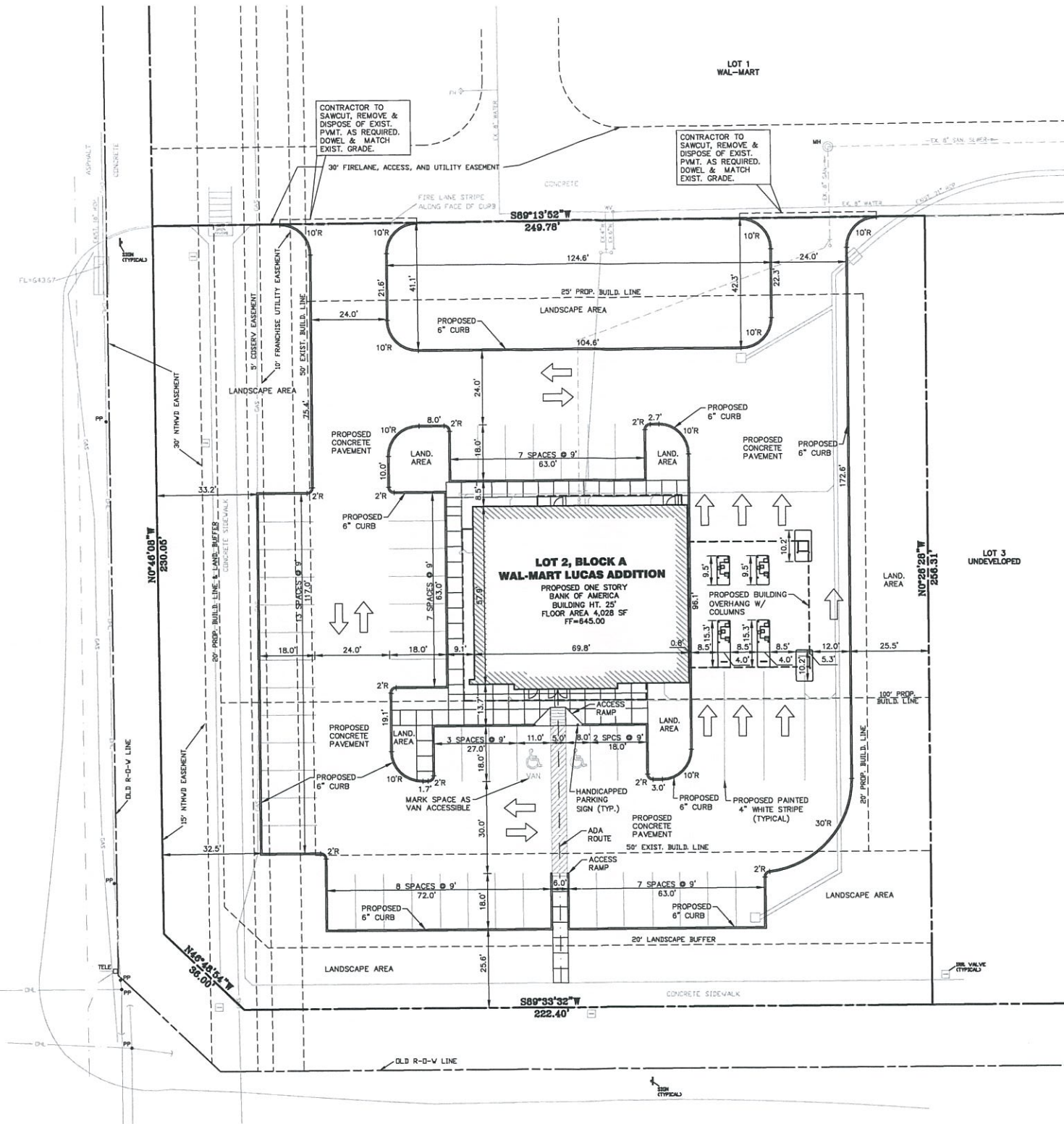
I make a Motion to approve the application request by Bank of America for site plan approval. The property to be considered is known as Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

**APPROVED BY:** \_\_\_\_\_

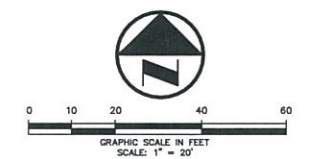
Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



VICINITY MAP  
N.T.S.



BASIS OF BEARINGS  
NORTH 00 DEGREES, 46 MINUTES, 08 SECONDS WEST FOR THE WEST LINE OF THE WAL-MART LUCAS ADDITION.

- LEGEND**
- B<sub>1</sub> BOLLARD
  - EM<sub>1</sub> ELECTRIC METER
  - PP<sub>1</sub> POWER POLE
  - LS<sub>1</sub> LIGHT STANDARD
  - WM<sub>1</sub> WATER METER
  - WV<sub>1</sub> WATER VALVE
  - ICV<sub>1</sub> IRRIGATION CONTROL VALVE
  - FH<sub>1</sub> FIRE HYDRANT
  - FDC<sub>1</sub> FIRE DEPARTMENT CONNECTION
  - CO<sub>1</sub> CLEAN OUT
  - MH<sub>1</sub> MANHOLE
  - GM<sub>1</sub> GAS METER
  - TSC<sub>1</sub> TRAFFIC SIGNAL CONTROL
  - TSP<sub>1</sub> TRAFFIC SIGNAL POLE
  - TE<sub>1</sub> TELEPHONE BOX
  - TV<sub>1</sub> TV BOX
  - FP<sub>1</sub> FLAG POLE
  - VG<sub>1</sub> VALLEY GUTTER
  - PROPERTY LINE
  - O.H. POWER LINES
  - U/G TELEPHONE LINES
  - WATER
  - U/G WATER LINE
  - GAS
  - U/G GAS LINE
  - FENCE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING SPOT GRADES
  - PROPOSED SPOT GRADES
  - PROPOSED EROSION CONTROL
  - PROPOSED DRAINAGE DIVIDES

**PARKING TABULATION:**

PARKING RATIOS:  
BANK: 1 SPACE / 300 SF

PROPOSED BUILDING:  
BANK: 4,028 SF

REQUIRED PARKING:  
4,028 SF / 300 SF = 13.4  
TOTAL REQUIRED PARKING = 14

PARKING PROVIDED:  
47 REGULAR PARKING SPACES  
2 HANDICAPPED PARKING SPACES  
49 TOTAL PARKING SPACES PROVIDED

**NOTE:**  
ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.

F.M. 2551  
VARIABLE MOTH R-O-W  
(ASPHALT PAVEMENT)

**CAUTION!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-245-4545  
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

**BEFORE YOU DIG...**

**BENCH MARK LIST:**

BENCHMARK #1  
FOUND RAILROAD SPIKE IN THE WEST SIDE OF A TRAFFIC SIGNAL / POWER POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WEST LUCAS ROAD AND F.M. 2551.  
ELEVATION=644.00

WEST LUCAS ROAD  
VARIABLE MOTH R-O-W  
(ASPHALT PAVEMENT)

**FRANCHISE UTILITY NOTES:**  
1. GCEC - MICHAEL LAUER (903) 482-7183  
2. ATMOS ENERGY (GAS) - JOE CABEZUELA (972) 485-6234  
3. AT&T - JOHN MARSHALL (972) 569-4761

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE SCALE NOTES
KRG	KRG	2-15-13 AS SHOWN -

**PROJECT INFORMATION**  
1.454 ACRE TRACT  
LOT 2, BLOCK A,  
WAL-MART LUCAS ADDITION  
LUCAS, TEXAS  
COLLIN COUNTY  
WILLIAM SNIDER SURVEY,  
ABSTRACT No. 821

**ARCHITECT**  
THE SAMUEL GROUP ARCHITECTS  
8828 N. STEMMONS FREEWAY, SUITE 500  
DALLAS, TEXAS 75247  
MRS. NISHA ACKERMANN  
(214) 922-8012 PHONE  
(214) 922-9689 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 05160 ON 06/10/09. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

*Kelvin R. Gomez*



**KRG Civil Engineers, Inc.**

1700 REDBUD BLVD., SUITE 325  
MCKINNEY, TEXAS 75069

(972) 529-7005 PHONE  
(972) 529-7002 FAX  
KELLY@KRCIVIL.COM

FIRM REGISTRATION F-9131

**DIMENSIONAL CONTROL PLAN**  
BANK OF AMERICA  
LUCAS BANKING CENTER  
LOT 2, BLOCK A, WAL-MART LUCAS ADDITION  
COLLIN COUNTY, TEXAS

**SHEET NO.**  
C1.01



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, **August 08, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, September 5, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request by Bank of America for a site plan approval. The property to be considered is located in Collin County, Texas, and described as follows:

Lot 2 Block A of the Wal-Mart Lucas Addition. More commonly known as the North East corner of the intersection of West Lucas Road and Angel Parkway.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [kwingo@lucastexas.us](mailto:kwingo@lucastexas.us), or Fax 972-727-0091 and they will be presented at the Hearing.

*Kathy Wingo*, TRMC, MMC  
City Secretary



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: August 22, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of the minutes from the August 15, 2013 City Council meeting.

**RECOMMENDED ACTION:**

Approve as presented.

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to approve the minutes from the August 15, 2013 City Council meeting as presented.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City Council Meeting**  
**August 15, 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/Absent:

Mayor Rebecca Mark	Mayor Pro Tem Kathleen Peele (absent)
Councilmember Wayne Millsap (absent)	Councilmember Jim Olk
Councilmember Steve Duke	Councilmember Philip Lawrence
Councilmember Debbie Fisher	City Secretary Kathy Wingo
City Manager Jeff Jenkins	Development Services Director Joe Hilbourn
City Attorney Joe Gorfida	Finance Manager Liz Exum
Fire Chief Jim Kitchens	Public Works Director Stanton Foerster

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

**Citizens' Input**

1) Citizens' Input.

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

**Community Interest**

2) Items of Community Interest.

There was nothing to report during the Community Interest portion of the meeting.

**Regular Agenda**

3) Discuss and Consider the review and/or change of benefit options for Employee Benefit Services for fiscal year starting October 1, 2013 and ending September 30, 2014. **[Meehan]**

Brinson Benefits assisted the City of Lucas in a recent RFP (Request For Proposal) to determine if the City is offering the best options for the employees of the City of Lucas.

There were seven (7) major healthcare providers offering coverage for the City. After a review of the choices, the results showed that a 19% decrease occurred if an increase to the current deductible to 10 times what it is today to a 48% increase in premiums.

Management felt that it would be unrealistic to increase the deductible because options for family are not affordable. Coverage to families still are untouchable for most of the City's employees. Some cities are supplementing the cost of the family coverage.

Staff is proposing to change providers on some of the supplemental insurance to save some money for the City and actually results in better coverage for the employees.

Staff did find a need to review our plans that are governed by the IRS Revenue Code Section 125, because there is specific plan documentation required along with providing for a non-discrimination testing which cannot be located. Brinson will bring the City into compliance.

Brinson has initiated the City employees with Consult-A-Doc and Purple Card Patient Advocacy programs. The Consult-A-Doc covers up to five (5) people who live in the same home coverage. There is no cost to the employee and can aid in determining if a regular doctor's visit is required. The Purple Card can help with some difficult cases in trying to get a conclusion that benefits the employee.

Demetra Bell-Runnels is a Senior Benefits Strategist for Brinson Benefits. She will explain the RFP options and the cost benefits.

Staff recommends approval of the recommended policies based on Brinson's expertise and analysis.

Demetra Bell-Runnels presented the Council with three (3) options to consider:

Option 1 – Renew with TML, 3% increase, benefit to remain the same.

Option 2 – Alternate to TML, -19.69% decrease, \$1,000 deductible, \$25 office visit co-pay.

Option 3 – Alternate to TML, -22.10% decrease, \$1,500 deductible, \$25 office visit co-pay.

Staff is recommending Option 1, renewing with TML for medical options.

Staff also recommends changing to Dental Select for a cost savings to the City of - 12.71% and better coverage for the employee.

For the vision plan, Staff recommends Block Vision, three rate guarantee with small co-pays, larger reimbursements with a -17% cost savings to the City.

Staff recommends staying with TML for Life and Short Term Disability Insurance.

**MOTION:** Councilmember Jim Olk made a Motion to approve Staff recommendations for medical, dental, vision, life insurance and short-term disability. Councilmember Debbie Fisher seconded the Motion. Motion carried. Vote: 5-0.

## Supplemental Agenda

Discuss and Consider the approval of a Development Agreement between the City of Lucas and Megatel Homes III, LLC regarding waterline improvements and right-of-way dedications. **[Hilbourn]**

JJ Singh, representing Megatel Homes, is proposing a development agreement to provide for a property that is 239 acres plus or minus. The property is currently zoned R-1. The agreement would cover public improvements.

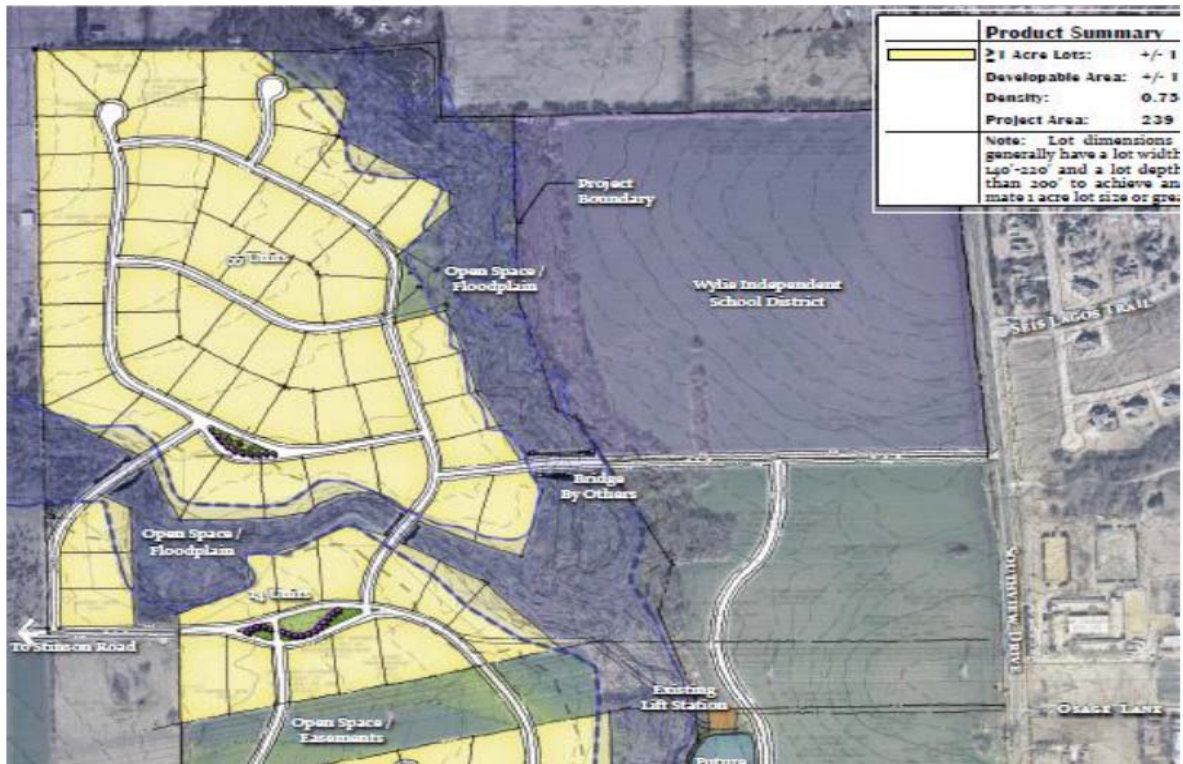
Per the approved Water Master Plan, the water main along Parker Road should be upgraded from its current size of 6" to a 10" line. The proposed agreement covers when the line would be installed. Staff recommended that the line be installed by the time forty (40) lots are built out. Megatel is asking to wait until all of Phase I is complete, fifty (51) lots. The agreement calls out for the developer to be reimbursed the cost of the line upgrade with impact fees.

Proposed Layout – Southern 1<sup>st</sup> Phase:





Proposed Layout – 2<sup>nd</sup> Phase:



Staff is recommending that the agreement be approved with the change to date of installation of waterline improvement prior to completion of fifty (51) homes.

**MOTION:** Councilmember Debbie Fisher made a Motion to approve the Development Agreement between the City of Lucas and Megatel Homes III, LLC regarding waterline improvements and right-of-way dedications with a change to date of installation prior to completion of 51 homes. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote: 5-0.

## Public Hearings

- 4) Public Hearing for adopting the Tax Rate and levying the Ad Valorem Taxes for the Fiscal Year 2013 – 2014 to provide revenue for the payment of current expenditures. (Proposed Tax Rate is 0.355616; Current Tax Rate is 0.374177) **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held on September 5, 2013] [Exum]**

The Public Hearing was opened at 7:36 p.m.

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

The Public Hearing was closed at 7:36 p.m.

No action required.

- 5) Public Hearing/Discuss and Consider the proposed Operating Budget for the Fiscal Year beginning October 1, 2013 and ending September 30, 2014. **[Copy of proposed budget available at City Hall upon request and currently posted on the City's website. 1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held on September 5, 2013] [Exum]**

The Public Hearing was opened at 7:37 p.m.

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

The Public Hearing was closed at 7:37 p.m.

No action required.

- 6) Public Hearing/Discuss and Consider the unilateral annexation of a property in Collin County, Texas, BEING A TRACT OF LAND OUT OF THE L.P. TURNER SURVEY, ABSTRACT NO. 901 AND THE J. GRAY SURVEY, ABSTRACT 349, SITUATED IN COLLIN COUNTY, TEXAS, AN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; Beginning at a point in the north line of Parker Road, said point being the southeast corner of Kirkland Estates West, an addition to the City of Lucas, Texas, according to the plat recorded in volume 10, page 74 of the Map Records, Collin County, Texas, in iron rod for corner; THENCE North 00°11'27" West along the east line of said Kirkland Estates West, a distance of 1,816.50 feet to a corner of said Addition, an iron rod for corner; THENCE North 89°00'00" east, a distance of

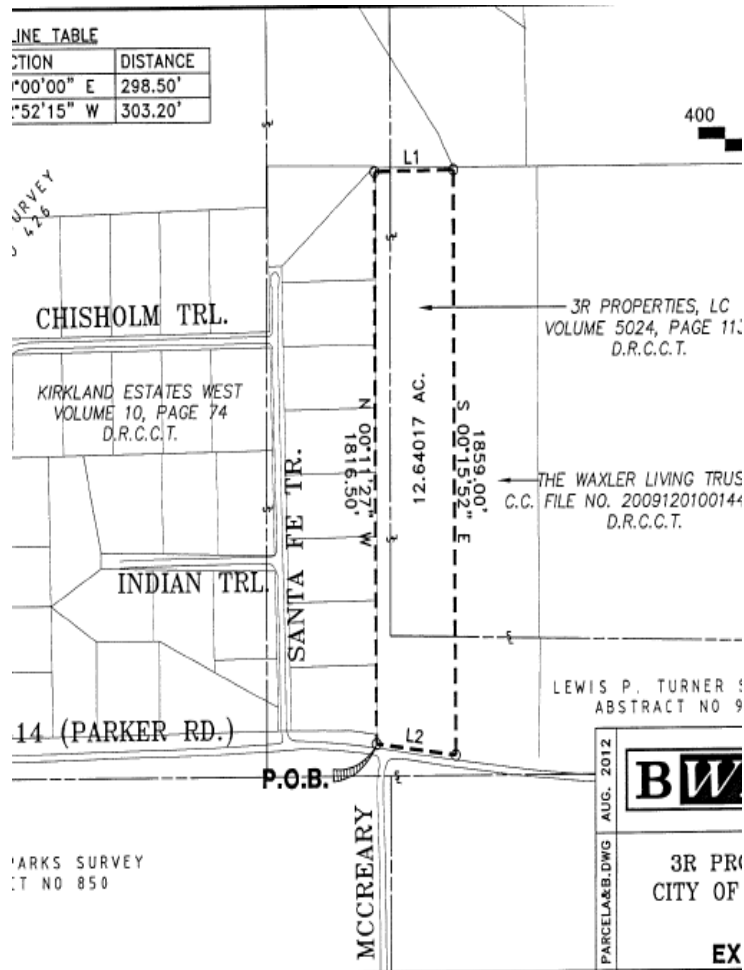
298.50 feet to an iron rod for corner; THENCE South 0°15'52" East, a distance of 1,859.00 feet to a point in the North line of Parker Road, an iron rod for corner; THENCE North 82°52'15" West, along said line of Parker Road, a distance of 303.20 feet to the POINT OF BEGINNING and containing 550,606 square feet or 12.64017 acres of land. More commonly known as the 3R property. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held on September 5, 2013] [Hilbourn]**

The Public Hearing was opened at 7:38 p.m.

