



# AGENDA

**City of Lucas  
City Council Meeting  
May 4, 2017  
7:05 PM**

*(or immediately following the Lucas Fire Control Prevention and EMS District meeting)*

**City Hall – Council Chambers  
665 Country Club Road – Lucas, Texas**

Notice is hereby given that a City of Lucas meeting of the City Council will be held on Thursday, May 4, 2017 at 7:05 pm or immediately following the Lucas Fire Control Prevention and EMS District meeting at Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 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 on any item on the agenda at any time during the meeting.

## Call to Order

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

## Citizen Input

The Citizens' Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting it to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions but may refer items to City Staff for research and possible inclusion on a future agenda.

### 1. Citizen Input (Mayor Jim Olk)

## Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

### 2. Community Interest. (Mayor Jim Olk, Fire Chief Ted Stephens)

- A. Presentation of the StormReady Preparedness Certification to the City of Lucas from Tom Bradshaw with the National Weather Service.

- B. Presentation of a Proclamation for Motorcycle Awareness Month to the Blacksheep Motorcycle Club.
- C. Discuss pending legislation that is being considered by the 85<sup>th</sup> Legislature and provide guidance to City Staff and City Attorney.

### **Consent Agenda**

All items listed under the consent agenda are considered routine and are recommend to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

- 3. Approval of the minutes of the April 20, 2017 City Council meeting. (**City Secretary Stacy Henderson**)

### **Public Hearing**

- 4. Hold a public hearing to consider the annexation of a 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 Ann S. Hurt Survey, Abstract No. 428, being a part of the James Lovelady Survey, Abstract No. 538, being a part of the Lewis P. Turner Survey, Abstract No. 901, and being all of a called 78.944 acre tract of land described in a Special Warranty Deed to Mentone Partners, LLC, as recorded in Document Number 20151028001365820, of the Deed Records of Collin County, Texas more commonly known as Stinson Highlands Phase 3. (**Development Services Director Joe Hilbourn**)
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing

### **Regular Agenda**

- 5. Consider an agreement for the provision of solid waste collection and disposal between the City of Lucas and Barnes Waste Disposal, Inc. and authorize the City Manager to execute the agreement. (**City Manager Joni Clarke**)
- 6. Consider and finalize the Capital Improvement Plan (CIP), appoint the Capital Improvements Advisory Committee, and appoint the required advisory committee member from the City's Extraterritorial Jurisdiction (ETJ). (**Development Services Director Joe Hilbourn**)
- 7. Discuss drainage solutions and flows east of Angel Parkway, south of McGarity Lane, and north of W. Lucas Road. (**Development Services Director Joe Hilbourn, Public Works Director/City Engineer Stanton Foerster**)
- 8. Discuss the City Council May meeting schedule, including holding the May 18, 2017 City Council meeting, and determine who will conduct the meeting in the absence of the Mayor and Mayor Pro Tem. (**Mayor Olk**)
- 9. Consider setting a date for the City Council Strategic Planning Session. (**Mayor Jim Olk**)

## Executive Session

10. 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. (Mayor Jim Olk)
11. Reconvene into open session and take any action necessary as a result of the Executive Session.
12. Adjournment.

## Certification

*I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on April 28, 2017.*

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*Stacy Henderson, City Secretary*

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972.912.1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas City Council Agenda Request May 4, 2017

Item No. 01

Requester: Mayor Jim Olk

**Agenda Item:**

Citizens' Input

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request May 4, 2017

Requester: Mayor Jim Olk, City Manager Joni Clarke, Fire Chief Ted Stephens

## **Agenda Item:**

Items of Community Interest:

- 2a. Presentation of the StormReady Preparedness Certification to the City of Lucas from Tom Bradshaw with the National Weather Service.
- 2b. Presentation of Proclamation for Motorcycle Awareness Month to the Blacksheep Motorcycle Club.
- 2b. Discuss pending legislation that is being considered by the 85th Legislature and provide guidance to City Staff and City Attorney.

## **Background Information:**

NA

## **Attachments/Supporting Documentation:**

1. Proclamation to Blacksheep Motorcycle Club

## **Budget/Financial Impact:**

NA

## **Recommendation:**

NA

## **Motion:**

NA



# Proclamation

## *Motorcycle Safety and Awareness Month*

WHEREAS, we are finding more and more citizens involved in motorcycling on the roadways of our country; and

WHEREAS, motorcyclists are roughly unprotected and therefore more prone to injury or death in a crash than other vehicle drivers; and

WHEREAS, campaigns have helped inform riders and motorists alike on motorcycle safety issues to reduce motorcycle related risks, injuries, and, most of all, fatalities, though a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel, to become aware of motorcyclists, regarding them with the same respect as any other vehicle traveling the highways; and it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules; and

WHEREAS, we urge all citizens of our community to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve;

NOW, THEREFORE I, Jim Olk, Mayor of the City of Lucas do hereby proclaim the month of May 2017 as Motorcycle Safety and Awareness Month in the City of Lucas, and I urge all residents to do their part to increase safety and awareness in our community.

PROCLAIMED, this 4<sup>th</sup> day of May 2017.

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*Jim Olk, Mayor*

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*Stacy Henderson, City Secretary*



# City of Lucas Council Agenda Request May 4, 2017

Item No. 03

Requester: City Secretary Stacy Henderson

## **Consent Agenda Items:**

3. Approval of the minutes of the April 20, 2017 City Council meeting.

## **Background Information:**

NA

## **Attachments/Supporting Documentation:**

1. Minutes of the April 20, 2017 City Council meeting

## **Budget/Financial Impact:**

NA

## **Recommendation:**

City Staff recommends approval of the Consent Agenda.

## **Motion:**

I make a motion to approve the Consent Agenda as presented.



**City of Lucas  
City Council Meeting  
April 20, 2017  
6:35 P.M.**

*(or immediately following the Lucas Fire Control Prevention and EMS District Meeting)*  
**City Hall - 665 Country Club Road – Lucas Texas**

**Minutes**

**Call to Order**

Mayor Olk called the meeting to order at 6:49 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 Secretary Stacy Henderson  
Development Services Director Joe Hilbourn  
Public Works Director/City Engineer Stanton Foerster  
Finance Director Liz Exum  
Fire Chief Ted Stephens  
Assistant Fire Chief/Emergency Management Coordinator  
Lance Gant

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.**

**A. Presentation of Proclamation to Frank and Dorma Prokop honoring their 50<sup>th</sup> Wedding Anniversary.**

Mayor Olk presented the Proclamation to Frank and Dorma Prokop.

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

Councilmember Fisher asked that the City Attorney give an update at an upcoming meeting regarding franchise fees and the use of City right-of-way.



Councilmember Millsap noted that HB 15 should be watched as it could have an impact on the City's tax rate for next year.

Mayor Olk asked that an item be placed on the May 4, 2017 City Council agenda regarding setting a date to hold a strategic planning session before the July 20, 2017 budget workshop.

### Consent Agenda

#### 3. Approval of the minutes of the April 6, 2017 City Council meeting.

*MOTION:* A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

### Regular Agenda

#### 4. Consider calling a special City Council meeting for the purpose of canvassing the May 6, 2017 election results.

*MOTION:* A motion was made by Mayor Olk, seconded by Councilmember Duke to call a special meeting for May 12, 2017 at 8:00 am to canvass the May 6, 2017 election results.

#### 5. Discuss the Capex Consulting Group Water and Wastewater Rate Study and Five Year Financial Plan and consider the methodology used to establish the proposed water and wastewater rates.

Jeff Snowden with Capex Consulting Group gave a presentation discussing the City's current and proposed debt obligation, customer account growth and anticipated growth, and the City's operating revenue, expense and proforma cash flow under existing rates. Mr. Snowden also compared the City's rate to surrounding cities and explained that the purpose of the study was to implement a rate plan that would enable the water fund to meet operating and capital expenditure requirements for a five-year period beginning in fiscal year 2017-2018.

The City Council discussed how Lucas compared to surrounding cities on their rates, the cost impact to the resident of proposed increased water rates, and the rate for out of city customers. The City Council also discussed consumption amounts versus usage, and the current below average rate being charged to commercial customers as compared to other cities.

The City Council directed staff to proceed with an increase to the residential water rate structure by five percent (5%) and increasing the commercial water and wastewater rate by ten percent (10%). The City Council also directed staff to maintain the current rate structure of 1.5 for minimum usage for out of City customers.

#### 6. Consider adopting Ordinance 2017-04-00852 of the City Council of the City of Lucas, Texas, approving the Mid-Year Budget Adjustments for fiscal year beginning October 1, 2016 and ending September 30, 2017.

Finance Director Liz Exum briefed the Council on mid-year budget revenue and building permit trends, property tax and sales tax collection, expenditures to the water fund, available funds in reserve, and expenditure adjustments to the General Fund and proposed mid-year budget requests.

**MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to adopt Ordinance 2017-04-00852 amending the budget for fiscal year beginning October 1, 2016 and ending September 30, 2017 as submitted. 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.

**7. Executive Session.**

An Executive Session was not held during this meeting.

**8. Adjournment.**

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 8:22 pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:

ATTEST:

\_\_\_\_\_  
Jim Olk, Mayor

\_\_\_\_\_  
Stacy Henderson, City Secretary



# City of Lucas City Council Agenda Request May 4, 2017

Requester: Development Services Director Joe Hilbourn

## **Agenda Item:**

Hold a public hearing to consider the annexation of a 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 Ann S. Hurt Survey, Abstract No. 428, being a part of the James Lovelady Survey, Abstract No. 538, being a part of the Lewis P. Turner Survey, Abstract No. 901, and being all of a called 78.944 acre tract of land described in a Special Warranty Deed to Mentone Partners, LLC, as recorded in Document Number 20151028001365820, of the Deed Records of Collin County, Texas more commonly known as Stinson Highlands Phase 3.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing

## **Background Information:**

Stinson Highlands Phase 3 is currently not within the city limits. As part of an approved development agreement, Stinson Highlands is required to apply for annexation within ten days of approval of their final plat, which they have done. The property will eventually have two zones on it, R-1 on the southern lots and R-2 on the northern lots.

This parcel has an approved development agreement that includes a time frame for annexation. Stinson Highlands Phase 3 has supplied a voluntary annexation form as requested. This subdivision already has an approved preliminary plat, final plat and construction plans. Site development is complete. The parcel in question is continuous, meets the requirements for annexation, owners have been verified, and taxes are up to date.

Annexation requirements include holding two public hearings before any formal action can be taken. Public hearings have been scheduled for the May 4 and May 18, 2017 City Council meetings. Formal action on this item is scheduled to take place at the June 1, 2017 City Council meeting.

## **Attachments/Supporting Documentation:**

1. Public notice
2. Legal Description
3. Depiction
4. Copy of petition for annexation
5. Location Map



**City of Lucas**  
**City Council Agenda Request**  
**May 4, 2017**

**Budget/Financial Impact:**

An additional 45 residential homes for annual property taxes and water revenue.

**Recommendation:**

Staff recommends approving the annexation after two public hearings have been held.

**Motion:**

No vote is required at this time.



## NOTICE OF PUBLIC HEARINGS FOR ANNEXATION

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold two public hearings regarding the petition filed by D.R. Horton Homes requesting the City annex a parcel of land located on Stinson Road thereafter described. The first public hearing will begin at 7:00 PM on May 4, 2017 and a second public hearing will be held on May 18, 2017. Both public hearings 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:

WHEREAS, MENTONE PARTNERS, LLC, is the owner of that 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 Ann S. Hurt Survey, Abstract No. 428, being a part of the James Lovelady Survey, Abstract No. 538, being a part of the Lewis P. Turner Survey, Abstract No. 901, and being all of a called 78.944 acre tract of land described in a Special Warranty Deed to Mentone Partners, LLC, as recorded in Document Number 20151028001365820, of the Deed Records of Collin County, Texas, (D.R.C.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 78.944 acre tract of land, said point being the northeast corner of Stinson Highlands, Phase 2, an addition to the City of Lucas as recorded in Volume 2013, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), and said point also being in the west line of Bristol Park, Phase 2, an addition to the City of Lucas as recorded in Volume 2014, Page 701, (P.R.C.C.T);

THENCE along the north line of said Stinson Highlands, Phase 2 as follows:

South 80 degrees 08 minutes 07 seconds West, 375.35 feet to a one-half inch iron rod found for corner;

Southeasterly, 38.17 feet along a curve to the left which has 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 South 12 degrees 13 minutes 09 seconds East, 38.17 feet to a one-half inch iron rod found for corner;

South 75 degrees 58 minutes 58 seconds West, 275.42 feet to a one-half inch iron rod found for corner;

North 07 degrees 44 minutes 21 seconds West, 231.44 feet to a one-half inch iron rod found for corner;

North 87 degrees 00 minutes 23 seconds West, 541.09 feet to a one-half inch iron rod found for corner;

North 84 degrees 57 minutes 32 seconds West, 476.34 feet to a one-half inch iron rod found for corner;

Southwesterly, 58.93 feet along a curve to the left which has 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 South 04 degrees 46 minutes 54 seconds West, 58.87 feet to a one-half inch iron rod found for corner;

South 00 degrees 16 minutes 47 seconds West, 47.30 feet to a one-half inch iron rod found for corner;

North 86 degrees 05 minutes 41 seconds West, 245.49 feet to a one-half inch iron rod found at the southwest corner of said 78.944-acre tract of land, said point being the northwest corner of said Stinson Highlands, Phase 2, said point also being in the east line of that called Tract 2 as described in deed to The Umphy Corporation as recorded in Document No.

20071231001715950, (D.R.C.C.T.);

THENCE along the west line of said 78.944 acre tract of land as follows:

North 00 degrees 17 minutes 03 seconds East, 674.26 feet to a 60d nail found at the northeast corner of said Tract 2;

North 88 degrees 01 minutes 54 seconds West, 112.82 feet along the north line of said Tract 2 to a five-eighths inch iron rod found at the southeast corner of that called 48.6223 acre tract of land described in deed to Lewis Bend Partners, Ltd. as recorded in Document No.

20061120001651500, (D.R.C.C.T.);

North 00 degrees 20 minutes 28 seconds West, 631.69 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 26 minutes 51 seconds West, 505.00 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 22 minutes 30 seconds West, 159.07 feet to a 60d nail found at the northwest corner of said 78.944 acre tract of land, said point being in the south line of the Estates at Austin Trail, an addition to the City of Lucas as recorded in Cabinet N, Page 709, (P.R.C.C.T);

THENCE along the north line of said 78.944 acre tract of land along the south line of said Estates at Austin Trail as follows:

South 54 degrees 00 minutes 40 seconds East, 142.11 feet to a one-half inch iron rod found for corner;

South 56 degrees 50 minutes 31 seconds East, 311.77 feet to a one-half inch iron rod found for corner;

South 62 degrees 02 minutes 10 seconds East, 94.76 feet to a one-half inch iron rod found for corner;

South 81 degrees 15 minutes 00 seconds East, 24.08 feet to a one-half inch iron rod found for corner;

North 82 degrees 08 minutes 32 seconds East, 585.06 feet to a one-half inch iron rod found for corner;

North 69 degrees 40 minutes 01 seconds East, 58.79 feet to a one-half inch iron rod found for corner;

North 64 degrees 37 minutes 43 seconds East, 115.25 feet to a one-half inch iron rod found for corner;

North 84 degrees 56 minutes 00 seconds East, 115.25 feet to a one-half inch iron rod found at the southeast corner of said Estates at Austin Trail, said point being in the west line of Belmont Park, an addition to the City of Lucas as recorded in Volume 2013, Page 85, (P.R.C.C.T);

South 03 degrees 40 minutes 21 seconds East, 6.06 feet to a five-eighths inch iron rod found at the southwest corner of said Belmont Park;

THENCE along the north line of said 78.944acre tract of land along the south line of said Belmont Park as follows:

South 55 degrees 14 minutes 42 seconds East, 147.31 feet to a one-half inch iron rod found for corner;

South 65 degrees 55 minutes 04 seconds East, 391.42 feet to a five-eighths inch iron rod found for corner;

South 81 degrees 02 minutes 21 seconds East, 194.66 feet to a five-eighths inch iron rod found at the northeast corner of said 78.944 acre tract of land, said point being in the west line o99, (P.R.C.C.T);

THENCE South 01 degrees 00 minutes 48 seconds East along the east line of said 78.944 acre tract of land, at 270.52 feet passing a five-eighths inch iron rod found at the southwest corner of said Bristol Park, Phase 1 and at the northwest corner of said Bristol Park, Phase 2, in all a total distance of 893.74 feet to a five eighths inch iron rod found for corner in the west line of said Bristol Park, Phase 2;

THENCE along the east line of said 78.944 acre tract of land and along the west line of said Bristol Park, Phase f Bristol Park, Phase 1, an addition to the City of Lucas as recorded in Volume 2014, Page 6

2 as follows:

North 87 degrees 47 minutes 13 seconds East, 4.45 feet to a five-eighths inch iron rod found for corner;

South 01 degrees 12 minutes 25 seconds East, 700.26 feet to the POINT OF BEGINNING and containing 3,438,793 square feet or 78.944 acres of land.

Those wishing to speak regarding 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 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) and it will be presented at the hearing. If you have any questions regarding the hearing please contact Joe Hilbourn at 972.912.1207.

## EXHIBIT "A"

### OWNER'S CERTIFICATION

#### Legal Description

WHEREAS, MENTONE PARTNERS, LLC, is the owner of that 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 Ann S. Hurt Survey, Abstract No. 428, being a part of the James Lovelady Survey, Abstract No. 538, being a part of the Lewis P. Turner Survey, Abstract No. 901, and being all of a called 78.944 acre tract of land described in a Special Warranty Deed to Mentone Partners, LLC, as recorded in Document Number 20151028001365820, of the Deed Records of Collin County, Texas, (D.R.C.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 78.944 acre tract of land, said point being the northeast corner of Stinson Highlands, Phase 2, an addition to the City of Lucas as recorded in Volume 2013, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), and said point also being in the west line of Bristol Park, Phase 2, an addition to the City of Lucas as recorded in Volume 2014, Page 701, (P.R.C.C.T.);

THENCE along the north line of said Stinson Highlands, Phase 2 as follows:

South 80 degrees 08 minutes 07 seconds West, 375.35 feet to a one-half inch iron rod found for corner;

Southeasterly, 38.17 feet along a curve to the left which has 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 South 12 degrees 13 minutes 09 seconds East, 38.17 feet to a one-half inch iron rod found for corner;

South 75 degrees 58 minutes 58 seconds West, 275.42 feet to a one-half inch iron rod found for corner;

North 07 degrees 44 minutes 21 seconds West, 231.44 feet to a one-half inch iron rod found for corner;

North 87 degrees 00 minutes 23 seconds West, 541.09 feet to a one-half inch iron rod found for corner;

North 84 degrees 57 minutes 32 seconds West, 476.34 feet to a one-half inch iron rod found for corner;

Southwesterly, 58.93 feet along a curve to the left which has 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 South 04 degrees 46 minutes 54 seconds West, 58.87 feet to a one-half inch iron rod found for corner;

South 00 degrees 16 minutes 47 seconds West, 47.30 feet to a one-half inch iron rod found for corner;

North 86 degrees 05 minutes 41 seconds West, 245.49 feet to a one-half inch iron rod found at the southwest corner of said 78.944 acre tract of land, said point being the northwest



corner of said Stinson Highlands, Phase 2, said point also being in the east line of that called Tract 2 as described in deed to The Umphy Corporation as recorded in Document No. 20071231001715950, (D.R.C.C.T.);

THENCE along the west line of said 78.944 acre tract of land as follows:

North 00 degrees 17 minutes 03 seconds East, 674.26 feet to a 60d nail found at the northeast corner of said Tract 2;

North 88 degrees 01 minutes 54 seconds West, 112.82 feet along the north line of said Tract 2 to a five-eighths inch iron rod found at the southeast corner of that called 48.6223 acre tract of land described in deed to Lewis Bend Partners, Ltd. as recorded in Document No. 20061120001651500, (D.R.C.C.T.);

North 00 degrees 20 minutes 28 seconds West, 631.69 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 26 minutes 51 seconds West, 505.00 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 22 minutes 30 seconds West, 159.07 feet to a 60d nail found at the northwest corner of said 78.944 acre tract of land, said point being in the south line of the Estates at Austin Trail, an addition to the City of Lucas as recorded in Cabinet N, Page 709, (P.R.C.C.T.);

THENCE along the north line of said 78.944 acre tract of land along the south line of said Estates at Austin Trail as follows:

South 54 degrees 00 minutes 40 seconds East, 142.11 feet to a one-half inch iron rod found for corner;

South 56 degrees 50 minutes 31 seconds East, 311.77 feet to a one-half inch iron rod found for corner;

South 62 degrees 02 minutes 10 seconds East, 94.76 feet to a one-half inch iron rod found for corner;

South 81 degrees 15 minutes 00 seconds East, 24.08 feet to a one-half inch iron rod found for corner;

North 82 degrees 08 minutes 32 seconds East, 585.06 feet to a one-half inch iron rod found for corner;

North 69 degrees 40 minutes 01 seconds East, 58.79 feet to a one-half inch iron rod found for corner;

North 64 degrees 37 minutes 43 seconds East, 115.25 feet to a one-half inch iron rod found for corner;

North 84 degrees 56 minutes 00 seconds East, 115.25 feet to a one-half inch iron rod found at the southeast corner of said Estates at Austin Trail, said point being in the west line of Belmont Park, an addition to the City of Lucas as recorded in Volume 2013, Page 85, (P.R.C.C.T.);

South 03 degrees 40 minutes 21 seconds East, 6.06 feet to a five-eighths inch iron rod found at the southwest corner of said Belmont Park;

THENCE along the north line of said 78.944acre tract of land along the south line of said Belmont Park as follows:

South 55 degrees 14 minutes 42 seconds East, 147.31 feet to a one-half inch iron rod found for corner;

South 65 degrees 55 minutes 04 seconds East, 391.42 feet to a five-eighths inch iron rod found for corner;

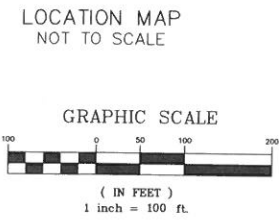
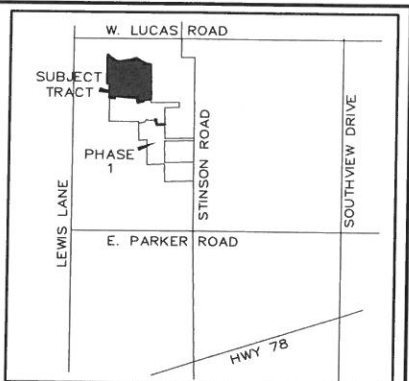
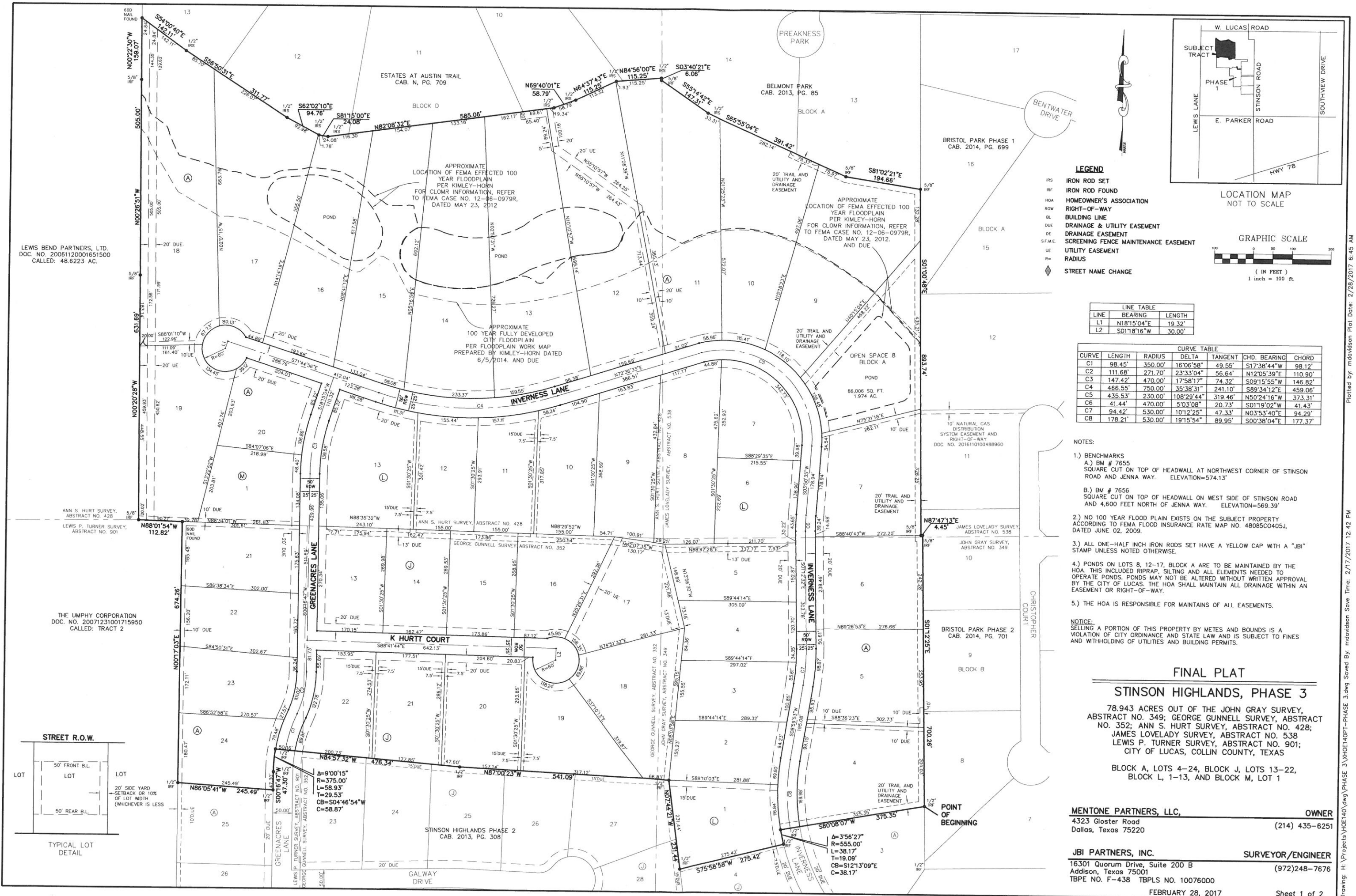
South 81 degrees 02 minutes 21 seconds East, 194.66 feet to a five-eighths inch iron rod found at the northeast corner of said 78.944 acre tract of land, said point being in the west line of Bristol Park, Phase 1, an addition to the City of Lucas as recorded in Volume 2014, Page 699, (P.R.C.C.T);

THENCE South 01 degrees 00 minutes 48 seconds East along the east line of said 78.944 acre tract of land, at 270.52 feet passing a five-eighths inch iron rod found at the southwest corner of said Bristol Park, Phase 1 and at the northwest corner of said Bristol Park, Phase 2, in all a total distance of 893.74 feet to a five eighths inch iron rod found for corner in the west line of said Bristol Park, Phase 2;

THENCE along the east line of said 78.944 acre tract of land and along the west line of said Bristol Park, Phase 2 as follows:

North 87 degrees 47 minutes 13 seconds East, 4.45 feet to a five-eighths inch iron rod found for corner;

South 01 degrees 12 minutes 25 seconds East, 700.26 feet to the POINT OF BEGINNING and containing 3,438,793 square feet or 78.944 acres of land.



- LEGEND**
- IRS IRON ROD SET
  - RF IRON ROD FOUND
  - HOA HOMEOWNER'S ASSOCIATION
  - ROW RIGHT-OF-WAY
  - BL BUILDING LINE
  - DUE DRAINAGE & UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - S.F.M.E. SCREENING FENCE MAINTENANCE EASEMENT
  - UE UTILITY EASEMENT
  - R RADIUS
  - ◆ STREET NAME CHANGE

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N18°15'04"E	19.32'
L2	S01°18'16"W	30.00'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BEARING	CHORD
C1	98.45'	350.00'	16°06'58"	49.55'	S17°38'44"W	98.12'
C2	111.68'	271.70'	23°33'04"	56.64'	N12°05'39"E	110.90'
C3	147.42'	470.00'	17°58'17"	74.32'	S09°15'55"W	146.82'
C4	466.55'	750.00'	35°38'31"	241.10'	S89°34'12"E	459.06'
C5	435.53'	230.00'	108°29'44"	319.46'	N50°24'16"W	373.31'
C6	41.44'	470.00'	5°03'08"	20.73'	S01°19'02"W	41.43'
C7	94.42'	530.00'	10°12'25"	47.33'	N03°53'40"E	94.29'
C8	178.21'	530.00'	19°15'54"	89.95'	S00°38'04"E	177.37'

- NOTES:**
- BENCHMARKS  
 A.) BM # 7655 SQUARE CUT ON TOP OF HEADWALL AT NORTHWEST CORNER OF STINSON ROAD AND JENNA WAY. ELEVATION=574.13'  
 B.) BM # 7656 SQUARE CUT ON TOP OF HEADWALL ON WEST SIDE OF STINSON ROAD AND 4,600 FEET NORTH OF JENNA WAY. ELEVATION=569.39'
  - NO 100 YEAR FLOOD PLAIN EXISTS ON THE SUBJECT PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48085C0405J, DATED JUNE 02, 2009.
  - ALL ONE-HALF INCH IRON RODS SET HAVE A YELLOW CAP WITH A "JBI" STAMP UNLESS NOTED OTHERWISE.
  - PONDS ON LOTS 8, 12-17, BLOCK A ARE TO BE MAINTAINED BY THE HOA. THIS INCLUDED RIPRAP, SILTING AND ALL ELEMENTS NEEDED TO OPERATE PONDS. PONDS MAY NOT BE ALTERED WITHOUT WRITTEN APPROVAL BY THE CITY OF LUCAS. THE HOA SHALL MAINTAIN ALL DRAINAGE WITHIN AN EASEMENT OR RIGHT-OF-WAY.
  - THE HOA IS RESPONSIBLE FOR MAINTAINS OF ALL EASEMENTS.

**NOTICE:**  
 SELLING A PORTION OF THIS PROPERTY 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.

**FINAL PLAT**  
**STINSON HIGHLANDS, PHASE 3**  
 78.943 ACRES OUT OF THE JOHN GRAY SURVEY, ABSTRACT NO. 349; GEORGE GUNNELL SURVEY, ABSTRACT NO. 352; ANN S. HURT SURVEY, ABSTRACT NO. 428; JAMES LOVELADY SURVEY, ABSTRACT NO. 538; LEWIS P. TURNER SURVEY, ABSTRACT NO. 901; CITY OF LUCAS, COLLIN COUNTY, TEXAS

BLOCK A, LOTS 4-24, BLOCK J, LOTS 13-22, BLOCK L, 1-13, AND BLOCK M, LOT 1

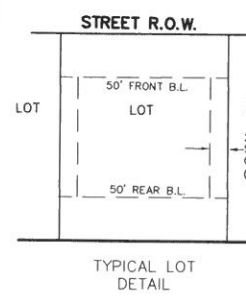
**MENTONE PARTNERS, LLC,** OWNER  
 4323 Glover Road  
 Dallas, Texas 75220 (214) 435-6251

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
 16301 Quorum Drive, Suite 200 B  
 Addison, Texas 75001 (972)248-7676  
 TBPE NO. F-438 TBPLS NO. 10076000

LEWIS BEND PARTNERS, LTD.  
 DOC. NO. 2006112000165100  
 CALLED: 48.6223 AC.

ANN S. HURT SURVEY, ABSTRACT NO. 428  
 LEWIS P. TURNER SURVEY, ABSTRACT NO. 901

THE UMPHY CORPORATION  
 DOC. NO. 20071231001715950  
 CALLED: TRACT 2



ANN S. HURT SURVEY, ABSTRACT NO. 428  
 LEWIS P. TURNER SURVEY, ABSTRACT NO. 901  
 GEORGE GUNNELL SURVEY, ABSTRACT NO. 352

A=9°00'15"  
 R=375.00'  
 L=58.93'  
 T=29.53'  
 CB=S04°46'54"W  
 C=58.87'

A=3°56'27"  
 R=555.00'  
 L=38.17'  
 T=19.09'  
 CB=S121°3'09"E  
 C=38.17'

Plotted by: mvdavidson Plot Date: 2/28/2017 6:45 AM  
 Saved By: mvdavidson Save Time: 2/17/2017 12:42 PM

OWNER'S CERTIFICATION

STATE OF TEXAS~

COUNTY OF COLLIN~

WHEREAS, MENTONE PARTNERS, LLC, is the owner of that 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 Ann S. Hurl Survey, Abstract No. 428, being a part of the James Lovelady Survey, Abstract No. 538, being a part of the Lewis P. Turner Survey, Abstract No. 901, and being all of a called 78.944 acre tract of land described in a Special Warranty Deed to Mentone Partners, LLC, as recorded in Document Number 20151028001365820, of the Deed Records of Collin County, Texas, (D.R.C.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 78.944 acre tract of land, said point being the northeast corner of Stinson Highlands, Phase 2, an addition to the City of Lucas as recorded in Volume 2013, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), and said point also being in the west line of Bristol Park, Phase 2, an addition to the City of Lucas as recorded in Volume 2014, Page 701, (P.R.C.C.T.);

THENCE along the north line of said Stinson Highlands, Phase 2 as follows: South 80 degrees 08 minutes 07 seconds West, 375.35 feet to a one-half inch iron rod found for corner; Southeastly, 38.17 feet along a curve to the left which has 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 South 12 degrees 13 minutes 09 seconds East, 38.17 feet to a one-half inch iron rod found for corner; South 75 degrees 58 minutes 58 seconds West, 275.42 feet to a one-half inch iron rod found for corner; North 07 degrees 44 minutes 21 seconds West, 231.44 feet to a one-half inch iron rod found for corner; North 87 degrees 00 minutes 23 seconds West, 541.09 feet to a one-half inch iron rod found for corner; North 84 degrees 57 minutes 32 seconds West, 476.34 feet to a one-half inch iron rod found for corner; Southwestly, 58.93 feet along a curve to the left which has 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 South 04 degrees 46 minutes 54 seconds West, 58.87 feet to a one-half inch iron rod found for corner; South 00 degrees 16 minutes 47 seconds West, 47.30 feet to a one-half inch iron rod found for corner; North 86 degrees 05 minutes 41 seconds West, 245.49 feet to a one-half inch iron rod found at the southwest corner of said 78.944 acre tract of land, said point being the northwest corner of said Stinson Highlands, Phase 2, said point also being in the east line of that called Tract 2 as described in deed to The Umphy Corporation as recorded in Document No. 20071231001715950, (D.R.C.C.T.);

THENCE along the west line of said 78.944 acre tract of land as follows: North 00 degrees 17 minutes 03 seconds East, 674.26 feet to a 60d nail found at the northeast corner of said Tract 2; North 88 degrees 01 minutes 54 seconds West, 112.82 feet along the north line of said Tract 2 to a five-eighths inch iron rod found at the southeast corner of that called 48.6223 acre tract of land described in deed to Lewis Bend Partners, Ltd. as recorded in Document No. 20061120001651500, (D.R.C.C.T.); North 00 degrees 20 minutes 28 seconds West, 631.69 feet to a five-eighths inch iron rod found for corner; North 00 degrees 26 minutes 51 seconds West, 505.00 feet to a five-eighths inch iron rod found for corner; North 00 degrees 22 minutes 30 seconds West, 159.07 feet to a 60d nail found at the northwest corner of said 78.944 acre tract of land, said point being in the south line of the Estates at Austin Trail, an addition to the City of Lucas as recorded in Cabinet N, Page 709, (P.R.C.C.T.);

THENCE along the north line of said 78.944 acre tract of land along the south line of said Estates at Austin Trail as follows: South 54 degrees 00 minutes 40 seconds East, 142.11 feet to a one-half inch iron rod found for corner; South 58 degrees 50 minutes 31 seconds East, 311.77 feet to a one-half inch iron rod found for corner; South 82 degrees 02 minutes 10 seconds East, 94.76 feet to a one-half inch iron rod found for corner; South 81 degrees 15 minutes 00 seconds East, 24.08 feet to a one-half inch iron rod found for corner; North 82 degrees 08 minutes 32 seconds East, 585.06 feet to a one-half inch iron rod found for corner; North 69 degrees 40 minutes 01 seconds East, 58.79 feet to a one-half inch iron rod found for corner; North 64 degrees 37 minutes 43 seconds East, 115.25 feet to a one-half inch iron rod found for corner; North 84 degrees 56 minutes 00 seconds East, 115.25 feet to a one-half inch iron rod found at the southeast corner of said Estates at Austin Trail, said point being in the west line of Belmont Park, an addition to the City of Lucas as recorded in Volume 2013, Page 85, (P.R.C.C.T.); South 03 degrees 40 minutes 21 seconds East, 6.06 feet to a five-eighths inch iron rod found at the southwest corner of said Belmont Park;

THENCE along the north line of said 78.944 acre tract of land along the south line of said Belmont Park as follows: South 55 degrees 14 minutes 42 seconds East, 147.31 feet to a one-half inch iron rod found for corner; South 65 degrees 55 minutes 04 seconds East, 391.42 feet to a five-eighths inch iron rod found for corner; South 81 degrees 02 minutes 21 seconds East, 194.66 feet to a five-eighths inch iron rod found at the northeast corner of said 78.944 acre tract of land, said point being in the west line of Bristol Park, Phase 1, an addition to the City of Lucas as recorded in Volume 2014, Page 699, (P.R.C.C.T.);

THENCE South 01 degrees 00 minutes 48 seconds East along the east line of said 78.944 acre tract of land, at 270.52 feet passing a five-eighths inch iron rod found at the southwest corner of said Bristol Park, Phase 1 and at the northwest corner of said Bristol Park, Phase 2, in all a total distance of 893.74 feet to a five eighths inch iron rod found for corner in the west line of said Bristol Park, Phase 2;

THENCE along the east line of said 78.944 acre tract of land and along the west line of said Bristol Park, Phase 2 as follows: North 87 degrees 47 minutes 13 seconds East, 4.45 feet to a five-eighths inch iron rod found for corner; South 01 degrees 12 minutes 25 seconds East, 700.26 feet to the POINT OF BEGINNING and containing 3,438,793 square feet or 78.944 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §  
CITY OF LUCAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That MENTONE PARTNERS, LLC, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the heretofore described property as STINSON HIGHLANDS, PHASE 3, an addition to the City of Lucas, and do hereby dedicate to the City of Lucas for its use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, MENTONE PARTNERS, LLC, are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, MENTONE PARTNERS, LLC, agree to the following:  
\*Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association;  
\*The homeowners' association shall have the authority to collect membership fees;  
\*As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.  
\*The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.  
\*The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.  
\*The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.  
\*The homeowners' association is to maintain rights-of-way including Drainage and Utility easements to the edge of pavement.  
\*The homeowners' association is to maintain street lights.  
\*The homeowners' association is to maintain entry features and screening fences.  
\*Wrought iron fences will be allowed to be constructed within drainage easements.  
\*The HOA is responsible for maintaining all drainage and utility easements including detention and retention ponds within the sub-division in case of HOA failure, the property owner will maintain all drainage and utility easements on their property including detention and retention ponds. Any alteration to a drainage easement, detention/retention pond, or utility easement requires prior approval from the City of Lucas.

