



City of Lucas
City Council Meeting
January 19, 2017
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas
Minutes

Call to Order

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

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher (*arrived at 7:02pm*)

Staff Present:

City Manager Joni Clarke
City Attorney Julie Doshier
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Cathey Bonczar, Executive Assistant/Special Projects
Coordinator

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

Citizen Input

1. Citizen Input:

There was no citizen input.

Community Interest

2. Community Interest Items.

Mayor Olk announced that a Transportation Town Hall meeting would take place on January 26, 2017 at 6:30 pm at City Hall to discuss the City's Thoroughfare Plan.

Executive Session

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

3. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to conduct an interview for appointment to the Board of Adjustment.

The City Council convened into Executive Session at 7:02 pm.

4. **Reconvene into open session and take any action necessary as a result of the Executive Session.**

The City Council reconvened from Executive Session at 7:27 pm and there was no action taken as a result of the Executive Session.

Consent Agenda

5. **Consider approval of the minutes of the January 5, 2017 City Council meeting.**
6. **Consider authorizing the City Manager to enter into an agreement with Judge Dana Huffman for Municipal Court services for the City of Lucas and establish requirements and compensation.**

Mayor Olk noted that Agenda Item No. 6 would be removed from the Agenda as it required an ordinance for approval of the agreement. Mayor Olk noted that this agenda item would be brought back to the February 2, 2017 City Council meeting for consideration and include an ordinance for approval.

MOTION: *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to approve Agenda Item No. 5 on the Consent Agenda and remove Agenda Item No. 6. The motion passed unanimously by a 7 to 0 vote.*

Regular Agenda

7. **Receive an update from Barnes Waste Disposal Services regarding the need to discontinue the recycling program and provide direction to staff.**

Norman Barnes, with Barnes Waste Disposal explained that their recycling program was experiencing difficulties due to the facility they use for processing recycling had closed in December. Mr. Barnes noted that since December, recyclables were being taken to a location in Arlington that significantly impacted their program due to the processing rate being charged and logistics in traveling to a much farther location. Mr. Barnes explained that their company was losing approximately \$2,000 monthly.

Mr. Barnes stated that a company in McKinney could be used to process recycling but their rates were significantly higher. Mr. Barnes explained that in order to maintain the recycling program in Lucas, an increase in cost would have to be considered.

The City Council discussed with Mr. Barnes the number of participants in the recycling program, recyclable materials versus trash items, the option of having a city-wide recycling program versus maintaining the option of opting into the recycling program. The size and weight of trucks used for recycling was also discussed, as well as manual equipment versus automated equipment.

Mayor Olk asked that Barnes Waste Disposal bring back to the February 2, 2017 City Council meeting, an outline of what it would cost for Barnes to offer a city-wide recycling program using containers, as well as continuing the recycling program as is currently with the option to participate in recycling. Mayor Olk asked staff to outline what costs were associated with having an

independent contractor provide recycling services to existing recycling customers as well as a city-wide program, the truck size to be used and if they were automated.

There was no formal action taken on this item.

- 8. Consider authorizing the City Manager to enter into a construction contract with TLC Pipeline, Inc. for the construction of the Parker Road 12-Inch Waterline Phase 1, Section 1 between Stinson Road and Toole Drive in the amount not to exceed \$184,395.00 plus a 20% contingency.**

Public Works Director/City Engineer Stanton Foerster gave a presentation discussing bid details associated with the construction project, and submitted to the City Council a letter of recommendation from BW2 Engineers awarding the contract to TLC Pipeline, Inc.

***MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Baney to authorize the City Manager to enter into a construction contract with TLC Pipeline, Inc. for the construction of the Parker Road 12-Inch Waterline Phase 1, Section 1 between Stinson Road and Toole Drive in the amount not to exceed \$184,395 plus a 20% contingency. The motion passed unanimously by a 7 to 0 vote.*

- 9. Consider authorizing the City Manager to negotiate and execute a contract with HD Supply for the provision of water meters for the City of Lucas water system.**

Development Services Director Joe Hilbourn gave a presentation discussing the Infinity registers used to measure water consumption were experiencing failures. Mr. Hilbourn explained the various measures taken to rectify the register failures that eventually led to an upgrade of all registers in the City during the last fourteen months. Mr. Hilbourn explained that the City was again experiencing register failures and was now looking into changing companies.

