



City of Lucas
City Council Meeting
May 4, 2017
7:00 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 7:01 p.m.

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap *(arrived at 7:16pm)*
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
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.

Robin Wells, 670 Wendy Lane, came forward and stated that she would speak during Agenda Item No. 11.

Community Interest

2. Community Interest Items.

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

Tom Bradshaw with the National Weather Service presented the StormReady Preparedness Certificate to Mayor Olk.

B. Presentation of a Proclamation for Motorcycle Awareness Month to the Blacksheep Motorcycle Club.

Mayor Olk presented a Proclamation to members of the Blacksheep Motorcycle Club declaring May 2017 as Motorcycle Awareness Month.

C. Discuss pending legislation that is being considered by the 85th Legislature and provide guidance to City Staff and City Attorney.

There was no discussion related to pending legislation.

Mayor Pro Tem Peele made an announcement discussing the McKinney Regional Airport expansion noting that the expansion included adding a runway east of the existing runway with two additional runways being added at a later time. Mayor Pro Tem Peele stated that the runways are not proposed for commercial travel, but the airport would be planning for commercial travel in the next 15-20 years. Mayor Pro Tem Peele noted that expansion plans were located on the McKinney Airport website should anyone be interested in viewing the plans.

Councilmember Fisher noted that May 4, 2017 was National Day of Prayer and asked for a moment of silence to honor the people of Canton and the recent tornado devastation that had occurred. A moment of silence was observed.

Fire Chief Ted Stephens noted that thus far 770 Lucas residents had signed up with Nixle Communications to receive emergency alerts from the City of Lucas. Chief Stephens informed members of the audience about the program and ways to sign up.

Consent Agenda

3. Approval of the minutes of the April 20, 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

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 gave a presentation explaining that the developer for Stinson Highlands Phase 3 had voluntarily requested annexation of this property. Mr. Hilbourn noted that the property has an approved development agreement, preliminary and final plat approval and approved construction plans. Mr. Hilbourn noted that the request meets the requirements for annexation.

Mayor Olk opened the public hearing at 7:19pm, there being no one wishing to speak, the public hearing was closed.

Councilmember Fisher noted that the developer had been cooperative in making all changes requested by City Staff.

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

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 stated that staff had been working with Barnes regarding options of their contract related to brush collection, and have placed in the contract the collection of unbundled brush and bulky items, two cubic yards in diameter, to be picked up twice per month. Also, added to the contract was an option for unbundled items, ten cubic yards in diameter, picked up twice per year. Ms. Clarke noted that because the contract no longer offers recycling services, staff had been working with Barnes to provide a manned drop off recycling location, where citizens could come to drop off their recycling items. Ms. Clarke noted that this agreement was for five years with two one year options for renewal.

Councilmember Millsap expressed his concern that the City did not participate in competitive bidding for solid waste collection, and the contract proposed by Barnes included a price increase without the option for recycling. Councilmember Millsap stated that in comparison to surrounding cities, the price proposed was higher.

Mayor Pro Tem Peele and Councilmember Lawrence noted that the citizens were happy with Barnes Waste Disposal as their provider, and the customer service they provided.

MOTION: *A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to approve the solid waste collection and disposal agreement with Barnes Waste Disposal, Inc., and authorize the City Manager to execute the contract. The motion passed by a 6 to 1 vote with Councilmember Millsap voting in opposition.*

- 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 stated that as part of the review and update of the Capital Improvement Plan, it was required to be reviewed before a Capital Improvement Advisory Committee. Mr. Hilbourn noted that the Planning and Zoning Commission would serve as the Capital Improvement Advisory Committee and that there was a member on the Commission that was part of the building/real estate industry, as required by the Local Government Code. Mr. Hilbourn noted that the same member from the City's ETJ that served on the Capital Improvement Advisory Committee in 2011, would be able to serve again.