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

\_\_\_\_\_, an Authorized Agent for MENTONE PARTNERS, LLC,

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

ON-SITE SEWAGE FACILITY NOTE:

All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock and gravel throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots and may interfere with tank placement.  
Lots 8A is a common area/open space lot that will not be used for residential construction and/or OSSF. Any common area construction on Lot 8A including OSSF must be designed and permitted separately and according to the usage of the property.  
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).  
Due to the presence of a creek/drainage area on portions of lots 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on lots 1, 2 or 3 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services. NOTE: Maximum dwelling size/number of bedrooms might be limited on these lots.  
A portion of lots 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 is 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 2' above base flood elevation.  
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 OSSF with electrical/mechanical components that is proposed to be located within the curvilinear line of the 100-year flood plain.  
Tree removal and/or grading for OSSF may be required on individual lots.  
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.  
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven E. Hines, do hereby certify, that I prepared this plat 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.

FOR REVIEW PURPOSE ONLY NOT TO BE FILED

Steven E. Hines, R.P.L.S. No. 5380

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven E. Hines, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
ATTEST:

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission

\_\_\_\_\_  
City Secretary

"Approved for Preparation of Final Plat"

\_\_\_\_\_  
Director of Planning and Community Development Date

\_\_\_\_\_  
Director of Public Works Date

BLOCK/LOT	SQUARE FEET	ACRES
A-4	75,490	1.733
A-5	70,885	1.627
A-6	66,491	1.526
A-7	77,992	1.788
A-8 OS	86,006	1.974
A-9	118,125	2.711
A-10	100,714	2.312
A-11	134,837	3.095
A-12	135,273	3.105
A-13	149,050	3.421
A-14	130,036	2.985
A-15	110,396	2.534
A-16	95,572	2.194
A-17	119,436	2.741
A-18	150,003	3.443
A-19	89,041	2.044
A-20	46,164	1.059
A-21	51,432	1.180
A-22	48,541	1.114
A-23	48,934	1.123
A-24	45,766	1.050
J-13	46,744	1.073
J-14	43,831	1.006
J-15	46,812	1.074
J-16	51,140	1.174
J-17	58,988	1.354
J-18	70,929	1.628
J-19	53,703	1.232
J-20	59,465	1.365
J-21	49,760	1.142
J-22	45,294	1.039
L-1	52,686	1.209
L-2	45,082	1.034
L-3	45,623	1.047
L-4	45,735	1.049
L-5	47,805	1.097
L-6	46,102	1.058
L-7	45,993	1.055
L-8	71,151	1.633
L-9	61,804	1.418
L-10	53,063	1.218
L-11	46,995	1.078
L-12	43,735	1.049
L-13	77,753	1.784
M-1	45,827	1.052

LOT TABLE

BLOCK	RESIDENTIAL LOTS	OPEN SPACE LOTS	DETENTION POND LOTS
A	20	1	
J	10		
L	13		
M	1		

FINAL PLAT

STINSON HIGHLANDS, PHASE 3

78.943 ACRES OUT OF THE JOHN GRAY SURVEY, ABSTRACT NO. 349; GEORGE GUNNELL SURVEY, ABSTRACT NO. 352; ANN S. HURT SURVEY, ABSTRACT NO. 428; JAMES LOVELADY SURVEY, ABSTRACT NO. 538 LEWIS P. TURNER SURVEY, ABSTRACT NO. 901; CITY OF LUCAS, COLLIN COUNTY, TEXAS

BLOCK A, LOTS 4-24, BLOCK J, LOTS 13-22, BLOCK L, 1-13, AND BLOCK M, LOT 1

ZONED R1

**MENTONE PARTNERS, LLC,** OWNER  
4323 Gloster Road (214) 435-6251  
Dallas, Texas 75220

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B (972)248-7676  
Addison, Texas 75001

Plotted by: mcdavidson Plot Date: 2/28/2017 7:16 AM  
Drawing: H:\Projects\H0E140\dwg\PHASE 3\XHOE140PT-PHASE 3.dwg Saved By: mcdavidson Save Time: 2/28/2017 7:04 AM



PETITION REQUESTING ANNEXATION:
TERRITORY IN WHICH THERE ARE FEWER THAN THREE (3) VOTERS

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition you to extend the present city limits so as to include as part of the City of Lucas, Texas, the following described territory, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

We certify that the above described tract of land is contiguous and adjacent to the City of Lucas, Texas, is not more than one-half (1/2) mile in width, and that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

[Handwritten signature]
Signature:

Kenneth O. Prater
Printed Name:

Signature:

Printed Name

Signature:

Printed Name

THE STATE OF TEXAS
COUNTY OF COLLIN

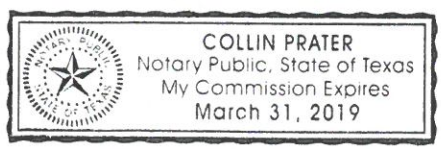
Before me, the undersigned authority, on this day personally appeared Kenneth D Prater
and

known to me to be the person(s) who(se) name(s) are subscribed to the foregoing instrument and each acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 15th day of March, 2017.

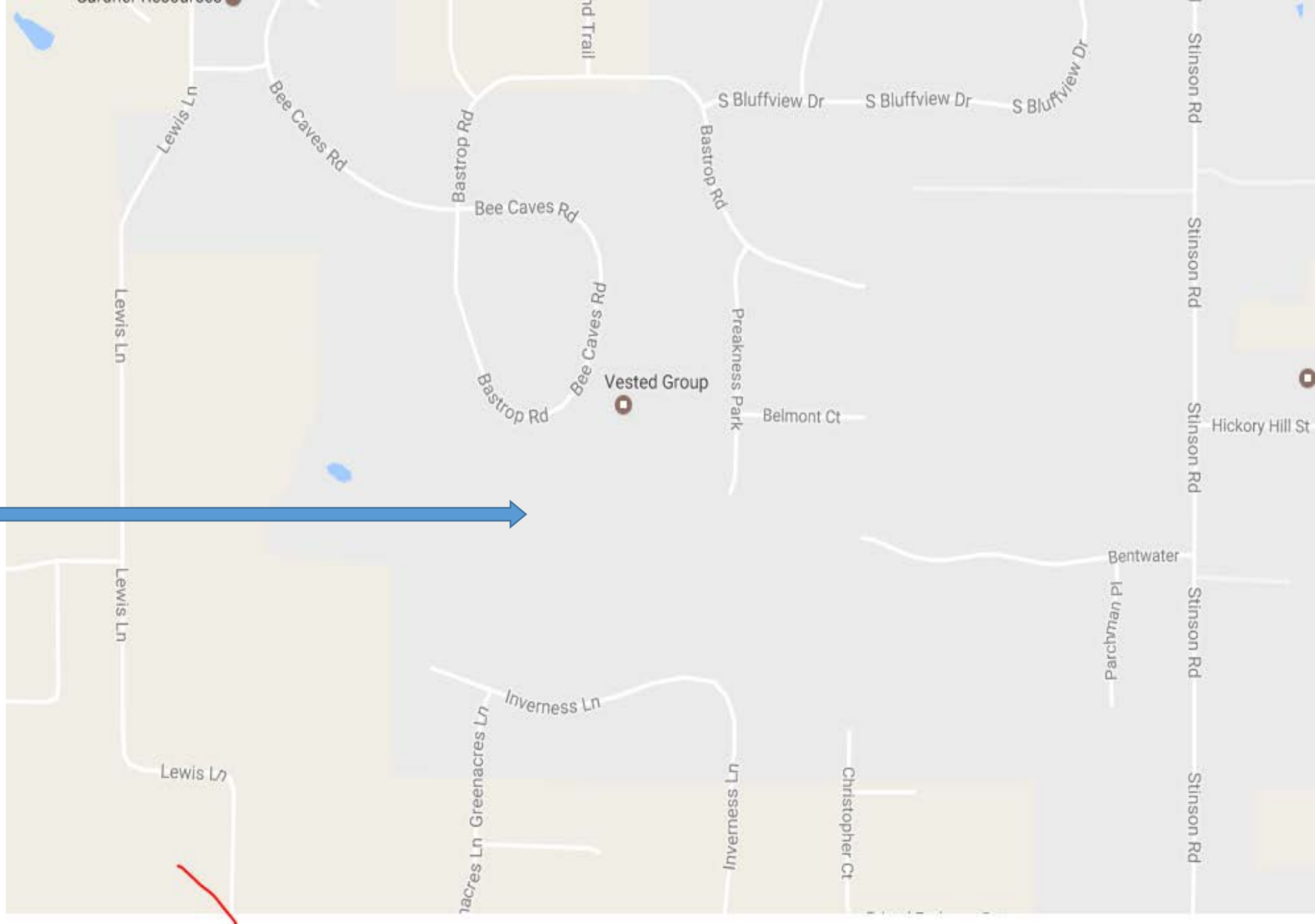
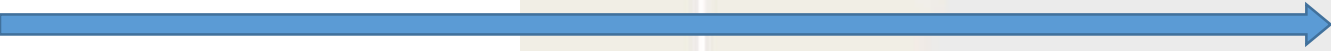
[Handwritten signature]

Notary Seal



Notary Public

# Stinson Highlands Phase 3





# City of Lucas Council Agenda Request May 4, 2017

Item No. 05

Requester: City Manager Joni Clarke

## **Agenda Item:**

Consider an agreement for the provision of solid waste collection and disposal between the City of Lucas and Barnes Waste Disposal, Inc. and authorize the City Manager to execute the agreement.

## **Background Information:**

The contract between the City of Lucas and Barnes Waste Disposal for Solid Waste Collection and Disposal expires on September 30, 2017 with an option to renew for two additional terms of one year each. Norman and Stacie Barnes with Barnes Waste Disposal, Inc. advised the City that recycling has become increasingly difficult to manage. The City Council directed staff to enter into a new agreement for solid waste collection and disposal that would commence on October 1, 2017 and terminate on September 30, 2022. The following services are included in the proposed agreement:

- (a) Residential refuse collections at curbside or, if qualified (disabled or elderly), house side, in response to the individual customer's request, all other "house side" collection is subject to Contractor approval. All trash, garbage and refuse must be bagged and placed in an appropriate container. Contractor shall have no obligation to pick up or otherwise collect motor vehicle tires, oil, batteries, hazardous chemicals or items containing refrigerants. Contractor shall perform collection service no less frequently than once per week.
- (b) Collect unbundled brush (cut not greater than 4 feet in length) and bulky items in a volume of (2) cubic yards [6'x3'x3'], no less frequently than twice per month. Unbundled brush and bulky items shall be and placed curbside for collection. As used herein, a "bulky item" shall refer to appliances (not containing refrigerants) water tanks, yard maintenance machines, furniture and waste materials other than dead animals or hazardous waste.
- (c) Collect unlimited bundled brush (cut not greater than 4 feet in length) and not heavier than 40 pounds per bundle, and placed curbside for collection.
- (d) At the request of the customer, Contractor will collect 10 cubic yards of brush curbside twice per year per household at no additional cost to the customer. This service must be scheduled with the Contractor and shall be collected on a first come first basis.
- (e) Contractor shall have no obligation to collect or dispose of construction, remodel, or landscape/brush debris if generated by a business, individual or entity providing such services to the property owner.



# City of Lucas Council Agenda Request May 4, 2017

- (f) The resident should call Contractor for household hazardous waste collection for special pick up instructions. Collection of these materials may require extra charges negotiated by Contractor and the individual resident.
- (g) Excessive amounts, as determined by Contractor, may require extra charges negotiated by Contractor and the individual resident.
- (h) Refrigeration appliances not certified and tagged by an HVAC technician may be subject to a \$35.00 disposal fee that shall be billed to the individual resident by Contractor.
- (i) Contractor shall host, with the help of City staff, one (1) annual clean-up event for each year of the Agreement. The event shall be scheduled on a Saturday agreed to by the Contractor and the City at a location provided by the City.
- (j) Manure or stable matter shall be negotiated by Contractor and the individual resident per 95-gal container and billed directly to the resident. Resident must purchase containers for manure/stable matter.

In addition, the proposed agreement includes a recycle addendum for consideration. The Contractor will provide a staffed drop off collection truck at a location provided by the City. Collection of recycling at the drop off location will occur no less than once per month. Contractor will man the drop off location a minimum of four (4) hours per month. It is the sole discretion of the Contractor to determine what items will be acceptable for recycle collection, and the Contractor has no obligation to accept or dispose of items the Contractor determine to be unacceptable. Contractor will bill the City for this service at a rate of \$500 per month.

This contract has been reviewed by City Attorney Joe Gorfida and Norman and Stacie Barnes of Barnes Waste Disposal, Inc.

### **Attachments/Supporting Documentation:**

1. Solid Waste Collection and Disposal Agreement effective for five years commencing on October 1, 2017 and terminating on September 30, 2022
2. Barnes Waste Disposal, Inc. Solid Waste Rate Structure Summary

### **Budget/Financial Impact:**

The pricing structure reflecting in the proposed contract include:

Monthly rates for Basic Service	\$21.57
Monthly rates for Expanded Service	\$26.50
Monthly rates for Expanded Plus Service	\$31.43





# City of Lucas Council Agenda Request May 4, 2017

Item No. 05

Monthly rates for additional service for each additional 120 gallons  
of refuse or polycart collected above the Expanded Plus Service \$ 4.93

Note: Rates reflect the addition of sales tax at a rate of 8.25%, a franchise fee of 7% and administrative fee of 8%.

“Basic” service consists of collection of one (1) 95-gallon polycart or [up to 120 gallons] of refuse disposed of each week. “Expanded” service consists of the use of any approved container in addition to the approved container(s) used for basic service [up to 240 gallons]. “Expanded Plus” service consists of the use of any approved container in addition to the approved container(s) used for basic service [up to 360 gallons], “Additional” service consists of the use of any approved container in addition to the approved container(s) used for “Expanded Plus” service [billed in multiples of 120 gallons], without change to collection frequencies or collection of brush and bulky items. Additional approved containers for “Expanded” service shall consist of either one (1) 95-gallon polycart or equivalent size containers totaling 240 gallons. Additional approved containers for “Expanded Plus” service shall consist of either two (2) 95-gallon polycart or equivalent size containers totaling 360 gallons. Customers shall inform the City or Contractor, of their request for “Expanded”, “Expanded Plus”, or “Additional” service. Contractor shall have no obligation to collect or dispose of refuse in excess of either service amount chosen by the customer.

If the City Council chooses to include the recycling option outlined in the addendum, the Contractor will bill the City for this service at a rate of \$500 per month.

### **Recommendation:**

Staff recommends approval of the Solid Waste Collection and Disposal Agreement with Barnes Waste Disposal, Inc.

### **Motion:**

I make a motion to approve/deny of the Solid Waste Collection and Disposal Agreement with Barnes Waste Disposal, Inc. and authorize the City Manager to execute the agreement.

STATE OF TEXAS           §  
  §       **SOLID WASTE COLLECTION AND**  
  §       **DISPOSAL AGREEMENT**  
COUNTY OF COLLIN       §

This Contract ("Contract") is entered into by and between the City of Lucas, Texas, ("City") and Barnes Waste Disposal, Inc. ("Contractor"), (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

**RECITALS:**

**WHEREAS**, City desires to engage the services of Contractor as an independent contractor and not as an employee to provide services on the terms and conditions provided in this Agreement; and

**WHEREAS**, Contractor desires to render services for garbage collection and disposal, and collection of yard waste for delivery to permitted and/or approved waste facilities from all single-family dwellings and City facilities under the terms and conditions provided in this Agreement;

**NOW THEREFORE**, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**Article I**  
**Definitions**

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

*City* shall mean the City of Lucas.

*Contractor* shall mean any person, corporation, partnership or similar entity that contract for valuable consideration to pick up or collect municipal solid waste on a regular basis from any collection point within the corporate or service limits of the City of Lucas. As used herein, "Contractor" refers specifically to Barnes Waste Disposal, Inc.

*Municipal solid waste* shall mean solid waste resulting from or incidental to municipal, community (residential), household and recreational activities including garbage, rubbish, ashes and other solid waste other than industrial solid waste as defined by state or federal law.

**Article II**  
**Term**

2.1 The Initial Term of this Agreement shall be five (5) years, commencing on October 1, 2017 ("Commencement Date"), and terminating on September 30, 2022.

2.2 Upon expiration of the Initial Term, City shall have the option to renew this Agreement for two (2) additional terms of one (1) year each (each a “Renewal Term”).

### **Article III Scope of Services**

3.1 Contractor is hereby granted the privilege and duty within the territorial jurisdiction of City, and agrees to furnish all personnel, labor, equipment, trucks, and other items necessary to provide solid waste collection and disposal for residential customers in accordance with this Contract and to perform all of the work called for and described in the contract documents. Contractor agrees to at all times insure that its waste collection franchise is current and in compliance with all applicable regulations of the State of Texas, and ordinances of the City of Lucas, Texas. It is understood that this franchise is non-exclusive.

3.2. Contractor shall at all times be duly licensed or permitted to deposit municipal solid waste at or in a land fill regulated and approved by the Texas Natural Resource Conservation Commission and any other appropriate state or federal authorities.

3.3 Recycling services shall be provided as set forth in the Recycle Addendum attached hereto as Exhibit “A” and incorporated herein by reference.

3.4. Contractor agrees that the City shall retain the right to place limitations on the collection, including prohibiting collection trucks on certain streets where heavy trucks will damage the street.

### **Article IV Schedule of Work**

Contractor agrees to commence services on the Commencement Date and to complete the required services as set forth in herein.

### **Article V Rates and Services**

5.1 Contractor shall provide the following services:

- (a) Residential refuse collections at curbside or, if qualified (disabled or elderly), house side, in response to the individual customer’s request, all other “house side” collection is subject to Contractor approval. All trash, garbage and refuse must be bagged and placed in an appropriate container. Contractor shall have no obligation to pick up or otherwise collect motor vehicle tires, oil, batteries, hazardous chemicals or items containing refrigerants. Contractor shall perform collection service no less frequently than once per week.
- (b) Collect unbundled brush (cut not greater than 4 feet in length) and bulky items in a volume of (2) cubic yards [6’x3’x3’], no less frequently than twice per month.

Unbundled brush and bulky items shall be and placed curbside for collection. As used herein, a “bulky item” shall refer to appliances (not containing refrigerants) water tanks, yard maintenance machines, furniture and waste materials other than dead animals or hazardous waste.

- (c) Collect unlimited bundled brush (cut not greater than 4 feet in length) and not heavier than 40 pounds per bundle, and placed curbside for collection.
- (d) At the request of the customer, Contactor will collect 10 cubic yards of brush curbside twice per year per household at no additional cost to the customer. This service must be scheduled with the Contactor and shall be collected on a first come first basis.
- (e) Contractor shall have no obligation to collect or dispose of construction, remodel, or landscape/brush debris if generated by a business, individual or entity providing such services to the property owner.
- (f) The resident should call Contractor for household hazardous waste collection for special pick up instructions. Collection of these materials may require extra charges negotiated by Contractor and the individual resident.
- (g) Excessive amounts, as determined by Contractor, may require extra charges negotiated by Contractor and the individual resident.
- (h) Refrigeration appliances not certified and tagged by an HVAC technician may be subject to a \$35.00 disposal fee that shall be billed to the individual resident by Contractor.
- (i) Contractor shall host, with the help of City staff, one (1) annual clean-up event for each year of the Agreement. The event shall be scheduled on a Saturday agreed to by the Contractor and the City at a location provided by the City.
- (j) Manure or stable matter shall be negotiated by Contractor and the individual resident per 95-gal container and billed directly to the resident. Resident must purchase containers for manure/stable matter.

5.1 Containers. Customers shall use approved receptacles for collections consisting of 95-gallon polycarts. Contractor shall provide all Customers with one (1) polycart, at the option of each Customer at no charge. For expanded service, as defined herein, Contractor shall provide additional polycarts per household at no charge at customer’s request. If additional containers are desired, the Customer may request them from Contractor or provide their own container for excess refuse. In the event any Customer’s complimentary polycart is lost, stolen or destroyed such that its use is rendered impractical or unsanitary, Contractor shall replace one (1) container per Customer during the term of this Contract, exclusive of any additional terms or extensions hereof. In the event any Customer shall request replacement of a second polycart after having received on

prior replacement, Contractor shall negotiate a fair and reasonable price with each such Customer and shall charge each such Customer directly.

