



City of Lucas
City Council Meeting
November 16, 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 7:01 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
City Attorney Joe Gorfida
Development Services Director Joe Hilbourn
Finance Director Liz Exum

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.

Mike Hughes, 11 White Rock Trail, Lucas, discussed the need to completely close White Rock Trail during construction. Mr. Hughes explained that the barricades and signage placed on White Rock Trail were not sufficient to prevent motorists from traveling down the roadway during construction. Mr. Hughes suggested additional signage would also be needed after construction to deter speeding motorists. Mr. Hughes also discussed his unfavorable interaction with Public Works Director/City Engineer Stanton Foerster during the construction project.

Community Interest

2. Community Interest.

Councilmember Fisher shared that there was an article in the Estate Life Lucas magazine, as part of a six-part series, regarding the history of Lucas.

Mayor Pro Tem Peele reminded everyone that the City's Country Christmas event was December 1 and the Founders Day event would be held on April 14, 2018.

City Manager Joni Clarke congratulated Mayor Jim Olk who was awarded the Texas Municipal League Leader of the Week. Ms. Clarke also stated that the City of Lucas was being honored by the Trinity Trail Preservation Association as being a Friend of the Trail at an event on December 9 at 6:00 pm at the Herd Museum.

Consent Agenda

3. Consent Agenda.

- A. Approval of the minutes of the October 25, 2017 City Council special meeting.
- B. Approval of the minutes of the November 2, 2017 City Council meeting.
- C. Consider amending the Fiscal Year 17/18 budget to reallocate funds totaling \$1,419,274 for capital improvement projects previously approved in Fiscal Year 16/17.

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

Regular Agenda

4. Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.

Development Services Director Joe Hilbourn gave a presentation explaining that the request created four two-acre lots leaving a remainder of approximately 101 acres of land. Mr. Hilbourn explained that a development agreement was in place for improvements to Ford Lane and the plat conformed to the City's zoning requirements. The Planning and Zoning Commission unanimously approved the minor plat request.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Millsap to approve the minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane. The motion passed unanimously by a 7 to 0 vote.

5. Consider adopting Ordinance 2017-11-00872 annexing a territory currently in the City's extraterritorial jurisdiction consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots.

Councilmember Fisher and Councilmember Lawrence expressed their opposition to annexation and supported the right for residents to be allowed to vote on whether they would be annexed into the City. Councilmember Fisher noted that alternative methods should have been explored before annexation was considered.

Councilmember Millsap explained that because the extraterritorial jurisdiction areas were located within the County, the neighborhoods could not enter into a contract with the City for services. Councilmember Millsap also discussed what was fair and equitable to the citizens of Lucas.

The City Council discussed the budget for EMS services along with taxes collected.

Mayor Pro Tem Peele and Councilmember Baney noted their opposition to the citizens of Lucas having to subsidize the extraterritorial jurisdiction areas for services received. They discussed how the extraterritorial jurisdiction areas were located within the heart of the city surrounded by other neighborhoods and not located on the outskirts of town.

Mayor Olk discussed the benefits that citizens would receive as being part of the City of Lucas.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to approve adopting Ordinance 2017-11-00872 annexing a territory currently in the City's extraterritorial jurisdiction consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway, known as Claremont Springs, Phase 1 and consisting of approximately 24 lots. The motion to annex passed by a 5 to 2 vote with Councilmember Lawrence and Councilmember Fisher voting in opposition.

- 6. Consider adopting Ordinance 2017-11-00873 annexing a territory currently in the City's extraterritorial jurisdiction consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots.**

Christine Churchill, 1125 Brockdale Park, Lucas, stated that she did not reside in the neighborhoods that were being considered for annexation, but was opposed to anyone being annexed without a vote in the process.

The City Council discussed maintaining a lower tax rate, revenue from property tax, the budgeting process and funding budget items.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve adopting Ordinance 2017-11-00873 annexing a territory currently in the City's extraterritorial jurisdiction consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road, known as Cimarron Estates and consisting of approximately 25 lots. The motion to

annex was approved by a 5 to 2 vote with Council Lawrence and Councilmember Fisher voting in opposition.

