



City of Lucas
City Council Meeting
August 3, 2017
7:05 P.M.

(or immediately following the Lucas Fire Control, Prevention and EMS District Board Meeting)

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:02 p.m.

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Debbie Fisher
Councilmember Wayne Millsap *(arrived at 7:15pm)*

Staff Present:

City Manager Joni Clarke
City Attorney Joe Gorfida
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Finance Director Liz Exum
Fire Chief Ted Stephens

City Councilmember Absent:

Councilmember Philip Lawrence

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 Pro Tem Peele reminded everyone that the Founders Day event had been moved to April 14, 2018 and asked that notification be placed in the upcoming newsletter reminding Lucas residents of the date change. Mayor Pro Tem Peele also noted that new events would be added to the stick horse rodeo station including duck pinning and adult horse relay competitions.

Councilmember Fisher noted that she attended a meeting at the NTMWD regarding a change in their rate calculation methodology used that would be announced in September. Ms. Fisher stated that she would be attending future meetings to obtain more information.

City Manager Joni Clarke stated that a tentative date of Saturday, October 28, 2017 had been set for the grand opening and ribbon cutting of the Winningkoff Trailhead.

Mayor Olk introduced Boy Scouts Jacob and Caleb Betz from Troop 58, that were attending a City Council meeting working towards their Communications Badge.

Consent Agenda

3. **Approval of the minutes of the July 20, 2017 City Council meeting.**
4. **Approval of the City of Lucas Investment Report for quarter ending June 30, 2017.**
5. **Consider authorizing the Mayor to enter into Amendment No. 10 of an Interlocal Agreement between the City of Lucas and Collin County for On-Site Sewage Facility (OSSF) for a period of one year ending September 30, 2018.**
6. **Consider calling two public hearings regarding the City of Lucas Tax Rate for Fiscal Year 2017-2018 with the first public hearing to be held on August 17, 2017 and the second public hearing to be held on September 7, 2017.**
7. **Consider calling one public hearing regarding the City of Lucas Fiscal Year 2017-2018 budget to be held on September 7, 2017.**

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Mayor Olk moved to Agenda Item No. 10 on the Regular Agenda at this time.

Regular Agenda

10. **Receive presentation from Anastasiya Jenkins, graduate student at Texas A&M - Commerce regarding her social work topic of Safe Driving and Vulnerable Left Turn Lanes on Feeder Roads.**

Ms. Jenkins discussed with the City Council roadways that she considered had vulnerable turn lanes that included streets such as Snider Lane, Shady Lane and Winningkoff and Orr Roads. Ms. Jenkins also discussed House Bill 62 that passed in the Legislature that will ban texting while driving beginning September 1, 2017.

Mayor Olk returned to Agenda Item No. 8 at this time.

Public Hearings

8. **Public hearing to consider adjusting the water and wastewater rates for a five-year period beginning October 1, 2017 through September 30, 2022.**

Mayor Olk opened the public hearing at 7:14 pm and asked if there was anyone in the audience that wanted to speak regarding this request. There being none, the public hearing was closed.

There was no action on this item, it was for discussion purposes only.

9. Public hearing to consider adopting Ordinance 2017-08-00861 amending the City Code of Ordinances, Section 14.03.292 (3) Use Regulations requiring a specific use permit for the total square footage of any building exceeding 8,000 square feet in the Village Center zoning district.

Development Services Director Joe Hilbourn gave a presentation stating that current Village Center zoning standards require a specific use permit when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet. The proposed amendment requires a specific use permit when the total square footage of any building exceeded 8,000 square feet.

Mayor Olk conducted the public hearing with no audience participation.

Mayor Pro Tem discussed the advantages to having a specific use permit in place that allows for another level of control as to the type of business that was allowed ensuring it was an appropriate use.

Mayor Olk noted that 8,000 square feet may be too limited, and suggested allowing a building approximately 30,000 square feet with a specific use permit.

The City Council discussed various sized buildings and amenities that may be appropriate within the Village Center zoning district.

MOTION: A motion was made by Councilmember Duke, seconded by Councilmember Millsap to adopt Ordinance 2017-08-00861 amending the City Code of Ordinances, Section 14.03.292 (3) Use Regulations requiring a specific use permit for the total square footage of any building exceeding 25,001 square feet in the Village Center zoning district. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda
(Continued)

11. Consider various alignments for the Parker Road Phase 2 Waterline Project through the Kirkland Estates West neighborhood from the Shepherds Creek/Lewis Lane intersection to the Santa Fe Trail/Parker Road intersection and provide direction to the City Manager on the preferred alignment and acquisition of easements.

Public Works Director/City Engineer Stanton Foerster gave a presentation discussing the waterlines in the Kirkland Estates West neighborhood that would need to be replaced within the next 10 to 15 years, noting that existing waterlines were thin-walled PVC piping, that were not looped and too small.

Mr. Foerster also discussed the future need to connect waterlines in the Shepherds Creek neighborhood to the existing 12-inch Stinson Road waterline.

The City Council discussed with Mr. Foerster the various alignments that could be considered, and if any property owners had been contacted regarding having water lines placed on their property.

