



**City of Lucas  
City Council Meeting  
March 2, 2017  
7:00 P.M.**

**City Hall - 665 Country Club Road – Lucas Texas  
Minutes**

<b>Call to Order</b>
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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

**Staff Present:**

City Manager Joni Clarke  
City Attorney Joe Gorfida  
City Secretary Stacy Henderson  
Development Services Director Joe Hilbourn  
Public Works Director/City Engineer Stanton Foerster  
Finance Director Liz Exum  
Executive Assistant/Special Projects Coordinator Cathey Bonczar  
Human Resources Generalist Janice Babcock

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.

<b>Citizen Input</b>
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**1. Citizen Input.**

There was no citizen input.

<b>Community Interest</b>
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**2. Community Interest Items.**

**Discuss pending legislation that is being considered by the 85<sup>th</sup> Legislature and provide guidance to City Staff and City Attorney.**

Mayor Pro Tem Peele noted that the McKinney Airport Planning Advisory Committee would be holding a meeting at the McKinney Airport on March 8 that was open to the public to view elements of the master plan update.

There was no discussion regarding particular bills being considered by the 85<sup>th</sup> Legislature. Mayor Olk asked that any House Bill or Senate Bill the Council would like to watch more closely to notify the City Attorney.

## Consent Agenda

3. Consider approval of the minutes of the February 16, 2017 City Council meeting.

**MOTION:** *A motion was made by Councilmember Fisher, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.*

## Presentations

4. Presentation and discussion from Lovejoy High School and Willow Springs Middle School students participating in the Lovejoy ISD Independent Studies Program:
- Lindsay Haden – Lovejoy High School
  - Catherine Wilson – Willow Springs Middle School

Presentations were given by Lindsay Haden regarding child behavior and weather, and Catherine Wilson regarding equine therapy.

## Public Hearing

5. Consider the 2017 Comprehensive Plan for the City of Lucas including the Sewer Master Plan Map, Water System Map, Thoroughfare Plan Map, and Land Use Map:

A presentation was given by Development Services Director Joe Hilbourn regarding the Comprehensive Plan and the two items remaining for consideration regarding Winningkoff Road becoming a dead-end street, and zoning consideration for the four properties located near Lovejoy High School. Mr. Hilbourn noted that the Planning and Zoning Commission voted in favor by a 3 to 2 vote, to approve creating a dead end at Winningkoff Road and to change the zoning for the four residential lots near Lovejoy High School to Village Center zoning.

Councilmember Fisher and Development Services Director Joe Hilbourn discussed the commercial zoning assigned to schools on the Land Use Map. Mr. Hilbourn explained that because schools had access to sewer, and sewer was not provided within residential districts, schools were being zoned as commercial on the Land Use Map. Councilmember Fisher noted that not all schools were connected to sewer, such as Hart Elementary, which was not on the City's Sewer Master Plan.

Mayor Olk opened the public hearing at 7:30 pm and called individuals forward that requested to speak.

Dallas Robertson, 2630 Estates Parkway, stated that the Planning and Zoning Commission voted in favor of Village Center zoning as the best possible use for future development in that area, and stated that he was in favor of the zoning being changed.

Rebecca Mark, 2550 Estates Parkway, noted that she was in favor of the four properties being rezoned to Village Center zoning, as she believed it was the best use for future development in that area. Ms. Mark also spoke to the difficulties that could be faced should their properties be redeveloped and not be in compliance with the Comprehensive Plan.

There were no further comments from the audience.



Mayor Olk reviewed his edits to the Comprehensive Plan document with the Council and forwarded his comments to City staff for inclusion to the updated document.

The City Council and Public Works Director/City Engineer Stanton Foerster discussed creating a dead-end at Winningkoff Road and the advantages and disadvantages associated with that. Items discussed included minimizing traffic, existing traffic routes and traffic volumes, and potential increased in traffic associated with the McKinney Airport expansion. The Council also discussed the proposed Collin County future thoroughfare plans.

Mayor Olk and Councilmembers Millsap and Duke were in agreement that the highest and best use for the four properties near the high school should be changed to Village Center zoning allowing for tighter controls in development with Village Center zoning, and creating a good transition to residential zoning nearby.

Councilmembers Fisher, Baney, Lawrence and Mayor Pro Tem Peele were opposed to changing the zoning to Village Center and did not want to create more commercial zoning in the area. Councilmember Fisher noted that the Comprehensive Plan states that commercial growth on both sides of heavily traveled highways should be avoided.

Mayor Olk suggested that the item be tabled to update the Comprehensive Plan with the edits he recommended and asked staff to update the Land Use Map to reflect R-2 zoning on the four residential properties located near Lovejoy High School as a majority of Council had recommended.

