



**City Council Regular Meeting  
March 6, 2014, 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 or (Absent):

Mayor Rebecca Mark  
Councilmember Wayne Millsap  
Councilmember Steve Duke  
Councilmember Debbie Fisher

Mayor Pro Tem Kathleen Peele  
Councilmember Jim Olk  
Councilmember Philip Lawrence

Staff Present:

City Manager Joni Clarke  
City Attorney Joe Gorfida  
Finance Manager Liz Exum  
Public Works Director Stanton Foerster

City Secretary Kathy Wingo  
Development Services Director Joe Hilbourn  
Fire Chief Jim Kitchens

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

**Citizens' Input**

1) Citizens' Input.

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

**Community Interest**

2) Items of Community Interest.

As an Eagle Scout project, the Ferrell Brothers are doing a Veterans Memorial at the Fitzhugh Cemetery. Dedication will be on Saturday, May 3<sup>rd</sup>, 11 AM with lunch to follow. The VFW out of McKinney is assisting in this project. Members of the community are invited to attend the dedication. It was brought to the Mayor's

attention that Brad Holder, of M. Christopher Homes, has been a tremendous help with this project. M. Christopher Homes donated all the concrete.

North Texas Municipal Water District (NTMWD) recently held a meeting which was attended by Councilmember Debbie Fisher. NTMWD stated the pipeline was complete and they expect to processing water in May.

Mayor Pro Tem Kathleen Peele stated that the current water restrictions apply to all, not just the citizens. If you live in the ETJ and receive water from the City of Lucas, the restrictions apply those residents as well.

## Consent Agenda

The Consent Agenda was presented for consideration.

3) Consent and Approve:

- a) The minutes from the February 20, 2014 Council meeting. **[Wingo]**
- b) Discuss and Consider the approval of **Ordinance # 2014-03-00775** an ordinance of the City Council of Lucas, Collin County, Texas designating *The Wylie News* as the official newspaper of the City of Lucas, Collin County, Texas, for Fiscal Year 2013 – 2014; authorizing the City Manager to contract with *The Wylie News*; providing a repealing clause and providing for an effective date. **[Wingo]**
- c) Discuss and Consider the approval of **Resolution # R-2014-03-00412** of the City Council of the City of Lucas, Texas, changing the authorized signatories for American National Bank to add City Manager Joni Clarke. **[Mayor]**
- d) Discuss and Consider the approval of **Resolution # R-2014-03-00413** of the City Council of the City of Lucas, Texas, changing the authorized signatories for Lone Star to add City Manager Joni Clarke. **[Mayor]**
- e) Discuss and Consider the approval of **Resolution # R-2014-03-00414** of the City Council of the City of Lucas, Texas, changing the authorized signatories for TexPool to add City Manager Joni Clarke. **[Mayor]**
- f) Discuss and Consider the approval of **Resolution # R-2014-03-00415** of the City Council of the City of Lucas, Texas, changing the authorized signatories for LOGIC to add City Manager Joni Clarke. **[Mayor]**

Councilmember Debbie Fisher asked that Item 3a be removed for discussion.

**MOTION:** Councilmember Jim Olk made a Motion to approve the Consent Agenda items 3b – 3f as presented. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote 7-0.

Item 3a, the minutes from the February 20, 2014 Council meeting were presented for discussion.

Councilmember Debbie Fisher requested that a correction be made to page 10 of 11, change "the \$2,200 per lot Impact Fee is withdrawn" to "the entire agreement is withdrawn".

**MOTION:** Councilmember Debbie Fisher made a Motion to approve the minutes from the February 20, 2014 Council meeting with the correction made to page 10 of 11, changing "the \$2,200 per lot Impact Fee is withdrawn" to "the entire agreement is withdrawn". Councilmember Jim Olk seconded the Motion. Motion carried. Voted: 7-0.

## Regular Agenda

- 4) Discuss and Consider the acceptance and approval of the City of Lucas' Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2012-2013 presented by Conway Company CPA. **[Exum]**

**MOTION:** Mayor Pro Tem Kathleen Peele made a Motion to accept and approve the City of Lucas' Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2012-2013 as presented by Conway Company CPA. Councilmember Philip Lawrence seconded the Motion. Motion carried. Vote: 7-0.

- 5) Discuss and Consider the landscape plan submitted by the City of Lucas for the Lucas Fire Station Expansion Project, located at 185 Country Club. **[Hilbourn]**

Development Services Director Joe Hilbourn came forward to discuss the application submitted.

The existing fire station consists of 8,000 square feet and the expansion project will add an addition 9,300 square feet. The rear parking requires eight (8) screening bushes and one shade tree per 20 lineal feet of parking (facing away from the site). Each parking space is required to have a shade tree within 75 feet, furthest distance is 70 feet. A requirement of 8% interior green space where 10% is provided.

The lot frontage is approximately 162 feet, which requires eight (8) shade trees and thirty-two (32) bushes. The eleven (11) trees shown are all small trees in lieu of the shade trees to comply with the Firewise requirements; and fifty (50) bushes are shown.

Generally, when a non-residential zoning district abuts a residential zoning district, a solid masonry screening wall of not less than six (6) nor more than eight (8) feet in height shall be erected along the entire property line separating these districts, except where visibility triangles or easements are required. The screening wall shall be constructed by the owner/developer of the commercial property at such time as the property is developed in proportion to the entire commercial tract. In cases where the Planning Staff finds this requirement to be better met by an irrigated living screen, the same may be substituted for the screening wall. Planning Staff recommends allowing the existing living screen to remain in place instead of a masonry wall.