Mayor Olk noted that he had submitted editorial changes to the City Secretary to be included as part of the document, and requested that in the Streets section of the Capital Improvement Plan, any text related to pavement width be removed.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Lawrence to appoint the Planning and Zoning Commission as the Capital Improvement Advisory Committee and send the Capital Improvement Plan to the Advisory Committee for review and recommendations. The motion passed unanimously by a 7 to 0 vote.*

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

Public Works Director/City Engineer Stanton Foerster updated the Council on the drainage concerns in the area of Angel Parkway and McGarity Lane in association with the construction of the self-storage facility on Angel Parkway.

Mr. Foerster explained his findings noting that the contractor for the Angel Parkway Self-Storage facility was not using a pump to pump water from their property during the many visits staff had been out to the site.

Mr. Foerster stated that approximately 50 acres from private properties within the Cities of Allen and Lucas drain through the culverts under the driveway north and south of 405 Pennington property gate, and only seven acres of water was from the Angel Parkway Self-Storage facility. Most of the water flowing under the driveway and into yards of the residents on Pennington Drive in the Fox Glen subdivision, come from undeveloped farm land north of Angel Parkway Self-Storage and a subdivision in the City of Allen. Mr. Foerster stated that there was a small detention area in the southeast corner of the Fox Glen subdivision, but it was insufficient to handle the flow from the area southwest of the Fox Glen subdivision. A drainage easement should also be located at 2540 McGarity to assist with drainage, but no drainage easement exists.

Mr. Foerster stated that as development has occurred along Angel Parkway, developers' have been asked to retain more water than what was required to improve the downstream condition.

City staff and Council discussed conversations had with the City of Allen and various options to alleviate drainage concerns in the area.

Mayor Olk and Council directed staff to assist the private property owners with their drainage concerns in the area of Pennington and McGarity, contact the property owner to remove the filled in dam on their property, and to look into the possibility of obtaining easements from property owners for drainage purposes.

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.

MOTION: *A motion was made by Councilmember Lawrence, seconded by Mayor Pro Tem Peele to appoint Councilmember Fisber to lead the May 18, 2017 City Council meeting in the absence of Mayor Olk and Mayor Pro Tem Peele. The motion passed unanimously by a 7 to 0 vote.*

9. Consider setting a date for the City Council Strategic Planning Session.

The Council agreed to hold their Strategic Planning Session on May 25, 2017 at 7:00 pm at City Hall and that capital improvement projects, transportation issues and staffing be placed on the agenda.

Mayor Olk asked that the Council forward him any other items they would like placed on the agenda.

10. Update by City Manager Joni Clarke regarding the Scenic City Certification Program and provide guidance to staff regarding the City of Lucas participating in the program.

Councilmember Fisher noted that she did not believe the Scenic City Certification Program applied to the City of Lucas, there was not a benefit to the citizens, nor did the City have the attractions that other cities had with the Scenic City designation. Mayor Pro Tem concurred with Councilmember Fisher's remarks.

Mayor Olk noted that the City has the requirements in place to become a Scenic City, and additional items were not needed to obtain this designation.

City Manager Joni Clarke stated that as part of the Scenic City designation, the program reviews an applicant's existing ordinances in place at time of submittal and provides feedback. Ms. Clarke stated that the designation is acknowledgement of the standards in place set by City ordinances.

A majority of the City Council was in agreement for the City Manager to proceed with the application for a Scenic City designation.

11. Discuss the installation and removal of traffic control devices within the City of Lucas.

Councilmember Fisher discussed the stop sign removal at the corner of Estelle and Wendy Lane. She stated that when the Huntwick Addition was built, it was not intended to be a thoroughfare and speed humps were installed to slow down traffic in the area. Councilmember Fisher noted that the removal of the stop sign was not a Council directive and she was concerned about pedestrians walking in the area with the increased traffic.

Councilmember Millsap and Councilmember Duke discussed the ordinance in place that authorized the City Manager to add or remove signage that was warranted. They were in agreement that City staff should be determining if stop signs be allowed to stay or be removed.

City Manager Joni Clarke recommended that staff obtain a third-party engineer to review the Wendy Lane/Estelle intersection and provide additional insight regarding the warrant of the stop sign.

Public Works Director/City Engineer Stanton Foerster discussed with the Council the standards in place that were used to warrant stop signs, traffic in the area of Wendy and Estelle, and the traffic study that was conducted at various intersections within the City. Mr. Foerster stated that based on his study conducted, the stop sign was not needed.