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

The Public Hearing was closed at 7:38 p.m.

No action required.



- 7) Public Hearing/Discuss and Consider the unilateral annexation of a property in Collin County, Texas, BEING A 9.973 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE JOHN McKINNEY SURVEY, ABSTRACT NO. 596, BEING PART OF A CALLED 38.38 ACRE TRACT AS DEEDED TO J.C. AND OLLIE TOMBERLINE AND RECORDED IN VOLUME 595, PAGE 205 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING THE SAME TRACT OF LAND AS DEEDED TO ROGER A. STEVENS AND JANIS H. STEVENS AND RECORDED IN VOLUME 5476, PAGE 4796 DRCCT: BEGINNING at a point for corner in the center of a public road, said corner also being the Northwest corner of said John McKinney Survey; THENCE North 89°22'24" East, with North line of said McKinney Survey, for a distance of 1170.76 feet to a point for corner; THENCE South 1°04'22" East, for a distance of 364.00 feet to a point for corner at a fence corner; THENCE South 88°47'24" West, partially with a fence line, for a distance of 1177.77 feet to a point for corner in the center of said public road; THENCE North, 376.00 feet to the POINT OF BEGINNING and containing 434,444.9 square feet or 9.973 acres of land, more or less or more commonly known as the Stevens property. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held on September 5, 2013] [Hilbourn]**

The Public Hearing was opened at 7:38 p.m.

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

The Public Hearing was closed at 7:38 p.m.

No action required.



- 8) Public Hearing/Discuss and Consider the petition filed by D.R. Horton Homes requesting annexation of a parcel of land located on Stinson Road further described as Stinson Highlands Phase II generally located at the intersection of Highland Drive and Inverness Lane, consisting of 43 lots, and 66.1034 acres out of the John Grey Survey, ABS No. 349, Lewis P Turner Survey, ABS No. 901; George Gunnel Survey, ABS No. 352, Collin County, Texas. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held on September 5, 2013] [Hilbourn]**

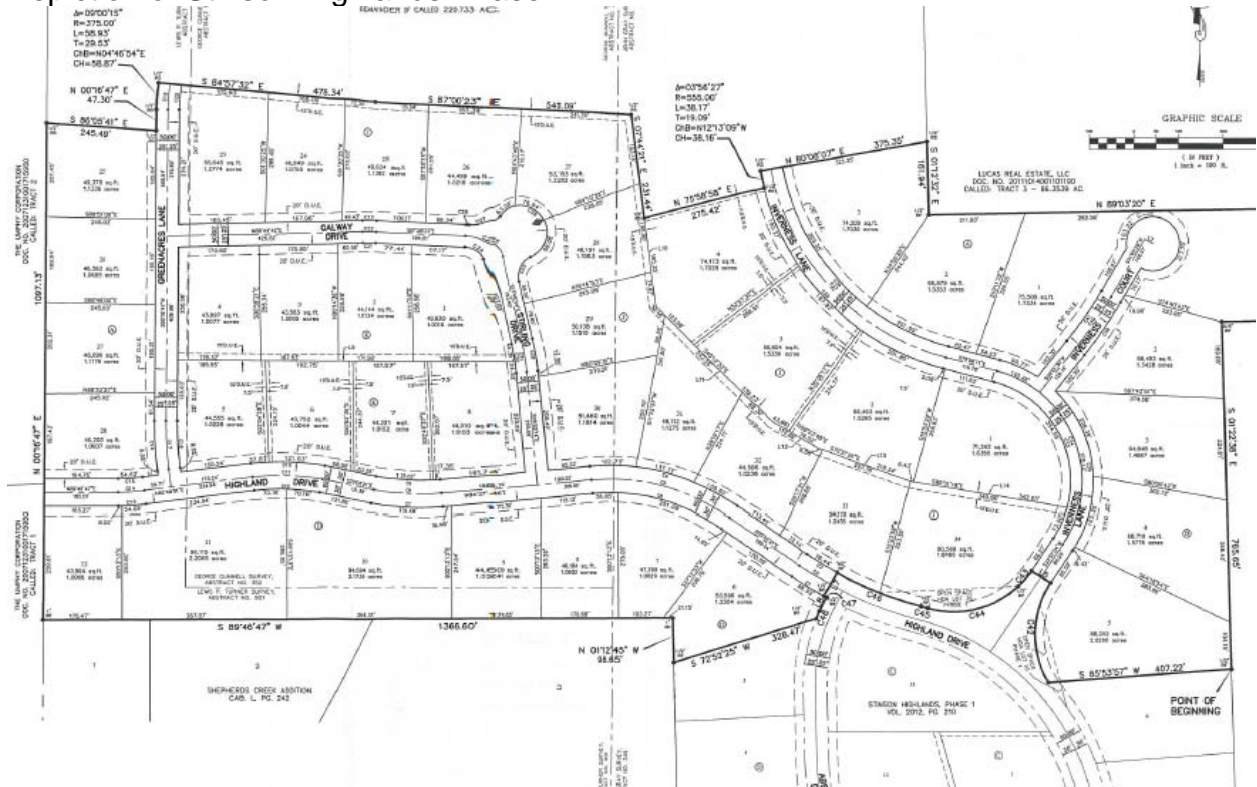
The Public Hearing was opened at 7:39 p.m.

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

The Public Hearing was closed at 7:39 p.m.

No action required.

Depiction of Stinson Highlands Phase II:



## Regular Agenda

- 9) Discuss and Consider the re-alignment for the Chief of the City of Lucas' Fire Department to be a direct report to the City Council. **[Lawrence]**

Councilmember Philip Lawrence stated that this action would actually require a vote by the citizens of Lucas since the Fire Chief's position is called out in the Home Rule Charter.

Councilmember Philip Lawrence wants the Fire Chief to be given the authority to conduct the necessary activities of the position. Councilmember Lawrence feels that this position does not need to be supervised by the City Manager.

Mayor Rebecca Mark stated that Council cannot make this decision.

The City Attorney stated that the City Manager, City Secretary, City Attorney, and Municipal Court Judge currently are the only positions that directly report to the City Council per the Home Rule Charter. This change would have to be put on a ballot for a vote by the citizens.

Mayor Rebecca Mark said that Council should not discuss this tonight; but if Councilmember Lawrence wishes to submit the proposed charter amendment to the City Manager or City Attorney, who are compiling a list of charter changes, he can do so and Council can then discuss the list of proposed charter amendments at a later date.

Councilmember Debbie Fisher said at one time Council had oversight of the Fire Chief. There was at that time a feeling that the Fire Department was divided from City Hall. Councilmember Fisher does not want that to happen again, and therefore, could not support this change.

Councilmember Olk agrees with Councilmember Fisher. The citizens voted on the Home Rule Charter and decided on the reporting structure for the Fire Chief.

Councilmember Duke agrees with Councilmember(s) Debbie Fisher and Jim Olk.

Mayor Rebecca Mark agrees with the previous comments. It is difficult to have seven different bosses one would almost need to have a dotted line reporting structure.

No action taken.

- 10) Discuss and Consider the approval of the minutes from the August 1, 2013, City Council Regular meeting. **[Wingo]**

**MOTION:** Councilmember Jim Olk made a Motion to approve the minutes from the August 1, 2013, City Council Regular meeting. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 5-0.

11) Discuss and Consider recycling options and/or approve Amendment No. 4 to the Interlocal Agreement between the City of Lucas and Collin County for Recycling Roll-Off Container. **[Jenkins]**

City Manager Jeff Jenkins asked Council, "What is the goal in promoting recycling?" Is it to provide a service to the Lucas resident? Is it to provide a service to Collin County residents? Or perhaps, both.

The recycle dumpsters currently located behind old City Hall, 151 Country Club, costs the City \$20,000 plus the indirect man-hours annually. Weekly the Public Works Staff has removed non-recyclables such as tires, motor oil, and paint. These dumpsters are providing a convenience for Collin County residents but who are not necessarily citizens of Lucas.

Pictures taken just two weeks ago at the site:



Staff presented several options that Council might consider:

1. Refer residents to current program provided by Barnes Waste Disposal
  - a. 29% of current trash accounts or 535 currently participating in recycle program
  - b. Cost to the resident is \$4.35/month or \$51.60/year
  - c. Program is voluntary

2. Implement a mandatory program for all residents at a cost of \$4.15 per unit
  - a. Residents would use own can or clear/clear blue recycle bags for collection (available for purchase at City Hall)
  - b. Barnes may have some startup cost if they buy the containers.
3. Use current funds to subsidize the cost of the blue recycle bags.
4. Use current funds to subsidize a portion of the monthly \$4.15 cost.
5. Ask other (Wal-Mart, Lovejoy ISD, etc.) to establish a recycling program.
6. Stop participation with Collin County/IESI and roll the funds back into the General Fund.

**MOTION:** Councilmember Debbie Fisher made a Motion to deny Amendment No. 4 to the Interlocal Agreement between the City of Lucas and Collin County for Recycling Roll-Off Container and authorize the City Manager to terminate the current agreement effective September 30, 2013. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 5-0.

- 12) Discuss and Consider the approval of Amendment No. 6 to the Interlocal Agreement between the City of Lucas and Collin County for On-Site Sewage Facility (OSSF).  
**[Jenkins]**

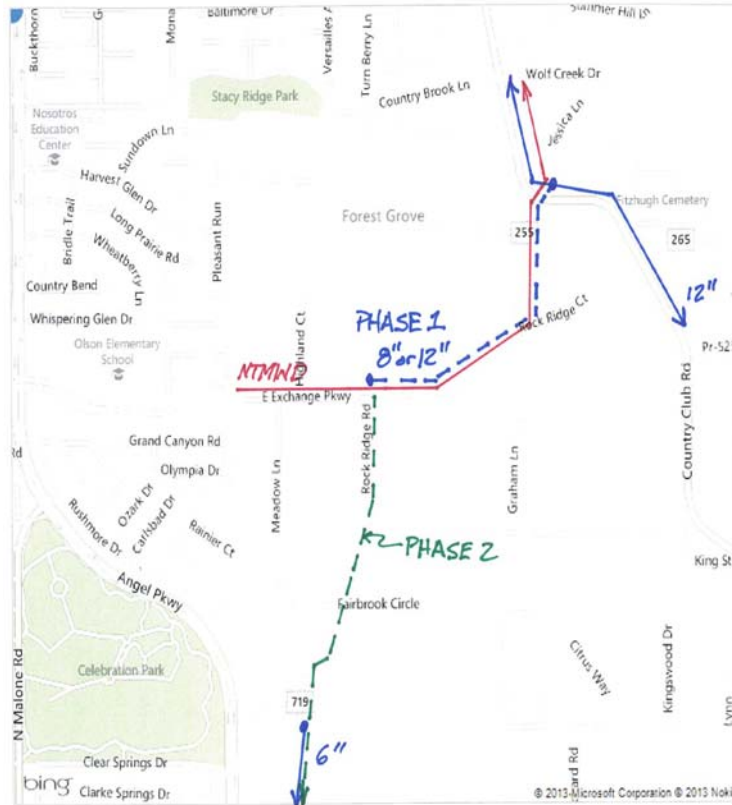
**MOTION:** Councilmember Jim Olk made a Motion to approve Amendment No. 6 to the Interlocal Agreement between the City of Lucas and Collin County for On-Site Sewage Facility (OSSF) and direct City Manager to speak to someone with Collin County to request an improvement be made for enforcement of various issues that arise. Councilmember Debbie Fisher seconded the Motion. Motion carried. Vote: 5-0.

- 13) Discuss and Consider the approval of an agreement for Professional Services between the City of Lucas and Freese and Nichols, Inc. for design of Rock Ridge Road Waterline Improvements. **[Foerster]**

Phases of the waterline improvements:







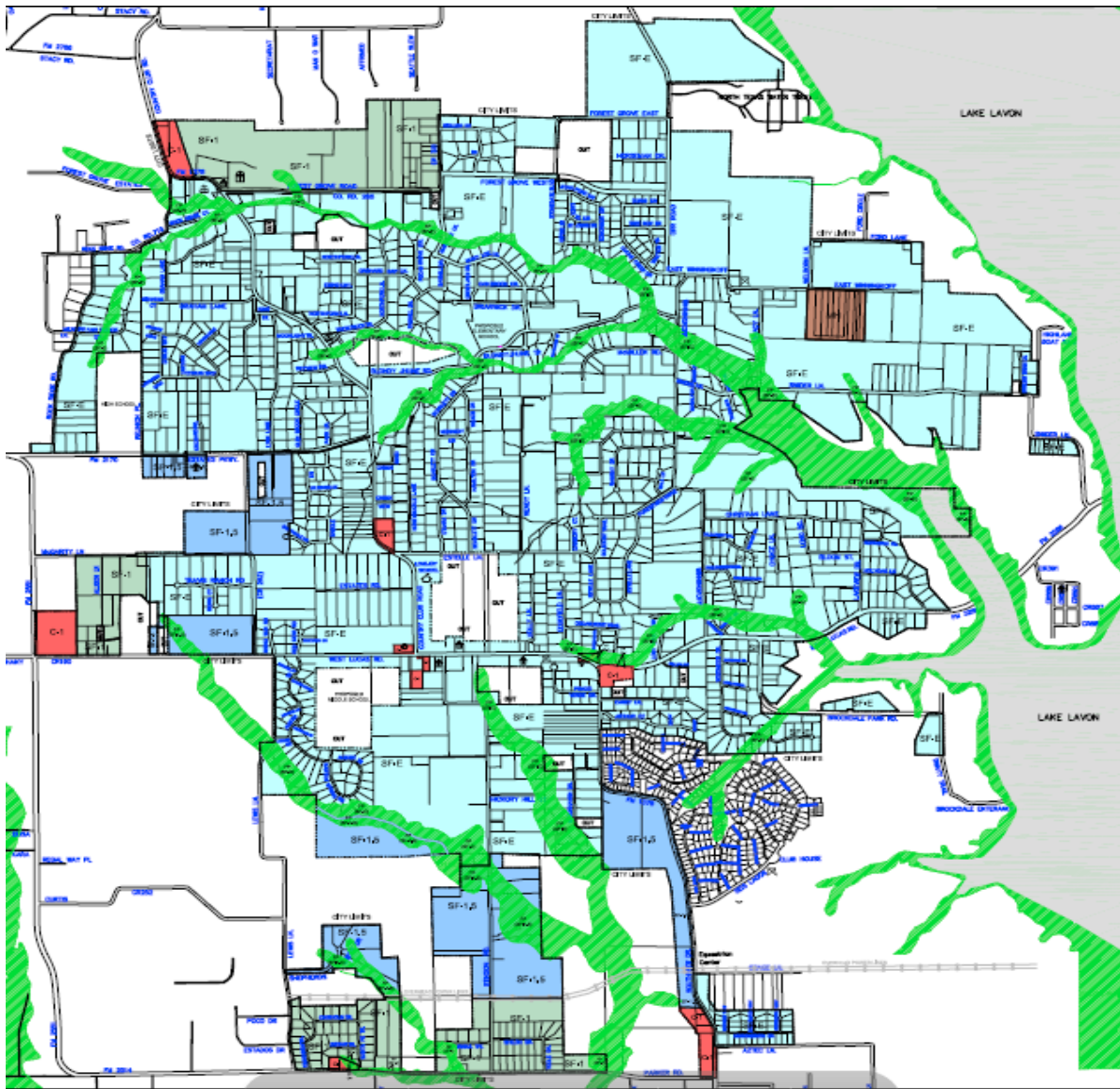
North Texas Municipal Water District is going to build a 60” waterline used to supply water to McKinney. The City has a unique opportunity to share the construction easement to install a waterline to service the homes in this area that get their water from the City of Lucas. The City services about sixty (60) homes within the Allen ETJ via the current 4” waterline.

**MOTION:** Councilmember Debbie Fisher made a Motion to approve an agreement for Professional Services between the City of Lucas and Freese and Nichols, Inc. for design of Rock Ridge Road Waterline Improvements with the final approval of the City Attorney and authorize the City Manager to execute said agreement. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 5-0.