Mr. Foerster stated that he had contacted various property owners and no one was interested in having a waterline installed on their property.

The Council discussed various options in which to route waterlines through existing easements and not on private property.

The City Council agreed to replacing existing waterlines within the City of Lucas easements and TxDOT right-of-way by choosing the Orange Lite option and replacing the Indian Trail waterline and looping it to the Cimarron Trail waterline. The Orange Lite option consists of 1) installing a four- or six-inch waterline from Lewis Lane to the southeast corner of Kirkland Estates West and 2) abandoning the existing waterline in the TxDOT right-of-way. The waterline along Indian Trail will be replaced with a six-inch waterline. The new Indian Trail waterline will be connected to the Cimarron Trail waterline by boring a new connection in existing easements between 6 and 8 Indian Trail and between 8 Cimarron Trail and 9 Chisholm Trail.

- 12. Consider authorizing the City Manager to enter into a contract with GT Construction, Inc. for pavement repair to White Rock Trail utilizing an interlocal with the City of Wylie, Texas in an amount not to exceed \$185,480.00 plus \$38,000 (20%) in contingency and encumber funds included in account 11-8209-301 "Improvements Roads" in the Fiscal Year 16-17 budget.**

Public Works Director/City Engineer Stanton Foerster gave a presentation discussing the current traffic volumes and the concrete that had deteriorated on this roadway, especially after being used as a detour for the Blondy Jhune Bridge Project. Mr. Foerster stated that the neighborhood had also submitted a petition asking that the roadway be repaired.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve authorizing the City Manager to enter into a contract with GT Construction, Inc., for pavement repair to White Rock Trail utilizing an interlocal agreement with the City of Wylie, Texas in an amount not to exceed \$243,455 plus 20% contingency and encumber funds in account 11-8209-301 in the Fiscal Year 16-17 budget. The motion passed unanimously by a 6 to 0 vote.

- 13. Consider the replacement of the generator located at the Fire Station and allocate funds in the fiscal year 2017-2018 budget to the Capital Overlay Equipment line item 11-8300-420.**

Development Services Director Joe Hilbourn discussed with the Council the details of the purchase of the generator, installation and service repairs needed since the installation. Mr. Hilbourn stated that given the number of repairs that had already been completed on the generator, any work being done was not being guaranteed. Mr. Hilbourn recommended replacing the existing generator with a new generator in an amount not to exceed \$80,000.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Baney, to approve the purchase of a new generator in an amount not to exceed \$80,000 and allocate funds in the Capital Overlay account of the Fiscal Year 2017-2018 budget. The motion passed unanimously by a 6 to 0 vote.

14. Discuss the Fiscal Year 2017-2018 Proposed Budget.

Finance Director Liz Exum gave a presentation discussing budget amendments, including one-time expenditures that had been updated, and that the revised budget had been calculated using the existing tax rate of \$0.317948. Ms. Exum noted that this item was for discussion purposes only, and no action was required.

The City Council had no further changes to the budget at this time.

15. Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2017-2018.

Finance Director Liz Exum outlined the following property tax rate options to consider for Fiscal Year 2017-2018:

- Option 1: The maximum roll back tax rate - \$0.351976 (\$0.232724 M&O and \$0.119252 Debt)
- Option 2: The existing tax rate - \$0.317948 (\$0.198696 M&O and \$0.119252 Debt)
- Option 3: The effective tax rate \$0.297432 (\$0.178180 M&O and \$0.119252 Debt)

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve Option 2 with a tax rate of \$0.317948, the existing tax rate, for Fiscal Year 2017-2018. The motion passed unanimously by a 6 to 0 vote with the following roll call vote that was taken:

- Mayor Olk – Yes
- Mayor Pro Tem Peele – Yes
- Councilmember Millsap – Yes
- Councilmember Baney – Yes
- Councilmember Duke – Yes
- Councilmember Fisher – Yes
- Councilmember Lawrence – Absent from meeting

Executive Session

16. Pursuant to Section 551.071(A) and 551.071(B) of the Texas Government Code, the City Council will convene into Executive Session to consult with the City Attorney regarding legal aspects of SB 1004 and the City joining in with other municipalities in filing an Original Petition.

The City Council convened into Executive Session at 8:14 pm to consult with the City Attorney.

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

The City Council reconvened from Executive Session at 8:24 pm and took the following action:

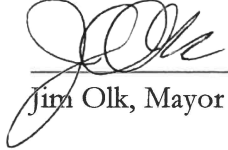
MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to allow the City Attorney/City Manager to engage Bickerstaff, Heath, Delgado, Ascosta

LLP for litigation regarding Senate Bill 1004. The motion passed unanimously by a 6 to 0 vote.

18. Adjournment.

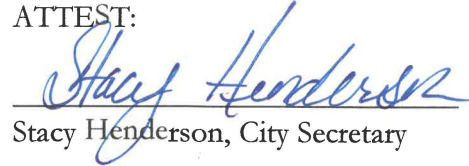
MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to adjourn the meeting at 8:25 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary