



AGENDA

City of Lucas City Council Meeting March 7, 2019 7:00 PM

City Hall – Council Chambers 665 Country Club Road – Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, March 7, 2019 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

The Citizen Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City council cannot discuss issues raised or make any decisions but may refer items to City Staff for research and possible inclusion on a future agenda.

1. Citizen Input (Mayor Olk)

Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Items of Community Interest. (Mayor Olk)

- A. Discuss pending legislation that is being considered by the 86th Legislature and provide guidance to City Staff and City Attorney.

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

3. Consent Agenda:

- A. Approval of the minutes of the February 21, 2019 City Council meeting. (Special Projects Coordinator Kent Souriyasak)

- B. Consider amending the Fiscal Year 18/19 budget to reallocate funds totaling \$582,838.82 for capital improvements previously approved in Fiscal Year 17/18. **(Finance Director Liz Exum)**

Regular Agenda

4. Consider the request by Anita Ahmadi of 2540 West McGarity Lane to install a gate on Allison Lane and discuss maintenance and possible construction of Allison Lane and public safety access. **(Development Services Director Joe Hilbourn)**
5. Discuss funding strategies for future water and roadway infrastructure projects including issuance of Certificates of Obligation and the potential impact to the existing property tax rate. **(Finance Director Liz Exum, City Manager Joni Clarke, SAMCO Financial Advisor Mark McLiney)**
6. Consider the request by O'Reilly Auto Parts for approval of the landscape plan, site plan, and architectural plan for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition that is located north of 571 South Angel Parkway. **(Development Services Director Joe Hilbourn)**
7. Review Article III of the City Charter and provide direction to the City Attorney regarding any proposed amendments to be considered as part of a Charter update. **(City Attorney Joe Gorfida)**

Executive Session Agenda

Pursuant to Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

8. An Executive Session is not scheduled for this meeting.
9. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on February 28, 2019.



Kent Souriyasak, Special Projects Coordinator

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Kent Souriyasak at 972.912.1213 or by email at kent@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

City Council Agenda Request

March 7, 2019

Requester: Mayor Jim Olk

Agenda Item Request

Citizen Input

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas Council Agenda Request March 7, 2019

Item No. 02

Requester: Mayor Jim Olk

Agenda Item Request

2. Items of Community Interest.

- A. Discuss pending legislation that is being considered by the 86th Legislature and provide guidance to City Staff and City Attorney.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas Council Agenda Request March 7, 2019

Item No. 03

Requester: Special Projects Coordinator Kent Souriyasak
Finance Director Liz Exum

Agenda Item Request

3. Consent Agenda:
 - A. Approval of the minutes of the February 21, 2019 City Council meeting.
 - B. Consider amending the Fiscal Year 18/19 budget to reallocate funds totaling \$582,838.82 for capital improvements previously approved in Fiscal Year 17/18.

Background Information

Agenda Item 3B:

The attached spreadsheet details outstanding contract balances by vendor, account number and funding source. Each of these contracts were previously budgeted during Fiscal Year 17-18. Reallocation is necessary to properly encumber outstanding contract balances in Fiscal Year 18-19.

Attachments/Supporting Documentation

1. Minutes of the February 21, 2019 City Council meeting
2. Reallocated Funding for Capital Projects

Budget/Financial Impact

NA

Recommendation

City Staff recommends approval of the Consent Agenda.

Motion

I make a motion to approve the Consent Agenda as presented.



**City of Lucas
City Council Meeting
February 21, 2019
7:00 P.M.**

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Olk called the meeting to order at 7:00 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
City Engineer Stanton Foerster
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens
Finance Director Liz Exum
Building Inspector Scott DeJong

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.

- A. Discuss pending legislation that is being considered by the 86th Legislature and provide guidance to City Staff and City Attorney.

There was no legislative update given at this meeting.

Mayor Olk discussed other items of community interest that included the Texas Trash Off Cleanup event scheduled for April 6, 2019 that would coincide with the electronic recycling event also scheduled for that same day. Mayor Olk noted that the City's Founders Day event was scheduled for May 11 from 12 Noon to 4 pm, and Mayor Pro Tem Peele encouraged residents to donate to the Stick Horse Rodeo event and participate in the day's activities. Mayor Olk noted that the City would be holding their General and Special Election on May 4 that included City Council seats 5 and 6 on

the ballot as well as renewing the Fire District along with the one-half percent sales tax allocated towards the district. Early voting would be held April 22 through April 30.