14) Discuss and Consider the annexation of parcels located in the city's ETJ, and expanding our ETJ along with parts of Lake Lavon and Bratonia Park (east side of Lake Lavon). **[Hilbourn]**

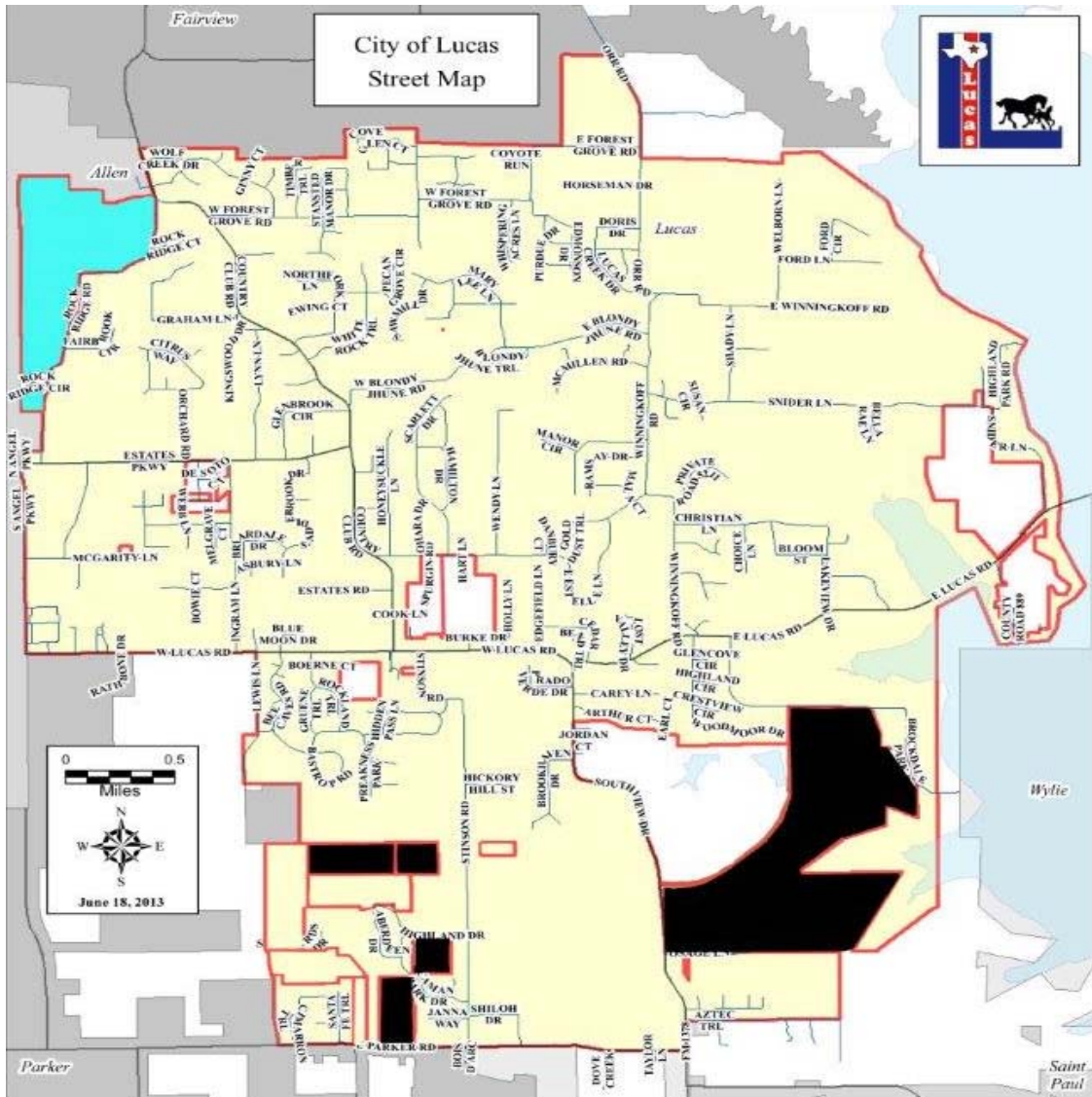
Staff has completed the first three rounds of annexation. Staff is now seeking direction from Council on the next phase of annexations.

This is how the City looked prior to the start of annexations (see next page):



Annexations by year:

2011	3 properties annexed	27.654 acres
2012	28 unilateral annexations 2 voluntary annexations	1,176.89 acres 231.03 acres
2013	2 unilateral annexations 1 voluntary annexation	22.62 acres 66.11 acres



Yellow – is in the city limits

Black – has an approved development agreement providing for annexation

White – is available for annexation

Blue – property with a boundary agreement with City of Allen that Staff proposes being amended/altered.

The City started with the ability to annex 30% of the city. The City may unilateral annex up to 10% but may roll over from year to year up to a maximum of 30%. 2011 was the first year that the City used unilateral annexations. Any voluntary annexation do not count against this maximum of 30%.

2011, started with 30%, less than 1% used, rolled over 29+%

2012, started with 30%, used 14.72%, rolled over 15.28%

2013, started with 25+%, used less than 1%, 24+% remaining.

A list of proposed annexations with acreages follows:

Edgewood Estates	41 acres
Cimarron	32.15 acres
Claremont Springs Phase I	26 acres
Lakeview Downs	148.7 acres

Total acreage of 247.85 acres, using 2% of the 24%, leaving 22% available.

Part of Lake Lavon and Bratonia Park 600 acres

This would use 6%, leaving 16% available for later annexations.

Value added to the City with the annexation of Edgewood Estates:

Assessed land value	\$27,972,761
City Taxes based on above	\$104,897.85
Water Sales (out-of-city rates)	\$131,520
Water Sales (in-city rates)	\$87,680
Loss to Water Fund	\$43,840
Gain to General Fund	\$104,897.85
Gain after Water Revenue loss	\$61,058.85

Value added to the City with the annexation of Cimarron:

Assessed land value	\$14,263,858
City Taxes based on above	\$53,388.22
Water Sales (out-of-city rates)	\$79,541
Water Sales (in-city rates)	\$53,027.33
Loss to Water Fund	\$26,513.67
Gain to General Fund	\$53,388.22
Gain after Water Revenue loss	\$26,874.55

Value added to the City with the annexation of Claremont Springs Phase I:

Assessed land value	\$10,831,320
City Taxes based on above	\$40,617.45
Water Sales (out-of-city rates)	\$44,254
Water Sales (in-city rates)	\$29,502.67
Loss to Water Fund	\$14,751.33
Gain to General Fund	\$40,617.45
Gain after Water Revenue loss	\$25,866.12

Additional expense to consider with Claremont Springs' annexation would be \$62,500 to repair drainage issues in Claremont Springs Phase I.

New ETJ to the east if approved:



The advantages would be that no one could annex into the City's ETJ; no one may form a municipality in the City's ETJ without prior consent; total gain to General Fund, \$198,903.52; total loss from Water Fund, \$85,105; with a net gain of \$113,798.52.

One disadvantage being the expense to repair the drainage issue in Claremont Springs Phase I in the amount of \$62,500.

Councilmember Debbie Fisher stated that when the annexations began it was a goal to control development. Cimarron, Edgewood Estates and Claremont Springs Phase I is already developed. Councilmember Fisher feels that there is no benefit to annexing these developments at this time.

Councilmember Philip Lawrence agreed with Councilmember Fisher, there are no benefits to the City.

Councilmember Jim Olk disagreed saying that there would be a gain to the General Fund, \$255K which would go a long way in funding the Fire Department. The houses are already there so the City knows what we are getting. Councilmember Olk said he is interested in the full annexation plan being proposed.

Councilmember Steve Duke agrees with Councilmember Olk. Councilmember Duke went on to say that people he knows that bought in these developments thought they were buying into the City of Lucas.

Mayor Rebecca Mark is in agreement with the proposed annexation package.

**MOTION:** Councilmember Jim Olk made a Motion for Staff to proceed with the annexation of parcels located in the city's ETJ, and expanding our ETJ along with parts of Lake Lavon and Bratonia Park (east side of Lake Lavon). Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 3-2, Councilmember(s) Philip Lawrence and Debbie Fisher voting NAY.

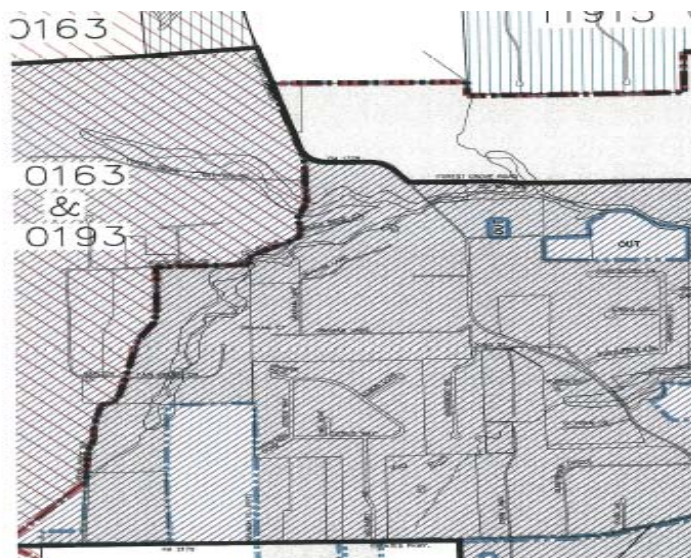
15) Discuss and Consider an amendment to an existing boundary agreement between the City of Lucas and the City of Allen to include parcels on the west side of Rock Ridge Road. **[Hilbourn]**

The City of Lucas and the City of Allen currently have a boundary agreement, approved in 1984, that runs to the east side of Rock Ridge Road. Staff is proposing an amendment to that agreement to include parcels on the west side of Rock Ridge Road currently in the city's ETJ.

The area is currently served by a mixed CCN, but is located within the City of Allen's ETJ.

There are plans to add a new water main down Rock Ridge Road. Water service is provided to the residents on Fairbrook by the City of Allen, which is outside their CCN. Residents west of Rock Ridge Road get their water from the City of Lucas.

CCN for the area:



The area shown in the aqua is the area Staff is recommending moving into the City's ETJ:



**MOTION:** Councilmember Jim Olk made a Motion to approve an amendment to an existing boundary agreement between the City of Lucas and the City of Allen to include parcels on the west side of Rock Ridge Road and authorize City Manager to begin negotiations with the City of Allen to relinquish ETJ. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 5-0.

16) Discuss and Consider the approval of a contract between the City of Lucas and Collin County, Texas, for Fire Protection Services in Unincorporated Fire District. **[Kitchens]**

The contract shows no big changes to the process, however, the way the payments are divided will be a change for the City of Lucas. Payments will be based on population.

**MOTION:** Councilmember Jim Olk made a Motion to approve the contract between the City of Lucas and Collin County, Texas, for Fire Protection Services in Unincorporated Fire District with the amended map. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 5-0.

17) Adjournment.



**MOTION:** Councilmember Debbie Fisher made a Motion to adjourn the meeting at 9:13 p.m. Councilmember Jim Olk seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the City Council on September 5, 2013.

---

Rebecca Mark  
Mayor

ATTEST:

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Kathy Wingo, TRMC, MMC  
City Secretary



# City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: \_\_\_\_\_

Date Prepared: August 22, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approve the landscape plan for Bank of America, Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

**RECOMMENDED ACTION:**

Approve as presented.

**SUMMARY:**

See attached.

Kelly Gomez on behalf of Bank of America in compliance with the City's Zoning Use Chart, and the City's Code of Ordinances, has filed a landscape plan for approval for a parcel located in Lot 2 block A of the Wal-Mart Lucas Addition.

**MOTION:**

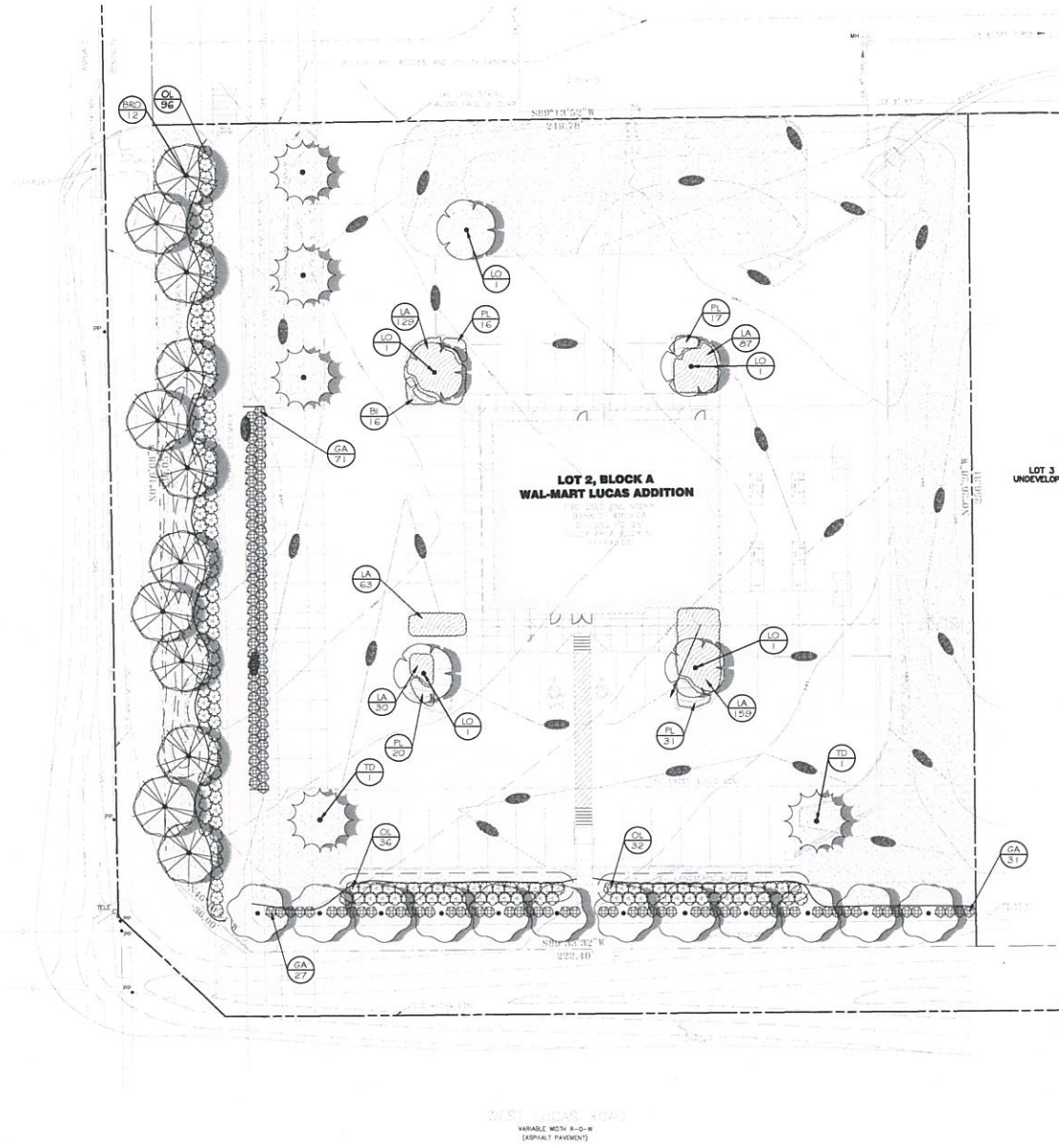
I make a Motion to approve the landscape plan for Bank of America, Lot 2, Block A of the Wal-Mart Lucas Addition, located at the northeast corner of W. Lucas Road and Angel Parkway intersection.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**PLANT SCHEDULE**

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE	QTY
	BRD	Burr Oak / Quercus macrocarpa	CONT.	4" Cal	12-14' Ht.	12
	SHO	Shumard Red Oak / Quercus shumardi or transplant as noted	CONT.	4" Cal	12-14' Ht.	12
	LO	Live Oak / Quercus virginiana or transplant as noted	CONT.	4" Cal	12-14' Ht.	5
	TD	Bald Cypress / Taxodium distichum	CONT.	4" Cal	12-14' Ht.	5
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
	GA	Glossy Abelia / Abelia grandiflora 36" Ht.	7 gal	129		
	OL	Pink Dwarf Oleander / Nerium oleander	3 gal	164		
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
	PL	Purple Lantana / Lantana montevidensis	1 gal @ 18" oc	84		
	LA	Aztec Grass / Linopse muscan "Aztec"	1 gal @ 18" oc	468		
	BI	Black-Eyed Susan / Rudbeckia hirta fulgida	1 gal @ 21" oc	16		
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
	BFF	Buffalo Grass / Buchloe dactyloides "GOB" sod		18,326 sf		

**GENERAL LANDSCAPE NOTES:**

- The General Contractor is responsible for removing all vegetation and leaving all landscape areas at four inches below final grade. The Landscape Contractor will provide and spread a compacted four inch depth of a sandy topsoil to all turf areas - bringing these areas to top of curb / final grade (compacted). The turf soil specification is not required for the large turf area on the West side of the parcel, or within the pond limits. The Landscape Contractor will provide and install a six inch depth of planting mix to all planting beds - crowning for proper drainage. (See specifications for more detailed instruction on turf area and planting bed preparation).
- A three inch depth of fine shredded hardwood mulch will be used as a topdressing for all planting beds and tree rings.
- Landscape Contractor shall make own plant quantity take-offs using drawings, specifications, and plant schedule. Plant schedule requirements (i.e. spacing) dictate, unless otherwise directed by the landscape designer. Landscape Contractor to verify bed measurements and install appropriate quantities as governed by the plant spacing per the schedule. Ensure all minimum requirements of the local governing authority are met (i.e. minimum plant quantities).
- No substitutions of plant materials will be allowed. If plants are not available, the Landscape Contractor shall notify the Landscape Designer in writing (via proper channels). Plants may be inspected and approved or rejected on the jobsite by the Owner or Owner's Representative.
- Sod all disturbed turf areas within and outside of property limits.
- Landscape Contractor is responsible for the landscape maintenance of this project for 90 days beyond final acceptance of landscaping. Landscape maintenance to include WEEKLY site visits to mow turf areas, weed all mulched areas, prune shrubs and groundcovers, treat for insects and diseases, and monitor/adjust the irrigation system.
- Should areas not be covered by an automatic irrigation system, Landscape Contractor is responsible for watering these areas and obtaining a full stand of grass at no additional cost to the Owner. To achieve acceptance, a full stand of grass must reach a minimum height of 1-1/2 inches and there shall be no bare areas larger than twelve square inches.
- All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the Landscape Contractor. All grading of areas along all building areas must absolutely have positive slope away from the building. In no case shall any planting bed be constructed along an edge of a building that will impede water flow away from the building. If planting beds are located at the edges of the building, the Landscape Contractor shall make sure that these areas drain properly (surface and subsurface). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

**KEY NOTES**

**Bank of America  
Lucas  
New Store**

West Lucas Road @ FM 2551  
Lucas, Texas

SERIAL NUMBER:  
NRSP VERSION: 2.0  
BULLETIN: 41



ARCHITECTURE ■ PLANNING ■ INTERIORS

8828 NORTH STEMMONS FREEWAY  
SUITE 500  
DALLAS, TEXAS 75247  
TEL: (214) 922-8012  
FAX: (214) 922-9689

**EVERGREEN  
DESIGN GROUP**  
Landscape Designers & Consultants



1 (800) 480 6630  
2500 CityWest Blvd, Ste 300  
Houston, TX 77042  
www.landscape-consultants.net

Issue	Date & Issue Description	By	Check
0	05/16/2013	DR	RM
ISSUE FOR CONSTRUCTION			

**SHEET NOTES**

CITY OF LUCAS, TEXAS  
LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA:  
15% Site Area must be Landscape Area  
63,334 x 15% = 9,500 sf Required  
24,141 sf Provided (38%)

STREET FRONTAGE:  
1. Street Trees & 2. Shrubs per 20' of Frontage  
FM 2551 @ 507' If  
12 Trees Required  
12 Trees Provided  
56 Shrubs Required  
56 Shrubs Provided

W. Lucas St. @ 235' If  
12 Trees Required  
12 Trees Provided  
56 Shrubs Required  
56 Shrubs Provided

PARKING LOT SCREENING:  
1. Street Trees & 2. Shrubs per 20' of Frontage  
FM 2551 @ 1118' If  
6 Trees Required  
6 Trees Provided (2 used for street frontage)  
49 Shrubs Required  
71 Shrubs Provided

W. Lucas St. @ 235' If  
7 Trees Required  
7 Trees Provided (5 used for street frontage)  
56 Shrubs Required  
56 Shrubs Provided (34 used for street frontage)

PARKING LOTS:  
Min. 5% Landscape Area  
17,348 sf x 5% = 867 sf Required  
1,002 sf Provided

1 Tree per 10 Parking Spaces  
49 / 10 = 5 Trees Required  
5 Trees Provided



**BUFFALO GRASS INSTALLATION**  
CONTRACTOR SHALL VERIFY WITH THE SOD SUPPLIER THE WATERING SCHEDULE FOR NEWLY INSTALLED BUFFALOGRASS SOD. THE CONTRACTOR SHALL REPLACE ANY SECTIONS OF SOD, AT NO CHARGE TO THE PROPERTY OWNER, WHICH FAIL TO THRIVE DUE TO IMPROPER WATERING.