**MOTION:** Councilmember Jim Olk made a Motion to approve the landscape plan submitted by the City of Lucas for the Lucas Fire Station Expansion Project, located at 185 Country Club. Councilmember Debbie Fisher seconded the Motion. Motion carried. Vote: 7-0.

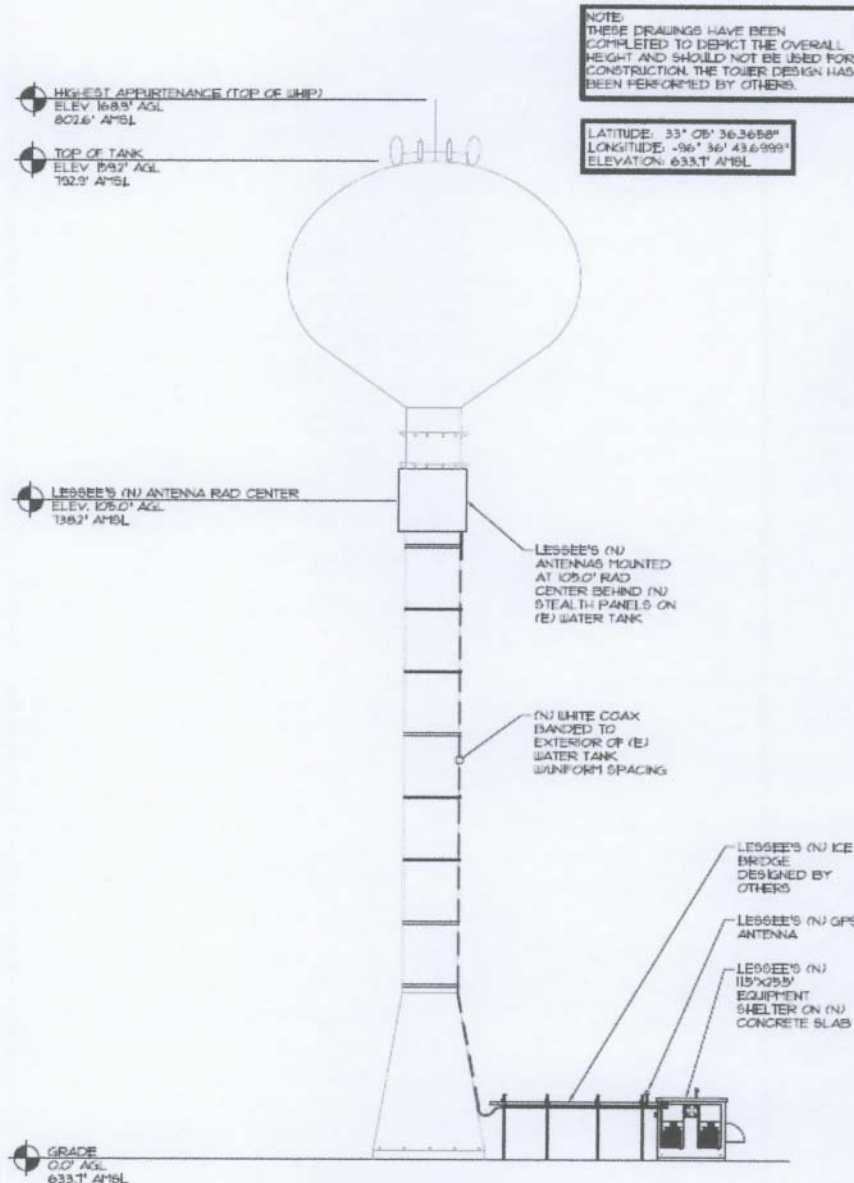
- 6) Discuss and Consider the approval of an agreement between the City of Lucas and Verizon to allow communication equipment to be located on the McGarity water tower; authorize the City Manager to execute said agreement; and vacate the agreement approved on November 21, 2013. **[Foerster]**

Public Works Director Stanton Foerster reviewed the highlights of the agreement with the City Council.

This agreement will bring in revenue to the City in a yearly amount of \$27,600 (\$2,300 per month); it is for a five year term, with four (4) renewal extensions.



The above photos depict the Stealth/Covered Antennas



## 2 TOWER ELEVATION

SCALE: 1" = 20'-0"

Staff is recommending that Council approve this agreement; authorize the City Manager to execute said agreement; and rescind the November 21, 2013 agreement that Council approved.

**MOTION:** Councilmember Wayne Millsap made a Motion to approve the agreement between the City of Lucas and Verizon to allow communication equipment to be located on the McGarity water tower; authorize the City Manager to execute said agreement; and vacate the agreement approved on November 21, 2013. Mayor Pro Tem Kathleen Peele seconded the Motion. Motion carried. Vote: 7-0.

- 7) Discuss and Consider FY 13-14 roadway maintenance, speed limits, and traffic related issues. **[Foerster]**

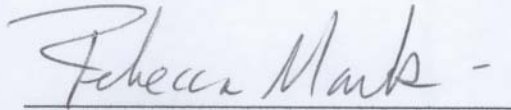
This item is removed from the agenda and will be brought back at a future meeting.

- 8) Adjournment.

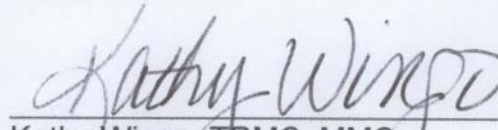
**MOTION:** Councilmember Wayne Millsap made a Motion to adjourn the meeting at 7:53 p.m. Councilmember Jim Olk seconded the Motion. Motion carried. Vote: 7-0.

These minutes were approved by a majority vote of the City Council on March 20, 2014.



  
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Rebecca Mark  
Mayor

ATTEST:

  
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Kathy Wingo, TRMC, MMC  
City Secretary