



City of Lucas  
City Council Meeting  
July 6, 2017  
7:00 P.M.

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

**Call to Order**

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

**City Councilmembers Present:**

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Wayne Millsap  
Councilmember Tim Baney  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
Councilmember Debbie Fisher

**Staff Present:**

City Manager Joni Clarke  
City Attorney Joe Gorfida  
City Secretary Stacy Henderson  
Public Works Director/City Engineer Stanton Foerster  
Finance Director Liz Exum  
Fire Chief Ted Stephens  
Assistant Fire Chief/Emergency Management  
Coordinator Lance Gant  
Building Inspector Scott DeJong

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

**Citizen Input**

**1. Citizen Input.**

There was no citizen input from the audience members.

**Community Interest**

**2. Community Interest.**

Mayor Olk made an announcement that the sale of 2017 Certificates of Obligation were rescheduled to the July 20, 2017 City Council meeting.

City Manager Joni Clarke reviewed the events of the July 4<sup>th</sup> holiday noting that 49 contacts were made, no citations were issued and positive feedback was received from the citizens. Ms. Clarke noted that a suggestion was received to implement a fireworks hotline for citizens to call rather than the 911 emergency line.

Fire Chief Ted Stephens stated that the Fire-Rescue Department completed their insurance classification review with the ISO office, and preliminary findings indicate that the City will be reclassified from a three rating to a two rating. The improved ISO rating will assist Lucas residents with possible reductions in their homeowners insurance.

Public Works Director/City Engineer Stanton Foerster reminded everyone that the widening of W. Lucas Road will begin the week of July 10, 2017.

Mayor Olk reminded everyone to text the word Lucas to 888777 to receive emergency updates from the City related to accidents, road closures and weather-related emergencies.

### Consent Agenda

3. **Approval of the minutes of the May 25, 2017 City Council Strategic Planning Session.**
4. **Approval of the minutes of the June 15, 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.*

### Public Hearing Agenda

5. **Public Hearing to consider adopting Ordinance 2017-07-00856 approving the request of Ryan and Jamie Sharp, property owners of 2250 E. Hendrix Avenue for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.**

Building Inspector Scott deJong gave a presentation explaining that the property owners would like to amend their approved building plans to allow for a kitchen and food preparation area in an accessory building with habitable space containing approximately 1,250 square feet. Mr. DeJong noted that the property was zoned R-2 and the request was approved by the Planning and Zoning Commission.

The Council discussed the deed restrictions that would be placed on the property that prohibit renting of an accessory building.

Mayor Pro Tem Peele discussed with the Council the difficulty associated with City staff ensuring that property was not being rented. The Council discussed the ordinances in place that prohibit renting of accessory buildings.

Mayor Olk opened the public hearing at 7:20 pm, there being no one in the audience wishing to speak, the public hearing was closed.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adopt Ordinance 2017-07-00856 approving the specific use permit for 2250 E. Hendrix Avenue to allow a kitchen and food preparation area in an accessory building with habitable space. The motion passed by a 5 to 2 vote with Mayor Pro Tem Peele and Councilmember Fisher voting in opposition to the request.*

6. **Public hearing to consider approval of Ordinance 2017-07-00857 approving a request by JBI Partners, Inc on behalf of Kenneth Prater to rezone Stinson Highlands Phase 3 from AO to R-1 consisting of 47.388 acres of 78.943 acres, and being part 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, and the Lewis P. Turner Survey; Abstract No. 901.**

Public Works Director/City Engineer Stanton Foerster stated that the property contained 34 lots and met the requirements for the R-1 zoning district. Mr. Foerster stated that at the time of development, the subdivision was not located within the city limits of Lucas.

Mayor Olk opened the public hearing at 7:25pm, there being no one in the audience wishing to speak, the public hearing was closed.

***MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adopt Ordinance 2017-07-00857 approving a request to rezone Stinson Highlands Phase 3 from AO to R-1 consisting of 47.388 acres of 78.943 acres. The motion passed by a 6 to 1 vote with Councilmember Lawrence voting in opposition.*

7. **Public hearing to consider adopting Ordinance 2017-07-00858 approving a request by JBI Partners, Inc on behalf of Kenneth Prater to rezone Stinson Highlands Phase 3 from R1.5 to R-2 consisting of 31.556 acres of 78.943 acres and being part 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, and the Lewis P. Turner Survey; Abstract No. 901.**

Public Works Director/City Engineer Stanton Foerster noted that this property contained 11 lots and met all requirements for the R-2 zoning district. Mr. Foerster stated that at the time of development, the subdivision was also not located within the city limits of Lucas.

Mr. Foerster discussed with the Council the usable land area within the subdivision, lot coverage and lot setbacks.