5.3 Pricing Structure. Monthly rates, per Customer, shall be as follows: (rates reflect the addition of sales tax and the combined franchise/right-of-way use fee and administrative fee):

Basic Service:	Monthly rates for Basic Service	\$21.57
Expanded Service:	Monthly rates for Expanded Service	\$26.50
Expanded Plus Service:	Monthly rates for Expanded Plus Service	\$31.43
Additional Service:	Monthly rates for each additional 120 gallons of refuse or polycart collected above the Expanded Plus Service	\$ 4.93

“Basic” service consists of collection of one (1) 95-gallon polycart or [up to 120 gallons] of refuse disposed of each week. “Expanded” service consists of the use of any approved container in addition to the approved container(s) used for basic service [up to 240 gallons]. “Expanded Plus” service consists of the use of any approved container in addition to the approved container(s) used for basic service [up to 360 gallons], “Additional” service consists of the use of any approved container in addition to the approved container(s) used for “Expanded Plus” service [billed in multiples of 120 gallons], without change to collection frequencies or collection of brush and bulky items. Additional approved containers for “Expanded” service shall consist of either one (1) 95-gallon polycart or equivalent size containers totaling 240 gallons. Additional approved containers for “Expanded Plus” service shall consist of either two (2) 95-gallon polycart or equivalent size containers totaling 360 gallons. Customers shall inform the City or Contractor, of their request for “Expanded”, “Expanded Plus”, or “Additional” service. Contractor shall have no obligation to collect or dispose of refuse in excess of either service amount chosen by the customer.

## **Article VI Contractor Duties**

6.1 Contractor shall at all times maintain in a current and valid status, all permits required by any other governmental agency or political subdivision having jurisdiction over Contractor's operations, including but not limited to the Texas Natural Resource Conservation Commission.

6.2 Contractor shall not allow any municipal solid waste to spill or fall from the Contractor's equipment within the corporate limits of the City. In the event that spillage should occur, the Contractor shall completely remove such spillage.

6.3 Contractor shall insure that any of its trucks and equipment used for collection within the City, and under this franchise meets the approval of the City. Contractor agrees to only use trucks and equipment that will prevent spillage and damage to the streets and ways used by such trucks and equipment. Contractor shall also abide by any City regulations with regard to the placement of collection containers if it becomes necessary to establish such regulations. Unless such regulations become necessary, the Contractor shall establish such locations.

6.4 Contractor shall clearly mark all of its collection vehicles with the Contractor's name, address and telephone number. The trucks used by Contractor to collect waste within the City shall be no larger than a "single axle" type, and shall not exceed 26,000 pounds in weight.

6.5 Contractor shall comply with all additional terms and conditions set forth herein.

### **Article VII Restoration of Public Ways**

Contractor shall not cause damage, beyond normal wear and tear, to any street or roadway within the City. In the event the Contractor causes damage to any street or roadway within the City, the Contractor shall be given written notice to immediately cause such damage to be repaired under the supervision of the City. If such damage is not repaired within the time stated, the City may terminate this Agreement for cause pursuant to Article XI.

### **Article VIII Availability of Funds**

If monies are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, this Agreement shall be canceled and Contractor may only be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of services delivered under this Agreement or which are otherwise not recoverable. The cost of cancellation may be paid from any appropriations for such purposes.

### **Article IX Insurance**

9.1 Contractor shall during the term hereof maintain in full force and effect insurance with complies with the Specifications set forth in herein and contains, at a minimum: (1) a policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to Contractor's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000 per occurrence for injury to persons (including death), and for property damage; (2) policy of automobile liability insurance covering any vehicles owned and/or operated by Contractor, its officers, agents, and employees, and used in the performance of this Agreement; and (3) statutory Worker's Compensation Insurance or equivalent covering all of Contractor's employees involved in the provision of services under this Agreement.

9.2 All insurance and certificate(s) of insurance shall contain the following provisions: (1) name the City, its officers, agents and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; (2) provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal, or material change of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

9.3 All insurance companies providing the required insurance shall either be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service, or approved by the City Risk Manager. A certificate of insurance evidencing the required insurance shall be submitted to the City prior to commencement of services.

**Article X  
Indemnification**

10.1 **CONTRACTOR IS SOLELY RESPONSIBLE FOR AND SHALL DEFEND, INDEMNIFY, AND HOLD CITY (OR ANY OF CITY'S REPRESENTATIVES OR EMPLOYEES), FREE AND HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, DEMANDS, LOSSES, DAMAGES, COSTS OR EXPENSE TO ALL PERSONS (INCLUDING BUT NOT LIMITED TO REASONABLE ATTORNEYS' FEES) ARISING OUT OF RESULTING FROM OR OCCURRING IN CONNECTION WITH THE PERFORMANCE OF THE WORK THAT IS (I) ATTRIBUTABLE TO ANY BODILY OR PERSONAL INJURY, SICKNESS, DISEASES OR DEATH OF ANY PERSON OR ANY DAMAGE OR INJURY TO OR DESTRUCTION OF REAL OR PERSONAL PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE THEREOF, AND (II) CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT, STRICT LIABILITY OR OTHER ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR OR SUPPLIER, THEIR RESPECTIVE AGENTS OR EMPLOYEES OR ANY OTHER PARTY FOR WHOM ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER SUCH IS CAUSED IN PART BY THE NEGLIGENT, STRICT LIABILITY OR OTHER ACT OR OMISSION OF A PARTY OR PARTIES INDEMNIFIED HEREUNDER.**

10.2 **SAID INDEMNITY AND HOLD HARMLESS AGREEMENT SHALL ALSO APPLY TO CLAIMS ARISING FROM ACCIDENTS TO CONTRACTOR, ITS AGENTS OR EMPLOYEES, WHETHER OCCASIONED BY CONTRACTOR OR ITS EMPLOYEES, THE CITY OR ITS EMPLOYEES, OR BY ANY OTHER PERSON OR PERSONS.**

10.3 **IN THE EVENT OF JOINT OR CONCURRENT NEGLIGENCE OF BOTH CONTRACTOR AND THE CITY, RESPONSIBILITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CONTRACTOR OR THE CITY UNDER TEXAS LAW. THE CITY SHALL BE RESPONSIBLE FOR ITS NEGLIGENCE AND CONTRACTOR SHALL HAVE NO INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT TO THE EXTENT OF THE CITY'S NEGLIGENCE.**

10.4 **THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE UNDER THE WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY ACTS OR OTHER EMPLOYEE BENEFIT ACTS.**

## **Article XI Termination**

11.1 City may terminate this Agreement, or any portion thereof, at any time with or without cause, by serving a notice of termination on Contractor by registered or certified mail addressed to Contractor at the address set forth herein. If termination is for cause, the notice shall state the specific reasons in support of City's claim that Contractor has failed to perform its obligations (and/or cure any material breach) under this Agreement. Contractor shall be allowed a thirty (30) day period from the date of receipt of said notice from City to remedy any failure to perform. Should City deem the failure to perform remedied, no hearing shall be held. If City terminates this Agreement without cause, Contractor shall be paid for work performed up to the time of termination. In no event shall Contractor be entitled to lost or anticipated profits in the event this Agreement is terminated without cause.

11.2 Should Contractor fail to remedy its performance, after a hearing described herein, City may terminate this Agreement and the rights and privileges granted to Contractor herein. A notice shall be sent to Contractor no earlier than ten (10) days before a hearing is scheduled. The notice shall specify the time and place of the hearing and shall include the specific reasons in support of City's claim that Contractor has substantially breached the terms and provisions of this Agreement. Should City still deem Contractor to have failed in its performance, said hearing shall be conducted in public by the City Council and Contractor shall be allowed to be present and shall be given full opportunity to answer such claims as are set out against it in the aforesaid notice. If, after said public hearing, the City Council makes a finding that Contractor has failed to provide adequate refuse collection service for City, or has otherwise substantially failed to perform its duties hereunder, the City Council may terminate this Agreement.

## **Article XII Miscellaneous**

12.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

12.2 Assignment. Contractor may not assign this Agreement without the prior written consent of the City. In the event of an assignment by Contractor to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

12.3 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

12.4 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in Collin County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said Court.



12.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

12.6 Severability. In the event 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 unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

12.7 Independent Contractor. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

12.8 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:

Attn: City Manager  
City of Lucas  
665 Country Club Rd.  
Lucas, Texas 75002  
Phone: (972) 727-8999

With Copy to:

Joseph J. Gorfida, Jr.  
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.  
1800 Lincoln Plaza  
500 North Akard  
Dallas, Texas 75201  
Phone: (214) 965-9900

If intended for Contractor:

Barnes Waste Disposal, Inc.  
P.O. Box 245  
Princeton, Texas 75407  
Phone: (972) 396-1139

12.9 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

12.10 Inspection of Books and Records. City, or any duly authorized representative of City, may at all reasonable times inspect and examine the books and records of Contractor for the purpose of (a) checking the salary costs and other expenses described and/or contemplated in this Agreement or (b) otherwise confirming Contractor's compliance with the terms of the Agreement.

Contractor shall maintain said books and records and other evidence pertaining to costs, and shall make such materials available at its office, during the term of this Agreement and for the period of three (3) years after the date of final payment thereunder.

12.11 Compliance with Federal, State & Local Laws. Contractor shall comply in performance of services under the terms of this Agreement with all applicable laws, ordinances and regulations, judicial decrees or administrative orders, ordinances, and codes of federal, state and local governments, including all applicable federal clauses.

12.12 Force Majeure. No Party will be liable for any default or delay in the performance of its obligations under this Agreement if and to the extent such default or delay is caused, directly or indirectly, by a Disaster, riots, civil disorders, acts of terrorism or any similar cause beyond the reasonable control of such Party, provided that the non-performing Party is without fault in causing such default or delay. The non-performing Party agrees to use commercially reasonable efforts to recommence performance as soon as possible.

*(signature page to follow)*

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**City of Lucas, Texas**

By: \_\_\_\_\_  
Joni Clarke, City Manager

**Approved as to form:**

By: \_\_\_\_\_  
Joseph J. Gorfida, Jr.  
(04-17-2017/85354)

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Barnes Waste Disposal, Inc.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## Recycle Addendum

### Recycle Service and Rate

Service Requirements: Contractor will provide a staffed drop off collection truck at a location provided by the City. Collection of recycling at the drop off location will occur no less than once per month. Contractor will man the drop off location a minimum of four (4) hours per month. It is the sole discretion of the Contractor to determine what items will be acceptable for recycle collection, and the Contractor has no obligation to accept or dispose of items the Contractor determine to be unacceptable.

Rate: Contractor will bill the City for this service at a rate of \$500 per month.

Service Cancellation: City may terminate the Recycle Addendum, or any portion thereof, at any time with or without cause, by serving a notice of termination on Contractor by registered or certified mail addressed to Contractor at the address set forth herein. Contractor may terminate the Recycle Addendum, or any portion thereof, at any time with or without cause, by serving a notice of termination on City by registered or certified mail addressed to City at the address set forth herein. If City terminates this Recycle Addendum without cause, Contractor shall be paid for work performed up to the time of termination. In no event shall Contractor be entitled to lost or anticipated profits in the event this Recycle Addendum is terminated without cause. If Contractor terminates this Recycle Addendum without cause, Contractor shall complete all work for which Contractor has been paid up to the time of termination.

**Barnes Waste Disposal, Inc.**  
**Solid Waste Rate Structure**

	<b>Basic Service</b>	<b>Expanded Service</b>	<b>Expanded Plus</b>
Trash Service	\$17.50	\$21.50	\$25.50
Franchise Fee 7%	\$1.23	\$1.51	\$1.79
Admin Fee 8%	\$1.40	\$1.72	\$2.04
State Sales Tax 6.25%	\$1.09	\$1.34	\$1.59
City Sales Tax 2%	\$0.35	\$0.43	\$0.51
<b>Proposed Monthly Charge to Residents</b>	<b>\$21.57</b>	<b>\$26.50</b>	<b>\$31.43</b>

**Note:**

**Basic Service** includes 1 - 95 gal polycart.

**Expanded Service** includes 2 - 95 gal polycarts.

**Expanded Plus** includes 3 - 95 gal polycarts.

**Additional Service** - Monthly rates for each additional 120 gallons of refuse or polycart collected above the Expanded Plus Service - \$4.93.



Item No. 06

**City of Lucas**  
**City Council Agenda Request**  
**May 04, 2017**

Requester: Development Services Director Joe Hilbourn

**Agenda Item:**

Consider and finalize the Capital Improvement Plan (CIP), appoint the Capital Improvements Advisory Committee, and appoint the required advisory committee member from the City's Extraterritorial Jurisdiction (ETJ).

**Background Information:**

The Capital Improvement Plan is a planning document for capital improvements related to City streets and drainage, water system infrastructure and facilities. The Capital Improvement Plan includes policies and procedures, streets and trails projects, and water system projects that coincide with the goals of the Comprehensive Plan to guide infrastructure needs for the City.

The infrastructure outlined in the Capital Improvement Plan establishes goals for the anticipation of growth in the City, and outlines processes for funding, project criteria, and project prioritization.

The City's CIP and land use assumptions should be updated every five years. The last CIP update was September 20, 2011. The land use assumptions were updated in March as part of the Comprehensive Plan.

The next steps in the process are for the Council to form an advisory committee to review the CIP and update the Impact fee schedule. Impact fees are a means to impose fees upon each new development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new developments. The rules for the advisory committee are below:

Sec. 10.02.003 Advisory Committee

- (a) The capital improvements advisory committee (advisory committee) shall consist of the planning and zoning commission. If the advisory committee does not include at least one representative of the real estate, development or building industry who is not an employee or official of a political subdivision or governmental entity, the city council shall appoint at least one such representative as an ad hoc voting member of the advisory committee. If any impact fee is to be applied in the extraterritorial jurisdiction of the city, a representative from the area shall be appointed by the city council.
- (b) The advisory committee serves in an advisory capacity and is established to:
  - (1) Advise and assist in the adoption of land use assumptions;
  - (2) Review the capital improvements plan and file written comments;
  - (3) Monitor and evaluate implementation of the capital improvements plan;



**City of Lucas**  
**City Council Agenda Request**  
**May 04, 2017**

Item No. 06

- (4) File semiannual reports with respect to the progress of the capital improvements plan and report to the city council any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) Advise the city staff and council of the need to update or revise the land use assumptions, capital improvements plan and impact fee.
- (c) All professional reports concerning the development and implementation of the capital improvements plan shall be made available to the advisory committee.
- (d) The advisory committee shall elect a chairperson to preside at its meetings and a vice-chairperson to serve in his absence. All meetings of the advisory committee shall be open to the public and posted at least 72 hours in advance. A majority of the membership of the advisory committee shall constitute a quorum.

The Planning and Zoning Commission has one member, Scott Sperling, that qualifies as the member from the real estate/building industry. We will need to appoint one member from the City's ETJ. Staff would recommend if he is willing is to appoint Rick Van Horn, he was the person appointed during the last CIP evaluation and Impact fee study.

After the members of the advisory committee are established, Staff will work with the committee to schedule a meeting to review the CIP and land use assumptions. Upon completion of the review process, staff will engage BW2 to facilitate the calculation of the impact fees. Once this calculation is complete, a public hearing will be scheduled.

**Attachments/Supporting Documentation:**

- 1. Capital Improvement Plan

**Budget/Financial Impact:**

N/A

**Recommendation:**

Approve as presented.

**Motion:**

I make a motion to finalize the Capital Improvement Plan, appoint the following members \_\_\_\_\_ to the Capital Improvement Advisory Committee, and appoint \_\_\_\_\_ to the Advisory Committee from the City's Extraterritorial Jurisdiction.

**CITY OF LUCAS  
CAPITAL IMPROVEMENT PLAN (CIP)  
2016-2030**



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# **CAPITAL IMPROVEMENT PLAN (CIP) POLICIES AND PROCEDURES**

## **Introduction**

The City of Lucas Capital Improvement Plan (CIP) is a valuable part of the community planning process. The CIP links local infrastructure investments with comprehensive plan goals, land use ordinances, and economic development efforts. The CIP bridges the gap between planning and spending as well as between the visions of the comprehensive plan and the fiscal realities of improving and expanding community facilities. The purpose of the CIP policy is to create a fair and consistent process outlining procedures for proposing, evaluating, and adopting capital projects creating long-term benefits.

The CIP is a five-year planning document adopted by the City Council to plan for capital improvements related the City's street and drainage system, water system infrastructure and facilities. The CIP is not to be confused with the Capital Improvement Budget. The Capital Improvement Budget is prepared each year in conjunction with the annual Operating Budget. It generally includes only those projects from the first year of the CIP funded during the current year, and will address additional capital needs that are not included in the CIP, such as equipment and vehicles as recommended by the Vehicle Replacement Committee.

A capital project is defined as having a minimum cost of \$5,000 resulting in 1) the creation of a new fixed asset or 2) enhancement of an existing fixed asset.

Typically, the life expectancy of a capital project is 20 years, but it depends on the classification of the asset. Examples of capital projects include construction or expansion of public buildings, the acquisition of land for public use, planning, waterline/water system improvements, sewer mains as defined in the wastewater plan, engineering costs, and street and drainage construction. Example of an enhancement to a fixed asset would be reconstruction or reconditioning of streets.

## **Goals**

1. Preserving public welfare and safety - Providing the basic services that ensure public welfare and safety is the fundamental responsibility of local government. The cumulative effect of deferring investment in needed infrastructure and basic improvement of essential services is often an expensive series of stopgap measures that fail to address comprehensive, long-term needs.
2. Anticipating the demands of growth - When related to the comprehensive plan, the capital improvement planning process works to anticipate investments in community facilities and infrastructure which are needed to serve or shape the pattern of growth and development.
3. Supporting economic development - Having sound fiscal health and high quality facilities and services are attractive to business and potential residents. New corporate investment and reinvestment in a community may be influenced by improvements that enhance the quality of life for their labor force. Private decisions that bring jobs to an area and new taxes to a community are based not only on availability of water and sewer, but also upon the quality of schools, public safety, recreation opportunities, and many other services. The City of Lucas has identified two areas for commercial development that are

located on its peripheral boundaries to complement the high quality of life and not hinder or negatively impact it.

4. Developing a fair distribution of capital costs - The CIP process allows for public discussion of the preferred means of distributing capital costs over time. Funding strategies to consider include:
  - a. Annually, the City earmarks funds in the unrestricted fund balance to save for future projects.
  - b. Issuance of debt that is paid by both existing and future users of the facility.
  - c. User fees may be deemed more appropriate than property taxes.
  - d. Federal or state funds may also be available to help finance specific projects.

The CIP process can promote discussion of funding strategies.

5. Avoiding undue tax increases - Capital improvement planning is a means of avoiding the unpleasant surprise of expensive projects generating large property tax increases. While cost impacts cannot always be precisely determined in advance, the CIP fosters discussion of the distribution of the tax burden of new capital expenditures over time. A corollary benefit of fiscal stability and sound community facility planning can result in an improved bond rating.

## **Development Process**

The CIP outlines the major utility infrastructure, streets and drainage, facilities, parks, and other improvements needed to serve the citizens, meet growth related needs, and comply with state and federal regulations.

Preparation - The Finance Director coordinates the annual update and adoption of the five-year CIP as a part of the annual budget process. The City Manager will lead the review and prioritization of capital projects for City Council consideration. The Finance Director, Public Works Director/City Engineer, Development Services Director, and the City Manager shall prioritize and rank projects according to the criteria listed in project criteria section. The CIP includes all costs associated with the design, rights-of-way acquisition, and construction of a project, as well as the estimated operating and maintenance costs, which impacts future operating budgets. The following guidelines will be utilized in developing the CIP:

1. Solicit citizen participation in formulating the identification and prioritization of the CIP.
2. Identify capital improvements through system models, repair and maintenance records, and growth demands.
3. Prioritize CIP projects based on input from City staff from all operational areas related to each project and its effect on operations.

The CIP will be submitted to City Council for review, revision, and approval. It will be reviewed and revised annually to include updated information.

Control – All capital project expenditures must be appropriated in the capital budget. The Finance Director or City Manager must certify the availability of resources before any capital project contract is presented to the City Council for approval.