Mayor Pro Tem Peele discussed mosquito control safety measures pertaining to horses, livestock, and other insects, and referred to a newsletter article in the March edition of the Lucas Leader for more information.

Mayor Olk discussed the City's 60th Anniversary celebration held on February 19 and thanked Councilmember Fisher for her historical displays at the event. Mayor Olk informed the Council that Lucas Family Dental would be having their ribbon cutting ceremony on February 27 at 11am if any Councilmembers could attend. Councilmember Fisher stated she would be in attendance.

Chief Stephens informed the Council that the new fire engine was tentatively scheduled to arrive in Lucas by the end of March.

Councilmember Lawrence stated that the Lovejoy High School basketball team had advanced to the next round in the playoffs and encouraged citizens to come out and support the team.

Councilmember Fisher stated that the Technology Committee would be meeting March 12 and encouraged citizens to attend.

Consent Agenda

3. Consent Agenda.

- A. Approval of the minutes of the February 7, 2019 City Council meeting.
- B. Approval of the City of Lucas Investment Report for quarter ending December 31, 2018.

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 Agenda

4. Conduct the first of two public hearings for the voluntary annexation requested by Gary Cobb for a tract of land located in the Montgomery Birch Survey, Abstract A0115, Tract 19, being all of 10.696 acres, otherwise known as 2020 East Lucas Road.

Building Inspector Scott DeJong gave a presentation explaining that the property owner entered into an annexation agreement in September of 2014. A building permit and annexation application has been filed as part of the development agreement. This annexation was voluntary but required two public hearings.

Mayor Olk opened the public hearing at 7:13pm, there being no one wishing to speak, and the public hearing was closed.

This item was for discussion purposes only, no formal action was required.

- 5. Conduct the second of two public hearings for the voluntary annexation requested by Gary Cobb for a tract of land located in the Montgomery Birch Survey, Abstract A0115, Tract 19, being all of 10.696 acres, otherwise known as 2020 East Lucas Road.**

Building Inspector Scott DeJong stated that this was the second required public hearing for this annexation request.

Mayor Olk opened the public hearing at 7:14 pm, there being no one wishing to speak, the public hearing was closed.

This item was for discussion purposes only, no formal action was required.

Regular Agenda

Mayor Olk announced that the Council would be discussing Agenda Item 11 at this time.

11. Discuss FM 1378 Maintenance Project by the Texas Department of Transportation.

Brenan Honey, Collin County Engineer for TxDOT discussed project updates with the City Council related to TxDOT roadways. The first project Mr. Honey discussed was the maintenance safety project for FM 1378 stating that the safety project would extend from White Rock Creek Bridge south of Stacy Road all the way down to Parker Road. He explained that the roadway would most likely have 3-foot shoulders and they would be upgrading approximately 200 driveways associated with this project and 17 culverts. Mr. Honey stated that they would level up and provide a base repair with three-quarter inch overlay high pressure open course asphalt. That allows for better drainage. Mr. Honey noted that the project would be going to bid in May and approximately two months later construction would begin. The project would begin with drainage. Rumble strips, new signage and new striping would all be included in the maintenance project and would take approximately 13 months to complete.

Mr. Honey further explained that the next TxDOT project scheduled would be the intersection improvements at the Bait Shop (Lucas Road and Southview Drive). He noted that the survey had been completed, traffic data was being finalizing along with utility investigation for the area. Mr. Honey stated that TxDOT would be meeting with property owners in May/June and there was a possibility that a public hearing may have to be held. He noted that they were working with a consultant to assess options for the intersection to identify the best footprint possible allowing for increased traffic movement and turn lanes.

Mayor Olk stated that the intersection was a concern due to the traffic congestion. He reminded Mr. Honey that the City partnered with Collin County to purchase the vacant property at that intersection to assist with improvements to the area. Mayor Olk stated that the City would like to meet with TxDOT once plans were ready for the intersection improvements, and clarified that the additional shoulder work was needed to allow vehicles to pull over when emergency vehicles needed to pass.

Mr. Honey discussed adding turn lanes and the need to potentially move traffic signals as part of the safety project.

Councilmember Fisher asked if a left turn lane would be added to the Estates Parkway intersection improvements.

Mr. Honey stated that they would be widening the intersection to provide left turn lanes and would most likely have to build a temporary turn lane in order to move traffic through the Bait Shop intersection.

Mr. Honey stated that he could provide the City with further updates in May or June once they have more details on the projects.

This item was for discussion purposes only, no formal action was taken.

Mayor Olk moved back to Agenda Item No. 6 on the Regular Agenda.

6. Consider the acceptance and approval of the City of Lucas Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2017-2018 presented by BrooksWatson & Co

Mike Brooks, with BrooksWatson CPA's, gave a presentation on the City's Annual Financial Report. He discussed the audit process, the City's assets, general fund balance, general fund revenue and expenditures, as well as utility fund revenue and expenditures. Mr. Brooks stated that the City had prepared a comprehensive annual financial report and gone above and beyond the standard reporting requirements.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Fisher to accept the Comprehensive Annual Financial Report for fiscal year 2017-2018. The motion passed unanimously by a 7 to 0 vote.

7. Consider the renewal of the Lovejoy ISD EMS Services Contract.

Chief Stephens gave a presentation stating that the contract with Lovejoy ISD for emergency medical services provided at their football games was an automatic renewal contract that was up for renewal.

Chief Stephens explained how calls were responded to while an apparatus was located at the football game and coverage that occurred at the fire station to respond to emergency calls. He noted that Medic 862 covers the game while Medic 861 covers the City. Should Medic 861 be on another call, mutual aid would be dispatched. Chief Stephens noted that 21 of the 25 games were covered using volunteer emergency responders.

Councilmember Duke asked if the contract covered the costs associated with working the games and potentially transporting patients.

Chief Stephens stated that the contract did cover costs appropriately and an overtime rate was used in the contract calculation for services provided.

Mayor Olk stated that for future updates, a memorandum could be sent annually regarding the status of this coverage being provided.

The City Council was in agreement to continue the contract with automatic renewals.

8. Consider approving Resolution R 2019-02-00480 supporting the City of Lucas applying for the FY 2018 Staffing for Adequate Fire and Emergency Response (SAFER) Grant.

Chief Stephens stated that the SAFER grant was available to apply for but was requesting permission to apply as this was a cost sharing grant where the City would have to provide a certain amount of funding. Chief Stephens stated that the grant provided funding to increase the number of trained front line firefighters. He further explained that the grant provided for 75 percent of the actual costs incurred in each of the first and second years of the grant, and 35 percent of actual costs incurred in the third year of the grant.

Chief Stephens reviewed with the Council the City's projected annual contributions associated with adding three full-time firefighters.

Finance Director Liz Exum explained how the tax rate could be affected with adding additional staff members. Ms. Exum discussed the tax rate and maintenance and operations increases that would equate to a 4.26 percent increase in year one. Ms. Exum reviewed each year and the potential affect it would have on the budget and tax rate. Ms. Exum further explained that the calculations did not include adjusted tax values for 2019 or new properties added to the tax role as of January 1, 2019.

Mayor Olk stated that the projections did not anticipate growth, and if staff members were increased, it could trigger an election if revenue caps are put in place during this legislative session.

Councilmember Millsap noted that years 1, 3 and 4 would require an election because the City would be asking for an eight percent increase in the tax rate.

The Council discussed how disbursement of the grant funds was applied, how funding would be disbursed if personnel hired as part of the grant left the City, and the need for additional firefighters as the City grows.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to approve Resolution R 2019-02-00480 supporting the City of Lucas applying for the FY 2018 Staffing for Adequate Fire and Emergency Response (SAFER) Grant. The motion passed unanimously by a 7 to 0 vote.

9. Discuss timeline for Capital roadway and water projects.

City Engineer Stanton Foerster explained the capital project timeline outlining projects that were in the design phase and the construction phase.

Councilmember Millsap stated the schedule was easy to read and manage for future projects.

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

10. Consider authorizing the City Manager to negotiate and enter into separate contracts for the construction of Stinson Road (Bid #015-19), Blondy Jhune Road (Bid #016-19), and Winningkoff Road (Bid #017-19) with McMahan Contractor in the amount not to exceed \$6,775,235.14 plus a five percent contingency of \$338,762 for a total of \$7,113,997.14.

City Engineer Stanton Foerster stated that pre-bid meetings were held and McMahan Contractor submitted the lowest bid. Mr. Foerster stated that the City expects timely completion of the contract with the timeframes indicated by McMahan's bid. He outlined that the City may assess liquidated

damages in the amount of \$500 per day for Winningkoff and \$1,000 per day for Stinson and Blondy Jhune for each day the project was delayed in completion.

Councilmember Fisher expressed concern related to drainage drawings that depict using right of way on resident's property and funding had not been allocated for that acquisition.

Mr. Foerster stated that homes on Blondy Jhune from the Hendrix Farm to the west bridge were considered prescriptive right of way, and prescriptive right of way would not be obtained. However, construction access may be needed in those areas. The City would obtain construction easements, but if the property owner did not want to participate, they would not be required to do so.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney, to authorizing the City Manager to negotiate and enter into separate contracts for the construction of Stinson Road, Blondy Jhune Road, and Winningkoff Road with McMahon Contractor in the amount not to exceed \$6,775,235.14 plus a five percent contingency of \$338,762 for a total of \$7,113,997.14. The motion passed unanimously by a 7 to 0 vote.

12. Consider setting a policy for the board/commission appointment process.

Councilmember Duke stated that it was brought to his attention that several applicants were confused about the appointment process and expectations. He discussed how board appointments had been handled differently and believed it would be beneficial to have a policy in place to convey the same message to prospective applicants.

The Council discussed how the board appointment process had evolved through the years and various ways in which the appointment process could be handled.

Mayor Pro Tem Peele suggested applications be accepted throughout the year and a one-time appointment process took place in December, including existing board members that were up for reappointment. Mayor Pro Tem Peele stated that she would like to maintain the option to hold interviews for the Board of Adjustment in Executive Session.

Mayor Olk noted that he was in favor of holding a Meet and Greet reception inviting new applicants and existing board members to the event. During the event, Councilmembers could provide information about the various boards and volunteer opportunities, additional interviews could be held if needed, and appointments would take place in December. Mayor Olk noted that the Meet and Greet reception could take place several months before the appointment process in December.

Councilmember Fisher stated that she would volunteer to be part of a subcommittee to formulate a policy.

The City Council was in agreement with the following guidelines regarding the board appointment process:

- Appointments take place in December annually
- Hold Meet and Greet Reception, separate from Council meeting, for prospective applicants and existing board members

- Have presentation materials available for each Board describing their responsibilities and the appointment process
 - Create deadline for application submittals in order to hold Meet and Greet and conduct interviews if necessary.
- 13. Consider the Fiscal Year 19/20 budget calendar(s) being proposed for the fiscal year 19/20 budget process.**

Finance Director Liz Exum presented the budget calendars depicting various meeting dates needed depending whether the effective tax rate was used or a tax rate that went beyond the effective tax rate.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Fisher to approve the calendar dates as presented. The motion passed unanimously by a 7 to 0 vote.

Executive Session Agenda

14. Executive Session.

An Executive Session was not held at this meeting.

15. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 9:01 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Mayor Jim Olk

Stacy Henderson, City Secretary

City of Lucas
Fiscal Year 2018-2019
Re-allocated Funding for Capital Projects

Account No	Vendor	Project	Budgeted through Fiscal Year 17/18	Paid through Fiscal Year 17/18	Reallocation Fiscal Year 18/19	Funding Source Fiscal Year 18/19
By Contract						
21-8210-490-120	BW2	Parker Rd Waterline Phase 1	\$ 64,500.00	\$ 63,234.00	\$ 1,266.00	Water Fund Reserves
21-8210-490-120	Contingency/Remaining	Parker Rd Waterline Phase 1	\$ 70,427.00	\$ 28,107.29	\$ 42,319.71	Water Fund Reserves
21-8210-490-122	BW2	Parker Rd Waterline Phase 2	\$ 33,500.00	\$ 32,390.00	\$ 1,110.00	Water Fund Reserves
21-8210-490-122	Contingency/Remaining	Parker Rd Waterline Phase 2	\$ 507,503.00	\$ 427,735.50	\$ 79,767.50	Water Fund Reserves
21-8210-490-125	BW2	North Pump Station Water Tower & Pump House	\$ 185,000.00	\$ 112,120.00	\$ 72,880.00	Water Fund Reserves
21-8210-491-123	Birkhoff	Winningkoff Road Reverse Curve	\$ 144,645.00	\$ 141,374.37	\$ 3,270.63	2017 CO General Fund
21-8210-491-123	Contingency/Alliance G	Winningkoff Road Reverse Curve	\$ 100,480.00	\$ 93,544.95	\$ 6,935.05	2017 CO General Fund
21-8210-491-124	Birkhoff	Stinson Road/West Lucas Intersection	\$ 91,130.00	\$ 83,339.40	\$ 7,790.60	2017 CO General Fund
21-8210-491-124	Camino	Stinson Road/West Lucas Intersection	\$ 445,332.00	\$ 363,763.00	\$ 81,569.00	2017 CO General Fund
21-8210-491-124	Alliance Geotech	Stinson Road/West Lucas Intersection	\$ 14,884.13	\$ 4,884.13	\$ 10,000.00	2017 CO General Fund
21-8210-491-124	Contingency/Remaining	Stinson Road/West Lucas Intersection	\$ 28,355.87	\$ 3,619.98	\$ 24,735.89	2017 CO General Fund
21-8210-491-126	Birkhoff	West Lucas Road/Country Club Intersection	\$ 82,700.00	\$ 55,303.39	\$ 27,396.61	2017 CO General Fund
21-8210-491-127	Birkhoff	Winningkoff Road Reverse Curve to Snider Lane	\$ 215,850.00	\$ 106,867.17	\$ 108,982.83	2017 CO General Fund
21-8210-491-128	KCI**	Stinson Road Parker Road to Bristol Park	\$ 272,222.82	\$ 168,222.82	\$ 104,000.00	2017 CO General Fund
21-8210-491-129	Lakes Engineering	Blondy Jhune Road West Bridge to Winningkoff Road	\$ 115,315.00	\$ 104,500.00	\$ 10,815.00	2017 CO General Fund
Total			\$ 2,371,844.82	\$ 1,789,006.00	\$ <u>582,838.82</u>	

Re-allocation summary by account number

21-8210-490-120	Parker Rd Waterline Phase 1	\$ 43,585.71
21-8210-490-122	Parker Rd Waterline Phase 2	\$ 80,877.50
21-8210-490-125	North Pump Station Water Tower & Pump House	\$ 72,880.00
21-8210-491-123	Winningkoff Road Reverse Curve	\$ 10,205.68
21-8210-491-124	Stinson Road/West Lucas Intersection	\$ 124,095.49
21-8210-491-126	West Lucas Road/Country Club Intersection	\$ 27,396.61
21-8210-491-127	Winningkoff Road Reverse Curve to Snider Lane	\$ 108,982.83
21-8210-491-128	Stinson Road Parker Road to Bristol Park	\$ 104,000.00
21-8210-491-129	Blondy Jhune Road West Bridge to Winningkoff Road	\$ 10,815.00
		<u>\$ 582,838.82</u>

Re-allocation summary by funding source

General Fund 2017 Certificates of Obligation	\$ 385,495.61
Water Fund 2017 Certificates of Obligation	\$ 197,343.21
	<u>\$ 582,838.82</u>

** Lakes Engineering to finish design contract includes final payment to KCI for \$8,000



City of Lucas

City Council Agenda Request

March 7, 2019

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Anita Ahmadi of 2540 West McGarity Lane to install a gate on Allison Lane and discuss maintenance and possible construction of Allison Lane and public safety access.

Background Information

Anita Ahmadi has expressed concern that other people are using her driveway to access the commercial tracts along Angel Parkway. Mrs. Ahmadi has access rights to a nonexclusive easement that has also been dedicated for public use as right of way for a future roadway. The City of Lucas has not yet built this roadway but does mow the right of way on a periodic basis.

At the February 7, 2019 City Council meeting, the City Council requested additional information regarding options for the gate location, road installation, and maintenance. Because these options all have associated costs, they are listed under the financial section of this coversheet.

The City Council also requested that Fire Chief Ted Stephens determine if the area along Allison Lane has adequate road access for the Fire-Rescue Department to respond with the ambulance and engine. Chief Stevens determined that the emergency response access from either McGarity Lane or from the Fox Glen Subdivision (Pennington) had its challenges:

1. The Engine is able to turn south onto Allison Lane to gain access to 2540 West McGarity Lane but would need to back out of the entire length of Allison Lane to McGarity Lane.
2. The Engine is able to turn south on Pennington into the Fox Glen Subdivision, but it is difficult to turn right (west) onto the emergency access road. From the emergency access road, the Engine is unable to turn left (south) onto Allison Lane due to roadway width and gate location.

Attachments/Supporting Documentation

1. Location Map
2. Minutes from February 7, 2019 City Council Meeting

Budget/Financial Impact

The cost estimates detail each potential option regarding Allison Lane:



City of Lucas

City Council Agenda Request

March 7, 2019

1. Build Allison Lane – Installation of a 24’ wide road six-inch base, with two inches of asphalt costing \$61,161. If Allison Lane is built with just the base, the cost would be \$37,696. Annual maintenance for either option is approximately \$4,000. If the width of Allison Lane was reduced to a 12-foot-wide roadway, the cost would be half of the above estimate and maintenance would also be half of the cost annually.
2. Maintenance of Driveway - Cost to maintain the driveway at current level would be \$2,000 annually that would include one semi-load of gravel and a machine to spread in the spring and again in the fall.
3. Installation of a Gate - We received a proposed estimate for a gate that would be \$4,400.

Recommendation

Staff recommends using road millings from the City’s upcoming roadway projects (i.e. Blondy Jhune, Stinson and Winningkoff) for one-time maintenance to the drive as they become available. Staff does not support the construction of a gate that would prevent public access and use of City right of way.

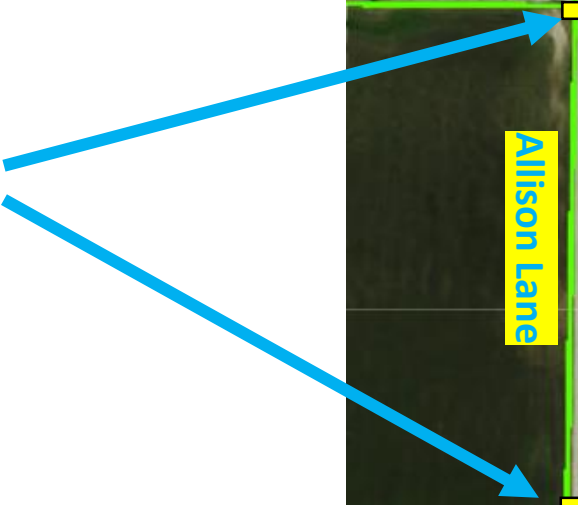
Sec. 3.01.008 Construction in easement

(c) Improvements in city street easements may be allowed by specific approval of the city council, subject to the property owner indemnifying the city against claims for repair or damages that might occur because of the improvements.

Motion

I make a motion to approve/deny the installation of a gate on Allison Lane based on the supporting documentation detailing the gate, road and maintenance cost options and road access confirmation.

Possible Gate Locations





City of Lucas
City Council Meeting
February 7, 2019
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Olk called the meeting to order at 7:00 p.m.

*

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap
Councilmember Tim Baney (*arrived at 8:54pm*)
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida
City Engineer Stanton Foerster
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens

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.

A. Presentation of Proclamation celebrating the City of Lucas' 60th Anniversary.

Mayor Olk read into the record the Proclamation celebrating the City of Lucas' 60th Anniversary.

B. Discuss pending legislation that is being considered by the 86th Legislature and provide guidance to City Staff and City Attorney.

Councilmember Fisher encouraged citizens to go online to view the legislative meetings that are being livestreamed.

Mayor Olk discussed other items of community interest stating that the City would be hosting an open house on February 19, 2019 celebrating the City's 60th anniversary from 5-7 pm. Mayor Olk

noted that the Texas Trash Off cleanup event was scheduled for April 6, 2019, and candidate filing for the May 4, 2019 election was taking place through February 15 with applications available at City Hall, also on the ballot was the continuation of the Fire District for a 10 year commitment.

Councilmember Fisher asked for an update regarding the intersection improvements proposed by TxDOT for the Country Club/Estates Parkway intersection. Mr. Foerster stated that he had received plans from TxDOT, but no start date was indicated.

Mayor Olk asked that this item be placed on the February 21, 2019 agenda for further update and discussion.

Mayor Pro Tem Peele discussed Founders Day and the stick horse rodeo event, noting that stick horse donations were always accepted, and encouraged residents to participate and enjoy the annual event.