Mayor Olk opened the public hearing at 7:32pm, there being no one wishing to speak, the public hearing was closed.

***MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Fisher to adopt Ordinance 2017-07-00858 approving the rezoning of Stinson Highlands Phase 3 from R1.5 to R-2 consisting of 31.556 acres of 78.943 acres. The motion passed unanimously by a 7 to 0 vote.*

8. **Public hearing to consider adopting Ordinance 2017-07-00859 approving amendments to the City's zoning use chart regarding the uses permitted by right, permitted by Specific Use Permit and prohibited within the City's zoning districts.**

Building Inspector Scott deJong noted that the Planning and Zoning Commission reviewed the zoning use chart and approved the recommended changes highlighted and outlined in the Council packet.

Mayor Olk opened the public hearing at 7:35pm, there being no one wishing to speak, the public hearing was closed.

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to adopt Ordinance 2017-07-00859 approving amendments to the City's zoning use chart regarding the uses permitted by right, permitted by Specific Use Permit and prohibited within the City's zoning districts. The motion passed unanimously by a 7 to 0 vote.*

## Regular Agenda

### **9. Consider the provision of recycling related services including curbside residential recycling and give direction to City Manager as to the provision of recycling services.**

Councilmember Millsap noted that he asked for this item to be placed on the agenda. He believed that many Lucas residents had a misunderstanding that when the new contract was approved with Barnes Waste Disposal that curbside recycling would no longer be an option with the City waste disposal services. Councilmember Millsap noted that approximately 800 households participate in the curbside recycling program and were disappointed that curbside recycling would no longer be available.

Mayor Olk called the following individuals forward that requested to speak regarding this item.

Jerry Vaughan, 2355 Lucas Creek, expressed his concern related to the City no longer offering curbside recycling as part of their services, and that he believed most residents would not use the once a month drop-off location. Mr. Vaughan also was in favor of offering mandatory recycling.

Margie Thompson, 820 Winningkoff, noted that she would not participate in the monthly drop-off recycling location and asked that curbside recycling be reinstated.

Victoria Howard, 2145 Lucas Creek, noted that Lucas residents recycle approximately 20 tons of recycling material monthly. She also explained that she had made calls to several local recycling businesses, such as CWD and Progressive Waste Solutions that offer smaller vehicles in their fleet that would address the concern of having larger ton vehicles causing damage to City streets. Ms. Howard offered to share the information she gathered with the Council and was in favor of continuing curbside recycling options.

Michelle Long, 14 Estates Road, noted that the City should offer curbside recycling, and she was opposed to a monthly drop-off option. Ms. Long noted that it would be a setback for the City should curbside recycling no longer be available.

Jennifer Cooke, 115 Bloom Street, was not in favor of mandatory recycling and having a majority of the Lucas residents pay for the small number of residents that participate in the recycling program.

Kelly Flessner, 2709 Timber Trail, stated she would pay more for recycling services if needed, and the option of offering recycling once a month would cause traffic issues at the drop off location. Ms. Flessner asked the Council to reconsider the option for curbside recycling.

Adrienne Ciletti, 990 Hamilton Drive, stated that recycling should be a voluntary service, and suggested partnering with schools to make the service more profitable. Ms. Ciletti stated that she was in favor of maintaining the curbside recycling program.

Mayor Olk explained that with Barnes Waste Disposal contract coming up for renewal, discussions pertaining to waste disposal services and the recycling program were discussed at several City Council meetings. Mayor Olk explained that residents attended those meetings expressing their desire to maintain Barnes as the City's waste disposal provider. Mayor Olk explained that the City would like to provide curbside recycling to its residents at an affordable rate, but until an appropriate provider could be found, the monthly drop off location was being provided to offer some type of recycling option. Mayor Olk stated that he was attending a conference in September where he would be able to reach out to waste disposal vendors and gather more information.

Councilmember Millsap suggested the City seek bids for recycling options and discussed the lower costs offered in other cities that provide trash and recycling services combined.

A majority of the Council was in favor of Mayor Olk contacting additional vendors at his conference in September to gather additional information.

Councilmember Fisher asked Ms. Howard to forward the information she gathered to Mayor Olk for further review.

Mayor Olk stated that he would work with City Manager Joni Clarke regarding future recycling options. No further action was taken on this item.

**10. Discuss the Capex Consulting Group Water and Wastewater Rate Study and Five Year Financial Plan and set date for the public hearing.**

Jeff Snowden, Capex Consulting Group gave a presentation noting that rates were originally presented to the Council in June, and at that time a postponement was requested to address additional questions by Councilmember Millsap. During the follow-up meeting, it was requested that an alternative rate be examined that places more of the increase on minimum charges and less on volumetric rates. Mr. Snowden stated that based on that request, the rates were adjusted. The new rate proposed has an increase of 6 percent to minimum charges and 2 percent to volumetric rates to make items more revenue neutral. The proposed rate will also address debt service and increasing costs associated with the NTMWD increased rates.

Mayor Olk asked the benefit of the rates being adjusted to reflect a higher increase to the base charge.

Mr. Snowden stated that the minimum charge was a fixed revenue, as opposed to the volumetric rate, which could vary. Mr. Snowden stated that it did make the minimum charge higher compared to surrounding cities.

Mayor Pro Tem Peele stated that the first plan submitted in June was also revenue neutral and addressed debt service costs.

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to proceed with the proposed rates outlined in the June 1, 2017 water and wastewater rate study and five year financial plan. The motion passed by a 6 to 1 vote with Councilmember Millsap voting in opposition.*

- 11. Consider the provisions of law enforcement services for the City of Lucas and entering into an Interlocal Agreement for such services with Collin County or entering into an Interlocal Agreement for such services with the Town of Fairview, Texas.**

Mayor Olk discussed with the Council the amended contract submitted by Collin County Sheriff's office proposing two deputies, one additional patrol vehicle and a four-year contract. The Town of Fairview proposed two police officers, one patrol vehicle, with a three-year contract. Fairview would add Lucas as an additional jurisdiction and incorporate into Fairview patrols.

City Manager Joni Clarke stated that the County was interested committing to a long-term working relationship with the City.

The Council discussed maintaining a good working relationship with the Town of Fairview and considering law enforcement options with Fairview for the future.

Mayor Olk called the following individual forward that requested to speak:

Chuck Ruckel, Collin County Judge, stated he was in support of renewing the contract with the Collin County Sheriff's office and maintaining a long-term working relationship with Lucas.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve an interlocal agreement for law enforcement services with Collin County through the Collin County Sheriff's Office and authorize the Mayor to execute the Interlocal Agreement for law enforcement services commencing October 1, 2017. The motion passed unanimously by a 7 to 0 vote.*

- 12. Consider the purchase of a new fire-rescue apparatus to replace reserve apparatus Engine 862, a 1996 General Fire Engine and provide direction to staff.**

Fire Chief Ted Stephens discussed with the Council the need to prepare for the purchase of a new fire engine to replace a 20-year old fire engine that was experiencing costly maintenance repairs. Chief Stephens stated that the Fire Department's second engine, Engine 861, was having increased maintenance costs and Engine 862 was being used for more calls due to Engine 861 being out of commission. Chief Stephens noted that specifications would have to be obtained in order to determine the needs of the fire engine. This was an 8 to 12 month process.

The Council discussed the need to have specifications in order to budget accordingly when the time was appropriate for a new engine.

The Council directed Chief Stephens to move forward with obtaining specifications on the fire engine and to look at all options including new and used.

- 13. Discuss the provisions of EMS and Fire Dispatch Services and provide direction to staff.**



Fire Chief Ted Stephens discussed with the Council the need for future growth with the City's dispatch services. Currently emergency dispatch services operate through Plano Dispatch Communications, with the contract expiring September 30, 2018. Issues that currently exist include the inability to simultaneously dispatch for automatic aid structure fires between the Cities of Lucas and Fairview, which causes a lag in response time. Chief Stephens said that he would be researching other options to consider for dispatch services and bring back to the Council for consideration in the coming months. Chief Stephens noted that they would be considering Wylie Dispatch Services as an option.

**14. Discuss the purchase of a VHF or UHF Repeater System for communication needs and provide direction to staff.**

Fire Chief Ted Stephens discussed the need for interdepartmental communications during emergency situations and the need for each member of the team to be able to receive information, instruction and updates at the same time. Currently, without this system in place, a delay in information and response occurs.

Chief Stephens explained Fire-Rescue radios may work for this situation, but specifications may need to be obtained and funds allocated as part of their long range planning for better communications.

**15. Consider authorizing the City Manager to enter into a contract with R&M Services for fire hydrant and valve maintenance utilizing an interlocal with the City of Garland, Texas in the amount not to exceed \$150,000.**

**MOTION:** *A motion was made by Councilmember Lawrence, seconded by Councilmember Millsap to authorize the City Manager to enter into a contract with R&M Services for fire hydrant and valve maintenance utilizing an interlocal with the City of Garland, Texas in the amount not to exceed \$150,000. The motion passed unanimously by a 7 to 0 vote.*

**Executive Session**

**16. Executive Session.**

The City Council did not conduct an Executive Session at this meeting.

**17. Adjournment.**

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 9:52 pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:

  
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Jim Olk, Mayor

ATTEST:

  
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Stacy Henderson, City Secretary