Financing Programs - Recognizing that long-term debt is usually a more expensive financing

method, alternative financing sources will be explored before debt is issued. When debt is issued, it will be used to acquire major assets with expected lives which equal or exceed the average life of the debt issue. Impact fees, assessments, pro-rata charges, or other fees may be used to fund capital projects.

Reporting - Periodic financial reports will be prepared to enable the Department Directors to manage their capital budgets and to enable the Finance Department to monitor and control the budget as authorized. Capital project status reports will be presented to City Council.

### **Capital Improvement Plan (CIP) 2016-2020**

Departments will include as part of their project proposal:

1. A Project Summary providing an overview and justification of the project.
2. A Fiscal Overview that includes estimated cost estimates and funding strategies that proposes funding options must be identified including:
  - a. Operating Revenues
  - b. Reserves and/or Debt
  - c. Grants
  - d. Partnerships with Other Organizations
  - e. Impact Fees
  - f. Developer Funded

Expense estimates must be identified in the section for design, site acquisition, construction, and estimated annual maintenance and operating cost impact based on the current estimated cost and values. To help manage cash flows, the financial plan must be complete to ascertain the impact on multiple fiscal years.

3. A Project Description section will provide additional project detail such as estimated linear feet, square feet or other applicable measurement, language that explains the overall need for the project as well as the benefit to the community.
4. Proposed Schedule identifying major milestones such as the design, bid, and construction phases.
5. Identification of the Project Manager.

Additional information may be requested by the City Manager and/or the members of the City Council.

### **Project Criteria**

The evaluation of proposed capital projects will be in accordance with the following criteria:

1. Public Health, Safety, and Welfare - Projects improving the public health, safety, and welfare of the community will be rated with highest priority. Projects must demonstrate the benefit provided to the community and possible risks from not completing the project. Compliance with state and federal mandates fall under this category.

2. Quality of Life - Projects enhancing the quality of life enjoyed by citizens, such as equestrian and hiking trails throughout the city, will receive a high priority.
3. Funding - Funding availability considerations are included when ranking projects. Grants and funding partnerships are considered first followed by operating revenues, fund balance, and debt. Debt may be issued to fund capital projects after alternative funding sources are explored.
4. Economic Development - Projects enhancing and promoting the establishment of commercial business with the highest and best use for a parcel of land that is zoned commercial will be given the highest priority.

### **CIP Amendment**

Amendments to the CIP effecting the current fiscal year must be recommended by the City Manager and approved by the City Council through a budget amendment. Amendments will be considered according to project scoring criteria as previously identified. Higher priority will be given to projects necessary for the public health, safety, and funding availability.

Any plan for the future must be based upon an estimate of certain characteristics. These characteristics may change and vary from time to time and when they do, the CIP should be updated. It may require that certain proposed improvements be implemented immediately or even delayed. Further, this plan is meant to be flexible. It is to be used as a tool to help establish a course of action.

### **CIP Project Prioritization**

Using the criteria identified in the Project Criteria section of this document will assist staff and ultimately the elected officials in rating each project to facilitate prioritization.

There are various rating schemes available for establishing capital improvements priorities. The following set of standards are used as the evaluation method for the City:

- **High** – Essential capital improvements are projects which are activities needed to promote public welfare and safety. Projects classified under this category are projects of the highest priority.
- **Routine** – Necessary capital improvements are projects which are needed for the convenience and conservation of endangered resources, or for the completion of partially completed projects. Projects of this type include improvements which are considered necessary for a progressive growing community and for problems that do not negatively impact public welfare.
- **Low** – Desirable capital improvements are projects which protect property, replace obsolete facilities, reduce operating costs and add to the attractiveness of the community. Projects of this type are not considered high priority and may be delayed, or removed from the CIP, as funding changes. Conversely, these types of projects can be brought forth when budget surpluses or additional funding sources are identified.

- **Deferrable** capital improvements are projects of the lowest priority. These projects can be postponed or eliminated from the CIP because of cost, timing, or need.

## **CIP Street and Trail Project List (2016 – 2031)**

## CIP At-A-Glance

The CIP At-A-Glance is to be used as a quick reference guide that summarizes the CIP. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements and the anticipated sources of funding for the recommended capital improvement projects.

YEAR	PROJECT NO.	PRIORITY	PROJECT	ESTIMATED COST	SOURCE OF FUNDING
FY 2016-2017	1	High	Reverse Curve on Winningkoff Road	\$964,000	Impact Fees and Certificate of Obligation
	2	High	Stinson Road/W. Lucas Road Intersection	\$453,000	Impact Fees and Certificate of Obligation
	3	High	W. Lucas Road Reconstruction	\$1,500,000	Regional Toll Revenue (RTR), City of Lucas, and Collin County Bond
FY 2016-2017	4	Routine	Maintenance of Multiple Streets	\$750,000	City - General Fund
FY 2017-2018	5	High	Country Club Road/Estates Parkway Intersection	\$350,000	Certificate of Obligation
	6	High	Winningkoff Road from the Reverse Curve to Snider Lane	\$1,400,000	Certificate of Obligation
	7	High	Trailhead on E. Winningkoff Road	\$240,000	\$131,000 City and \$109,000 Collin County Park Board Grant
	8	Routine	Maintenance of Multiple Streets	\$750,000	City - General Fund
FY 2018-2019	9	High	Stinson Road from Parker Road to Bristol Park	\$2,267,000	Certificate of Obligation
	10	High	Blondy Jhune Road Reconstruction from west bridge to Winningkoff	\$2,700,000	Certificate of Obligation
	11 A	Low	A) Trail at Parker Road	\$80,000	\$ 16,000 City and \$ 64,000 Texas Parks Wild Life Department
	11 B		B) Trail at E. Winningkoff Road		
	12	Routine	Maintenance of Multiple Streets	\$750,000	City - General Fund
FY 2019-2020	13	High	Stinson Road from Bentwater Drive to reverse curve	\$2,000,000	Certificate of Obligation



YEAR	PROJECT NO.	PRIORITY	PROJECT	ESTIMATED COST	SOURCE OF FUNDING
	14	Routine	Maintenance of Multiple Streets	\$750,000	City - General Fund
FY 2020- 2021	15	High	Winningkoff Rd from E. Lucas Road to the Reverse Curve	\$1,900,000	Certificate of Obligation
	16	Routine	Maintenance of Multiple Streets	\$750,000	City - General Fund
	17 A	Low	A) Trail along Estates Parkway	\$40,000	City and Possible State's Grants
	17 B		B) Trail along Allison Ln		
	17 C		C) Trail along W. Lucas Road		
	17 D		D) Trail along Stinson Road		
	17 E		E) Trail along Powerline and Flood Plain		
	18 A	Low	A) Trail along Blondy Jhune Road	\$200,000	City and Possible State Grants
	18 B		B) Trail from Winningkoff Road to Trinity Trail		
	19	Low	Trail Head near the intersection of Southview Drive and Osage Lane	\$264,000	City and Possible Collin County Grants
	20	Routine	Maintenance of Multiple Streets (5 years @ \$787,500/year)	\$3,937,500	City - General Fund
	21	Routine	Maintenance of Multiple Streets (5 years @ \$826,875/year)	\$4,134,375	City - General Fund

## WINNINGKOFF ROAD REVERSE CURVE

### PROJECT SUMMARY

Fiscal Year	Project No.	Category	Project	Priority
2016-2017	1	Roadway	Winningkoff Road Reverse Curve	High

### FISCAL OVERVIEW

Estimated Cost	Source of Funding
\$ 964,000	Certificate of Obligation

### PROJECT DESCRIPTION

Replace existing asphalt pavement with 24-foot wide concrete pavement. The eastern curve will be designed to accommodate a school bus and an auto passing in opposite directions. The western curve will be replaced with a three-way stop sign controlled intersection with Forestview Drive. The pavement shall consist of 24-foot wide concrete pavement in the straight sections. The project length is approximately 0.5 miles.

### PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2017	2018

**PROJECT MANAGER:** Stanton Foerster

**STINSON ROAD/W. LUCAS ROAD INTERSECTION****PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2017	2	Roadways	Stinson Road/W. Lucas Road Intersection	High

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$453,000	Certificates of Obligation

**PROJECT DESCRIPTION**

Provide for two northbound Stinson Road lanes: one left turn and one right turn. Add W. Lucas Road westbound to southbound left turn lane and transition. Improve drainage along the W. Lucas Road.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2019

**PROJECT MANAGER:** Stanton Foerster

## W. LUCAS ROAD RECONSTRUCTION

### PROJECT SUMMARY

Fiscal Year	Project No.	Category	Project	Priority
2016-2017	3	Roadways	W. Lucas Road Reconstruction	High

### FISCAL OVERVIEW

Estimated Cost	Source of Funding
\$1,500,000	Regional Toll Revenue (RTR), City of Lucas General Fund, and Collin County Bond

### PROJECT DESCRIPTION

Widen W. Lucas Road from Willow Springs School to Middleton Drive by adding a center, left turn lane. The project length is approximately 2.5 miles.

### PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2017	2019

**PROJECT MANAGER:** Stanton Foerster

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2017	4	Roadways	Maintenance of Multiple Streets	Routine

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2017

**PROJECT MANAGER:** Stanton Foerster

**COUNTRY CLUB ROAD/ESTATES PARKWAY INTERSECTION IMPROVEMENTS****PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2017-2018	5	Roadways	Country Club Road/Estates Parkway Intersection Improvements	High

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$350,000	Certificate of Obligation

**PROJECT DESCRIPTION**

Add a free right turn lane from eastbound Estates Parkway to southbound Country Club Road, and add a left turn lane from northbound Country Club Road to westbound Estates Parkway.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2020

**PROJECT MANAGER:** Stanton Foerster

**WINNINGKOFF ROAD FROM THE REVERSE CURVE TO SNIDER LANE**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2017-2018	6	Roadways	Winningkoff Road from the Reverse Curve to Snider Lane	High

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$1,400,000	Certificates of Obligation

**PROJECT DESCRIPTION**

Reconstruct 0.55 miles of Winningkoff Road with a 24-foot concrete pavement and improve drainage.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2020

**PROJECT MANAGER:** Stanton Foerster

**TRAILHEAD ON E. WINNINGKOFF ROAD**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	7	Trails	Trailhead on E. Winningkoff Road	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$240,000	\$131,000 City - \$109,000 Collin County Parks and Open Space Grant

**PROJECT DESCRIPTION**

Trailhead on E. Winningkoff Road will be constructed during this fiscal year. Trailhead provides parking for a number of vehicles and will contain a bulletin board or kiosk for trail information.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2018

**PROJECT MANAGER:**



**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2017-2018	8	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2018

**PROJECT MANAGER:** Stanton Foerster

**STINSON ROAD FROM PARKER ROAD TO BRISTOL PARK**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2018-2019	9	Roadways	Stinson Road from Parker Road to Bristol Park	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$2,267,000	Certificates of Obligation

**PROJECT DESCRIPTION**

This project extends from Parker Road (FM 2514) to south of the Muddy Creek Bridge, and it is about a mile long. It does not include the Muddy Creek Bridge. This is a straight and flat roadway with only one planned four-way intersection at Highland Drive. The pavement will be 24 feet of concrete, 28 feet of asphalt, or a combination of both.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2020

**PROJECT MANAGER:** Stanton Foerster

**BLONDY JHUNE ROAD RECONSTRUCTION**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2018-2019	10	Roadways	Blondy Jhune Road Reconstruction from the west bridge to Winningkoff Road	High

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$2,700,000	Certificates of Obligation

**PROJECT DESCRIPTION**

Blondy Jhune Road extending from Country Club Road on the west to Winningkoff Road on the east. This project starts 3,300 feet east of Country Club Road on the east side of the west Blondy Jhune Bridge currently under construction. The pavement will be 24 feet of concrete, 28 feet of asphalt, or a combination of both. High priority will be given to protect the tree canopy along the roadway. The project length is about a mile long.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2020

**PROJECT MANAGER:** Stanton Foerster

**A) TRAIL AT PARKER ROAD  
B) TRAIL AT E. WINNINGKOFF ROAD**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	11	Trails	A) Trail at Parker Road B) Trail at E. Winningkoff Road	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$80,000	\$16,000 City - \$64,000 Texas Parks and Wildlife Grant

**PROJECT DESCRIPTION**

Trail will be constructed from W. Lucas Road to Parker Road and from E. Winningkoff Road to Trinity Trail. Few of the important steps that will be carried out during construction are staking of trail route, removal of rocks, trees and bushes, removal and clearance of vegetation and grading the trail bed on slopes etc.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT MANAGER:**

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2018-2019	12	Roadways	Maintenance of Multiple Streets	Routine

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2019

**PROJECT MANAGER:** Stanton Foerster

<b>STINSON ROAD FROM BENTWATER DRIVE TO THE REVERSE CURVE</b>				
Fiscal Year	Project No.	Category	Project	Priority
2019-2020	13	Roadways	Stinson Road from Bentwater Drive to the Reverse Curve	High
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$2,000,000		Certificate of Obligation		
<b>PROJECT DESCRIPTION</b>				
This project extends from north of the Muddy Creek Bridge for about 0.66 miles to the reverse curve at 405 Stinson Road. It does not include the Muddy Creek Bridge. This is a straight and flat roadway with no planned four-way intersections. The pavement will be 24 feet of concrete, 28 feet of as asphalt, or a combination of both.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2019			2021	
<b>PROJECT MANAGER:</b> Stanton Foerster				

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2019-2020	14	Roadways	Maintenance of Multiple Streets	Routine

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2020	2020

**PROJECT MANAGER:** Stanton Foerster

**WINNINGKOFF ROAD (SOUTH PORTION)**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2020-2021	15	Roadways	Winningkoff Road from E. Lucas Road to the Reverse Curve	High

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$1,900,000	Certificate of Obligation

**PROJECT DESCRIPTION**

South portion of Winningkoff Road, which extends from E. Lucas Road on the south to the beginning of Winningkoff Road reverse curve on the north. The project length is about 0.6 miles and pavement width has not been determined. A new culvert 800 feet north of E. Lucas Road will be part of this project.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2020	2022

**PROJECT MANAGER:** Stanton Foerster



**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2020-2021	16	Roadways	Maintenance of Multiple Streets	Routine

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2021	2021

**PROJECT MANAGER:** Stanton Foerster

- A) TRAIL ALONG ESTATES PARKWAY
- B) TRAIL ALONG ALLISON LANE
- C) TRAIL ALONG W. LUCAS ROAD
- D) TRAIL ALONG STINSON ROAD
- E) TRAIL ALONG POWERLINE AND FLOODPLAIN

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	17	Trails	A) Trail along Estates Parkway B) Trail along Allison Lane C) Trail along W. Lucas Road D) Trail along Stinson Road E) Trail along Powerline and Floodplain	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$40,000	City and State Grants

**PROJECT DESCRIPTION**

Trail will be constructed at multiple locations in Lucas. The routes planned for the trail includes from Estates Parkway to Country Club Road, trail along the W. Lucas Road, from W Lucas Road along Allison Lane to Estates Parkway. Trails on the southern part of Lucas include the trail along the power line and the flood plain and trail from powerline to north along Stinson Road. Few of the important steps that will be carried out during construction are staking of trail route, removal of rocks, trees and bushes, removal and clearance of vegetation and grading the trail bed on slopes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2025	2026

**PROJECT MANAGER:**

**A) TRAIL ALONG BLONDY JHUNE ROAD  
B) TRAIL FROM WINNINGKOFF ROAD TO TRINITY TRAIL**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	18	Trails	A) Trail along Blondy Jhune Road B) Trail from Winningkoff Road to Trinity Trail	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$200,000	City and State Grants

**PROJECT DESCRIPTION**

Trail will be constructed from Country Club Road to Winningkoff Road along Blondy Jhune Road, and from Winningkoff Road to Trinity Trail along the flood plain. Few of the important steps that will be carried out during construction are staking of trail route, removal of rocks, trees and bushes, removal and clearance of vegetation and grading the trail bed on slopes etc. Bridges over creeks may be required.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2025	2026

**PROJECT MANAGER:**

**TRAILHEAD NEAR THE INTERSECTION  
OF SOUTHVIEW DRIVE AND OSAGE LANE**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	19	Trails	Trailhead near the intersection of Southview Drive and Osage Lane	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$264,000	City and Collin County Grants

**PROJECT DESCRIPTION**

Trailhead near the intersection of Southview Drive and Osage Lane will be constructed during the fiscal year. Trailhead provides parking for a number of vehicles and will contain a bulletin board or kiosk for trail information.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2025	2026

**PROJECT MANAGER:**

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	20	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$787,500 (per year)	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2021-2025	2022-2026

**PROJECT MANAGER:** Stanton Foerster

**MAINTENANCE OF MULTIPLE ROADWAYS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2026-2031	21	Roadways	Maintenance of Multiple Roadways	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$826,875 (per year)	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2026-2030	2027-2031

**PROJECT MANAGER:**

## **CIP Water System Project List (2016 – 2030)**

**CIP Water System Project List  
2016 – 2020**

City of Lucas Water System Capital Improvement Plan Projects		
<i>These numbers were estimated and generated by BW2 Engineers in September 2016</i>		
<b>FY 2016-2017</b>		
Engineering Priority	Project	Estimated Cost
1A	Parker Road 12-Inch Phase 1-1 (from Stinson Road to Enchanted Way) --This project is need to improve infrastructure and to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road. <b>Funding Source: 21-8210-490-120</b> Begin in 2016 -- Complete in 2017	\$ 150,000
2A	Parker Rd 8-Inch Phase 2 (from Shepherds Creek Drive to Santa Fe Trail) --This project is need to improve infrastructure and to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road. <b>Funding Source: 21-8210-490-122</b> Begin in 2016 -- Complete in 2017	\$ 36,004
3A	Wiltshire Court to the North Pump Station 8-Inch Connection -- This will allow the ground storage at the North Pump Station to be filled by the upper pressure plane and eliminate water service to seven homes. <b>Funding Source: 21-8210-490-125</b> Begin in 2016 -- Complete in 2017	\$ 21,000
4A	New 500,000 Gallon Water Tower at the North Pump Station or behind City Hall -- This will allow for the elimination of the lower pressure plane. <b>Funding Source: 21-8210-490-125</b> Begin in 2016 -- Complete in 2018	\$ 201,000
5A	System Pressure Reducing Valves (PRVs) -- These PRVs are needed when the lower pressure plane is eliminated. <b>Funding Source: 21-8210-490-125</b> Begin in 2017 -- Complete in 2020	\$ 120,000
6	25 Dead End Waterline Automatic Flushing Valves (AFVs) and loop dead end lines -- The location of these AFVs will installed where looping of the waterlines is not practical. <b>Funding Source: 21-8210-490-123</b> Begin in 2016 -- Complete in 2017	\$ 400,000



7A	Automatic Meter Reading (AMR) System with New Water Meters <b>Funding Source: 21-8210-490-104</b> Begin in 2017 -- Complete in 2020	\$ 250,000
<b>FY 2016-2017 Subtotal</b>		<b>\$ 1,178,004</b>
<b>FY 2017-2018</b>		
Engineering Priority	Project	Estimated Cost
1B	Parker Road 12-Inch Phase 1-1 (from Stinson Road to Enchanted Way) -- This project is need to improve infrastructure and to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road. <b>Funding Source: 21-8210-490-120</b> Begin in 2016 -- Complete in 2017	\$ 142,037
2B	Parker Rd 8-Inch Phase 2 (from Shepherds Creek Drive to Santa Fe Trail) -- This project is need to improve infrastructure and to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road. <b>Funding Source: 21-8210-490-122</b> Begin in 2016 -- Complete in 2017	\$ 290,000
3B	Wiltshire Court to the North Pump Station 8-Inch Connection -- This will allow the ground storage at the North Pump Station to be filled by the upper pressure plane. <b>Funding Source: 21-8210-490-125</b> Begin in 2016 -- Complete in 2017	\$ 77,237
4B	New 500,000 Gallon Water Tower at the North Pump Station or behind City Hall -- This will allow for the elimination of the lower pressure plane. <b>Funding Source: 21-8210-490-125</b> Begin in 2016 -- Complete in 2018	\$ 1,295,880
5B	System Pressure Reducing Valves (PRVs) -- These PRVs are needed when the lower pressure plane is eliminated. <b>Funding Source: 21-8210-490-125</b> Begin in 2017 -- Complete in 2020	\$ 120,000
7B	Automatic Meter Reading (AMR) System with New Water Meters <b>Funding Source: 21-8210-490-104</b> Begin in 2017 -- Complete in 2020	\$ 250,000
8A	Loop Dead End Lines -- The location to be determined. <b>Funding Source: TBD</b> Begin in 2016 -- Complete in 2020	\$ 100,000
<b>FY 2017-2018 Subtotal</b>		<b>\$ 2,275,154</b>
<b>FY 2018-2019</b>		
Engineering Priority	Project	Estimated Cost