**MOTION:** *A motion was made by Councilmember Duke, seconded by Councilmember Lawrence to continue the public hearing and table this agenda item to the March 16, 2017 City Council meeting and update the Land Use Map to reflect R-2 zoning for the four residential lots near Lovejoy High School. The motion passed unanimously by a 7 to 0 vote.*

### Regular Agenda

**6. Discuss and consider water projects and funding strategy to fund design and construction:**

**A) Water Fund projects for consideration and prioritization:**

1. Elevated Water Tower, Wiltshire Court to the North Pump Station 8-Inch Connection and Pressure Regulating Valves
2. Parker Road Waterline Phase 2 (from Shepherds Creek Drive to Santa Fe Trail)
3. Parker Road Waterline Phase 3T (From Santa Fe Trail to Stinson Road)
4. Replace three existing pumps at the North Pump Station
5. Add new pump house at the North Pump Station with three 500 GPM pumps
6. Any additional water projects that Council may determine

**B) Discuss funding strategies including using unencumbered line item balances in the Capital fund, unrestricted Water Fund reserves and work with SAMCO Financial Advisors on the Notice of Intention Resolution to issue Certificates of Obligation and provide guidance to staff on the specified amount required to fund the water system projects.**

Public Works Director/City Engineer Stanton Foerster discussed the addition of a 500,000 gallon elevated storage tank at the North Pump Station that would allow for the elimination of the lower pressure plane, increase the manageability of the water system, and increase water storage capacity.

Councilmember Millsap discussed the prioritization of the five water projects proposed listed in (A) above, as well as possible funding strategies using Water Reserve funding and Certificates of Obligation.

**MOTION:** *A motion by Councilmember Millsap, seconded by Councilmember Lawrence to approve the following water projects: 1) Elevated Water Tower, Wiltshire Court to the North Pump Station 8-Inch Connection and Pressure Regulating Valves; 2) Parker Road Waterline Phase 2 from Shepherds Creek Drive to Santa Fe Trail; 3) Parker Road Waterline Phase 3T from Santa Fe Trail to Stinson Road; 4) Restore or replace pumps at the North Pump Station; 5) Add new pump house at the North Pump Station with properly sized equipment; and to use the remaining balances in accounts 21-8210-490-120 and 21-8210-490-122 in an amount not to exceed \$142,964; to use Water Fund reserves in an amount not to exceed \$142,000; and to direct the City Manager to engage SAMCO Financial Advisors to assist on the Notice of Intention Resolution to issue Certificates of Obligation up to \$3,000,000. The motion passed unanimously by a 7 to 0 vote.*

**7. Discuss and consider roadway projects, determine priority and funding strategy to fund design and construction:**

**A) General Fund roadway projects for consideration and prioritization:**

1. Winningkoff Rd Reverse Curve (design funded in FY 16/17)
2. Stinson Rd/W. Lucas Rd Intersection (design funded in FY 16/17)
3. Country Club Road/Estates Parkway Intersection
4. Winningkoff Road (Reverse Curve to Snider Lane)
5. Stinson Road South of Bridge
6. Blondy Jhune Road (West Bridge to Winningkoff Road)
7. Stinson Road North of Bridge (middle section)
8. Winningkoff Road (E. Lucas Rd to Reverse Curve)
9. Any additional roadway projects that Council may determine.

**B) Discuss funding strategy including using unencumbered line item balances in the Capital fund, unrestricted General Fund reserves and work with SAMCO Financial Advisors on the Notice of Intention Resolution to issue Certificates of Obligation and provide guidance to staff on the specified amount required to fund the roadway projects.**

Councilmember Millsap discussed the eight projects proposed that would total approximately 12 million to fund. He discussed various funding options such as using excess reserves in the General Fund and Certificates of Obligation.

The Council discussed the City's debt level, the current tax rate that was 3 cents lower than most other cities in the Collin County area, as well as funding that could be done without a tax increase. The Council also discussed future expenditures such as a new fire engine, and the need to maintain reserves to address other items as they arise.



The Council was in agreement to fund Items 1 through 6 outlined in (A) above, removing items 7 and 8 from the list above, and using remaining fund balance from roadway projects, excess funds from the General Fund, and Certificates of Obligation to fund the projects.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to approve the following roadway projects: 1) Winningkoff Road Reverse Curve in the amount of \$964,000; 2) Stinson Road/W. Lucas Rd Intersection in the amount of \$453,000; 3) Country Club Road/Estates Parkway Intersection in the amount of \$350,000; 4) Winningkoff Road - Reverse Curve to Snider Lane in the amount of \$1,400,000; 5) Stinson Road South of Bridge in the amount of \$2,267,000; and 6) Blondy Jhune Road - West Bridge to Winningkoff Road in the amount of \$2,700,000, and to use the remaining balance in account 21-8210-491-123 in an amount not to exceed \$749,000, to use excess General Fund in an amount not to exceed \$1,385,000, and to direct the City Manager to engage SAMCO Financial Advisors to assist on the Notice of Intention Resolution to issue Certificates of Obligation up to \$6 million. The motion passed unanimously by a 7 to 0 vote.*

#### Executive Session

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

8. **Executive Session: The City Council may enter into Executive Session as permitted under the Texas Government Code, Section 551.072 to deliberate the purchase, exchange, lease or value of real property within the City of Lucas.**

The City Council convened into Executive Session at 9:04 pm.

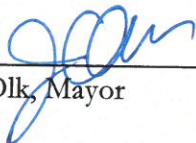
9. **Reconvene into open session and take any action necessary as a result of the Executive Session.**

The City Council reconvened from Executive Session at 9:18 pm. There was no action taken as a result of the Executive Session.

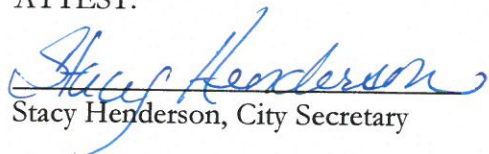
#### 10. Adjournment.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 9:19 pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:

  
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Jim Olk, Mayor

ATTEST:

  
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Stacy Henderson, City Secretary