The City Council discussed at length the guidelines in place for sign removal, existing traffic in the area, the increase in traffic due to the detour associated with the Blondy Jhune bridge construction, line of site obstruction at the intersection of Wendy Lane and Estelle, Council's duty to respond to citizen complaints, and staff's responsibility related to signage.

Mayor Olk called the following individuals forward that had requested to speak:

Robbin Wells, 670 Wendy Lane, stated that the stop signs maintain a certain level of safety and many of the residents in the neighborhood would like the stop sign to remain. Ms. Wells did not feel the removal of the stop sign was warranted.

Eugene Gridnev, 605 Wendy Lane, explained that there were no street lights at this intersection, a visibility concern existed with trees lining the street at the corner, and asked that the stop sign remain.

Len Lencioni, 925 Wendy Lane, stated that he would like the stop sign to remain as they help to control traffic in the area.

Gina Ferrall, 980 Wendy Lane, stated there was a visibility concern at this intersection and requested the stop sign remain.

Mayor Olk read an email received from Page Dunleavy, 950 Winningkoff Road, that discussed the visibility concerns at Wendy Lane and Estelle and asked that the stop sign remain.

***MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Fisher to direct staff to leave the stop sign in place at Wendy Lane and Estelle and continue their study of other signage throughout the City. The motion passed by a 5 to 2 vote with Councilmembers Millsap and Duke voting in opposition.*

12. Update by Development Services Director Joe Hilbourn regarding the water meter replacement program and provide guidance to staff.

Development Services Director Joe Hilbourn updated the Council regarding the water meter replacement program. He stated that on January 19, 2017 the City entered into a contract with HD Supply to purchase the AMR Neptune Water meters in the amount of \$629,860. Mr. Hilbourn noted that the City Council appropriated \$150,000 to provide a total budget of \$250,000 to implement phase one of the water meter replacement program for the 2016/2017 fiscal year, along with an additional position in the Public Works Department to facilitate the installation of the new water meters.

Mr. Hilbourn explained that Public Works staff had been trained on the new devices, and 300 meters had been ordered and are expected for delivery by May 15, 2017. Mr. Hilbourn noted that the 300 meters would be installed by July 1. Any meters that had failed previously, would be replaced first. The order for the remaining water meters to complete phase one would be placed by July 1, 2017.

This was an update only; no action was taken.

13. Discuss and consider the capital projects associated with the City's water system and roadway improvements discussed at the March 2, 2017 City Council meeting and associated funding strategies.

Councilmember Fisher expressed her concern regarding the impact on the tax rate with the purchase of Certificates of Obligation, and asked how much the tax rate would increase with the proposed debt obligation.

City Manager Joni Clarke stated that the tax rate may increase approximately 3 to 4 cents, with some offset occurring from an increase in property values.

Councilmember Millsap discussed budgetary items that could affect the amount the tax rate could increase or decrease associated with the purchase of certificates of obligation.

Councilmember Fisher stated that she was not comfortable approving certificates of obligation for 6 million.

This was a discussion item only; no formal action was taken.

Executive Session

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

The City Council convened into Executive Session at 9:23 pm.

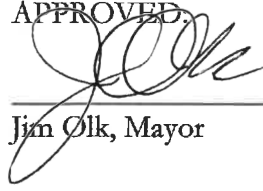
15. **Reconvene into open session and take any action necessary as a result of the Executive Session.**

The City Council reconvened from Executive Session at 9:30 pm and there was no action necessary as a result of the Executive Session.

16. **Adjournment.**

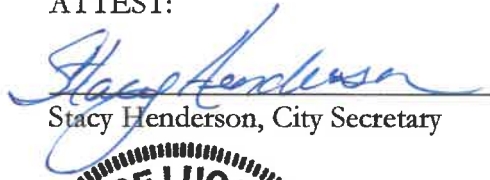
MOTION: *A motion was made by Councilmember Baney, seconded by Councilmember Lawrence to adjourn the meeting at 9:31 pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