7C	Automatic Meter Reading (AMR) System with New Water Meters <b>Funding Source: 21-8210-490-104</b> Begin in 2017 -- Complete in 2020	\$ 248,785
8B	Loop Dead End Lines -- The location to be determined. <b>Funding Source: TBD</b> Begin in 2016 -- Complete in 2020	\$ 100,000
9	Restore aging, existing pumps at the North Pump Station <b>Funding Source: 21-8210-490-125</b> Begin in 2018 -- Complete in 2019	\$ 153,821
10	Parker Road Four-Inch Temporary Phase 3T (from Santa Fe Trail to Stinson Road) -- This project is need to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road between Santa Fe Trail and Stinson Road. The four-inch line will provide temporary, minimal service to three residential properties: Waxler, McCreery, and Craft. When the properties along Parker Road develop, the four-inch line would be replaced by the developer with a 12-inch line. <b>Funding Source: 21-8210-490-126</b> Begin in 2018 -- Complete in 2019	\$ 132,919
11	Add new pump house at the North Pump Station with three 500 GPM pumps -- This will provide redundancy to move water from the ground storage tanks to the new water tower in Priority 4. <b>Funding Source: 21-8210-490-125</b> Begin in 2018 -- Complete in 2019	\$ 432,575
12	From Rollingwood Circle to Choice Lane to Lakeview Drive Six-Inch Waterline -- This project will eliminate dead end water service to 97 homes. <b>Funding Source: TBD</b> Begin in 2018 -- Complete in 2019	\$ 432,165
13	Part 1 -- From Edgefield Lane to W. Lucas Road Six-Inch Waterline Part 2 -- From Cedar Bend Trail to E. Lucas Road Six-Inch Waterline This will eliminate dead end waster service to 32 Homes. <b>Funding Source: TBD</b> Begin in 2018 -- Complete in 2019	\$ 113,530
14	Part 1 -- From Country Club Road to Graham Lane to Rock Ridge Court to Rock Ridge Road Eight-Inch and Six-Inch Waterline Part 2 -- From Glenbrook Circle to Country Club Road Six-Inch Waterline This will eliminate dead end service to 30 homes. <b>Funding Source: TBD</b> Begin in 2018 -- Complete in 2019	\$ 571,775
<b>FY 2018-2019 Subtotal</b>		<b>\$ 2,185,570</b>
<b>FY 2019-2020</b>		

Engineering Priority	Project	Estimated Cost
8C	Loop Dead End Lines -- The location to be determined. <b>Funding Source: TBD</b> Begin in 2016 -- Complete in 2020	\$ 100,000
15	Snider Lane Eight-Inch (from Shady Lane to Sterling Brown Lane) -- This project is need as part of the Lakeview Downs subdivision, add fire hydrants, and will improve water quality on the east side of Lucas. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 594,549
16	Glencove Circle and Crestview Circle Six-Inch Extensions to Brockdale Park Road 8-Inch -- This will eliminate dead end service to 15 homes and add fire hydrants to the area. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 224,255
17	From Stinson Road to Hickory Hill Street to Brookhaven Drive Eight-Inch Waterline -- This will eliminate an undersized dead end line and add fire hydrants to 12 homes. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 226,383
18	Manor Lane Eight-Inch Waterline -- This will eliminate an undersized four-inch line, add fire hydrants, and improve the water looping between Estelle Lane and Winningkoff Road. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 313,951
19	From Estates Parkway to Rock Ridge Road to Fairbrook Circle Eight-Inch and 12-Inch Waterline -- This will eliminate an existing six-inch waterline and bring Fairbrook Circle into the Lucas Waterworks. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 491,953
20	Repaint 200,000 Gallon McGarity Ground Storage Tank <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 150,150
21	From Enchanted Way to Brookhaven Drive Eight-Inch Waterline -- This eliminates the dead-end water services to 23 homes. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 203,262
22	From Rock Ridge Road to Lovejoy High School Eight-Inch Waterline -- This project improves the looping on the west side of the city and eliminate the dead-end line at the high school. <b>Funding Source: TBD</b> Begin in 2019 -- Complete in 2020	\$ 56,773
<b>FY 2019-2020 Subtotal</b>		<b>\$ 2,361,276</b>

<b>FY 2016-2020 Total</b>	<b>\$ 8,500,004</b>
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<b>FY 2021 to 2025</b>		Estimated Cost
8D	Loop Dead End Lines	\$ 500,000
23	950,000 Gallon McGarity Ground Storage Tank	\$1,279,093
224	Shiloh Dr/Toole Dr 6-Inch and Braehurn 8-Inch (Dead End Fix)	\$ 190,546
25	Parker Rd 12-Inch Phase 3 from Santa Fe Trl to Stinson Rd	\$ 353,184
26	Fairbrook Cr 8-Inch (Dead End Fix)	\$ 256,453
27	Lewis Ln/Shepherds Creek Dr/Green Acres Ln 8-Inch	\$ 300,113
28	Angel Pkwy/McGarity Ln/Estates Pkwy 8-Inch and 12-Inch	\$ 425,539
29	Ingram Ln/McGarity Ln/W Lucas Rd 6-Inch and 12-Inch	\$ 836,217
30	Estates Rd 8-Inch	\$ 232,014
31	Chisholm Trl/Caman Park Dr and Turnberry Ln/Highland Dr 8-Inch (Dead End Fixes)	\$ 322,203
32	Stinson Rd/Enchanted Wy 8-Inch	\$ 142,278
33	Stinson Rd/E Lucas Rd 8-Inch	\$ 147,827
34	Rock Creek Estates 6-Inch	\$ 175,610
35	Stinson Rd 12-Inch Connector	\$ 39,189
36	Repaint 750,000 Gallon N Pump Station Ground Storage Tank	\$ 409,303
37	Repaint 350,000 Gallon McGarity Ground Storage Tank	\$ 228,690
38	Parker Rd 12-Inch Phase 1-2, Parker Rd to Brookhaven Dr 8-Inch	\$ 835,239
39	Loop Dead End Waterlines	\$ 400,000
	<b>2021 to 2025 Total</b>	<b>\$6,573,498</b>
<b>FY 2026 to 2030</b>		
40	500,000 Gallon McGarity Water Tower	\$1,372,140
41	Rock Ridge Rd 12-Inch from Fairbrook Cr to Exchange Pkwy	\$ 224,712
42	Lakeview Downs and Trinity Park 6-Inch 8-Inch Loop	\$1,135,688
43	Forest Grove Rd/Horseman Dr/Orr Rd 6-Inch and 8-Inch	\$ 867,422
44	Orr Rd (North) 8-Inch	\$ 426,327
45	PR 5252 6-Inch	\$ 93,486
46	Repaint 500,000 Gallon N Pump Station Ground Storage Tank	\$ 297,124
	<b>2026 to 2030 Total</b>	<b>\$4,416,899</b>
	<b>2016 to 2030 Grand Total</b>	<b>\$19,490,401</b>

**PARKER ROAD PHASE 1 – SECTION 1  
12-INCH WATER LINE**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2016-2017	1	Water	12-inch water line replacement

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$292,037	21-8210-490-120

**PROJECT DESCRIPTION**

This project is need to improve infrastructure and to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2016	2017

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$11,500.00	\$11,500
Traffic Control/ Construction Signing	1	\$3,000.00	\$3,000
Erosion Control	1	\$5,000.00	\$5,000
Trench Safety	2,115	\$1.50	\$3,173
Furnish & install 12" PVC, including Class "B" embedment	2,100	\$60.00	\$126,000
Furnish & install 12" PVC, by bore and jacking	25	\$320.00	\$8,000
Furnish & install 8" PVC, including Class "B" embedment	15	\$42.00	\$630
Furnish & install 8" PVC, by bore and jacking	25	\$280.00	\$7,000
Furnish & install 12" Bend	1	\$8,000.00	\$8,000
Furnish & install 8" Bend	1	\$800.00	\$800
Furnish & install 12" Tee	4	\$1,200.00	\$4,800
Furnish & install 12" Valve	5	\$1,500.00	\$7,500
Furnish & install 8" Valve	1	\$500.00	\$500
Furnish & install 12"x8" Reducer	1	\$1,200.00	\$1,200
Furnish & install Fire Hydrant, lead and 6" valve	3	\$4,000.00	\$12,000
Connections to Existing Water Lines	1	\$8,000.00	\$8,000
Cut and Plug Existing Water Lines	1	\$2,000.00	\$2,000
Remove Existing Fire Hydrant and Return to City	2	\$500.00	\$1,000
Furnish & install Water Service Connection	16	\$1,500.00	\$24,000
Block Sod	500	\$7.00	\$3,500
Seeding	3,000	\$1.25	\$3,750
Construction Contingency (10%)	1	\$24,135.25	\$24,135
Engineering/Surveying Services (10%)	1	\$26,548.78	\$26,549
	<b>Total:</b>		<b>\$292,037</b>

**PARKER ROAD EIGHT-INCH WATER LINE**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2016-2017	2	Water	Lewis Lane/Parker Road 8-inch replacement water line

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$326,004	21-8210-490-122

**PROJECT DESCRIPTION**

This project is need to improve infrastructure and to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2016	2017

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$12,850.00	\$12,850
Traffic Control/ Construction Signing	1	\$2,000.00	\$2,000
Erosion Control	1	\$4,000.00	\$4,000
Trench Safety	3,500	\$1.50	\$5,250
Furnish & install 8" PVC, including Class "B" embedment	3,500	\$42.00	\$147,000
Furnish & install 8" PVC, by bore and jacking	80	\$280.00	\$22,400
Furnish & install 8" PVC, by wet bore	100	\$90.00	\$9,000
Furnish & install 8" PVC Creek Crossing, by bore and jacking	50	\$330.00	\$16,500
Furnish & install 8" Bend	1	\$4,050.00	\$4,050
Furnish & install 8" Valve	4	\$500.00	\$2,000
Furnish & install Fire Hydrant, including lead and 6" valve	4	\$4,000.00	\$16,000
Connections to Existing Water Lines	1	\$4,000.00	\$4,000
Block Sod	2,500	\$7.00	\$17,500
Seeding	5,500	\$1.25	\$6,875
Construction Contingency (10%)	1	\$26,942.50	\$26,943
Engineering/Surveying Services (10%)	1	\$29,636.75	\$29,637
	<b>Total:</b>		<b>\$326,004</b>

**WILTSHIRE COURT EIGHT-INCH WATER LINE CONNECTION**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2016-2017	3	Water	Wiltshire Court 8-inch water line connection

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$98,237	21-8210-490-123

**PROJECT DESCRIPTION**

This will allow the ground storage at the North Pump Station to be filled by the upper pressure plane and eliminate water service to seven homes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2016	2017

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$3,850.00	\$3,850
Traffic Control/ Construction Signing	1	\$500.00	\$500
Erosion Control	1	\$2,550.00	\$2,550
Trench Safety	975	\$1.50	\$1,463
Furnish & install 8" PVC, including Class "B" embedment	975	\$42.00	\$40,950
Furnish & install 8" PVC, by wet bore	120	\$90.00	\$10,800
Furnish & install 8" Bend	1	\$4,300.00	\$4,300
Furnish & install 8" Valve	2	\$500.00	\$1,000
Furnish & install Fire Hydrant, including lead and 6" valve	1	\$4,000.00	\$4,000
Connections to Existing Water Lines	1	\$5,000.00	\$5,000
Block Sod	700	\$7.00	\$4,900
Seeding	1,500	\$1.25	\$1,875
Construction Contingency (10%)	1	\$8,118.75	\$8,119
Engineering/Surveying Services (10%)	1	\$8,930.63	\$8,931
	<b>Total:</b>		<b>\$98,237</b>

**500,000 GALLON WATER TOWER AT NORTH PUMP STATION**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2016-2018	4	Water	500,000-gallon elevated storage tank at North Pump Station

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$1,496,880	21-8210-490-125

**PROJECT DESCRIPTION**

This will allow for the elimination of the lower pressure plane.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2016	2018

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$60,000.00	\$60,000
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$4,000.00	\$4,000
Furnish & install 500,000 Gallon Elevated Storage Tank	1	\$1,100,000.00	\$1,100,000
Furnish & install Yard Piping/Valving	1	\$20,000.00	\$20,000
Furnish & install Electrical	1	\$45,000.00	\$45,000
Furnish & install Tank Piping/Valving	1	\$20,000.00	\$20,000
Site Work	1	\$5,000.00	\$5,000
Seeding	4,000	\$1.25	\$5,000
Construction Contingency (10%)	1	\$126,000.00	\$126,000
Engineering/Surveying/Geotechnical Services (8%)	1	\$110,880.00	\$110,880
	<b>Total:</b>		<b>\$1,496,880</b>



**SYSTEM PRESSURE REDUCING VALVES**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2017-2020	5	Water	System pressure reducing valves

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$240,000	21-8210-490-125

**PROJECT DESCRIPTION**

These PRVs are needed when the lower pressure plane is eliminated.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Furnish and Install Residential Pressure Reducing Valve	1,200	\$200.00	\$240,000
	<b>Total:</b>		<b>\$240,000</b>

**DEAD END WATER LINE AUTOMATIC FLUSHING VALVES**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2016-2018	6	Water	Dead end water line automatic flushing valves and loops

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$100,000	21-8210-490-123

**PROJECT DESCRIPTION**

The location of these AFVs will be installed where looping of the waterlines is not practical.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2016	2016

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Furnish and Install Automatic Flushing Valve	25	\$4,000.00	\$60,000
Install dead end loops at locations to be determined			<b>\$340,000</b>
	<b>Total:</b>		<b>\$400,000</b>

**AMR SYSTEM WITH NEW WATER METERS**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2017-2020	7	Water	AMR System with new water meters

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$1,182,430	21-8210-490-104

**PROJECT DESCRIPTION**

AMR System with new water meters

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Furnish and Install AMR System	1	\$629,860	\$629,860
Annual Hosting and Maintenance Costs	5	\$23,785	\$118,925
	<b>Total:</b>		<b>\$748,785</b>

**LOOP DEAD END WATER LINES**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2016-2018	8	Water	Loop dead end water lines

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$800,000	TBD

**PROJECT DESCRIPTION**

The location of these AFVs will be installed where looping of the waterlines is not practical.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2022

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Install dead end loops at locations to be determined			<b>\$800,000</b>
	<b>Total:</b>		<b>\$800,000</b>

**RESTORE AGING EXISTING PUMPS AT NORTH PUMP STATION**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	9	Water	Restore aging existing pumps at North Pump Station

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$153,821	TBD

**PROJECT DESCRIPTION**

Restore Aging Existing Pumps at North Pump Station

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$6,500.00	\$6,500
Restore Existing Pump Station	1	\$120,000.00	\$120,000
Seeding	500	\$1.25	\$625
Construction Contingency (10%)	1	\$12,712.50	\$12,713
Engineering/Surveying Services (10%)	1	\$13,983.75	\$13,984
	<b>Total:</b>		<b>\$153,821</b>

**PARKER ROAD 4-INCH TEMPORARY PHASE 3T  
(FROM SANTA FE TRAIL TO STINSON ROAD)**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	10	Water	Parker Road 4-inch temporary Phase 3T (from Santa Fe to Stinson Road)

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$132,919	TBD

**PROJECT DESCRIPTION**

This project is need to accommodate the TxDOT Parker Road widening which is causing Lucas to abandon an existing six-inch waterline along Parker Road between Santa Fe Trail and Stinson Road. The four-inch line will provide temporary, minimal service to three residential properties: Waxler, McCreery, and Craft. When the properties along Parker Road develop, the four-inch line would be replaced by the developer with a 12-inch line.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$2,000.00	\$2,000
Erosion Control	1	\$1,000.00	\$1,000
Trench Safety	500	\$1.50	\$750
Furnish & install 4" PVC	2,500	\$30.00	\$75,000
Furnish & install 4" PVC, by bore	100	\$200.00	\$20,000
Furnish & install 4" Valve	1	\$100.00	\$100
Connections to Existing Water Lines	1	\$1,000.00	\$1,000
Cut and Plug Existing Water Lines	1	\$4,000.00	\$4,000
Furnish & install Water Service Connection	4	\$1,500.00	\$6,000
Construction Contingency (10%)	1	\$10,985.00	\$10,985
Engineering/Surveying Services (10%)	1	\$12,083.50	\$12,084
	<b>Total:</b>		<b>\$132,919</b>

<b>PUMP STATION WITH THREE PUMPS AT NORTH PUMP STATION</b>			
<b>PROJECT SUMMARY</b>			
Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	11	Water	Pump Station with three pumps at North Pump Station
<b>FISCAL OVERVIEW</b>			
Estimated Cost		Source of Funding	
\$432,575		TBD	
<b>PROJECT DESCRIPTION</b>			
This will provide redundancy to move water from the ground storage tanks to the new water tower in Priority 4.			
<b>PROJECT SCHEDULE</b>			
Project Begin Year		Project Completion Year	
2018		2019	
<b>PROJECT DETAILS:</b>			
Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$17,000.00	\$17,000
Erosion Control	1	\$3,000.00	\$3,000
Furnish & install Pumps	3	\$20,000.00	\$60,000
Furnish & construct Pump Building	1	\$120,000.00	\$120,000
Furnish & install Pipes and Valves	1	\$50,000.00	\$50,000
Furnish & install Electrical	1	\$100,000.00	\$100,000
Site Work	1	\$5,000.00	\$5,000
Seeding	2,000	\$1.25	\$2,500
Construction Contingency (10%)	1	\$35,750.00	\$35,750
Engineering/Surveying/Geotechnical Services (10%)	1	\$39,325.00	\$39,325
	<b>Total:</b>		<b>\$432,575</b>

**SIX INCH WATER LINE FROM ROLLINGWOOD CIRCLE TO CHOICE LANE  
TO LAKEVIEW DRIVE**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	12	Water	Six-inch waterline from Rollingwood Circle to Choice Lane to Lakeview Drive

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$432,165	TBD

**PROJECT DESCRIPTION**

This project will eliminate dead end water service to 97 homes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds and Insurance	1	\$17,250.00	\$17,250
All Traffic Control, Barricading and Signing Measures	1	\$7,500.00	\$7,500
Temporary erosion control	1	\$8,500.00	\$8,500
Cut and Plug Existing 2" Water Line	3	\$450.00	\$1,350
Cut and Plug Existing 8" Water Line	1	\$500.00	\$500
Furnish and Install Trench Safety system	4550	\$1.75	\$7,963
Cut Out and Remove Existing 8" Water Line as needed	1	\$2,250.00	\$2,250
Cut Out and Remove Existing Reducer and 2" Water Line	3	\$1,500.00	\$4,500
Connect to Existing 6" Water Line	1	\$500.00	\$500
Furnish and Install 6" 11.25 Degree Bend	4	\$675.00	\$2,700
Furnish and Install 6" 90 Degree Bend	7	\$650.00	\$4,550
Furnish and Install 6"x6" Tee	1	\$1,000.00	\$1,000
Furnish and Install 6" Gate Valve	4	\$1,500.00	\$6,000
Furnish and Install Fire Hydrant, Valve and Riser	4	\$3,750.00	\$15,000
Furnish and Install 6" waterline w/Class "B" Embedment	4550	\$ 45.00	\$204,750
Furnish & Install 6" DR-18 w/14" Steel by Boring and Jacking	180	\$ 275.00	\$49,500
Furnish and Install Long Service Water Line	1	\$ 1,250.00	\$1,250
Furnish and Install Short Service Water Line	8	\$ 800.00	\$6,400
Furnish and Install Service Line Over 250 LF	2	\$ 5,000.00	\$10,000
Furnish and Place Block Sodding	1150	\$ 7.00	\$8,050
Furnish and Place Grass Seed	2500	\$ 1.25	\$3,125
Construction Contingency (10%)	1	\$36,263.75	\$36,264
Engineering/Surveying/Geotechnical Services (10%)	1	\$36,263.75	\$36,264
<b>Total:</b>			<b>\$432,165</b>



