



**City of Lucas
City Council Meeting
September 20, 2018
7:05 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 7:03 p.m.

City Councilmembers Present:

Mayor Jim Olk
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Debbie Fisher
Councilmember Philip Lawrence

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida
Development Services Director Joe Hilbourn
City Engineer Stanton Foerster
Finance Director Liz Exum

City Councilmembers Absent:

Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap

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.

Maria Corley, 2340 Rockridge Court, explained that her recycling was not able to be picked up by Republic Services due to her street being too narrow. Ms. Corley asked if there were any alternatives available.

City Manager Joni Clarke explained that in special circumstances the City has been able to assist with providing a location for recycling. Ms. Clarke stated that she would reach out to Ms. Corley to facilitate a solution.

Community Interest

2. Community Interest.

City Manager Joni Clarke noted that there were several community events coming soon, such as the Scarecrow Contest that will be held in the Lucas Community Park October 20 through November 3. The Fall Sweep Cleanup/Arbor Day event that will be held on November 3, and Country Christmas

that will be held December 7 at the Lucas Community Park. As part of Country Christmas a toy drive will be held for Toys for Tots.

Consent Agenda

3. Consent Agenda.

- A. Consider authorizing the Mayor to enter into an interlocal agreement between the City of Lucas and Collin County for Jail Services for a two-year period beginning October 1, 2018 through September 30, 2020.
- B. Consider approving Resolution R 2018-09-00475 ratifying appointment of the law firm Nichols, Jackson, Dillard, Hager & Smith as City Attorney for the City of Lucas, authorizing the City Attorney to appoint one or more attorneys to represent the City, and to further authorize the City Attorney to represent the City in litigation authorized by the City Council.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

4. Considering approving Resolution R-2018-09-00474 updating the City of Lucas Investment Policy.

Finance Director Liz Exum gave a presentation noting that statutory changes to the Public Funds Investment Act had prompted changes to the City's Investment Policy related to training hours being decreased from 10 hours to 8 hours and clarification regarding certificates of deposit guaranteed by the National Credit Union Share or FDIC were authorized investments.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Lawrence to approve Resolution R 2018-09-00474 updating the City of Lucas Investment Policy. The motion passed unanimously by a 5 to 0 vote.

5. Consider adopting Ordinance 2018-09-00885 approving the budget for fiscal year beginning October 1, 2018 and ending September 30, 2019.

Councilmember Fisher expressed her concerns regarding future funding given that most revenue seen in the budget was related to annexed properties into the City, culminated with development slowing, growth in governmental areas, and not wanting to increase the tax rate, revenue would be limited for future projects.

Councilmember Duke also expressed his concern regarding future funding needs, the economy slowing down, and did not want to have to raise taxes in the future.

Development Services Director Joe Hilbourn discussed several developments that would begin construction this year providing additional revenue.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Duke to adopt Ordinance 2018-09-00885 approving the budget for the fiscal year 2018-2019 beginning October 1, 2018 through September 30, 2019. This vote required a roll call vote that was as follows:

Mayor Olk:	Aye:
Councilmember Fisher:	Aye
Councilmember Baney:	Aye
Councilmember Duke:	Aye
Councilmember Lawrence:	Aye

Councilmember Millsap and Mayor Pro Tem Peele were absent for this meeting.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Baney to ratify the property tax revenue increase reflected in the Fiscal year 2018-2019 adopted budget; this budget would raise more total property taxes than last year's budget by \$334,230 or 11.70%, and of that amount \$160,649 is tax revenue to be raised from new property added to the tax roll this year. The motion passed unanimously by a 5 to 0 vote.

6. Consider adopting Ordinance 2018-09-00884 of the City of Lucas, Texas, levying Ad Valorem Taxes for the Tax Year 2018 (Fiscal Year 2018-2019) at a rate of \$0.303216 per one hundred (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2018.

Councilmember Fisher stated that she was not in agreement with the proposed tax rate, but because of the law requiring a super majority vote of at least 5 members voting in favor, and with only five members in attendance at the meeting, if the tax rate were denied, this item would come before the Council again at the same tax rate proposed. Councilmember Fisher stated for that reason only, she would vote in favor of the tax rate.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Duke to adopt Ordinance 2018-09-00884 of the City of Lucas, Texas, levying Ad Valorem Taxes for the Tax Year 2018 (Fiscal Year 2018-2019) at a rate of \$0.303216 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2018. The motion passed unanimously, but required a roll call vote that was as follows:

Mayor Olk:	Aye:
Councilmember Fisher:	Aye
Councilmember Baney:	Aye
Councilmember Duke:	Aye
Councilmember Lawrence:	Aye

7. Discuss and take action on an Agreement with Brockdale Community LLC for the funding of roadway improvements for Brockdale Park Road.

City Engineer Stanton Foerster gave a presentation explaining that the initial \$75,000 given to the City by Brockdale Community LLC for development and maintenance of Brockdale Park Road was almost depleted. The road continues to deteriorate due to the Hillwood development of Brockdale

Development Services Director Joe Hilbourn explained that the development agreement calls for reconstruction of Brockdale Park Road when 75% of the building permits for the development had been issued.

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

Kim Comiskey, representing Brockdale Community LLC explained that the Hillwood development had issued 105 building permits of the total 206 homesites available. Ms. Comiskey noted that it would not be until 2020 before 75% of the building permits had been issued for the development and construction would begin on a new roadway. Until then, Brockdale Community LLC would like to provide additional funds to maintain and repair the roadway.

Mayor Olk expressed his concern regarding the truck traffic from the development that continues to cause damage to the roadway and that there may not be enough funds collected from the development agreement to eventually replace the roadway.

Ms. Comiskey stated that she could advise the contractors to use the main entrance to assist in alleviating truck traffic.

Fred Balda, representing Brockdale Community LLC came forward and stated that they would like to patch the road given its current condition until the property was more fully developed and then the roadway could be reconstructed.

Mayor Olk stated that the Hillwood Development had increased traffic on Brockdale Park Road by approximately 90 percent causing the need for an improved roadway and significant maintenance. Mayor Olk noted that the current development agreement between the City and Hillwood was for a special assessment for road repairs of \$2,200 per lot with the road being replaced when 75% of the building permits had been issued. Mayor Olk's concern was that because the subdivision was years past the estimated date of completion, there would not be enough funds to cover costs to rebuild the roadway due to increasing construction prices. Mayor Olk suggested that a new agreement was needed that increased the assessment on lots within the Hillwood Development, and asked that contractors refrain from using the Brockdale Park Road east and south of the main entrance of the Hillwood Development.

Mayor Olk read into the record the following emails received in favor of repairs being made to Brockdale Park Road.

- Patricia Phillips, 1650 Brockdale Park Road
- Brian Blythe, 1640 Brockdale Park Road
- Brian Butler, 1475 Brockdale Park Road

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Baney, to approve the agreement with Brockdale Community LLC for the funding of roadway improvements for Brockdale Park Road and to authorize the City Manager to increase the funding above \$100,000 if necessary as provided for in Section 2.2 of the agreement. The motion passed unanimously by a 5 to 0 vote.

Executive Session Agenda

8. Executive Session:

- A. The City Council will convene 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.
- 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 7:57 pm.

9. Reconvene into Regular Session and take any action as a result of the Executive Session.

The City Council reconvened from Executive Session at 8:16 pm and there was no action taken as a result of the Executive Session.

10. Adjournment.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Lawrence to adjourn the meeting at 8:17 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