BANK OF AMERICA - LUCAS - NEW STORE

Seal/Signature

Project Name: LUCAS  
Project Number: 1225233

Prototype Layout

UNIQUE  
CAD File Name

Description

Scale

LANDSCAPE PLAN  
LP1



# City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: \_\_\_\_\_

Date Prepared: August 22, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of the preliminary plat of a portion of the first phase for Inspiration Development, formerly known as the Hanover Property and Huffine Development. The parcels are part of the Leroy Farmer Survey ABS 334, Mark Morris Survey ABS 561, and Orpha Shelby Survey ABS 799.

**RECOMMENDED ACTION:**

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to .....

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

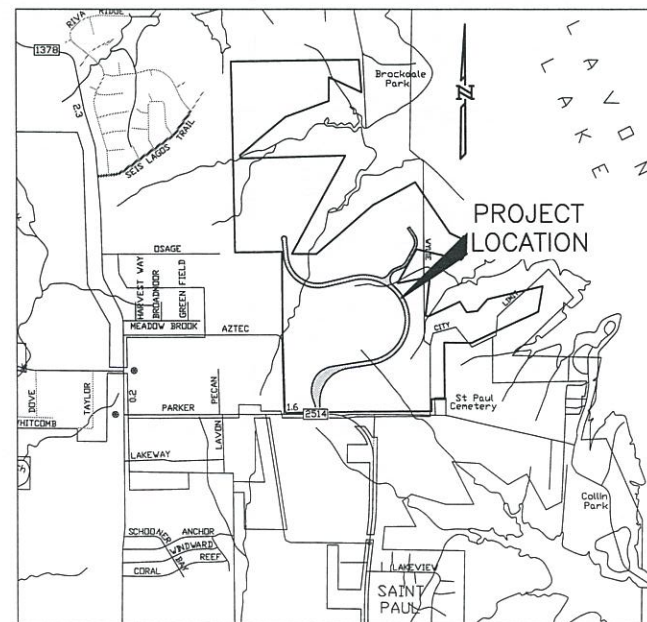
City Manager: \_\_\_\_\_ / \_\_\_\_\_

# PRELIMINARY PLAT FOR INSPIRATION MASTER INFRASTRUCTURE

CITY OF WYLIE ETJ, CITY OF LUCAS ETJ  
& TOWN OF ST PAUL ETJ  
COLLIN COUNTY, TEXAS

JUNE 2013

IN:



VICINITY MAP  
1" = 2000'

SHEET INDEX

1. COVER SHEET
2. PRELIMINARY PLAT
3. LEGAL DESCRIPTION
4. PRELIMINARY PAVING & DRAINAGE LAYOUT
5. PRELIMINARY OFFSITE DRAINAGE LAYOUT
6. PRELIMINARY WATER PLAN
7. PRELIMINARY SANITARY SEWER PLAN

OWNER/DEVELOPER  
PARKER LAKESIDE, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
214.750.1800

PLANNER  
MESA DESIGN GROUP  
1807 ROSS AVENUE  
DALLAS, TEXAS 75201  
214.871.0568

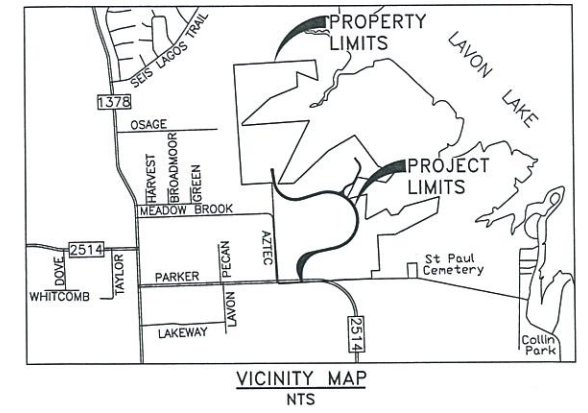
ENGINEER:  
**JACOBS**

7950 ELMBROOK DRIVE DALLAS, TX  
75247-4961  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration #2966

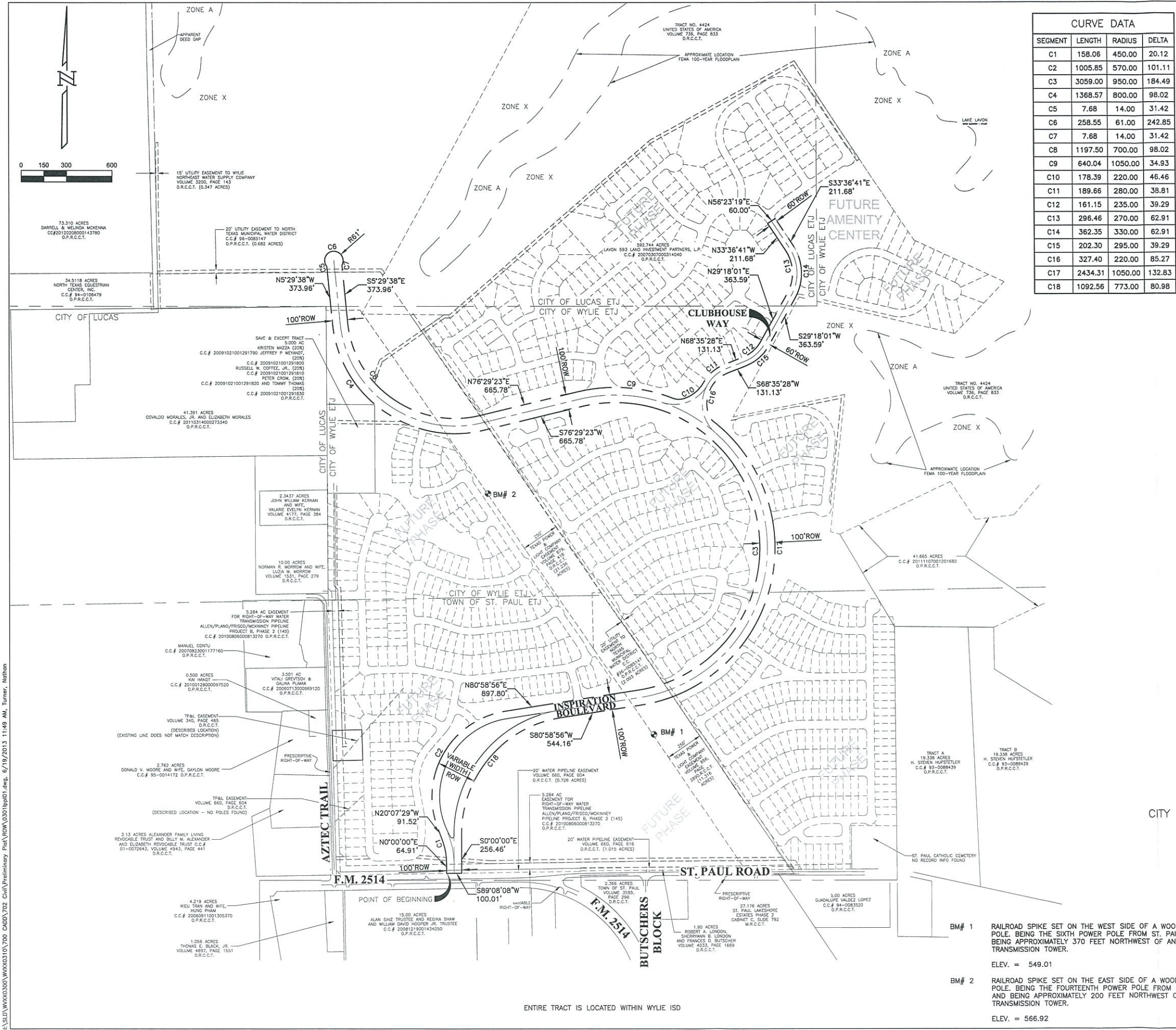
JUNE 2013 SCALE: N/A SHEET 1 OF 7

PROJECT NO WVXX0310

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CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C1	158.06	450.00	20.12
C2	1005.85	570.00	101.11
C3	3059.00	950.00	184.49
C4	1368.57	800.00	98.02
C5	7.68	14.00	31.42
C6	258.55	61.00	242.85
C7	7.68	14.00	31.42
C8	1197.50	700.00	98.02
C9	640.04	1050.00	34.93
C10	178.39	220.00	46.46
C11	189.66	280.00	38.81
C12	161.15	235.00	39.29
C13	296.46	270.00	62.91
C14	362.35	330.00	62.91
C15	202.30	295.00	39.29
C16	327.40	220.00	85.27
C17	2434.31	1050.00	132.83
C18	1092.56	773.00	80.98



PRELIMINARY PLAT FOR REVIEW  
PURPOSES ONLY

**PRELIMINARY PLAT  
FOR  
INSPIRATION  
MASTER INFRASTRUCTURE**

22.875 ACRES  
OUT OF THE  
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,  
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,  
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799  
IN THE  
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)  
& TOWN OF ST PAUL ETJ (10.084 AC)  
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: PARKER LAKESIDE, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
214.750.1800

PLANNER: MESA DESIGN GROUP  
1807 ROSS AVENUE  
DALLAS, TEXAS 75201  
214.871.0568

ENGINEER:  
**JACOBS**

7950 ELMBROOK DRIVE DALLAS, TX  
75247-4961  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration #2966  
JUNE 2013 SCALE: 1"=300' SHEET 2 OF 7

- BM# 1 RAILROAD SPIKE SET ON THE WEST SIDE OF A WOODEN POWER POLE. BEING THE SIXTH POWER POLE FROM ST. PAUL ROAD AND BEING APPROXIMATELY 370 FEET NORTHWEST OF AN ELECTRIC TRANSMISSION TOWER.  
ELEV. = 549.01
- BM# 2 RAILROAD SPIKE SET ON THE EAST SIDE OF A WOODEN POWER POLE. BEING THE FOURTEENTH POWER POLE FROM ST. PAUL ROAD AND BEING APPROXIMATELY 200 FEET NORTHWEST OF AN ELECTRIC TRANSMISSION TOWER.  
ELEV. = 566.92

I:\SLD\WVX0310\10\_700\_CADD\702\_Civil\Preliminary\Plat\WVX0310\10\_700.dwg, 6/19/2013 11:49 AM, Turner, Nathan

BEING A 22.875 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334, THE MARK MORRIS SURVEY, ABSTRACT NO. 561, AND THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND, DESCRIBED IN DEED TO PARKER LAKESIDE, LLC. AS RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, PART OF A 101.195 ACRE TRACT OF LAND CONVEYED AS TRACTS 3 AND A 43.849 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 22.875 ACRE TRACT WITH THE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 5, AND A COMMON EXTERIOR EL CORNER OF SAID 321.159 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2514, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND AT THE BEGINNING OF A CORNER-CLIP BETWEEN THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, AND THE EAST RIGHT-OF-WAY LINE OF AZTEC TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY BEARS SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 640.75 FEET, FROM WHICH A WOODEN MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID AZTEC TRAIL BEARS NORTH 44 DEGREES 56 MINUTES 54 SECONDS WEST, A DISTANCE OF 41.22 FEET;

THENCE, NORTH 89 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT 5, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, A DISTANCE OF 46.86 FEET TO THE POINT OF BEGINNING;

THENCE, OVER AND ACROSS SAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 64.91 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEGREES 07 MINUTES 29 SECONDS, A RADIUS OF 450.00 FEET, AND A LONG CHORD THAT BEARS NORTH 10 DEGREES 03 MINUTES 45 SECONDS WEST A DISTANCE OF 157.25 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 158.06 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 07 MINUTES 29 SECONDS WEST, PASSING AT A DISTANCE OF 64.07 FEET THE WEST LINE OF SAID TRACT 5, AND THE COMMON EAST LINE OF SAID 321.159 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 91.52 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 101 DEGREES 06 MINUTES 25 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS NORTH 30 DEGREES 25 MINUTES 44 SECONDS EAST A DISTANCE OF 880.33 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1005.85 FEET TO A POINT FOR CORNER;

NORTH 80 DEGREES 58 MINUTES 56 SECONDS EAST, A DISTANCE OF 897.80 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 184 DEGREES 29 MINUTES 34 SECONDS, A RADIUS OF 950.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 15 MINUTES 51 SECONDS WEST A DISTANCE OF 1898.54 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 3059.00 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 665.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 98 DEGREES 01 MINUTES 00 SECONDS, A RADIUS OF 800.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 30 MINUTES 08 SECONDS WEST A DISTANCE OF 1207.69 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1368.57 FEET TO A POINT FOR CORNER;

NORTH 05 DEGREES 29 MINUTES 38 SECONDS WEST, PASSING AT A DISTANCE OF 107.44 FEET, THE NORTH LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON SOUTH LINE OF AFORESAID TRACT 3, AND CONTINUING FOR A TOTAL DISTANCE OF 373.96 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 26 SECONDS, A RADIUS OF 14.00 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 12 MINUTES 21 SECONDS WEST A DISTANCE OF 7.58 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID TRACT 3, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 7.68 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 242 DEGREES 50 MINUTES 52 SECONDS, A RADIUS OF 61.00 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 30 MINUTES 22 SECONDS EAST A DISTANCE OF 104.11 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 258.55 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 26 SECONDS, A RADIUS OF 14.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 13 MINUTES 05 SECONDS WEST A DISTANCE OF 7.58 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 7.68 FEET TO A POINT FOR CORNER;

SOUTH 05 DEGREES 29 MINUTES 38 SECONDS EAST, PASSING AT A DISTANCE OF 269.14 FEET, THE SOUTH LINE OF SAID TRACT 3, AND THE COMMON NORTH LINE OF SAID 321.159 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 373.96 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 98 DEGREES 01 MINUTES 00 SECONDS, A RADIUS OF 700.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 1056.73 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 1197.50 FEET TO A POINT FOR CORNER;

NORTH 76 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 665.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 55 MINUTES 31 SECONDS, A RADIUS OF 1050.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 02 MINUTES 52 SECONDS EAST A DISTANCE OF 630.18 FEET

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 640.04 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 10 MINUTES 32 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 10 MINUTES 22 SECONDS EAST A DISTANCE OF 60.43 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 61.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45 DEGREES 27 MINUTES 28 SECONDS, A RADIUS OF 220.00 FEET, AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 00 MINUTES 37 SECONDS EAST A DISTANCE OF 173.54 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 178.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38 DEGREES 48 MINUTES 35 SECONDS, A RADIUS OF 280.00 FEET, AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 186.05 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 189.66 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 35 MINUTES 28 SECONDS EAST, A DISTANCE OF 131.13 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 27 SECONDS, A RADIUS OF 235.00 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 158.01 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 161.15 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 363.59 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62 DEGREES 54 MINUTES 42 SECONDS, A RADIUS OF 270.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 09 MINUTES 20 SECONDS WEST A DISTANCE OF 281.79 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 296.46 FEET TO A POINT FOR CORNER; NORTH 33 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 211.68 FEET TO A POINT FOR CORNER; NORTH 56 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 211.68 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62 DEGREES 54 MINUTES 42 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 09 MINUTES 20 SECONDS EAST A DISTANCE OF 344.42 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 362.35 FEET TO A POINT FOR CORNER;

SOUTH 29 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 363.59 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 27 SECONDS, A RADIUS OF 295.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 56 MINUTES 45 SECONDS WEST A DISTANCE OF 198.36 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 202.30 FEET TO A POINT FOR CORNER;

SOUTH 68 DEGREES 35 MINUTES 28 SECONDS WEST, A DISTANCE OF 131.13 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 85 DEGREES 16 MINUTES 03 SECONDS, A RADIUS OF 220.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 57 MINUTES 27 SECONDS WEST A DISTANCE OF 298.02 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 327.40 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35 DEGREES 10 MINUTES 32 SECONDS, A RADIUS OF 100.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 15 MINUTES 51 SECONDS EAST A DISTANCE OF 60.43 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 61.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 132 DEGREES 50 MINUTES 03 SECONDS, A RADIUS OF 1050.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 33 MINUTES 55 SECONDS WEST A DISTANCE OF 1924.61 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 2434.31 FEET TO A POINT FOR CORNER;

SOUTH 80 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 544.16 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 80 DEGREES 58 MINUTES 56 SECONDS, A RADIUS OF 773.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 40 DEGREES 29 MINUTES 28 SECONDS WEST A DISTANCE OF 1003.86 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 41.58 FEET THE SOUTH LINE OF SAID 321.159 ACRE TRACT AND THE COMMON NORTH LINE OF AFORESAID TRACT 5, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 1092.56 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING OVER AND ACROSS SAID TRACT 5, A DISTANCE OF 258.46 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID TRACT 5, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF AFORESAID F.M. 2514, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 89 DEGREES 08 MINUTES 08 SECONDS EAST, A DISTANCE OF 783.68 FEET, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS NORTH 00 DEGREES 51 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.00 FEET;

THENCE, SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 5, AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2514, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.875 ACRES OF LAND, MORE OR LESS.

**CITY OF WYLIE**

"Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits."

"Recommended for Approval"

Chairman, Planning & Zoning Commission  
City of Wylie

"Approved for Construction"

Mayor, City of Wylie, Texas

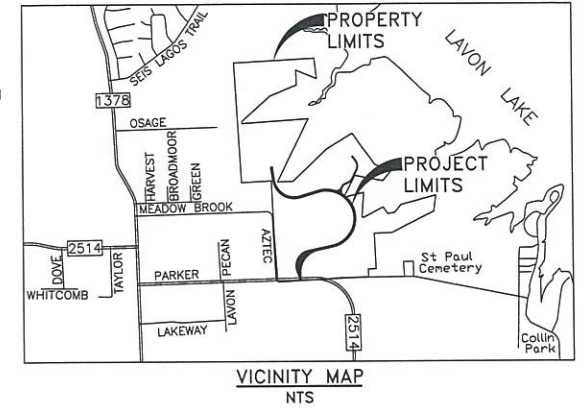
"Accepted"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the \_\_\_\_\_ subdivision or addition to the City of Wylie was submitted to the City Council on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
City Secretary  
City of Wylie, Texas



PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**LEGAL DESCRIPTION FOR INSPIRATION MASTER INFRASTRUCTURE**

22.875 ACRES  
OUT OF THE  
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,  
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,  
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799

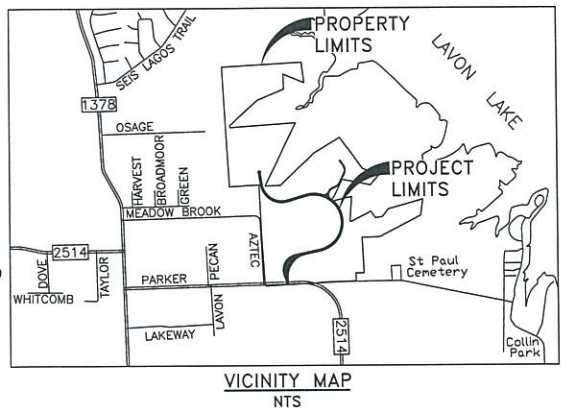
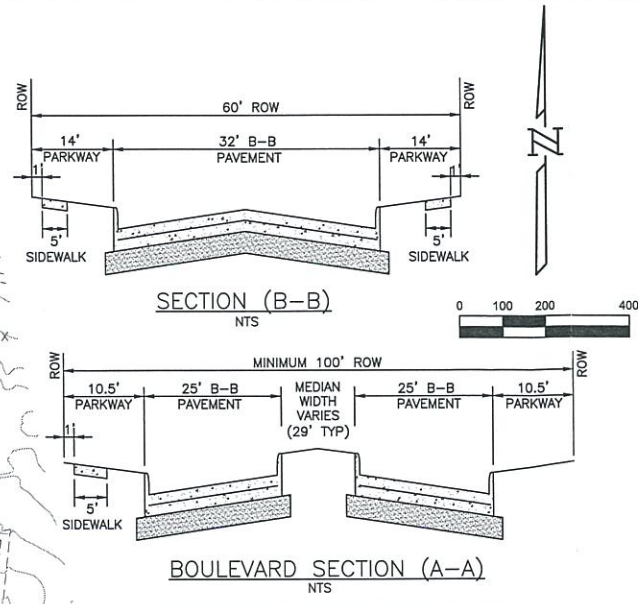
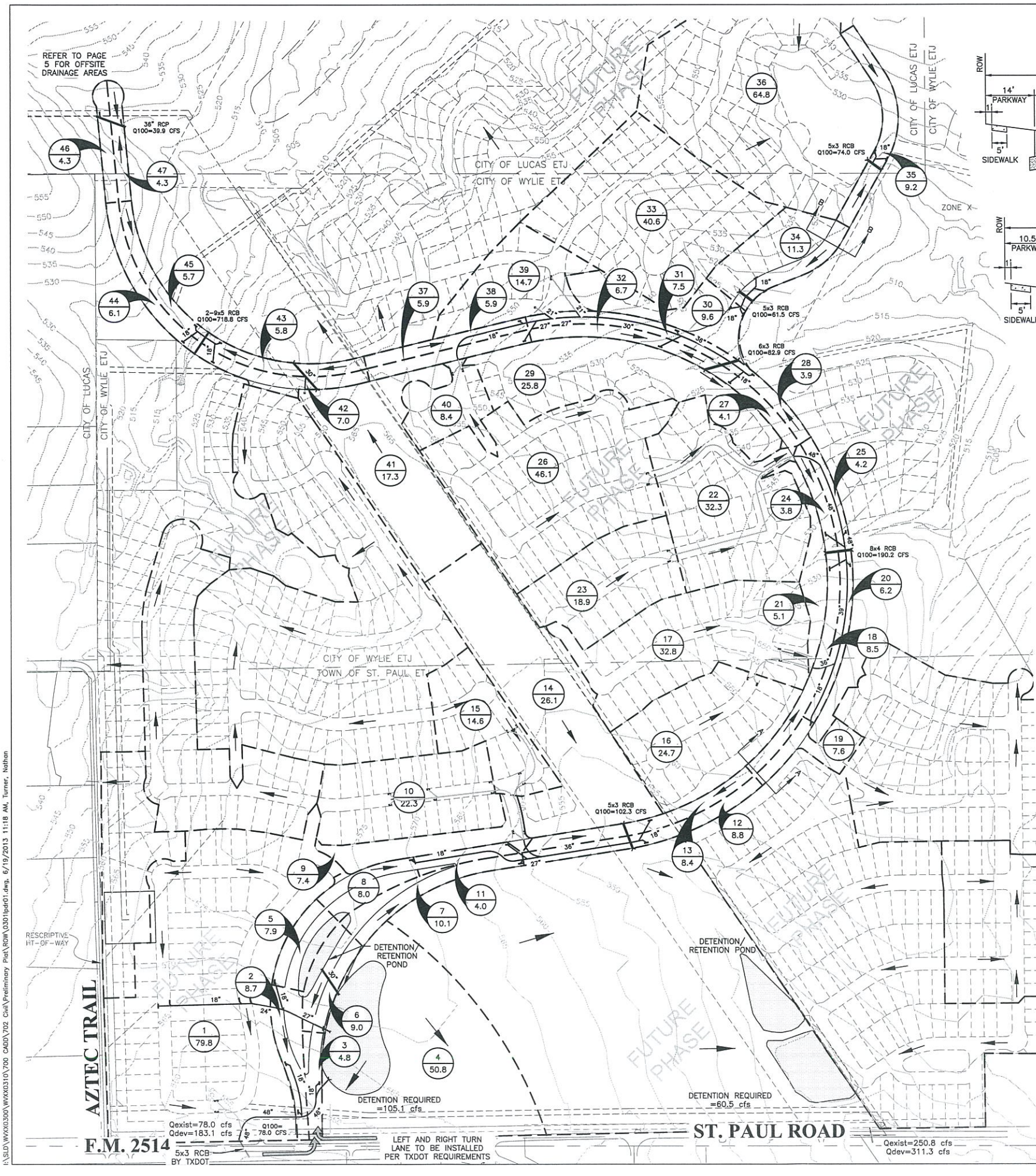
IN THE  
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)  
& TOWN OF ST PAUL ETJ (10.084 AC)  
COLLIN COUNTY, TEXAS

<b>OWNER/DEVELOPER</b>	<b>PLANNER</b>
PARKER LAKESIDE, LLC 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 214.750.1800	MESA DESIGN GROUP 1807 ROSS AVENUE DALLAS, TEXAS 75201 214.871.0568

**ENGINEER:**  
**JACOBS**  
7950 ELMBROOK DRIVE DALLAS, TX  
75247-4961  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration #2966

JUNE 2013 SCALE: 1"=300' SHEET 3 OF 7

PROJECT NO WVX0310



LEGEND

	DRAINAGE AREA NUMBER
	FLOW (CFS)
	EXISTING CONTOUR

- NOTES:
1. DRAINAGE AREAS NOT CONTRIBUTING TO THE MASTER INFRASTRUCTURE SHOWN AS REFERENCE ONLY.
  2. DETENTION PONDS SHOWN AS A GRAPHICAL REPRESENTATION OF THE GENERAL LOCATION. FINAL DESIGN AND GRADING TO BE PERFORMED WITH THE FINAL PLAT AND CONSTRUCTION PLANS.

DRAINAGE AREA				
NUMBER	COEFFICIENT	INTENSITY (in/hr)	AREA (AC)	CFS
1	0.6	7.52	17.69	79.8
2	0.9	8.74	1.11	8.7
3	0.9	8.74	0.61	4.8
4	0.6	7.52	11.26	50.8
5	0.9	8.74	1.01	7.9
6	0.9	8.74	1.14	9.0
7	0.9	8.74	1.28	10.1
8	0.9	8.74	1.02	8.0
9	0.6	7.52	1.63	7.4
10	0.6	7.52	4.94	22.3
11	0.9	8.74	0.50	4.0
12	0.9	8.74	1.12	8.8
13	0.9	8.74	1.06	8.4
14	0.4	7.52	8.67	26.1
15	0.6	7.52	3.23	14.6
16	0.6	7.52	5.48	24.7
17	0.6	7.52	7.26	32.8
18	0.9	8.74	1.08	8.5
19	0.9	8.74	0.97	7.6
20	0.9	8.74	0.79	6.2
21	0.6	7.52	1.13	5.1
22	0.6	7.52	7.15	32.3
23	0.6	7.52	4.19	18.9
24	0.9	8.74	0.49	3.8
25	0.9	8.74	0.53	4.2
26	0.6	7.52	10.22	46.1
27	0.9	8.74	0.52	4.1
28	0.9	8.74	0.49	3.9
29	0.6	7.52	5.72	25.8
30	0.6	7.52	2.12	9.6
31	0.9	8.74	0.96	7.5
32	0.9	8.74	0.85	6.7
33	0.6	7.52	9.00	40.6
34	0.6	7.52	2.51	11.3
35	0.9	8.74	1.16	9.2
36	0.6	7.52	14.35	64.8
37	0.9	8.74	0.75	5.9
38	0.9	8.74	0.75	5.9
39	0.6	7.52	3.26	14.7
40	0.6	7.52	1.85	8.4
41	0.4	7.52	5.74	17.3
42	0.9	8.74	0.89	7.0
43	0.9	8.74	0.74	5.8
44	0.9	8.74	0.78	6.1
45	0.9	8.74	0.73	5.7
46	0.9	8.74	0.55	4.3
47	0.9	8.74	0.55	4.3

**PRELIMINARY PAVING & DRAINAGE LAYOUT**  
FOR  
**INSPIRATION MASTER INFRASTRUCTURE**

22.875 ACRES  
OUT OF THE  
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,  
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,  
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799  
IN THE  
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)  
& TOWN OF ST PAUL ETJ (10.084 AC)  
COLLIN COUNTY, TEXAS

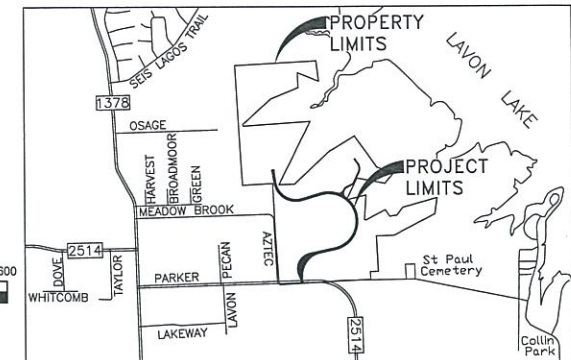
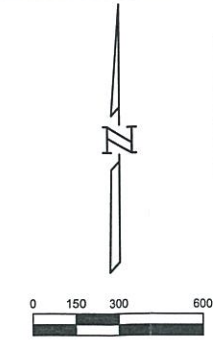
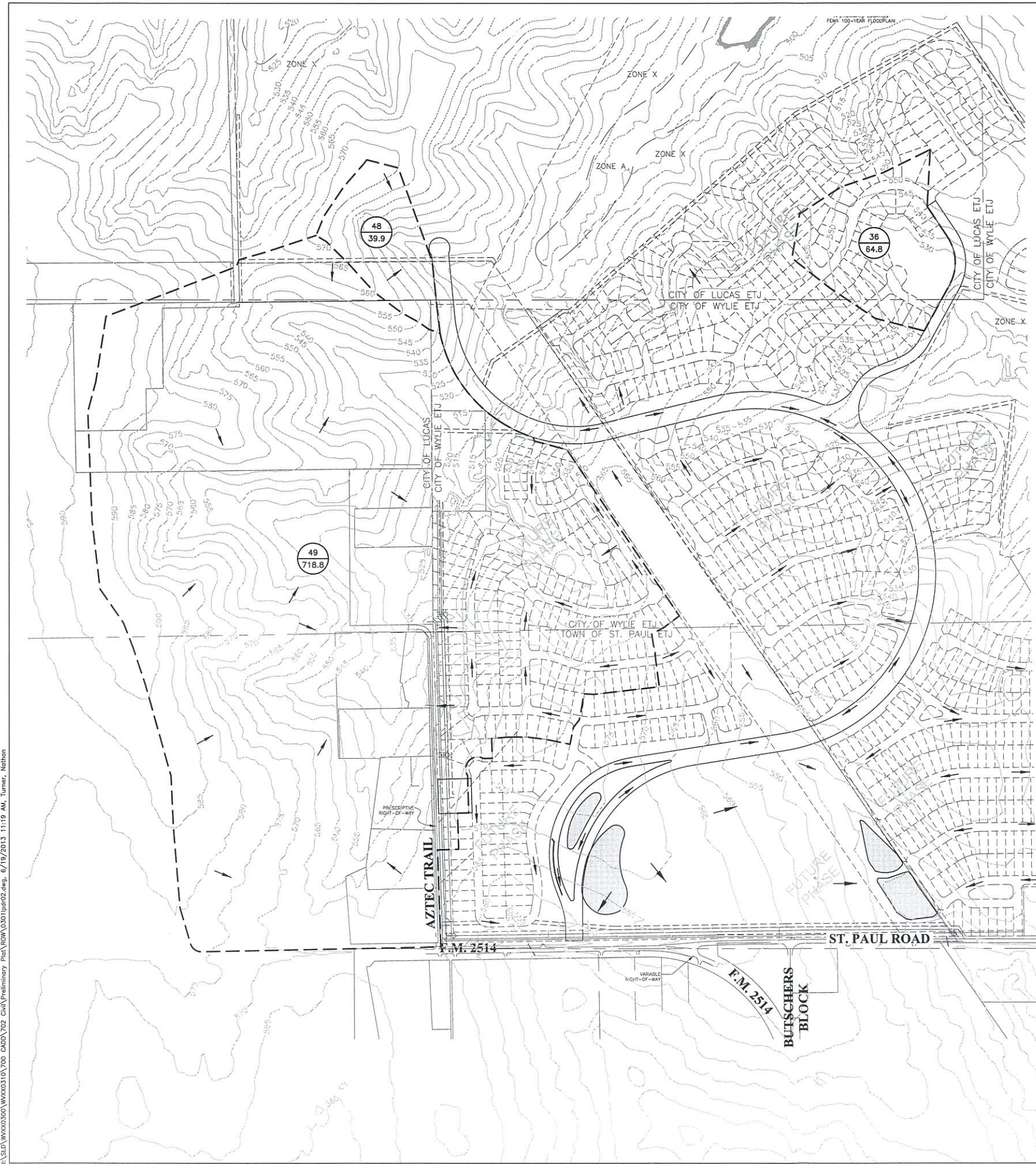
OWNER/DEVELOPER: PARKER LAKESIDE, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
214.750.1800

PLANNER: MESA DESIGN GROUP  
1807 ROSS AVENUE  
DALLAS, TEXAS 75201  
214.871.0568

ENGINEER:  
**JACOBS**  
7950 ELMBROOK DRIVE DALLAS, TX  
75247-4951  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group Inc.  
Texas Registration #2966

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VICINITY MAP  
NTS

LEGEND

- 1  
10.0 DRAINAGE AREA NUMBER
- 540 — EXISTING CONTOUR

DRAINAGE AREA				
NUMBER	COEFFICIENT	INTENSITY (in/hr)	AREA (AC)	CFS
36	0.6	7.52	14.35	64.8
48	0.6	7.52	8.84	39.9
49	0.6	5.75	208.34	718.8

**PRELIMINARY  
OFFSITE DRAINAGE**  
FOR  
**INSPIRATION  
MASTER INFRASTRUCTURE**

22.875 ACRES  
OUT OF THE  
LEROY FARMER SURVEY ~ ABSTRACT NO. 334,  
MARK MORRIS SURVEY ~ ABSTRACT NO. 561,  
ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799  
IN THE  
CITY OF WYLIE ETJ (11.092 AC), CITY OF LUCAS ETJ (1.699 AC)  
& TOWN OF ST PAUL ETJ (10.084 AC)  
COLLIN COUNTY, TEXAS

<b>OWNER/DEVELOPER</b>	<b>PLANNER</b>
PARKER LAKESIDE, LLC 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 214.750.1800	MESA DESIGN GROUP 1807 ROSS AVENUE DALLAS, TEXAS 75201 214.871.0568

ENGINEER:

JACOBS

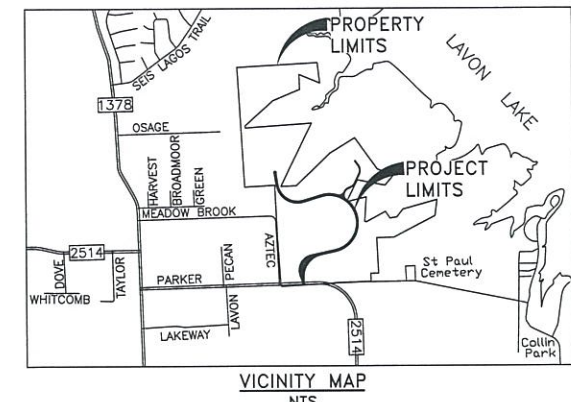
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Texas Registration #2966

JUNE 2013 SCALE: 1"=300' SHEET 5 OF 7

PROJECT NO WVX0310

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**RESIDENTIAL SANITARY SEWER FLOW CALCULATIONS FOR LIFT STATIONS**  
 95 GALLON/DAY \* 4 UNITS/ACRE \* 3.5 PERSON/UNIT= 1330 GALLON/ACRE/DAY  
 500 GALLON/ACRE FOR INFLOW AND INFILTRATION  
 (1330 GALLON/ACRE/DAY \* 223.3 ACRE) \* 4.20 PEAKING FACTOR +  
 500 GALLON/ACRE \* 223.3 ACRE = 1.36 MGD  
 (1330 GALLON/ACRE/DAY \* 109.4 ACRE) \* 4.62 PEAKING FACTOR +  
 500 GALLON/ACRE \* 109.4 ACRE = 0.73 MGD

**LEGEND**

	MASTER INFRASTRUCTURE SEWER LINE
	FUTURE NEIGHBORHOOD INFRASTRUCTURE SEWER LINE
	MASTER INFRASTRUCTURE FORCE MAIN
	MASTER INFRASTRUCTURE MANHOLE
	FUTURE NEIGHBORHOOD INFRASTRUCTURE MANHOLE

**PRELIMINARY SEWER LAYOUT**  
 FOR  
**INSPIRATION**  
**MASTER INFRASTRUCTURE**

22.875 ACRES  
 OUT OF THE  
 LEROY FARMER SURVEY ~ ABSTRACT NO. 334,  
 MARK MORRIS SURVEY ~ ABSTRACT NO. 561,  
 ORPHA SHELBY SURVEY ~ ABSTRACT NO. 799  
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 & TOWN OF ST PAUL ETJ (10.084 AC)  
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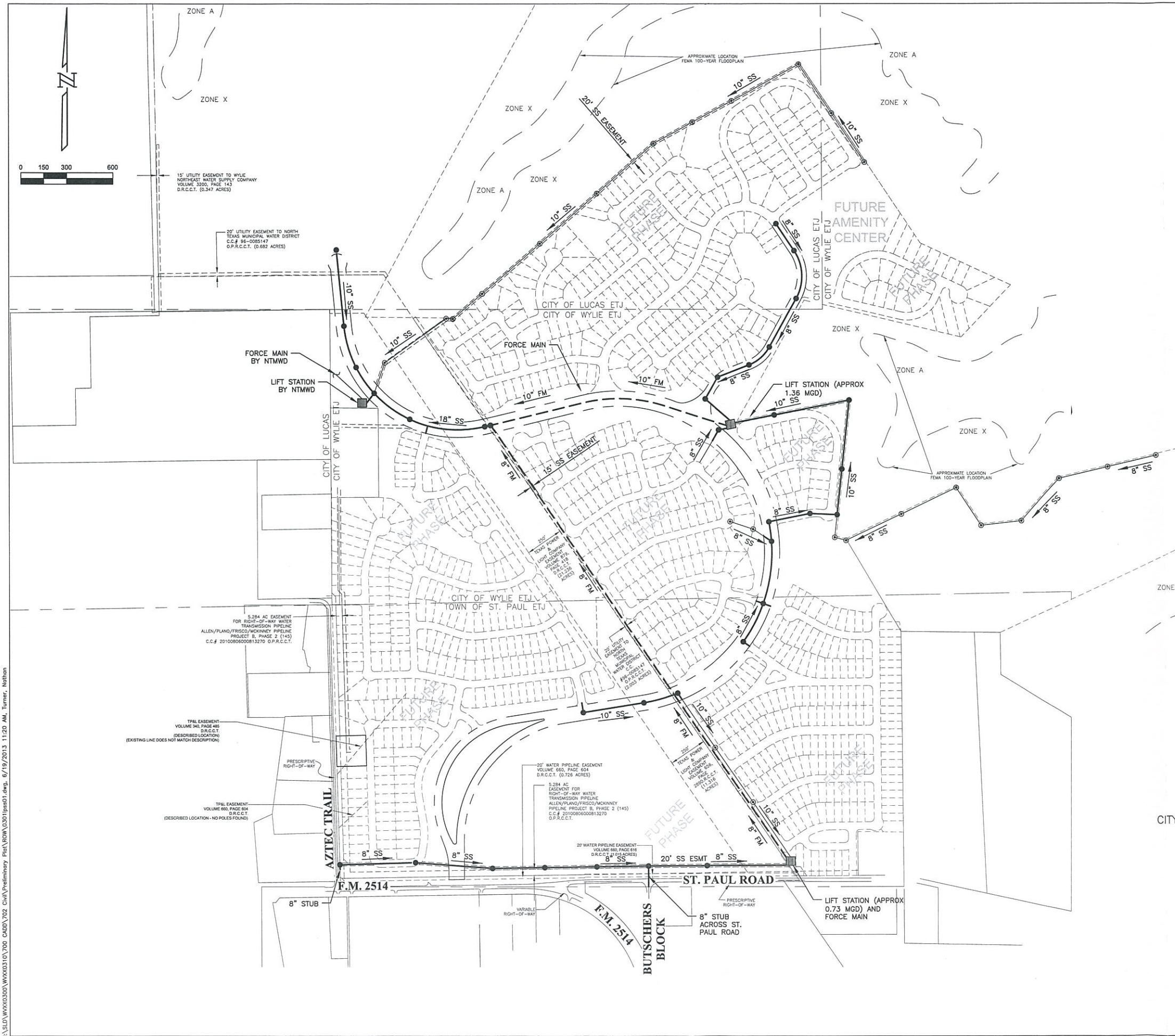
**OWNER/DEVELOPER**  
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 DALLAS, TEXAS 75225  
 214.750.1800