**EDGEFIELD LANE/W. LUCAS ROAD 6 INCH WATER LINE LOOP**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	13	Water	Edgefield Lane/W. Lucas Road 6-inch water line loop

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$113,530	TBD

**PROJECT DESCRIPTION**

This will eliminate dead end waster service to 32 homes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
<b>Edgefield Ln./West Lucas Road 6" Water Line Loop</b>			
Mobilization, Bonds and Insurance	1	\$3,150.00	\$3,150
All Traffic Control, Barricading and Signing Measures	1	\$2,000.00	\$2,000
Temporary erosion control including operational control of SW3P	1	\$4,000.00	\$4,000
Cut and Plug Existing 2" Water Line	1	\$450.00	\$450
Furnish and Install Trench Safety system, design and implementation	535	\$1.75	\$936
Cut Out and Remove Existing 12" Water Line as needed, Furnish and Install 12"x6" Tee	2	\$2,750.00	\$5,500
Cut Out and Remove Existing 6" Water Line as needed, Furnish and Install 6"x6" Tee	1	\$1,850.00	\$1,850
Connect to Existing 6" Water Line	1	\$500.00	\$500
Furnish and Install 6" Gate Valve	2	\$1,500.00	\$3,000
Furnish and Install Fire Hydrant, Including 6" Gate Valve and Riser	1	\$3,750.00	\$3,750
Furnish and Install 6" AWWA C900 DR-18 w/Class "B" Embedment	535	\$45.00	\$24,075
Furnish and Install 6" AWWA C900 DR-18 w/14" Steel Casing by Boring and Jacking	50	\$275.00	\$13,750
Furnish and Install Long Service Water Line	2	\$1,250.00	\$2,500
Furnish and Place Block Sodding, including all Fertilization and Watering Until Established	100	\$7.00	\$700

Furnish and Place Grass Seed, including all Fertilization and Watering Until Established	280	\$1.25	\$350
	<b>Edgefield Subtotal:</b>		<b>\$66,511</b>
<b>Cedar Bend/East Lucas Road 6" Water Line Loop</b>			
Mobilization, Bonds and Insurance	1	\$1,350.00	\$1,350
All Traffic Control, Barricading and Signing Measures	1	\$ 5,000.00	\$5,000
Temporary erosion control including operational control of SW3P	1	\$ 1,000.00	\$1,000
Furnish and Install Trench Safety system, design and implementation	105	\$ 1.75	\$184
Cut Out and Remove Existing 12" Water Line as needed, Furnish and Install 12"x6" Tee	1	\$ 2,750.00	\$2,750
Connect to Existing 6" Water Line	1	\$ 500.00	\$500
Furnish and Install 6" Gate Valve	1	\$ 1,500.00	\$1,500
Furnish and Install 6" AWWA C900 DR-18 w/Class "B" Embedment	105	\$ 45.00	\$4,725
Furnish and Install 6" AWWA C900 DR-18 w/14" Steel Casing by Boring and Jacking	40	\$ 275.00	\$11,000
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	70	\$1.25	\$88
	<b>Cedar Bend Trail Subtotal:</b>		<b>\$28,096</b>
	<b>Project Subtotal:</b>		<b>\$94,608</b>
Construction Contingency (10%)	1	\$9,461.00	\$9,461
Engineering/Surveying/Geotechnical Services (10%)	1	\$9,461.00	\$9,461
	<b>Total:</b>		<b>\$113,530</b>

**GRAHAM LANE/ROCK RIDGE COURT 6 INCH/8 INCH WATER LINE LOOP**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	14	Water	Graham Lane/Rock Ridge Court 6 inch/8-inch water line loop

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$571,775	TBD

**PROJECT DESCRIPTION**

This will eliminate dead end service to 30 homes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$22,500.00	\$22,500
Traffic Control/ Construction Signing	1	\$2,000.00	\$2,000
Erosion Control	1	\$13,000.00	\$13,000
Trench Safety	5,230	\$1.50	\$7,845
Furnish & install 6" PVC, including Class "B" embedment	3,115	\$35.00	\$109,025
Furnish & install 6" PVC, by bore and jacking	80	\$260.00	\$20,800
Furnish & install 6" PVC, by wet bore	185	\$75.00	\$13,875
Furnish & install 8" PVC, including Class "B" embedment	2,115	\$42.00	\$88,830
Furnish & install 8" PVC, by bore and jacking	90	\$280.00	\$25,200
Furnish & install 8" PVC, by wet bore	100	\$90.00	\$9,000
Furnish & install 6" Bend	1	\$2,250.00	\$2,250
Furnish & install 8" Bend	1	\$1,085.00	\$1,085
Furnish & install 6" Valve	1	\$400.00	\$400
Furnish & install 8" Valve	4	\$500.00	\$2,000
Furnish & install 8"x6" reducer	1	\$700.00	\$700
Connections to Existing Water Lines	1	\$10,000.00	\$10,000
Furnish & install Fire Hydrant, including lead and 6" valve	9	\$4,000.00	\$36,000
Cut and Plug Existing Water Lines	1	\$4,500.00	\$4,500
Remove Existing Fire Hydrant and Return to City	2	\$500.00	\$1,000
Furnish & install Water Service Connection	28	\$1,500.00	\$42,000
Block Sod	8,000	\$7.00	\$56,000
Seeding	3,625	\$1.25	\$4,531
Construction Contingency (10%)	1	\$47,254.13	\$47,254
Engineering/Surveying Services (10%)	1	\$51,979.54	\$51,980
	<b>Total:</b>		<b>\$571,775</b>

**SNIDER LANE 8 INCH REPLACEMENT WATER LINE**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	15	Water	Snider Lane 8-inch replacement water line

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$594,549	TBD

**PROJECT DESCRIPTION**

This project is need as part of the Lakeview Downs subdivision, add fire hydrants, and will improve water quality on the east side of Lucas.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$23,500.00	\$23,500
Traffic Control/ Construction Signing	1	\$6,500.00	\$6,500
Erosion Control	1	\$15,000.00	\$15,000
Trench Safety	6,075	\$1.50	\$9,113
Furnish & install 8" PVC, including Class "B" embedment	6,075	\$42.00	\$255,150
Furnish & install 8" PVC, by bore and jacking	80	\$280.00	\$22,400
Furnish & install 8" PVC Creek Crossing, by bore and jacking	50	\$330.00	\$16,500
Furnish & install 8" PVC, by wet bore	270	\$90.00	\$24,300
Furnish & install 8" Bend	1	\$3,150.00	\$3,150
Furnish & install 8" Tee	1	\$900.00	\$900
Furnish & install 8" Valve	7	\$500.00	\$3,500
Furnish & install Fire Hydrant, including lead and 6" valve	13	\$4,000.00	\$52,000
Connections to Existing Water Lines	1	\$4,000.00	\$4,000
Cut and Plug Existing Water Lines	1	\$2,225.00	\$2,225
Furnish & install Water Service Connection	20	\$1,500.00	\$30,000
Remove Existing Fire Hydrant and Return to City	1	\$500.00	\$500
Block Sod	1,000	\$7.00	\$7,000
Seeding	12,500	\$1.25	\$15,625
Construction Contingency (10%)	1	\$49,136.25	\$49,136
Engineering/Surveying Services (10%)	1	\$54,049.88	\$54,050
	<b>Total:</b>		<b>\$594,549</b>

**GLENCOVE CIRCLE/CRESTVIEW CIRCLE 6 INCH WATER LINE LOOP**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2018-2019	16	Water	Glencove Circle/Crestview Circle 6-inch water line loop

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$224,255	TBD

**PROJECT DESCRIPTION**

This will eliminate dead end service to 15 homes and add fire hydrants to the area.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$9,000.00	\$9,000
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$5,100.00	\$5,100
Trench Safety	1,965	\$1.50	\$2,948
Furnish & install 6" PVC, including Class "B" embedment	1,965	\$35.00	\$68,775
Furnish & install 6" PVC, by bore and jacking	40	\$260.00	\$10,400
Furnish & install 6" PVC, by wet bore	180	\$75.00	\$13,500
Furnish & install 6" Bend	1	\$2,500.00	\$2,500
Furnish & install 6" Valve	2	\$400.00	\$800
Furnish & install Fire Hydrant, including lead and 6" valve	4	\$4,000.00	\$16,000
Connections to Existing Water Lines	1	\$7,750.00	\$7,750
Cut and Plug Existing Water Lines	1	\$4,000.00	\$4,000
Furnish & install Water Service Connection	14	\$1,500.00	\$21,000
Block Sod	3,000	\$7.00	\$21,000
Seeding	1,375	\$1.25	\$1,719
Construction Contingency (10%)	1	\$18,377.25	\$18,377
Engineering/Surveying Services (10%)	1	\$20,386.85	\$20,387
	<b>Total:</b>		<b>\$224,255</b>

## HICKORY HILL 8 INCH WATER LINE LOOP

### PROJECT SUMMARY

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	17	Water	Hickory Hill 8-inch water line loop

### FISCAL OVERVIEW

Estimated Cost	Source of Funding
\$226,383	TBD

### PROJECT DESCRIPTION

This will eliminate an undersized dead end line and add fire hydrants to 12 homes.

### PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2019	2020

### PROJECT DETAILS:

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$9,000.00	\$9,000
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$5,300.00	\$5,300
Trench Safety	2,120	\$1.50	\$3,180
Furnish & install 8" PVC, including Class "B" embedment	2,120	\$42.00	\$89,040
Furnish & install 8" PVC, by bore and jacking	40	\$280.00	\$11,200
Furnish & install 8" PVC, by wet bore	100	\$90.00	\$9,000
Furnish & install 8" Bend	1	\$1,500.00	\$1,500
Furnish & install 8" Valve	3	\$500.00	\$1,500
Connections to Existing Water Lines	1	\$5,000.00	\$5,000
Furnish & install Fire Hydrant, including lead and 6" valve	2	\$4,000.00	\$8,000
Cut and Plug Existing Water Lines	1	\$1,800.00	\$1,800
Furnish & install Water Service Connection	12	\$1,500.00	\$18,000
Remove Existing Fire Hydrant and Return to City	2	\$500.00	\$1,000
Block Sod	3,015	\$7.00	\$21,105
Seeding	1,175	\$1.25	\$1,469
Construction Contingency (10%)	1	\$18,709.38	\$18,709
Engineering/Surveying Services (10%)	1	\$20,580.31	\$20,580
	<b>Total:</b>		<b>\$226,383</b>

**MANOR LANE 8 INCH REPLACEMENT WATER LINE**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	18	Water	Manor Lane 8-inch replacement water line

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$313,951	TBD

**PROJECT DESCRIPTION**

This will eliminate an undersized four-inch line, add fire hydrants, and improve the water looping between Estelle Lane and Winningkoff Road.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$12,500.00	\$12,500
Traffic Control/ Construction Signing	1	\$3,150.00	\$3,150
Erosion Control	1	\$7,500.00	\$7,500
Trench Safety	3,010	\$1.50	\$4,515
Furnish & install 8" PVC, including Class "B" embedment	3,010	\$42.00	\$126,420
Furnish & install 8" PVC, by bore and jacking	40	\$280.00	\$11,200
Furnish & install 8" PVC, by wet bore	115	\$90.00	\$10,350
Furnish & install 8" Bend	1	\$1,500.00	\$1,500
Furnish & install 8" Valve	3	\$500.00	\$1,500
Connections to Existing Water Lines	1	\$6,250.00	\$6,250
Furnish & install Fire Hydrant, including lead and 6" valve	6	\$4,000.00	\$24,000
Cut and Plug Existing Water Lines	1	\$2,000.00	\$2,000
Furnish & install Water Service Connection	6	\$1,500.00	\$9,000
Remove Existing Fire Hydrant and Return to City	5	\$500.00	\$2,500
Block Sod	5,025	\$7.00	\$35,175
Seeding	1,675	\$1.25	\$2,094
Construction Contingency (10%)	1	\$25,756.00	\$25,756
Engineering/Surveying Services (10%)	1	\$28,540.98	\$28,541
	<b>Total:</b>		<b>\$313,951</b>

**ESTATES PARKWAY/ROCK RIDGE ROAD 8 INCH/12 INCH REPLACEMENT  
WATER LINE**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	19	Water	Estates Parkway/Rock Ridge Road 8 inch/12-inch replacement water line

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$491,953	TBD

**PROJECT DESCRIPTION**

This eliminates the dead end water services to 23 homes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$19,500.00	\$19,500
Traffic Control/ Construction Signing	1	\$5,000.00	\$5,000
Erosion Control	1	\$10,400.00	\$10,400
Trench Safety	4,165	\$1.50	\$6,248
Furnish & install 8" PVC, including Class "B" embedment	925	\$42.00	\$38,850
Furnish & install 8" PVC, by wet bore	100	\$90.00	\$9,000
Furnish & install 12" PVC, including Class "B" embedment	3,240	\$60.00	\$194,400
Furnish & install 12" PVC, by bore and jacking	40	\$320.00	\$12,800
Furnish & install 12" PVC, by wet bore	120	\$130.00	\$15,600
Furnish & install 12" Bend	1	\$3,000.00	\$3,000
Furnish & install 12" Tee	1	\$1,250.00	\$1,250
Furnish & install 8" Valve	5	\$500.00	\$2,500
Furnish & install 12" Valve	1	\$1,500.00	\$1,500
Furnish & install Fire Hydrant, including lead and 6" valve	9	\$4,000.00	\$36,000
Connections to Existing Water Lines	1	\$5,000.00	\$5,000
Cut and Plug Existing Water Lines	1	\$2,250.00	\$2,250
Furnish & install Water Service Connection	14	\$1,500.00	\$21,000
Remove Existing Fire Hydrant and Return to City	6	\$500.00	\$3,000
Block Sod	1,325	\$7.00	\$9,275
Seeding	8,000	\$1.25	\$10,000
Construction Contingency (10%)	1	\$40,657.25	\$40,657
Engineering/Surveying Services (10%)	1	\$44,722.98	\$44,723
	<b>Total:</b>		<b>\$491,953</b>



**REPAINT 200,000-GALLON GROUND STORAGE TANK AT MCGARITY PUMP STATION**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	20	Water	Repaint 200,000-gallon ground storage tank at McGarity Pump Station

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$150,150	TBD

**PROJECT DESCRIPTION**

Repaint 200,000-gallon ground storage tank at McGarity Pump Station

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$8,000.00	\$8,000
Repaint existing 200,000-gallon ground storage tank	1	\$120,000.00	\$120,000
Disinfect Tank	1	\$2,000.00	\$2,000
Construction Contingency (10%)	1	\$13,000.00	\$13,000
Engineering/Surveying Services (5%)	1	\$7,150.00	\$7,150
	<b>Total:</b>		<b>\$150,150</b>

**ENCHANTED WAY/BROOKHAVEN DRIVE 8 INCH WATER LINE LOOP**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	21	Water	Enchanted Way/Brookhaven Drive 8-inch water line loop

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$203,262	TBD

**PROJECT DESCRIPTION**

This eliminates the dead end water services to 23 homes.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$8,000.00	\$8,000
Traffic Control/ Construction Signing	1	\$500.00	\$500
Erosion Control	1	\$1,400.00	\$1,400
Trench Safety	3,235	\$1.50	\$4,853
Furnish & install 8" PVC, including Class "B" embedment	3,235	\$42.00	\$135,870
Furnish & install Fire Hydrant, including lead and 6" valve	1	\$4,000.00	\$4,000
Connections to Existing Water Lines	1	\$3,500.00	\$3,500
Block Sod	150	\$7.00	\$1,050
Seeding	7,050	\$1.25	\$8,813
Construction Contingency (10%)	1	\$16,798.50	\$16,799
Engineering/Surveying Services (10%)	1	\$18,478.35	\$18,478
	<b>Total:</b>		<b>\$203,262</b>

**ROCK RIDGE ROAD/LOVEJOY HIGH SCHOOL 8 INCH WATER LINE LOOP**

**PROJECT SUMMARY**

Fiscal Year	Engineering Priority No.	Category	Project
2019-2020	22	Water	Rock Ridge Road/Lovejoy High School 8-inch water line loop

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$56,773	TBD

**PROJECT DESCRIPTION**

This project improves the looping on the west side of the city and eliminate the dead end line at the high school.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT DETAILS:**

Description	Est. Quantity	Unit Cost	Cost
Mobilization, Bonds, Insurance	1	\$2,250.00	\$2,250
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$1,800.00	\$1,800
Trench Safety	770	\$1.50	\$1,155
Furnish & install 8" PVC, including Class "B" embedment	770	\$42.00	\$32,340
Furnish & install 8" Bend	1	\$750.00	\$750
Connections to Existing Water Lines	1	\$5,500.00	\$5,500
Seeding	1,700	\$1.25	\$2,125
Construction Contingency (10%)	1	\$4,692.00	\$4,692
Engineering/Surveying Services (10%)	1	\$5,161.20	\$5,161
	<b>Total:</b>		<b>\$56,773</b>

<u>Notes:</u>	1. Does not include any cost for right-of-way, easement, or property acquisition.
	2. Does not include any costs for permitting, mitigation, or construction testing and inspection.



# City of Lucas Council Agenda Request May 4, 2017

Item No. 07

Requester: Development Services Director Joe Hilbourn  
Public Works Director/City Engineer Stanton Foerster

## **Agenda Item:**

Discuss drainage solutions and flows east of Angel Parkway, south of McGarity Lane, and north of W. Lucas Road.

## **Background Information:**

Joe Hilbourn, Engineering Technician Adam Gerster, and Stanton Foerster had previously visited the site several times before the City Council on April 6, 2017, meeting to review construction activities. They did not know that the Collin County Sherriff had been called by the Ahmadi family. The Sherriff was called before any concerns were raised with the City.

On Monday, April 3, 2017, the contractor was told to use a filter if a pump was being used. The use of a pump is allowed. During many visits since Monday, April 3, 2017 by City Staff members; none have seen a pump in use. The contractor has been told to make sure all of his stormwater pollution prevention plan (SWPPP) is in place and to repair any SWPPP items that are damaged.

About 50 acres from private properties within the Cities of Allen and Lucas drain through the culverts under the driveway north and south of the Ahmadi's gate, and only seven acres of water is from the storage unit development. Most of the water flowing under the driveway and on into yards of the folks that live on Pennington Drive (Fox Glen Addition subdivision) comes from the undeveloped farm land north of the storage units and a subdivision in Allen.

In 2006, there appears to have been no effort to deal with the drainage flowing through Fox Glen from west of Angel Parkway in Allen and southwest of Fox Glen. The area southwest of Fox Glen was a farmer's field, and now that farmer's field contains the storage unit development, Kwik Kar, and Murphy Oil. The property in the southwest corner of Fox Glen (405 Pennington Drive) does not have a drainage easement across it, and it should. There is a possibility that the drainage easement was acquired under separate instrument, but this would be highly unlikely. There is a small detention area in the southeast corner of Fox Glen for Fox Glen and land west of the neighborhood.

The detention area/pond is woefully insufficient to handle the flow from the farmer's field. The developments west of Angel Parkway in Allen and in the farmer's field north of Walmart would have been sent through the Ahmadi property and not Fox Glen if all had developed in 2006. Because of the farmer's activities, the natural flow has shifted north from 1) directly into the Ahmadi property to 2) north into Fox Glen. The drainage from both of these areas meet 100 to 200 feet east of Fox Glen.



# City of Lucas

## Council Agenda Request

### May 4, 2017

In early 2013 when the Kwik Kar was designed, there was an assumption that Kwik Kar and the rest of the farmer's field should drain through Fox Glen. Between 2006 and 2013, the farmer has been plowing and had moved the natural drainage swell north. Kwik Kar was required to build a detention pond. In 2016 when the storage unit design was taking place, what was on the ground was considered the natural flow. Steve Helmberger, PE, was the design engineer for the storage units. He has been asked by Stanton to review the outfall/discharge flow rate from the storage unit detention pond beyond what was approved in the construction plans to slow the water leaving the storage units towards Fox Glen and the Ahmadi property.

As development has taken place along Angel Parkway, Joe and Stanton have been asking for the developers' help since mid-2013. They have been asked to retain more water than what was required in an effort to improve the downstream condition.

The following is a timeline regarding drainage issues raised by Ben Ahmadi and his neighbors on Pennington Drive:

1. Before Monday April 3 – The Collin County Sherriff is called about the pumping of water from the storage unit construction site on to the Ahmadi property. This call took place before Monday, April 3, but the time and date of is not known to staff.
2. Saturday, April 1, 2017, 12:35 AM – Ben Ahmadi emails Stanton about drainage issues and the pumping of water from the storage development.
3. Monday, April 3, 2017, 9:37 AM – Stanton emails Mr. Ahmadi.
4. Monday, April 3, 2017, noonish – Stanton visits the site and meets with the contractor/developer.
5. Tuesday, April 4, 2017, 8:51 AM – Stanton emails Mr. Ahmadi about the Monday site visit. Stanton explains the actions that the City will be taking to correct the problem.
6. Wednesday, April 5, 2017, Mr. Senger (405 Pennington Drive) emails Stanton about the drainage issues and the pumping of water from the storage development. Mr. Senger and Stanton exchange emails on the 5<sup>th</sup> of April.
7. Wednesday, April 5, 2017, Mr. Khan (400 Pennington Drive) emails Stanton about the drainage issues.
8. Thursday, April 6, 2017, before noon -- Stanton visits site again to check on the progress of the improvements.
9. Thursday, April 6, 2017, Engineering Technician Adam Gerster visits the site to check on the progress of the improvements.
10. Thursday, April 6, 2017, The Ahmadis, et al, attend the City Council meeting.
11. Monday, April 10, 2017, after 1 PM -- Stanton visit site again to check on the progress of the improvements.
12. Monday, April 10, 2017, after 2:30 PM -- Stanton visit site again to check on the aftermath of a rainstorm.
13. Wednesday, April 12, 2017, Stanton visits site
14. Tuesday, April 18, 2017, Stanton visits site



# City of Lucas Council Agenda Request May 4, 2017

Item No. 07

15. Thursday, April 20, 2017, Stanton visits site
16. Wednesday, April 12, 2017, Stanton visits site

## **Attachments/Supporting Documentation:**

- a. Fox Glen Drainage 1999
- b. Fox Glen Drainage 2017
- c. Ahmadi Emails
- d. 1998 Drainage Policy

## **Budget/Financial Impact:**

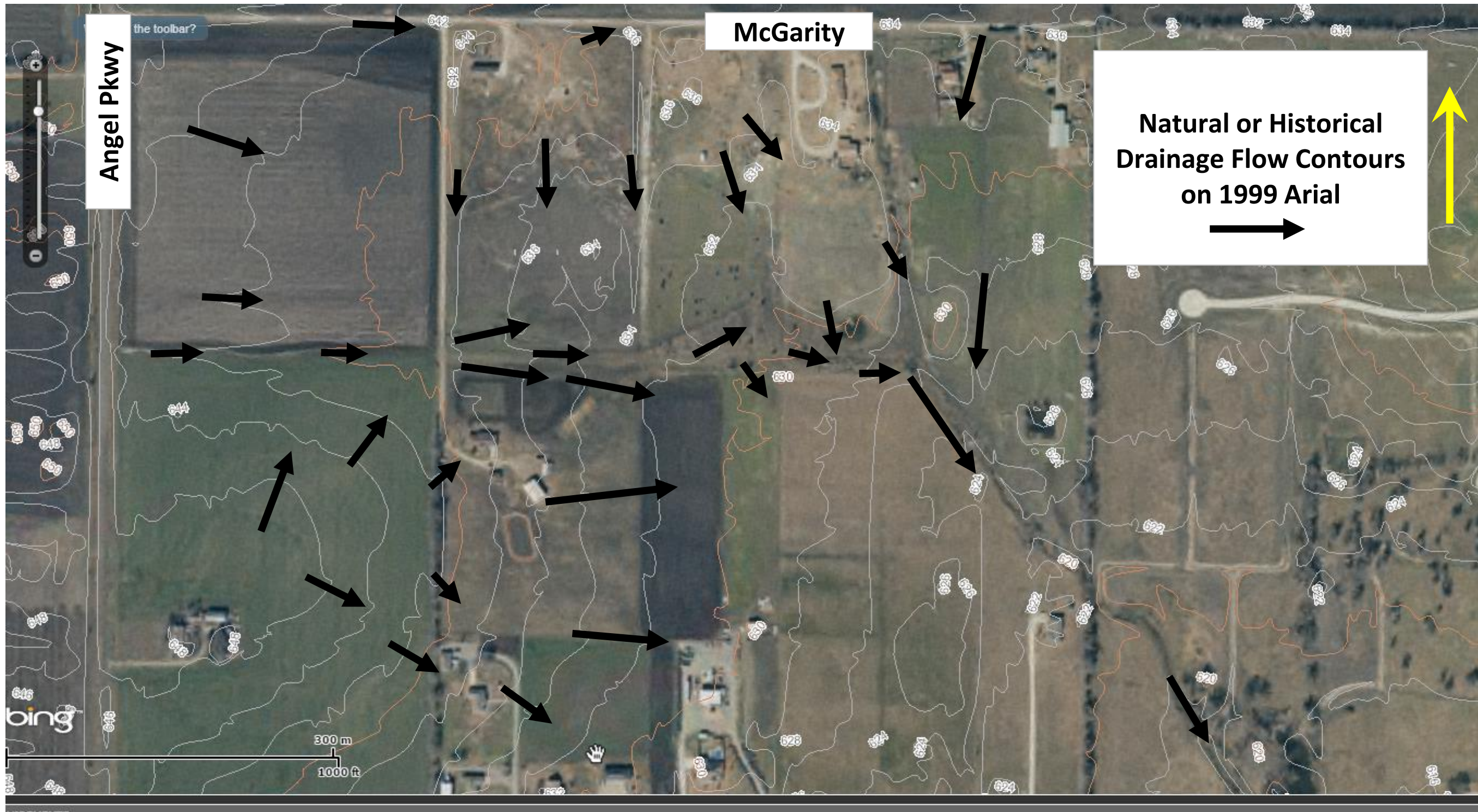
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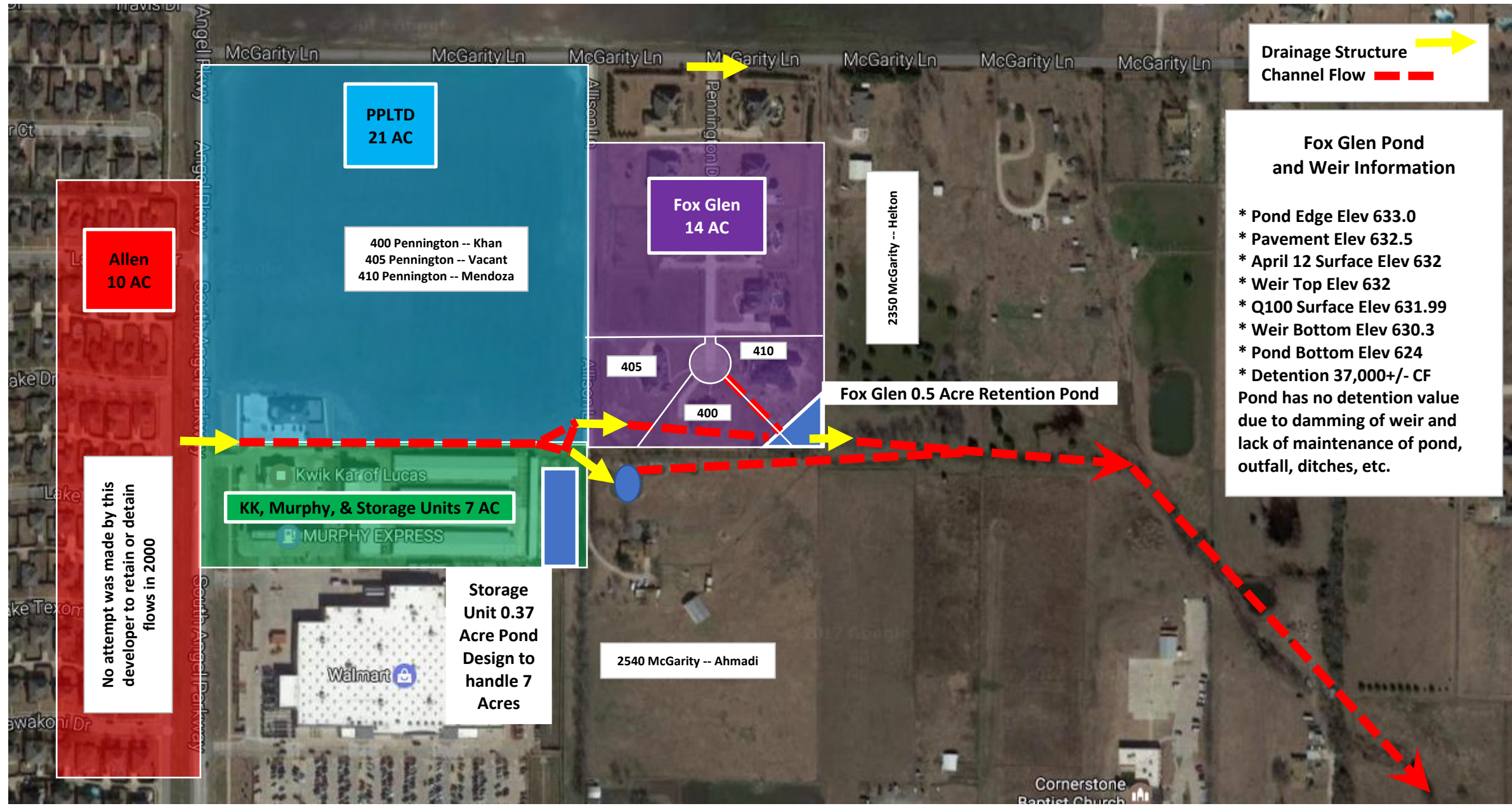
## **Recommendation:**

NA

## **Motion:**

NA







## Stanton Foerster

---

**Subject:** RE: Storage Facility

**From:** Ben Ahmadi  
**Sent:** Tuesday, April 04, 2017 9:01 PM  
**To:** Stanton Foerster <[stanton@lucastexas.us](mailto:stanton@lucastexas.us)>  
**Cc:** Joe Hilbourn <[JHilbourn@lucastexas.us](mailto:JHilbourn@lucastexas.us)>  
**Subject:** Re: Storage Facility

Well if you claim that he is allowed to continue the illegal pumping of water onto others' properties, then I certainly hope that he has a hose long enough to reach yours.

---

**From:** Stanton Foerster <[stanton@lucastexas.us](mailto:stanton@lucastexas.us)>  
**To:** Ben Ahmadi  
**Cc:** Joe Hilbourn <[JHilbourn@lucastexas.us](mailto:JHilbourn@lucastexas.us)>; Adam Gerster <[agerster@lucastexas.us](mailto:agerster@lucastexas.us)>  
**Sent:** Tuesday, April 4, 2017 8:51 AM  
**Subject:** RE: Storage Facility

Dear Mr. Ahmadi,

The site was visited yesterday. Our inspectors will inform the property owner about the trash from the construction site. The drainage structures are under construction. The contractor will most likely pump water from the detention pond to work on the flat work in the future. This will be allowed until the structures are operational. I saw no evidence of illegal redirections of runoff water. The contractor will be reminded of the importance maintenance of his Stormwater pollution prevention plan.

In one of your photos it appears if one of your culverts is clogged. You will need to clean it out to maintain proper drainage of the area.

Please let me know if the situation changes.

Stanton Foerster, PE  
Public Works Director  
City Engineer  
City of Lucas, Texas  
665 Country Club Road  
Lucas, Texas 75002-7651  
Direct 972-912-1208

**From:** Ben Ahmadi  
**Sent:** Monday, April 03, 2017 9:57 PM  
**To:** Stanton Foerster <[stanton@lucastexas.us](mailto:stanton@lucastexas.us)>; Stacy Henderson <[shenderson@lucastexas.us](mailto:shenderson@lucastexas.us)>  
**Cc:** Joe Hilbourn <[JHilbourn@lucastexas.us](mailto:JHilbourn@lucastexas.us)>  
**Subject:** Re: Storage Facility

Thank you for the prompt reply.

I'm hopeful that you had an opportunity to visit the site today; I'm confident that a brief inspection would have led you to the conclusion that firstly, the drainage still allows for water to flow and secondly, that any clogging of the drainage is a

result of months of their illegal redirection of water and their common littering (of which my family has documented photos of on many occasions).

Additionally, although I'm not an engineer, it is rather apparent that my farm 'drainage' was not designed for commercial-grade retention of water (nor to be a landfill for commercial-scale construction).

Furthermore, it is my understanding that if they don't have the proper drainage structures in place, that they should not be permitted to continue construction - or should they be allowed to flood others' properties for months without consequence?

---

**From:** Stanton Foerster <[stanton@lucastexas.us](mailto:stanton@lucastexas.us)>  
**To:** Ben Ahmadi; Stacy Henderson <[shenderson@lucastexas.us](mailto:shenderson@lucastexas.us)>  
**Cc:** Joe Hilbourn <[JHilbourn@lucastexas.us](mailto:JHilbourn@lucastexas.us)>  
**Sent:** Monday, April 3, 2017 9:30 AM  
**Subject:** RE: Storage Facility

Dear Ben Ahmadi,

Thank you for sending me photos. This helps a great deal. I will visit the site today. The storage place is under construction so they might not have all their drainage structures in place yet.

In one of your photos it appears if one of your culverts is clogged. You will need to clean it out to maintain proper drainage of the area.

Stanton Foerster, PE  
Public Works Director  
City Engineer  
City of Lucas, Texas  
665 Country Club Road  
Lucas, Texas 75002-7651  
Direct 972-912-1208

**From:** Ben Ahmadi  
**Sent:** Friday, March 31, 2017 10:19 PM  
**To:** Stacy Henderson <[shenderson@lucastexas.us](mailto:shenderson@lucastexas.us)>; Stanton Foerster <[stanton@lucastexas.us](mailto:stanton@lucastexas.us)>  
**Subject:** Storage Facility

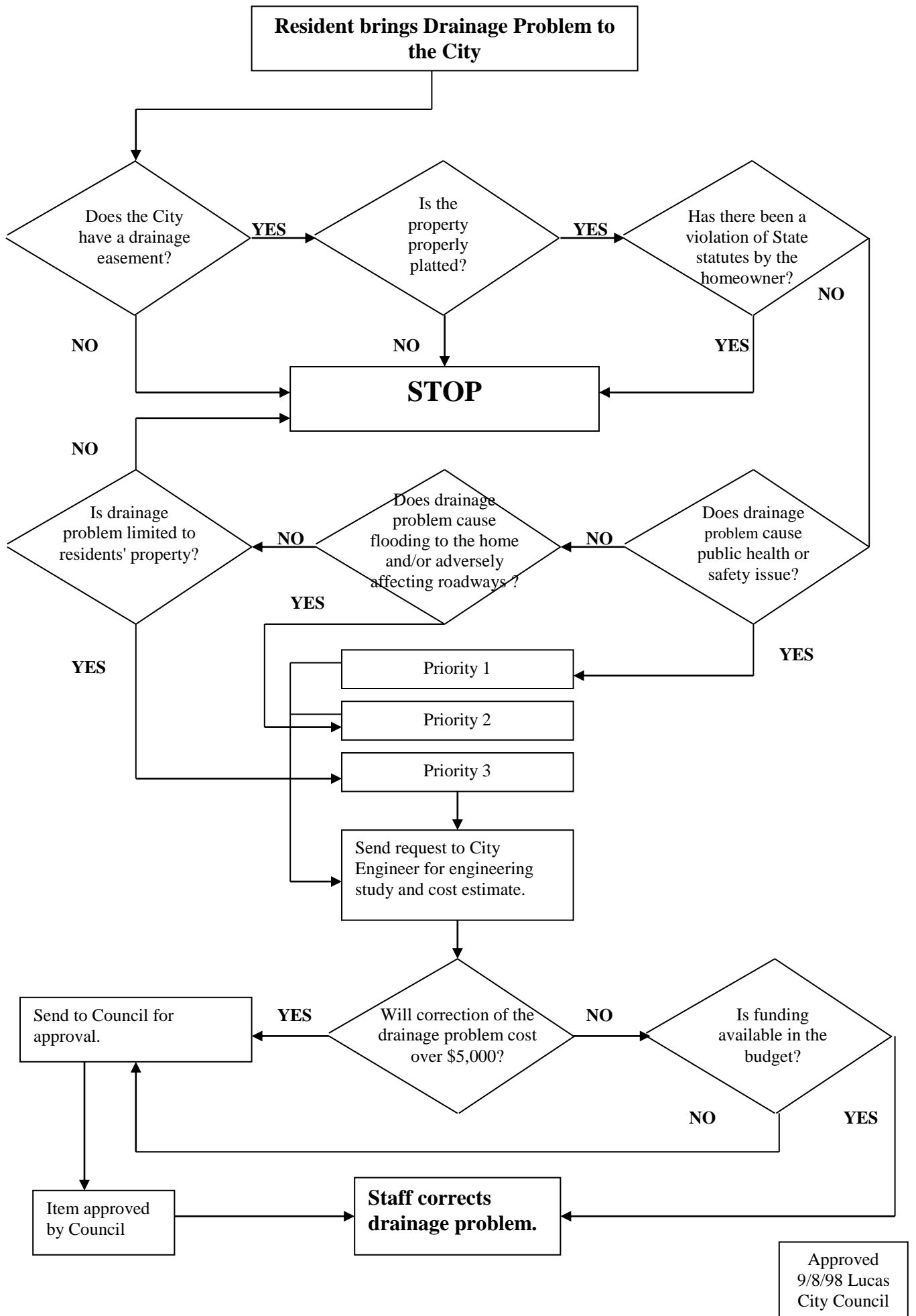
Good evening,

As you may recall from the Planning & Zoning meeting in February regarding the Storage Facility on Angel PKWY the owner has been purposefully pumping water (and allowing debris to fly) on to three properties that don't belong to him - one of which I am the owner and resident.

I've attached a photos that I took as an example of the illegal redirecting of water that the owner of this storage facility has committed on many occasions (I have additional photos and videos for many other days/occurrences as well).

If this email would be better addressed by another city staff member please forward this to him/her.

Thanks and have a great day.





# City of Lucas City Council Agenda Request May 4, 2017

Requester: Mayor Jim Olk

## **Agenda Item:**

Discuss the City Council May meeting schedule, including holding the May 18, 2017 City Council meeting, and determine who will conduct the meeting in the absence of the Mayor and Mayor Pro Tem.

## **Background Information:**

NA

## **Attachments/Supporting Documentation:**

NA

## **Budget/Financial Impact:**

NA

## **Recommendation:**

NA

## **Motion:**

NA



# City of Lucas City Council Agenda Request May 4, 2017

Requester: Mayor Jim Olk

**Agenda Item:**

Consider setting a date for the City Council Strategic Planning session.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request May 4, 2017

Requester: Mayor Jim Olk

**Agenda Item:**

**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.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA



# City of Lucas Council Agenda Request May 4, 2017

Requester: Mayor Jim Olk

**Agenda Item:**

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

**Background Information:**

NA

**Attachments/Supporting Documentation:**

NA

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

NA