Mr. Hilbourn noted that staff evaluated three vendors: HD Supply with the Neptune Meter; Hydro Pro Solutions with the Master Meter; and Ferguson Waterworks with the Mueller Meter.

Mr. Hilbourn discussed with the City Council the meter implementation plan for the replacement of all meters over a three-year period that would require additional funding, as well as the possibility of another staffing position to implement the replacement process.

The City Council discussed the failure rates occurring, AMI versus AMR technology, the cost associated with each, and the potential need for additional staffing to monitor the program.

***MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Millsap to authorize the City Manager to negotiate a contract with HD Supply for the AMR Neptune Meter in the amount not to exceed 629,860, without installation costs. The motion passed unanimously by a 7 to 0 vote.*

- 10. Discuss and finalize the Land Use Map for the Comprehensive Plan.**

Development Services Director Joe Hilbourn gave a presentation discussing the following amendments recommended to the Land Use Map by the Planning and Zoning Commission:

- All public schools be rezoned to Commercial
- Four (4) lots at the intersection of Rock Ridge and Estates be rezoned to Village Center

- Change zoning on the vacant lot on Stinson Road, north of the Parker Road/Stinson Road intersection to R-1.5 to make the entire lot consistent zoning.
- Change the zoning of the subdivisions of Edgewood and Cimarron to R-1 as they were developed
- Areas within the City's ETJ be rezoned as Residential (R)

Councilmember Fisher and Councilmember Baney discussed the proposed Village Center rezoning noting that there was existing commercial property in the area that had not been developed and concerns associated with an actual need for more commercial property in the City. Councilmember Fisher questioned if two of the lots could be developed alone and cause potential problems for selling the other properties and was told that was true.

Councilmember Duke, Councilmember Millsap and Mayor Olk discussed the uses surrounding the residential lots consisting of a high school, lift station and commercial zoning. It was discussed that Village Center zoning was a good transition zoning for the area. Mayor Pro Tem Peele suggested a Planned Development may be a more appropriate zoning for the property. The Council discussed the tighter controls in place that accompany Village Center rezoning. Councilmember Fisher pointed out the approved Land Use Chart does not in fact provide tighter controls.

Rebecca Mark, 2550 Estates Parkway, stated that she along with the other three homeowners present affected by the proposed Village Center rezoning, were in favor of the zoning change taking place. Ms. Mark stated that the four properties were all affected by the noise and lights of the high school, the surrounding commercial property, and believed the best and highest use for the four residential lots was the Village Center zoning.

The City Council stated that they would like to change the City's ETJ zoning to R-2 rather than R as recommended by the Planning and Zoning Commission.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Duke to designate the four residential lots along Estates Parkway as Village Center zoning; change the zoning of the City's ETJ area to R-2; rezone all public schools to Commercial; change the zoning on the vacant lot on Stinson Road to R-1.5; correct the zoning of the subdivisions of Edgewood and Cimarron to R-1.*

*The motion **failed** for lack of majority vote with Councilmember Fisher, Councilmember Baney, and Mayor Pro Tem Peele voting in opposition. Councilmember Lawrence abstained from the vote.*

Mayor Olk asked that two Land Use Maps be brought forward to the March 2, 2017 City Council meeting, one depicting Village Center zoning for the four residential lots along Estates Parkway, and one map depicting R-2 zoning for the four residential lots. Mayor Olk stated that the final version of the Land Use Map could be approved along with the Comprehensive Plan.

11. Discuss and finalize the Policies and Procedures section of the Capital Improvement Plan.

Mayor Olk noted the following changes to the Policies and Procedures for the Capital Improvement Plan.


- Change paragraph 3, item No. 2 to read as follows 2) enhancement of an existing fixed asset.

There were no other comments or edits to the Policies and Procedures section of the Capital Improvement Plan.

12. Adjournment.

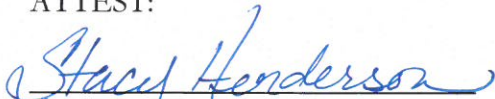
MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 9:11pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