**PLANNER**  
 MESA DESIGN GROUP  
 1807 ROSS AVENUE  
 DALLAS, TEXAS 75201  
 214.871.0568

**ENGINEER:**  
**JACOBS**  
 7950 ELMBROOK DRIVE DALLAS, TX  
 75247-4951  
 PHONE 214-638-0145  
 FAX 214-638-0447  
 Jacobs Engineering Group Inc.  
 Texas Registration #2966

JUNE 2013 SCALE: 1"=300' SHEET 7 OF 7

PROJECT NO WVXX0310



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# City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: \_\_\_\_\_

Date Prepared: August 22, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of the preliminary plat for Ella Brooke Estates, Lots 1-3, Block A, being 8.823 acres situated in the James Grayum Survey, Abstract No. 354, City of Lucas, Collin County, Texas.

**RECOMMENDED ACTION:**

Comments forthcoming.

**SUMMARY:**

See attached.

- Property currently zoned R-2, conforms to the approved Comprehensive Zoning Plan.
- The plan consists of three lots.
- The plan consists of a private road with no public street dedications.

**MOTION:**

I make a Motion to .....

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_  
 City Manager: \_\_\_\_\_ / \_\_\_\_\_

ELLA BROOKE ESTATES  
8.823 ACRES

FIELD NOTES

BEING an 8.823 acre tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 8.834 acre tract of land described in deed to Scott Allen Rogers and Marifrances Kelly Rogers, as recorded in Instrument 20130325000392770, Deed Records, Collin County, Texas, said 8.823 acre tract being more particularly described by metes and bounds as follows:

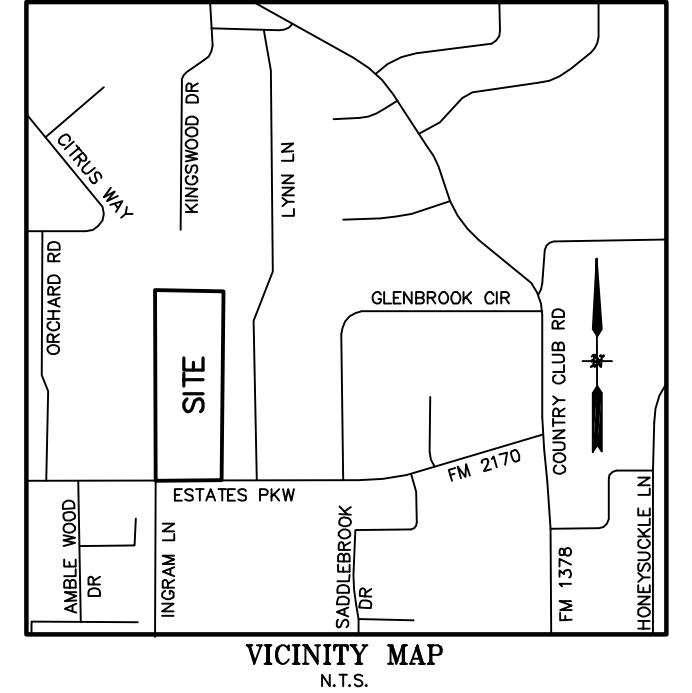
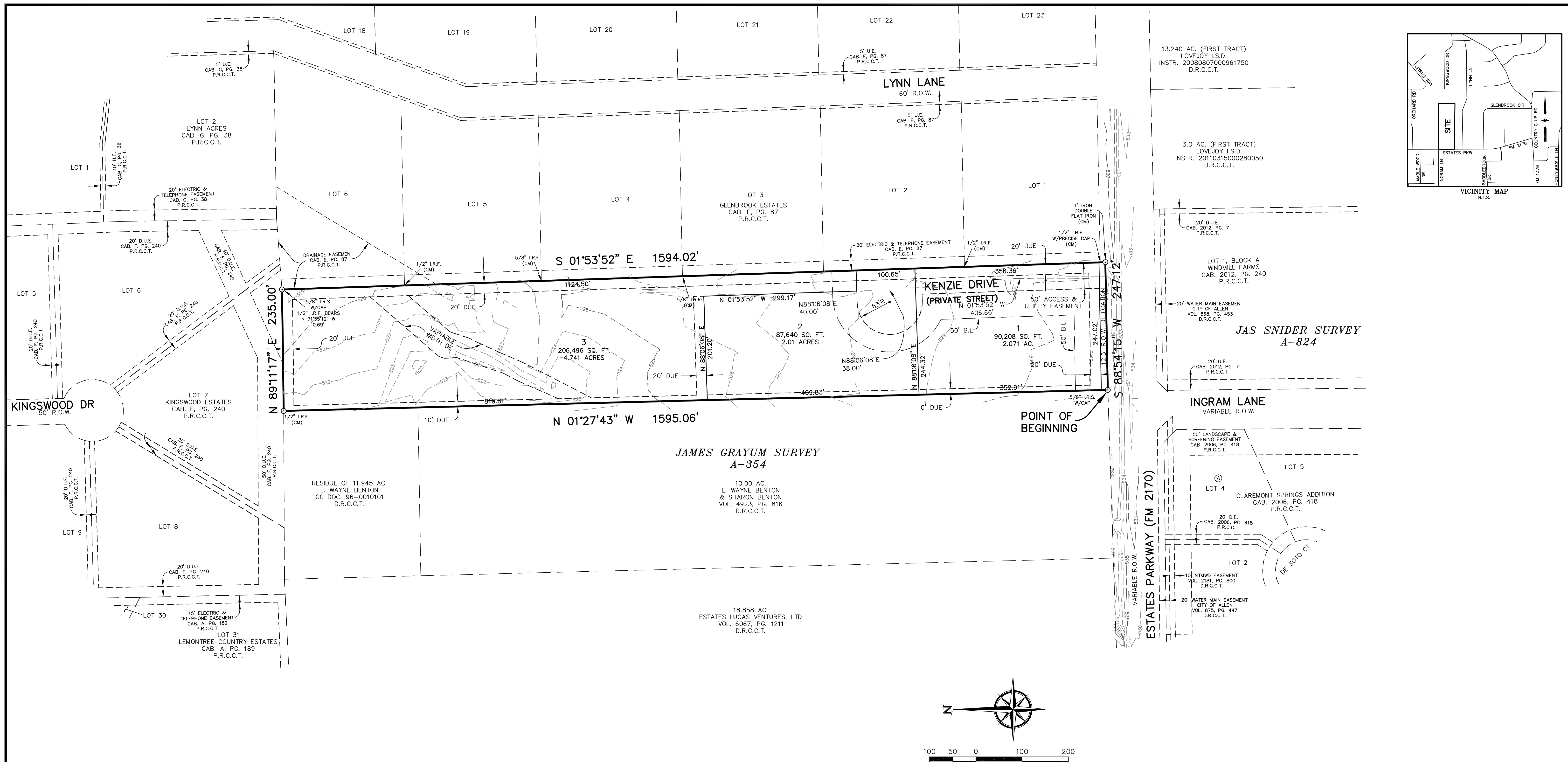
BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 3963" set for the southwest corner of said 8.834 acre tract and the southeast corner of a 10.00 acre tract of land described in deed to L. Wayne Benton and Sharon Benton, as recorded in Volume 4923, Page 816 of said Deed Records;

THENCE North 01 degrees 27 minutes 43 seconds West, with the common boundary line of said 8.834 acre tract, said 10.00 acre tract and an 11.945 acre tract of land described in deed to L. Wayne Benton, as recorded in County Clerks Document No. 96-0010101 of said Deed Records, a distance of 1595.06 feet to a 1/2-inch iron rod found for the northwest corner of said 8.834 acre tract and the northeast corner of said 11.945 acre tract, said corner being in the southerly boundary line of Lot 7, Kingswood Estates, an addition to the City of Lucas, as recorded in Cabinet F, Page 240, Plat Records, Collin County, Texas;

North 89 degrees 11 minutes 17 seconds East, with the common boundary line of said 8.834 acre tract and said Lot 7, a distance of 235.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 3963" set for the northeast corner of said 8.834 acre tract and the northwest corner of Lot 6, Glenbrook Estates, an addition to the City of Lucas, as recorded in Cabinet E, Page 87 of said Plat Records from which a 1/2-inch iron rod bears North 71 degrees 35 minutes 12 seconds West, a distance of 0.69 feet;

THENCE South 01 degrees 53 minutes 52 East, with the common boundary line of said 8.834 acre tract and Lots 1-6 of said Glenbrook Estates, a distance of 1594.02 feet to a 1-inch double flat iron found for the southeast corner of said 8.834 acre tract, said corner being in the north right-of-way line of Farm to Market Road 2170 (Estates Parkway);

THENCE South 88 degrees 54 minutes 15 West, with the common boundary line of said 8.834 acre tract and said Estates Parkway, a distance of 247.12 feet to the POINT OF BEGINNING AND CONTAINING 384,434 square feet or 8.823 acres of land.



**JAMES GRAYUM SURVEY  
A-354**

10.00 AC.  
L. WAYNE BENTON  
& SHARON BENTON  
VOL. 4923, PG. 816  
D.R.C.C.T.

18.858 AC.  
ESTATES LUCAS VENTURES, LTD  
VOL. 6067, PG. 1211  
D.R.C.C.T.

**JAS SNIDER SURVEY  
A-824**

LOT 1, BLOCK A  
WINDMILL FARMS  
CAB. 2012, PG. 240  
P.R.C.C.T.

20' WATER MAIN EASEMENT  
CITY OF ALLEN  
VOL. 868, PG. 453  
D.R.C.C.T.

20' U.E.  
CAB. 2012, PG. 7  
P.R.C.C.T.

INGRAM LANE  
VARIABLE R.O.W.

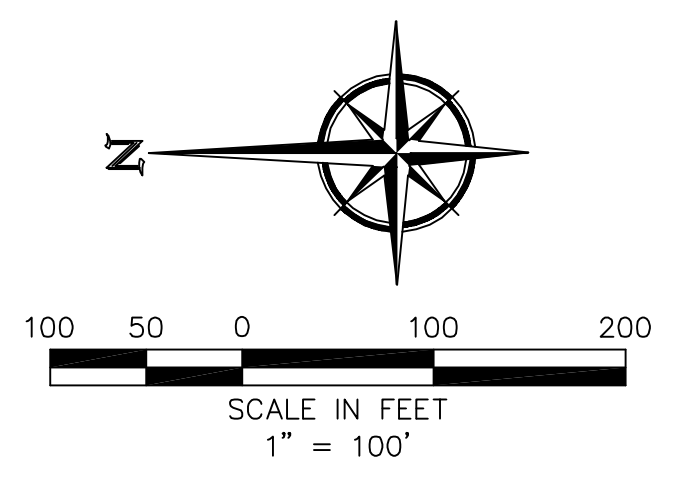
50' LANDSCAPE & SCREENING EASEMENT  
CAB. 2006, PG. 418  
P.R.C.C.T.

LOT 4  
CLAREMONT SPRINGS ADDITION  
CAB. 2006, PG. 418  
P.R.C.C.T.

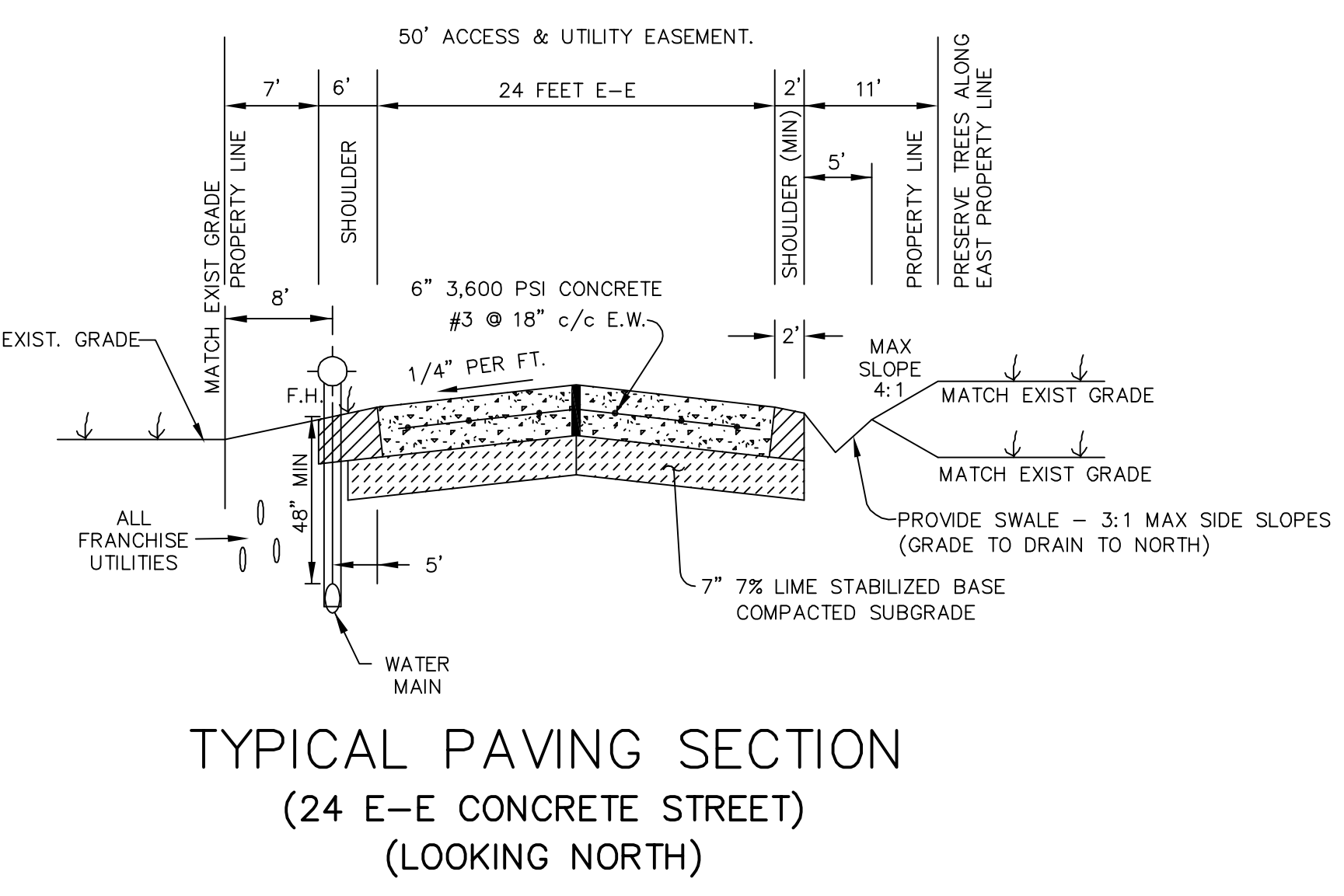
20' D.E.  
CAB. 2006, PG. 418  
P.R.C.C.T.

10' NTMWD EASEMENT  
VOL. 2181, PG. 800  
D.R.C.C.T.

20' WATER MAIN EASEMENT  
CITY OF ALLEN  
VOL. 875, PG. 447  
D.R.C.C.T.



LEGEND	
5/8" I.R.S. W/CAP	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
F.O.M.K.	FIBER OPTIC MARKER
D.U.E.	DRAINAGE & UTILITY EASEMENT
W.V.	WATER VALVE
W.M.	WATER METER
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
E	OVERHEAD ELECTRIC
P.P.	POWER POLE
G.W.	GUY WIRE
T.P.E.D.	TRANSFORMER PAD ELECTRIC DELIVERY
B.L.	BUILDING SETBACK LINE
(CM)	CONTROLLING MONUMENT
D.R.C.C.T.	DEEDS RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS



- NOTES:
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency.
  - Bearings are based on deed recorded in Instrument 20111014001101190, D.R.C.C.T.
  - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
  - A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing.
  - Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).