- 7. Consider adopting Ordinance 2017-11-00874 annexing a territory currently in the City's extraterritorial jurisdiction consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in volume 549, page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots.**

Herb Lavender, 300 Darton Drive, Lucas expressed his opposition to being annexed into the City, and asked why extraterritorial jurisdictions were not annexed in 2008 when the City became Home Rule.

Rachel Garcia, 500 Burke Drive, Lucas, noted her opposition to being annexed into the City, and was not in favor of how the public hearing process for annexation was conducted.

Marty Lehman, 306 Darton Drive, Lucas, gave to the City Council a petition signed by 22 property owners located in the Edgewood Estates neighborhood opposed to being annexed into the City. Mr. Lehman discussed the city taxes that would be imposed on each homeowner, as well as current surcharges that are paid for services because they were located within an extraterritorial jurisdiction area. Mr. Lehman discussed the legislative deadline of December 1 going into effect related to City Council action on this item.

Fucheng Sun, 618 Hayden, Lucas noted his opposition to being annexed into the City, and did not want to be forced to pay city taxes.

Christine Churchill, 1125 Brockdale Park, Lucas, noted her opposition to anyone being annexed into the City without a vote in the process.

Brian Bonner, 614 Walker Lane, Lucas, discussed finding a better approach to communicating with residents regarding the annexation process, and what residents would receive for their tax dollars.

Garry Kinnard, 318 Darton Drive, Lucas, did not wish to speak, but noted his support of the annexation.

Linghong Zhang, 617 Pool Lane, Lucas, did not wish to speak, but noted his opposition to being annexed into the City.

Tim Johnson, 2175 Toole, Lucas, did not wish to speak, but noted his support of the annexation.

Councilmember Millsap explained that City staff reached out to each of the three homeowners associations months ago to setup a meeting with the City Council to discuss possible annexation. Councilmember Millsap stated that only the Claremont Springs neighborhood responded and conducted a meeting with the City Council.

Mayor Pro Tem Peele discussed the City's attempts through the years to work with neighborhoods located in the extraterritorial jurisdiction areas to voluntarily annex that were unsuccessful.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to approve adopting Ordinance 2017-11-00874 annexing a territory currently in the City's extraterritorial jurisdiction consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in volume 549, page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road known as Edgewood Estates and consisting of approximately 49 lots. The motion to annex was approved by a 5 to 2 vote with Councilmember Lawrence and Councilmember Fisher voting in opposition.

The City Council moved to Agenda Item No. 9 at this time.

9. Consider the City Council meeting schedule for December 2017.

The City Council discussed schedules for the December 7 meeting and it was determined that Mayor Olk, Mayor Pro Tem Peele and Councilmember Lawrence would not be in attendance at the December 7 City Council meeting.

The City Council was in agreement to move any agenda items scheduled for the December 7 meeting to the December 21 City Council meeting, and to cancel the December 7 City Council meeting.

The City Council moved to Agenda Item No. 8 at this time.

8. Provide update regarding board volunteer applications received and consider appointments and reappointments to the Parks and Open Space Board, Board of Adjustment and Planning and Zoning Commission.

The City Council directed the City Secretary to setup interviews with prospective board candidates for the December 21, 2017 meeting during regular session.

Executive Session

10. Executive Session.

- A. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to discuss the evaluation for the City Secretary.
- B. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to discuss the evaluation for the City Manager.

The City Council convened into Executive Session at 8:35 pm., to discuss the evaluation of the City Secretary and City Manager.

Councilmember Lawrence left the Executive Session meeting at 10:45 pm.

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

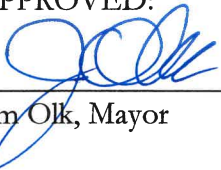
The City Council reconvened from Executive Session at 11:05 pm and took the following action:

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Duke to approve a three percent (3%) pay increase for the City Manager. The motion passed unanimously by a 7 to 0 vote.

12. Adjournment.

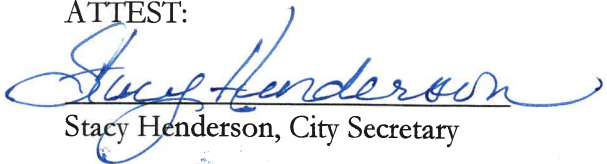
MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to adjourn the meeting at 11:06 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

