



City of Lucas
City Council Meeting
August 2, 2018
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 Wayne Millsap
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Debbie Fisher

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida
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 at this meeting.

Community Interest

2. Community Interest.

Dalton Gruner with Boy Scout Troop 224 and Ross Swancheck with Boy Scout Troop 79 came forward and noted that they were in attendance working on their Citizenship and Community Badge.

Consent Agenda

3. Consent Agenda.

A. Approval of the minutes of the July 19, 2018 City Council meeting.

- B. Consider amending the Fiscal Year 17/18 budget account 11-4985 Grant Revenues in the amount of \$3,050.70 for a grant funded from North Central Texas Trauma Regional Advisory Council EMS-County Assistance.
- C. Consider calling two public hearings regarding the City of Lucas Tax Rate for Fiscal Year 2018-2019 with the first public hearing to be held on August 16, 2018 and the second public hearing (if needed) to be held on September 6, 2018.
- D. Consider calling one public hearing regarding the City of Lucas Fiscal Year 2018-2019 budget to be held on September 6, 2018.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

4. Consider adding a Little League baseball field in the Community Park next to City Hall.

Councilmember Baney discussed adding a Little League Baseball field behind City Hall east of the Community Center. He explained that an additional field would add value to the City and residents as current baseball fields were in high demand. Councilmember Baney explained that the addition of a baseball field would require an approximate \$30,000 budget amendment, which did not include benches, bleachers or a dugout. Councilmember Baney stated that the proposed request was brought before the Parks and Open Space Board that recommended the proposal be brought before the City Council.

Mayor Pro Tem Peele asked if the baseball fields at the various schools in Lucas could be utilized and felt that other options should be explored before funds were budgeted.

The City Council discussed with Development Services Director Joe Hilbourn the use of impact fees. Mr. Hilbourn explained that those funds were utilized towards maintenance of existing parks.

The City Council discussed costs associated with maintaining another ball field.

Councilmember Baney suggested City staff research available grant funds as well as explore possible partnerships with surrounding baseball leagues.

Mayor Olk stated that he thought there was a need for another field and would be willing to fund later in the year but wanted to research other options that may be available.

There was no formal vote or action taken on this item.

5. Consider authorizing the development of a lease agreement with the United States Army Corps of Engineers to enable the City of Lucas to manage the Brockdale Park Trailhead, Brockdale Park Boat Ramp, Highland Park Trailhead and the Highland Park Boat Ramp and allocate funding in the Fiscal Year 2018/2019 Budget.

Mayor Pro Tem Peele explained that in 2016, the City met with the United States Army Corp of Engineers (USACE) to discuss the City of Lucas facilitating a long-term lease agreement to manage

the trailheads and boat ramps located in the City of Lucas but located on USACE land. Mayor Pro Tem Peele stated that Collin County also had a Memorandum of Understanding with the USACE to have full management over the trailhead areas. Recently, the County stated they would support turning that management of the trailheads over to the City of Lucas, including the Trinity Trail system. Mayor Pro Tem Peele also explained that the Brockdale Park boat ramp was located within the City of Wylie, and the City would be approaching the City of Wylie regarding annexing the area over to the City of Lucas. Mayor Pro Tem Peele stated that in order for the City to make a proposal to the USACE regarding management of the trailheads and boat ramps, funds would need to be allocated in the amount of \$50,000 showing that the City was fiscally prepared for the project. Mayor Pro Tem Peele noted that this was a one-time expense.

Mayor Olk asked what the ongoing budget would be for maintenance of the trailheads and boat ramps.

City Manager Joni Clarke noted that approximately \$90,000 would be needed to repair gates and other structural issues as well as work needed on restroom facilities. Ms. Clarke also noted that the City would continue their relationship with the Trinity Trail Preservation Association that currently maintains the Trinity Trail.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve authorizing the development of a lease agreement with the United States Army Corp of Engineers to enable the City of Lucas to manage the Brockdale Park Trailhead, Brockdale Park Boat Ramp, Highland Park Trailhead and Highland Park Boat Ramp and allocate funding in the fiscal year 2018-2019 budget in the General Fund Parks Department 11-6211 in a new line item in the amount of \$50,000. The motion passed unanimously by a 6 to 0 vote.

6. Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2018-2019.

Finance Director Liz Exum gave a presentation discussing the three property tax options between the effective tax rate of \$0.303216, the maximum roll back rate of \$0.305540 and the existing tax rate minus 2 cents totaling \$0.297948. Ms. Exum discussed how the rates were calculated by State law requirements.

Councilmember Fisher discussed how she calculated the tax rate that shares the cost with the annexed properties, noting that the proposed effective tax rate she believed did not share the cost. Councilmember Fisher proposed a tax rate lower that would offset the amount levied from newly annexed properties. Councilmember Fisher noted that she could not support a higher rate for maintenance and operations.

Councilmember Millsap expressed his concern about reducing the tax rate due to the amount of future capital projects that need to be budgeted. He also noted that should the tax rate become too low, and a three or four percent cap was in place that a tax rate could be increased, then an election would have to be held.

The City Council had a lengthy discussion regarding the effective tax rate, the proposed tax rate by Councilmember Fisher, future budget items, and the possible effects on the City by lowering the tax rate beyond the effective rate.

Mayor Olk expressed his concern with reducing the tax rate too low that could impact the City and its ability to budget properly. Mayor Olk suggested offering the citizens a tax rebate during the mid-year budget process rather than lowering the tax rate. This would allow City staff time to review implementation and cost options associated with a tax rebate. Mayor Olk noted that he was not in favor of moving forward with a lower tax rate.

Mayor Pro Tem Peele and Councilmembers Duke and Millsap were in favor of offering a tax rebate to the citizens.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve Option 1, a proposed tax rate of \$0.303216, which is the effective tax rate for the 2018 tax year. The motion passed by a 5 to 1 vote with the following record vote taking place:

Councilmember Fisher:	Nay
Councilmember Baney:	Yes
Councilmember Duke:	Yes
Mayor Olk:	Yes
Mayor Pro Tem Peele:	Yes
Councilmember Lawrence:	Absent
Councilmember Millsap:	Yes

7. Discuss the Fiscal Year 2018-2019 Proposed Budget.

Finance Director Liz Exum gave a presentation noting that the budget was prepared using the effective tax rate of \$0.303216 and detailed adjustments that had been made to the budget since the last City Council meeting.

Mayor Olk noted that he was in favor of setting aside \$50,000 from excess revenue towards a pay as you go program for capital asset purchases so as to not borrow funds in the future.

Mayor Pro Tem Peele noted that she was in favor of removing various items from the City Council budget in order to offset the budget amendment for the management of the trailheads and boat ramps, such as the stipend increase for Council.

City Manager Joni Clarke noted that currently there was \$200,000 set aside for the pay as you go program.

City Council was in agreement to remove from the proposed 2018-2019 fiscal year budget the additional stipend budgeted for the City Council.

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

8. Consider amending the 2017 Comprehensive Plan for the City of Lucas regarding the 2017 Master Thoroughfare Plan as adopted in Ordinance 2017-03-00850 on March 16, 2017.

Public Works Director/City Engineer Stanton Foerster reviewed the Thoroughfare Plan with the City Council. He noted that the items submitted to the North Central Texas Council of Governments had not been incorporated into the City's Thoroughfare Plan.

Councilmember Fisher noted that she was satisfied with the way the Thoroughfare Plan was currently and that the changes that were submitted to the North Central Texas Council of Governments had not been incorporated into the City's Thoroughfare Plan.

Mr. Foerster discussed with the Council various ways to discourage cut through traffic and reduce speed on neighborhood streets. The City Council discussed various calming devices that could be put in place.

Mayor Olk suggested that the Thoroughfare Plan be brought back before the Planning and Zoning Commission for further review.

Mr. Hilbourn noted that the Planning and Zoning Commission would be reviewing aspects of the Thoroughfare Plan related to roadway widths in September.

Mr. Foerster stated that he would propose some traffic calming measures on various roadways and bring back a draft Thoroughfare Plan for the Council's review at a later date.

There was no formal vote or action taken on this item.

9. Update by Staff regarding the construction activities along West Lucas Road by Reynolds Asphalt.

Public Works Director/City Engineer Stanton Foerster updated the Council regarding roadway improvements to West Lucas Road noting that a stronger asphalt was used during the repairs and in most places that required an overlay, an additional six-inch deeper cut into the roadway was made to ensure it was fixed properly. Mr. Foerster noted that repairs were completed by August 2 and striping of the roadway would begin the following week.

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

10. Discuss revisions made to the draft technology and communication survey for Lucas residents and provide direction to staff regarding survey content.

City Manager Joni Clarke noted that she had incorporated into the survey the feedback received from the City Council and wanted to give the Council another opportunity for review before the survey was sent out to the citizens.

The City Council was satisfied with the questionnaire and in agreement to send out to the citizens for their input.

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

Executive Session Agenda


11. Executive Session.

An Executive Session did not take place at this meeting.

12. Adjournment.


MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 8:52 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