**BENCHMARK**  
An 'X' cut in top of curb at the southwest corner of the intersection of Stonegate Drive and Forest Grove Road. ELEV.=580.44

**EXISTING ZONING: R-2  
PROPOSED ZONING: R-2  
3 RESIDENTIAL LOTS  
DENSITY: 0.340 LOTS/ACRE  
AVG. LOT SIZE: 2.917 ACRE  
MIN. LOT SIZE: 2.00 ACRE**

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
3400 OXFORD DRIVE  
ROWLETT, TX 75088  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmysersurveying@gmail.com  
Job No. 226

OWNER/DEVELOPER  
**SCOTT ALLEN ROGERS & MARIFRANCES KELLY ROGERS**  
1800 MONACO DR  
ALLEN, TX 75002-2691

*"Preliminary Plat - For Inspection Purposes Only."*

PRELIMINARY PLAT  
**ELLA BROOKE ESTATES**  
LOTS 1-3, BLOCK A  
3 RESIDENTIAL LOTS  
BEING 8.823 ACRES  
SITUATED IN THE  
JAMES GRAYUM SURVEY, ABSTRACT NO. 354  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75086  
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 24, 2013

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Scott Allen Rogers and Marifrances Kelly Rogers BEING the owners of a 8.823 acre tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 8.834 acre tract of land described in deed to Scott Allen Rogers and Marifrances Kelly Rogers, as recorded in Instrument 20130325000392770, Deed Records, Collin County, Texas, said 8.823 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "RPLS 3963" set for the southwest corner of said 8.834 acre tract and the southeast corner of a 10.00 acre tract of land described in deed to L. Wayne Benton and Sharon Benton, as recorded in Volume 4923, Page 816 of said Deed Records;

THENCE North 01 degrees 27 minutes 43 seconds West, with the common boundary line of said 8.834 acre tract, said 10.00 acre tract and an 11.945 acre tract of land described in deed to L. Wayne Benton, as recorded in County Clerks Document No. 96-0010101 of said Deed Records, a distance of 1595.06 feet to a 1/2-inch iron rod found for the northwest corner of said 8.834 acre tract and the northeast corner of said 11.945 acre tract, said corner being in the southerly boundary line of Lot 7, Kingswood Estates, an addition to the City of Lucas, as recorded in Cabinet F, Page 240, Plat Records, Collin County, Texas;

North 89 degrees 11 minutes 17 seconds East, with the common boundary line of said 8.834 acre tract and said Lot 7, a distance of 235.00 feet to a 5/8-inch iron rod with cap stamped "RPLS 3963" set for the northeast corner of said 8.834 acre tract and the northwest corner of Lot 6, Glenbrook Estates, an addition to the City of Lucas, as recorded in Cabinet E, Page 87 of said Plat Records from which a 1/2-inch iron rod bears North 71 degrees 35 minutes 12 seconds West, a distance of 0.69 feet;

THENCE South 01 degrees 53 minutes 52 East, with the common boundary line of said 8.834 acre tract and Lots 1-6 of said Glenbrook Estates, a distance of 1594.02 feet to a 1-inch double flat iron found for the southeast corner of said 8.834 acre tract, said corner being in the north right-of-way line of Farm to Market Road 2170 (Estates Parkway);

THENCE South 88 degrees 54 minutes 15 West, with the common boundary line of said 8.834 acre tract and said Estates Parkway, a distance of 247.12 feet to the POINT OF BEGINNING AND CONTAINING 384,434 square feet or 8.823 acres of land.

OW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Scott Allen Rogers and Marifrances Kelly Rogers, do hereby adopt this plat designating the herein described property as ELLA BROOKE ESTATES, an addition to the City of Lucas, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

BY: Scott Allen Rogers Marifrances Kelly Rogers

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Scott Allen Rogers and Marifrances Kelly Rogers, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas
My Commission Expires: \_\_\_\_\_

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name Date

The The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works Date

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development Date

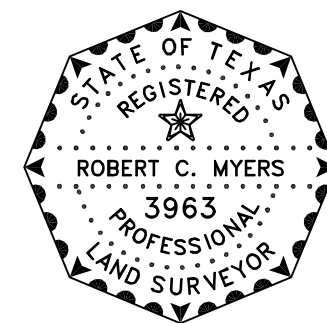
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, hereby certify, that I prepared this plat was made from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission

Preliminary, this document shall not be recorded for any purpose.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas
My Commission Expires: 02/14/2015

On-Site Sewage Facilities (OSSF) Notes:

- 1. All lots must utilize alternative type On-Site Sewage Facilities.
2. All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
3. No portion of Lots 1-3 are located within the 100-year flood plain:
- Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
- All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.
- A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.
4. Tree removal and/or grading for OSSF may be required on individual lots.
5. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

"Preliminary Plat - For Inspection Purposes Only."

PRELIMINARY PLAT
ELLA BROOKE ESTATES

LOTS 1-3, BLOCK A
3 RESIDENTIAL LOTS

BEING 8.823 ACRES
SITUATED IN THE
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
3400 OXFORD DRIVE
ROWLETT, TX 75088
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
Job No. 226

OWNER/DEVELOPER
SCOTT ALLEN ROGERS &
MARIFRANCES KELLY ROGERS
1800 MONACO DR
ALLEN, TX 75002-2691

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 24, 2013

SHEET 2 OF 2



# City of Lucas Council Agenda Request

Council Meeting: September 5, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: \_\_\_\_\_

Date Prepared: August 22, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of an amendment to the Development Agreement between the City of Lucas and Liberty Bank amending Exhibit "B", the approved site plan.

**RECOMMENDED ACTION:**

Approved as presented, with one stipulation that in lieu of a bridge, they install an over flow pond to help alleviate flooding in the area.

**SUMMARY:**

The attached development agreement and development plan was originally approved on April 19, 2012. The developer is asking to alter the approved site plan to allow for single access, on the North and South Phase eliminating the bridge from the plan. The first phase would have access from Stinson Road; the second phase would have access through Stinson Highlands Phase 2

**MOTION:**

I make a Motion to .....

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_





STATE OF TEXAS §  
COUNTY OF COLLIN § **DEVELOPMENT AGREEMENT**

This Development Agreement (the "Agreement") is made by and between the City of Lucas, Texas, a municipal corporation existing under the laws of the State of Texas ("City") and Liberty Bankers Life Insurance Company ("Owner") (hereinafter collectively referred to as "Party" or "Parties"), acting by and through their respective representatives.

**RECITALS**

**WHEREAS**, Owner is the owner of certain real property, 87 acres, herein referred to as the "Property," with 26.50 acres located within the extraterritorial jurisdiction ("ETJ"), and 60.50 acres located within the corporate limits of the City of Lucas, Collin County, Texas, and whereby Owner is submitting a development plan, herein referred to as the "Development", which is more fully described in Exhibit A (an 87 acre land development), attached hereto; and

**WHEREAS**, the Parties intend that the Property be developed within the City and the City's ETJ in accordance with the mutually agreeable regulations provided in this Agreement; and

**WHEREAS**, the Parties intend that Owner's Property located in the ETJ shall be annexed into the City as provided by law and this Agreement; and

**WHEREAS**, the Parties desire to obtain the benefits of certainty and predictability that can be provided by a development agreement; and

**WHEREAS**, the Parties have the authority to enter into this Agreement including, but not limited to, the authority granted by Section 212.172 of the Texas Local Government Code;

**NOW, THEREFORE**, in consideration of the covenants and conditions contained in this Agreement, City and Owner agree as follows:

**Article I  
Development and Annexation**

1.1. Development Plan. Development of the Property during the term of this Agreement shall be in accordance with the preliminary plat as approved by the City and the Development Plan, which is incorporated herein by referenced and attached hereto as Exhibit B.

1.2 Development Regulations. All regulations pertaining to the development of the Property set forth in this Agreement and all exhibits hereto (including the Development Plan), together with the following regulations as modified by this Agreement, shall constitute the exclusive development standards and conditions applicable to the Property (the "Development Standards") and shall occur in accordance with the following regulations:

- (a) Lucas Subdivision Regulations adopted by the Lucas City Council on July 7, 2006 by Ordinance No. 2006-07-00567, and amendments thereto in effect on the Effective Date of this Agreement, and all generally applicable policies and standards in effect on the Effective Date of this Agreement that implement the same (the "Subdivision Regulations"), including but not limited to (i) construction standards, inspection requirements and construction management rules adopted by the City Council, (ii) regulations which pertain to impact fees; and (iii) that certain agreement between Collin County and the City regarding coordination of plats in the City's ETJ (the "1445 Agreement"), however, to the extent of a conflict between the 1445 Agreement and the remainder of the Subdivision Regulations, the remainder of the Subdivision Regulations shall control and the City shall make reasonable efforts to amend the 1445 Agreement to be consistent with this Agreement and the remainder of the Subdivision Regulations;
- (b) Water regulations codified in Chapter 13 of the Lucas Code of Ordinances enacted on January 18, 2007; generally applicable utility connection regulations adopted by the City as of the Effect Date; generally applicable regulations, adopted by the City from time to time.
- (c) The City's generally applicable sign regulations adopted by the City from time to time;
- (d) All International building, fire, plumbing, electrical, mechanical, energy, residential, fuel, gas and Property maintenance codes adopted by the City from time to time, including generally applicable local amendments thereto; and
- (e) Development of the Owner's Property shall be governed by and occur in accordance with the development regulations set forth in the City's Code of Ordinances, Chapter 14 "Zoning," including the regulations set forth in "R1.5" Single Family Residential Zoning classification.

1.3 Inconsistent Development. Owner agrees that any development application that is submitted to the City for any portion of the Property during the term of this Agreement that is substantially inconsistent with the Development Standards may be denied by the City.

1.4 Agreement to Annex. Owner agrees to file a petition for voluntary annexation of the 26.5 acre portion of Owner's Property within sixty (60) days after the approval of this Agreement, and City agrees to promptly annex the Owner's Property. In the event Owner's Property is annexed and subsequent to such annexation the City, within six (6) months of the Effective Date, fails to approve the zoning as contemplated by this Agreement or fails to approve the final plat, provided the final plat meets the requirements of Section 212.010 of the Texas Local Government Code, the annexation petition filed by the Owner shall be null and void and the City shall immediately take all necessary steps to ensure formal de-annexation of the 26.5 acre portion of the Owner's Property within thirty (30) days of the denial of the zoning or final plat of the Owner's Property. Further, in the event Owner's Property is annexed and subsequent to such annexation the City, within six (6) months of the Effective Date, fails to approve the

zoning or fails to approve the preliminary plat for development of the Owner's Property as contemplated by this Agreement, Owner shall be relieved of all liability and obligations under this Development Agreement immediately after the earlier of (i) the date the City issues its disapproval of zoning or of the preliminary plat for development, and (ii) the date that is six (6) months after the Effective Date. For purposes of this Article, Effective Date shall mean the last date all the parties have executed the Agreement

## **Article II Water Systems**

2.1 New Water Mains. Proposed new 12 inch water main line needed for the Development is currently shown on the City's Water System Master Plan for impact fee purposes. The 12" off-site water line shall be constructed by the City and all the costs to construct this off site water line shall be paid for by the City. The City shall commence acquisition of easements as needed. The City shall utilize reasonable good faith efforts to construct the Off-site Water Line in a timely manner. The City shall be responsible for acquiring and dedicating any easements across privately owned land or sites which the City determines are necessary for the construction or operation of the off-site water line. The City agrees to secure right-of-ways and or easements required for infrastructure (including franchise utilities) to serve the Development.

2.2 Off-Site Water Line Dedication. Owner agrees to dedicate a 20' utility easement to the City on the eastern property line as depicted in Exhibit B, along Stinson Road to allow for the new 12" off-site water line to be constructed as noted in paragraph 2.1. The Owner further agrees to dedicate 30' of right-of-way from the center line of the existing paving of Stinson Rd. as depicted in Exhibit C.

2.3 On-Site Loop Water Line. Owner agrees, at its sole cost, to loop the on-site water line, per Exhibit B, into the adjacent Stinson Highlands development that is located to the south of Exhibit A.

## **Article III Roadway System and Parks**

3.1 Second Point of Access. Owner agrees to a second point of access as shown on Exhibit B that shall allow access or connectivity to the adjacent Stinson Highland development that is located to the south of Exhibit B. Access to be 20' wide concrete paving gated at each end to be used for emergency or city maintenance use only.

3.2 Roadway Width. Owner agrees to pave the streets at a width of 24' per Exhibit B.

3.3 Impact Fees. Impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Impact fees shall be collected within each of the Development at the time of building permit issuance and shall be paid to the City.

3.4 Right-of-Ways. Owner will dedicate, at no cost to the City, all right-of-ways and easements within each of the Development boundaries as shown on Exhibit B, including 30' along Stinson Road.

3.5 Multi-Use Trail and Parks. Owner shall grant a 15' wide multi-use trail plan easement along the north side of the creek per Exhibit B, to the City. The City may, but has no obligation, construct at a later date, and at its cost, a multi-use trail that is part of the City's master trail plan. In the event the City constructs such multi-use trail, the City shall maintain the multi-use trail improvements within the Property.

#### **Article IV Notice**

Any notice to be given or to be served upon a Party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail and shall be deemed to have been given and received two (2) business days after a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the Party (or such Party's agent or representative) to whom it is addressed when actually received by the intended recipient. Such notice shall be given to the Parties hereto at the address set forth below. Any Party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to Owner:

Bradford A. Phillips, CEO  
Liberty Bankers Life Insurance Company  
1605 LBJ Freeway, Suite 710  
Dallas, Texas 75234

If Notice to Lucas:

Jeff Jenkins, City Manager  
City of Lucas  
665 Country Club Road  
Lucas, Texas 75002

With a Copy to:

Joe Gorfida, Jr., City Attorney  
Nichols, Jackson, Dillard, Hager & Smith  
500 N. Akard  
Suite 1800  
Dallas, Texas 75201

## **Article V Termination**

This Agreement shall be terminated by: (a) the mutual written agreement of the Parties; or (b) either Party providing written notice of such termination to the other Party if the other Party breaches any of the terms and conditions of this Agreement, and such breach is not cured by the breaching Party within thirty (30) days after receipt of written notice thereof from the non-breaching Party (or, if the cure cannot be completed within such thirty (30) day time period, then within thirty (30) following such initial 30-day period, so long as the cure is commenced by the breaching Party within the initial thirty (30) days of notice and thereafter the breaching party is diligently and continuously pursuing the cure to completion); or (c) by City providing written notice to Owner if Owner suffers an uncured event of bankruptcy or insolvency; or (d) by either Party providing written notice to the other Party if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

## **Article VI Miscellaneous**

9.1 Assignment of Agreement. This Agreement may not be assigned by Owner without the prior written consent of City. This Agreement may not be assigned, in whole or in part, by City.

9.2 Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas and is specifically performable in Collin County, Texas. Exclusive venue shall be in state district court in Collin County, Texas.

9.3 Savings/Severability. In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

9.4 Authority. Each of the Parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.

9.5 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties to this Agreement.

9.6 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

9.7 Counterparts. This Agreement may be executed in a number of identical counterparts, each of which will be deemed an original for all purposes.

9.8 Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed, and that such Party has had an opportunity to confer with it's legal counsel.

9.9 Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

9.10 Binding Effect. This Agreement will be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and authorized assigns. This Agreement only inures to the benefit of, and may only be enforced by, the Parties and their respective heirs, executors, administrators, legal representatives, assignees, lender, successors, and City. No other person or entity is a third-party beneficiary of this Agreement.

9.11 Authority. City represents and warrants that this Agreement has been approved by the City Council of City in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of City has been authorized to do so. Owner represents and warrants that this Agreement has been approved on behalf of Owner and that the individual executing this Agreement on behalf of Owner has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.

9.12 Governmental Powers; Waiver of Immunity. By its execution of this Agreement, City does not waive or surrender any of its governmental powers, immunities, or rights except as to the enforcement of this Agreement.

9.13 Expenses. Unless otherwise specifically provided herein, all expenses shall be paid by the Party that incurred them without expectation or reimbursement or cost sharing.

9.14 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties, or to cause City to be deemed to be a constituent partner of the Owner.

9.15 Legal Construction. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or enforceability shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

9.16 Recordation of Agreement. A copy of this Agreement shall be recorded in the Deed Records of Collin County, Texas.

9.17 Covenants Run with Property. The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on the Owner and each and every subsequent owner of all or any portion of the Property but only during the term of such party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership) and shall be binding on all successors, heirs, and assigns of the Owner which acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property.

9.18 Multiple Counterparts and Duplicate Originals. This Agreement may be executed in any number of multiple counterparts and/or duplicate originals, each of which shall be deemed an original and all of which considered together shall be deemed one and the same Agreement.

*(signature page to follow)*

EXECUTED on this 21<sup>st</sup> day of June, 2012.



City of Lucas, Texas

By: Rebecca Mark  
Rebecca Mark, Mayor

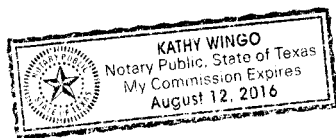
Approved as to Form:

Joe Gorfida, Jr.

By: \_\_\_\_\_  
Joe Gorfida, Jr., City Attorney  
(JJG/03-19-12/54593)

STATE OF TEXAS                   §  
  §  
COUNTY OF COLLIN           §

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2012, by Rebecca Mark, Mayor of the City of Lucas, a municipal corporation existing under the laws of the State of Texas, in such capacity on behalf of such municipal corporation.

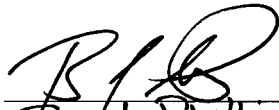


Kathy Wingo  
Kathy Wingo  
Notary Public, State of Texas




EXECUTED on this 26<sup>th</sup> day of June, 2012.

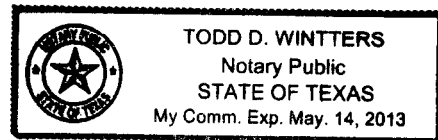
**Liberty Bankers Life Insurance Company**

By:   
Name: Brad Phillips  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Collin           §

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 2012, by Brad Phillips, President of Liberty Bankers Life Insurance Company

  
Notary Public, State of Texas



**EXHIBIT A  
METES AND BOUNDS  
DESCRIPTION OF OWNER'S PROPERTY**

EXHIBIT "A"

87.1114 ACRE TRACT

FIELD NOTES

BEING all that certain tract of parcel of land situated in the James Lovelady Survey, Abstract, and the John Gray Survey, Abstract 349, Collin County, Texas, same being all of that called 86.548 acre tract conveyed to William E. Campbell, Jr. – Lavon Limited Partnership, a Texas limited partnership, by William E. Campbell, Jr., Trustee, by deed dated April 7, 1972 and recorded in Volume 868, Page 760, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 60d nail found for corner at the northeast corner of said William E. Campbell, Jr. – Lavon Limited Partnership tract, same being at the common southeast corner of that certain 8.5 acre tract of land conveyed to Jerry A. Brown by deed recorded in Volume 4402, Page 1320, Deed Records, Collin County, and being in the west line of Hickory Hill Country Estates, an addition to Collin County, according to the plat thereof recorded in Cabinet C, Slide 716, Map Records, Collin County, Texas, also being in the center of an asphalt road, Stinson Road (Bois D' Arc Road), a 50' right-of-way;

Thence, South 00 degrees 01 minutes 00 seconds West (Record – Bearing Basis), along the center of said Stinson Road, a distance of 1320.02 feet to a 1/2 inch iron rod found in asphalt for corner at the easterly southeast corner of said William E. Campbell, Jr. – Lavon Limited Partnership tract, same being the northeast corner of the Creekview Addition, an addition to Collin County, according to the plat thereof recorded in Cabinet F, Slide 572, Map Records, Collin County, Texas, and being at a common southwest corner of that certain 12 acre tract of land conveyed to James R. Ellis by deed recorded under County Clerk File No. 96-0025352 and a common northwest corner of that certain 10 acre tract of land conveyed to Moses Shillow by deed recorded under County Clerk File No. 93-0091115, also being in the south line of said James Lovelady Survey at the northeast corner of said John Gray Survey and the common northwest corner of the J. McKinney Survey, Abstract 596;

Thence, North 89 degrees 59 minutes 55 seconds West, along the south line of said James Lovelady Survey and the north line of said John Gray Survey, a distance of 679.10 feet to a 5/8 inch pipe found for corner at an interior corner of said William E. Campbell, Jr. – Lavon Limited Partnership tract and the common northwest corner of said Creekview Addition;

