



City of Lucas
City Council Meeting
July 19, 2018
6:05 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 6:09 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 Lance Gant
Public Works Supervisor Jeremy Bogle
Human Resources Generalist Janice Babcock
Special Projects Coordinator Cathey Bonczar

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 at this meeting.

Community Interest

2. Community Interest.

Councilmember Fisher reminded City staff working outside to stay hydrated and safe during the extreme weather conditions were experiencing.

Public Hearing Agenda

- 3. Public Hearing to discuss an annexation application submitted by Max Lewis on behalf of Liberty Bankers for a replat of Lakeview Downs recorded as instrument number 201001 190000 100 consisting of 116 lots and being 148.842 acres of land out of**

**the Thomas James Survey ABS# 477 and the Montgomery Birch Survey ABS# 115,
located near the intersection of East Lucas Road and Snider Lane.**

Development Services Director Joe Hilbourn informed the Council that as part of the annexation, the City would receive approximately one-half mile of roadway and one mile of water main as part of the new development.

Mayor Olk opened the public hearing at 6:13pm and called the following individuals forward that requested to speak.

Patsy Black, 2180 Snider Lane, informed the Council that new street signs had been put in place that state Snider Road rather than Snider Lane.

Development Services Director Joe Hilbourn stated that he would speak with the developer to have the signage changed.

Patsy Young, 625 Blondy Jhune, stated that she was concerned about speeding traffic on Blondy Jhune and additional traffic being created by the development. Ms. Young also asked why the development was allowed to have one-acre lots.

Mayor Olk explained that the development was located within the County and was being annexed into the City as one-acre lots.

Mayor Olk closed the public hearing at 6:21 pm.

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

Consent Agenda

4. Consent Agenda.

A. Approval of the minutes of the July 5, 2018 City Council meeting.

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

Regular Agenda

5. Consider setting a date to discuss updates to the City's Master Thoroughfare Plan.

The City Council set a date of August 2, 2018 to discuss updates to the City's Master Thoroughfare Plan.

6. Update by Staff regarding the construction activities along West Lucas Road by Reynolds Asphalt and provide direction to the City Manager on the same.

Public Works Director/City Engineer Stanton Foerster informed the Council that recently a plow had damaged approximately 1,500 feet of West Lucas Road. Reynolds Asphalt has marked locations on the roadway where it will be milled and overlay would begin the week of July 23, 2018. The project would be completed before school begins mid-August.

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

7. Discuss the proposed City of Lucas budget for Fiscal Year 2018-2019.

Development Services Director Joe Hilbourn discussed development trends, the number of subdivisions within the City and residential lots currently within the City limits. He noted that the current population was approximately 8,000 and at buildout, the population would be approximately 13,000. Mr. Hilbourn explained that development was slowing, and discussed commercial activity on Angel Parkway and various locations throughout the City.

Public Works Director/City Engineer Stanton Foerster discussed capital projects related to streets, projects already funded, and funds being requested from NCTCOG for West Lucas Road/Stinson Road intersection as well as the Country Club/Estates Parkway intersection. Mr. Foerster discussed future capital projects as well as addressing dead-end water lines in the City.

Finance Director Liz Exum gave a presentation discussing previous years tax rate and the proposed tax rate for the 18-19 budget of \$.303. Ms. Exum discussed projected revenue, funds set aside for pay as you go projects, and unrestricted reserves of 14 months. Ms. Exum discussed General Fund reserves, Water Fund reserves, property tax collection, and revenue projects.

Mr. Hilbourn discussed impact fees that were proposed to be added to the Master Fee Schedule. The City Council was in favor of adding the impact fees to the Master Fee Schedule.

City Manager Joni Clarke discussed personnel services and the compensation study proposed in the budget. Ms. Clarke discussed the competitive nature of surrounding cities, and the need to measure how the City stands comparatively. Ms. Clarke stated that it was standard practice for compensation studies to be conducted every three to five years.

Mayor Pro Tem Peele stated that she didn't believe enough time had passed since the last study where City staff was brought in line with the market at the time. Councilmember Fisher discussed the methodology used for the previous study of average vs. median, and believed a median should be used.

The City Council discussed various ways to obtain salary study and information and whether the study was warranted. The Council was in agreement not to fund the study at this time, and to ask for funding should it be warranted for a certain position.

City staff members gave presentations discussing items proposed within their budgets. The following City staff members spoke:

- City Secretary Stacy Henderson: City Council asked that funds related to video streaming be renamed to Technology and Communication Improvements.

- Public Works Director/City Engineer Stanton Foerster: City Council asked that On-Call Service be reduced to its original amount. Should additional funds be needed, Council directed staff to adjust the budget later in the fiscal year.
- Public Works Supervisor Jeremy Bogle: No changes were proposed to the Public Works Operations budget
- Development Services Director Joe Hilbourn: No changes were proposed to the Development Services budget.
- Fire Chief Ted Stephens: The City Council was not in favor of purchasing an electronic sign but requested that funds remain in the budget earmarked for facility improvements and non-digital sign upgrades.

The City Council discussed ambulance service provided at Lovejoy High School football games and response to citizen calls during those games. Mayor Olk noted that when the Lovejoy ISD contract comes due for ambulance service, he would like it brought before the City Council for review.

City Manager Joni Clarke discussed funds budgeted for employee cost of living increases, merit increases, law enforcement, information technology support, and animal control and animal sheltering services with Collin County.

Ms. Exum discussed water fund revenue and the effective rate calculation.

Councilmember Fisher asked how much of an impact would occur on the City if the tax rate was calculated below the effective rate.

The City Council asked that a new calculation be made lowering the M&O rate going under the effective tax rate and have that made available to the Council when it was complete.

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

Executive Session Agenda

8. Executive Session.

An Executive Session did not take place at this meeting.

9. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 9:34 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



 Jim Olk, Mayor



ATTEST:



 Stacy Henderson, City Secretary