Thence, South 00 degrees 24 minutes 57 seconds West, a distance of 3.40 feet, passing a corner fence post and continuing a total distance of 862.46 feet to a 5/8 inch iron rod found for corner at the southerly southeast corner of said William E. Campbell, Jr. – Lavon Limited Partnership tract, same being at a common corner of that certain 68.72 acre tract of land conveyed to Sue Hodgdon by deed recorded in Volume 587, Page 38, Deed Records, Collin County, Texas, and being in the west line of that certain 5 acre tract of land conveyed to Delores Smitherman by deed recorded under County Clerk File No. 97-0042556;

**EXHIBIT B**  
**DEPICTION OF OWNER'S PROPERTY**

10' BOUNDARY SURVEY  
100' EASEMENT  
100' EASEMENT

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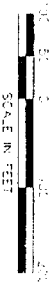
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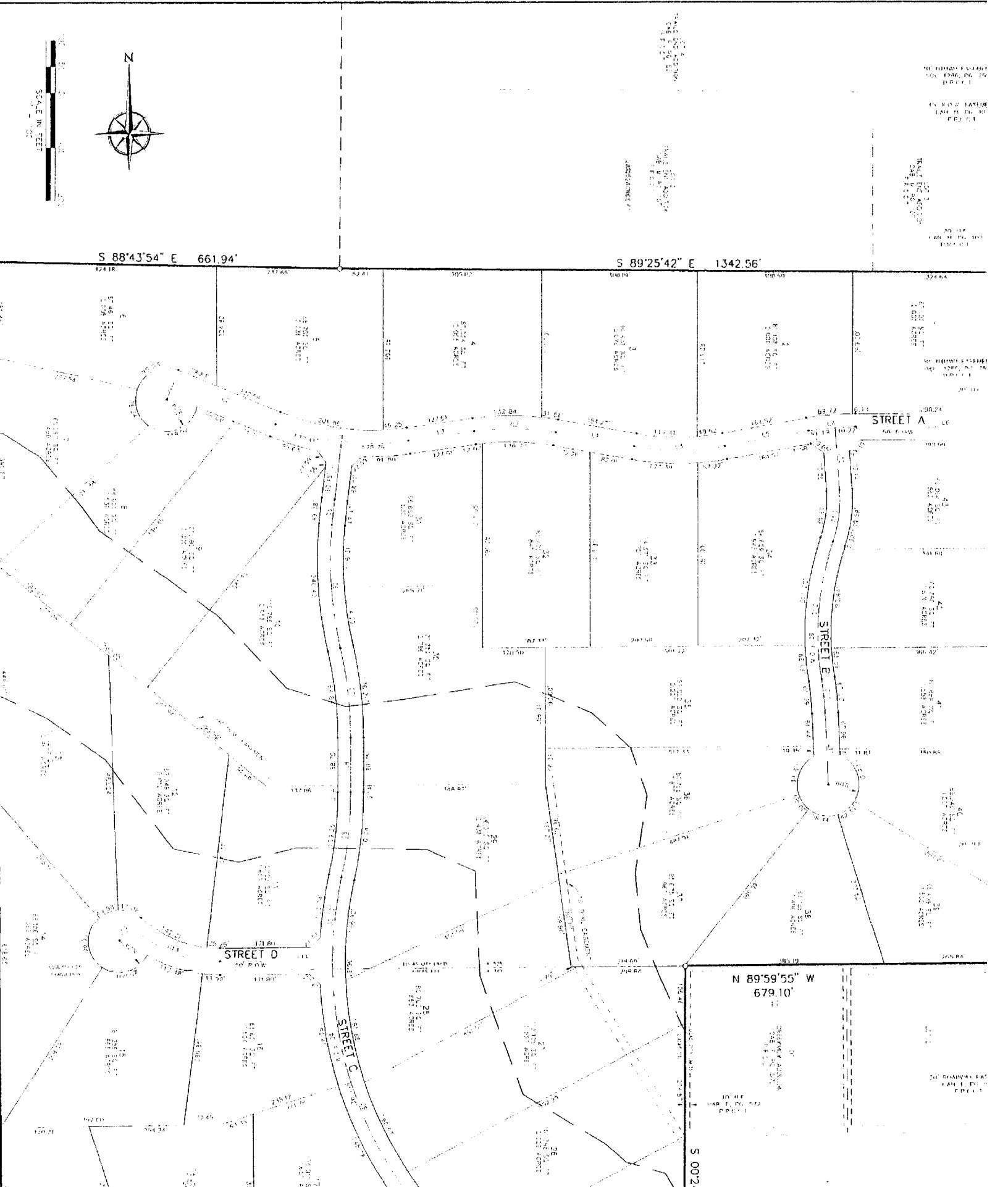


S 88°43'54" E 661.94'

S 89°25'42" E 1342.56'

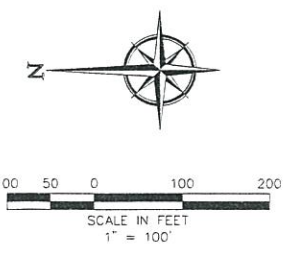
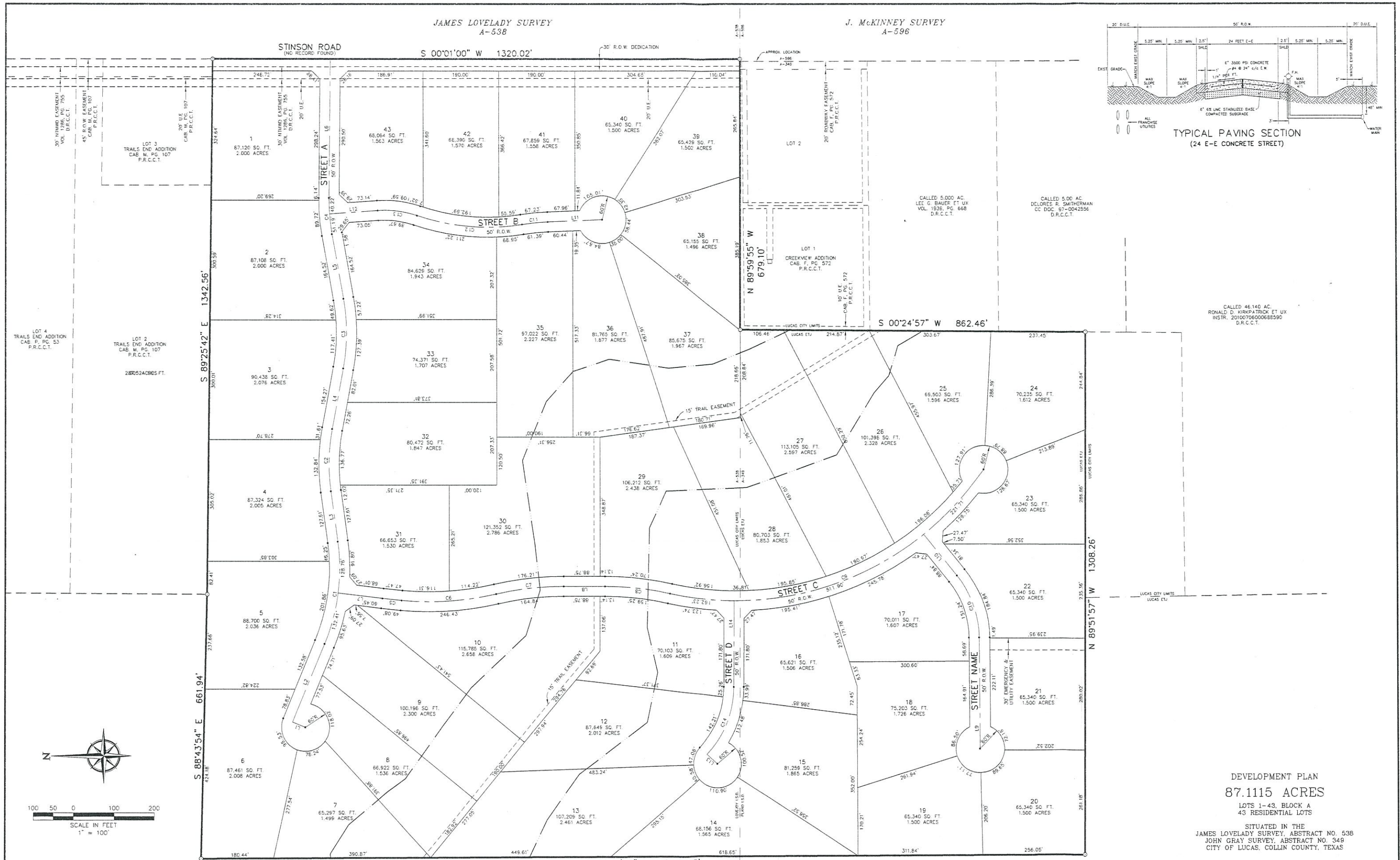
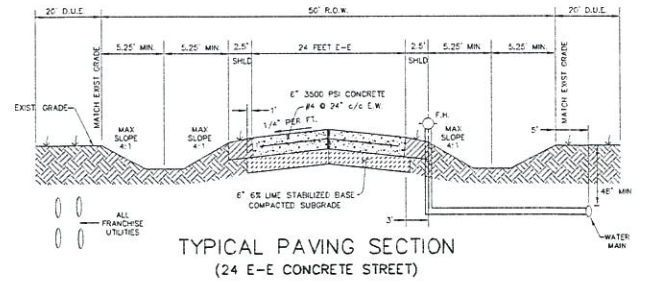
N 89°59'55" W  
679.10'

S 00°2'



JAMES LOVELADY SURVEY  
A-538

J. MCKINNEY SURVEY  
A-596



DEVELOPMENT PLAN  
87.1115 ACRES  
LOTS 1-43, BLOCK A  
43 RESIDENTIAL LOTS

SITUATED IN THE  
JAMES LOVELADY SURVEY, ABSTRACT NO. 538  
JOHN GRAY SURVEY, ABSTRACT NO. 349  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75096  
(972) 941-8400 FAX (972) 941-8401

CALLED 58.977 AC  
PAUL ANDERTON  
CC DOC. 96-0032862  
D.R.C.C.T.

JAMES LOVELADY SURVEY  
A-538

JOHN GRAY SURVEY  
A-349

CALLED 220.733 AC  
D.R. HORTON-TEXAS, LTD  
INSTR. 201108-0000915300  
D.R.C.C.T.

OWNER/DEVELOPER  
LUCAS REAL ESTATE, LLC  
1221 N INTERSTATE 35E STE 200  
CARROLLTON, TX 75006-3806

DATE: MAY 29, 2012

SHEET 1 OF 1



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Jim Kitchens

Prepared by: \_\_\_\_\_

Account Code #: N/A

Date Prepared: August 5, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Discuss and Consider Fire Department Staff work schedule plan.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

I make a Motion to ....

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: Jim Kitchens

Prepared by: \_\_\_\_\_

Account Code #: N/A

Date Prepared: August 5, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Discuss and Consider the approval of a contract between the City of Lucas and Questcare Medical Services, P.A. for medical supervision of EMS activities and authorize the City Manager to execute said contract.

**RECOMMENDED ACTION:**

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to approve the contract between the City of Lucas and Questcare Medical Services, P.A. for medical supervision of EMS activities and authorize the City Manager to execute said contract.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



## AGREEMENT FOR EMS MEDICAL CONTROL

This Agreement for EMS Medical Control (this “Agreement”) is entered as of September 05, 2013 (the “Effective Date”), by and between Lucas Fire and Rescue, Lucas, Texas (“Client”), and Questcare Medical Services, P.A. (“Questcare”) (Client and Questcare being referred to collectively as the “parties”).

WHEREAS, Client desires to obtain medical supervision of its emergency medical service (“EMS”) activities in the form of a Medical Director, as required by Texas law, and oversight of Client’s education of its emergency medical technicians and paramedics (the “Services”); and

WHEREAS, Questcare desires to provide the Services upon the terms and conditions set forth below;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants made herein, Client and Questcare agree as follows:

1. **Medical Director.** Questcare shall appoint a physician employed by or under contract with Questcare to serve as medical director for Client (the “Medical Director”). The Medical Director may appoint other physician employees or contractors of Questcare to conduct all or part of the activities required of the Medical Director under this Agreement. As of the Effective Date, the Medical Director will be Scott Corcoran, MD. Questcare will have the right, however, to appoint any other physician as the Medical Director in place of Dr. Corcoran in the event Dr. Corcoran leaves Questcare’s employment or otherwise ceases to serve as Medical Director. Client also consents to performance of assistant medical director services by Mark Gamber, DO, and William T. Hartman, DO. The physician(s) at any time serving as the Medical Director must be reasonably acceptable to Client and must meet the following requirements:

- a. Maintain a current license to practice medicine in Texas;
- b. Maintain current board certification in Emergency Medicine with the American Board of Emergency Medicine, the American Board of Medical Specialties, the American Osteopathic Association, or the American Association of Physician Specialists;
- c. Provide current evidence of credentials, curriculum vitae, and continuing education activities;
- d. Provide documentation of current medical malpractice insurance with specific coverage for emergency medical services activities;
- e. Provide current DEA license for controlled medications; and
- f. Maintain active involvement in the provision of emergency medical services in the North Texas vicinity.

2. **Questcare’s Obligations.** In addition to complying with Section 1, Questcare, through the Medical Director and/or his assistants, shall provide the Services, which will consist of the following services:

a. Provide on-line medical control for Client's emergency medical technicians, paramedics, and related staff ("Client Staff") through a base station located at the emergency department at The Medical Center of McKinney (the "Hospital"). *As set forth in Section 14, this Agreement is expressly subject to and conditioned upon Questcare's ability to secure the Hospital's consent to the operation of the base station at the Hospital.* This on-line control will include all on-line control functions and duties that Texas law requires an EMS medical director to provide. Client will pay the cost of all equipment Questcare determines is required for the operation of the base station, and such payment, at such time or times as Questcare may reasonably specify, shall be a condition to Questcare's obligations under this Agreement.

b. Provide off-line medical control, which will include all off-line control functions and duties that Texas law requires an EMS medical director to provide.

c. Supervise the continuing education program Client provides for Client Staff and advise Client about what changes, if any, in such education program are necessary from time to time to cause the program to be sufficient to permit all Client Staff to meet all state licensing, certification, or other requirements for continuing education.

3. **Compensation.** For performing the Services, Client shall pay Questcare the following compensation:

a. \$150.00 per hour of services document by the Medical Director or an assistant medical director, payable within 15 days after the date of Questcare's invoice for the services. Beginning on the Effective Date, Questcare will provide up to three hours of service per month. Beginning October 1, 2013, Questcare will provide up to six hours of service per month. Beginning when Client places a second ambulance into service, Questcare will perform up to 12 hours of service per month; and

b. \$50.00 annually, payable on or before the Effective Date and each anniversary of the Effective Date, to cover the cost of Questcare's medical malpractice insurance coverage with respect to this Agreement.

4. **Term; Termination.**

a. **Term.** The term of this Agreement will commence at 12:01 a.m. on the Effective Date and continue through 12:00 a.m. one year thereafter, subject to subsection b below. After such term, this Agreement will automatically renew for additional consecutive one-year periods, unless either party gives the other party at least 30 days' notice of nonrenewal prior to the expiration of either the original term or any such additional term; provided that an automatic renewal will not occur unless the amount specified in Section 3.b has been paid prior to commencement of the renewal term.

b. **Termination.** Notwithstanding Section 4.a above, either party may terminate this Agreement by giving the other party 30 days' written notice of termination. The compensation provided in Section 3.a (but not the amount described in Section 3.b) will be prorated accordingly in the event of such a termination.

5. **Insurance.** Questcare shall maintain in effect at all times during the term of this Agreement medical professional liability insurance with coverage limits that are standard for the type of services in question in the applicable geographic area. Such insurance shall expressly cover the activities of the Medical Director in his role as Medical Director.

6. **Independent Contractors.** The parties' relationship to each other at all times and for all purposes under this Agreement shall be that of independent contractors. Neither party will be considered to be an agent or employee of the other party.

7. **No Waiver.** The failure of either party to enforce any provision of this Agreement will not constitute a waiver by it of that or any other provision.

8. **Default by Questcare.** Notwithstanding Section 4, Client may terminate this Agreement immediately by giving Questcare written notice of termination if Questcare defaults in the performance of the Services and fails to cure the default within 30 days following its receipt of written notice from Client specifying the nature of the default .

9. **Governing Law.** THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, OTHER THAN ITS RULES CONCERNING CONFLICTS OF LAW.

10. **Notices.** Any notice required or permitted by this Agreement will be sufficient if delivered by certified mail, return receipt requested, or by hand-delivery to the party intended to receive same at the following address for such party or at such other address as such party may hereafter provide in accordance with this section:

If to Client:

Lucas Fire and Rescue  
665 Country Club Road  
Lucas, Texas 75002  
Attention: Chief Jim Kitchens

If to Questcare:

Questcare Medical Services, P.A.  
12221 Merit Drive, Suite 1610  
Dallas, Texas 75251  
Attention: Legal Department

11. **Severability.** If any provision of this Agreement is declared by a court of competent jurisdiction to be illegal or invalid, such declaration shall not affect the validity of the remaining provisions of this Agreement, and the parties' respective rights and obligations shall be construed and enforced as if the Agreement did not contain the provision declared to be illegal or invalid.

12. **No Assignment.** Neither party may assign or transfer its rights or obligations under this Agreement without the prior written consent of the other party. Questcare may not enter any subcontracts for the performance of the Services without Client's prior written consent, except that Questcare may subcontract its obligations to the Medical Director.

13. **No Influence Upon Referrals.** It is not the intention of either party to this Agreement that any remuneration, benefit, or privilege provided for under this Agreement influence or in any way be based upon the referral or recommended referral by either party of patients to the other party or its affiliated providers, if any, or the purchasing, leasing, or ordering of any services other than the specific services described in this Agreement. Any payments or other consideration specified in this Agreement are consistent with what the parties reasonably believe to be the fair market value of the services provided in consideration of such payments or other consideration.

14. **Subject to Hospital Approval.** Notwithstanding any other provision of this Agreement, the effectiveness of this Agreement is dependent upon the parties' receipt of approval by the Hospital of the use of the Hospital's emergency department as the location for the base station referred to in Section 2.a. In the absence of such approval, this Agreement shall not take effect.

15. **Miscellaneous.** This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes any and all prior or contemporaneous written or verbal agreements regarding such subject matter. This Agreement may be amended only by a written instrument signed by both of the parties. This Agreement shall bind and shall inure to the benefit of the parties' respective successors and permitted assigns. Each party represents that the individual signing this Agreement on its behalf is the duly-authorized representative of such party with the power to bind the party to this Agreement.

SIGNED as of the Effective Date.

QUESTCARE MEDICAL SERVICES, P.A.

LUCAS FIRE AND RESCUE

By: \_\_\_\_\_  
John H. Myers, MD  
President

By: \_\_\_\_\_  
Jeff Jenkins  
City Manager



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: \_\_\_\_\_

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

The City Council pursuant to Section 551.074 of the Texas Government Code may convene into Executive Session to conduct the annual review of the City Secretary.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: \_\_\_\_\_

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Take any action as necessary from the Executive Session.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

I make a Motion to....

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Council Agenda Request**

Council Meeting: September 5, 2013

Requestor: \_\_\_\_\_

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Adjournment.

**RECOMMENDED ACTION:**

**SUMMARY:**

**MOTION:**

I make a Motion to adjourn the meeting at \_\_\_\_\_ p.m.

**APPROVED BY:** \_\_\_\_\_ Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_