Consent Agenda

3. Consent Agenda.

- A. Approval of the minutes of the January 17, 2019 City Council meeting.
- B. Consider adopting Ordinance 2019-02-00888 ordering a General Election to be held on May 4, 2019, for the purpose of electing two (2) City Councilmembers for Seat No. 5 and Seat No. 6; designating location of polling place; ordering notice of election to be given as prescribed by law in connection with such election; authorizing execution of joint election agreement; and providing for an effective date.
- C. Consider adopting Ordinance 2019-02-00889 ordering a Special Election to be held on May 4, 2019, for the purpose of whether the City of Lucas Fire Control, Prevention and Emergency Medical Services District should be continued for 10 years, and the Fire Control, Prevention and Emergency Medical Services District sales tax should be continued for 10 years; designating location of polling place; ordering notice of election to be given as prescribed by law in connection with such election; authorizing execution of joint election agreement; and providing for an effective date.

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 6 to 0 vote.

Regular Agenda

4. Consider the request by Anita Ahmadi of 2540 W McGarity Lane to install a gate on Allison Lane.

Anita Ahmadi, 2540 McGarity Lane, stated that she would like to add a utility gate at the entrance of Allison Lane to prevent vehicles from accessing her driveway when attempting to get to the surrounding commercial areas. Ms. Ahmadi stated that the road has been damaged by construction vehicles using Allison Lane as a pass through to get to the commercial properties that were under

construction and is now barely drivable. Ms. Ahmadi stated that she needed to repair the roadway, but didn't want to invest funds if vehicles would be continually using her driveway.

Mayor Olk asked if Allison Lane was a public access easement.

Stanton Foerster, City Engineer, stated that the City owns the right of way, but Ms. Ahmadi has access rights to a nonexclusive easement that has been dedicated as public right of way for a future roadway. Mr. Foerster stated that it is a driveway, but referred to as Allison Lane. He also explained that when the Fox Glen development next to Ms. Ahmadi's property was developed, a 40-foot public right of way was dedicated. This was the only access to Ms. Ahmadi's property.

Mayor Pro Tem Peele asked if there was any signage on the road indicating it was not a through street.

Mr. Foerster stated that dead-end signs are posted in the area.

Mayor Pro Tem Peele expressed her concern regarding gating off a public access roadway and asked how many businesses would be affected if the gate was installed.

Ms. Ahmadi stated that Allison Lane does not access any of the commercial properties; therefore, no businesses would be affected by the gate installation.

Mayor Olk stated that he was not in favor of installing a gate on a public access roadway, but asked why right of way the City owned was not being maintained.

The City Council discussed various ways in which to divert traffic, and whether the City should be maintaining this roadway. The City Council also discussed placement of the gate at a location further down Allison Lane along an emergency access opening. The City Council questioned whether fire-rescue vehicles could handle the turning radius onto Allison Lane with a gate in place.

Mayor Olk stated that he was not comfortable with closing off Allison Lane along with maintaining the roadway without having public access.

Councilmember Millsap stated that he was in support of the installation of gate at Allison Lane at the owners expense, and the City would maintain the roadway north of the gate.

Fire Chief Ted Stephens stated that it was the Fire-Rescue Department's policy that their fire engine not travel on gravel roads due to the size of their engine. Chief Stephens stated that they would do everything possible to reach the home, but cannot guarantee that fire vehicles would be able to reach the residence.

The City Council requested to table this item to gather additional information from the Fire Chief and City Engineer on costs associated with road maintenance and fire-rescue access to the area.

- 5. Discuss and authorize the City Manager to negotiate and proceed with agreements in an amount not to exceed \$166,000 plus \$34,000 in contingency for a total of \$200,000 with the 1) Texas Department of Transportation and 2) Birkhoff, Hendricks & Carter, LLP for the construction of a median opening on Parker Road to provide for an eastbound left turn to northbound Cimarron Trail and to fund the agreements using the General Fund Reserve Account.**

Joe Ferdo, 6 Cimarron Trail stated that he was in support of a turn lane, but would like the turn lane to provide access traveling from both directions. Mr. Ferdo noted that without a turn lane with access in both directions, vehicles would be required to drive past the neighborhood and turn around depending on which direction they are traveling, as well as not having access for Fire-Rescue apparatus.

Casey Hendrix, 13 Cimarron Trail spoke in favor of the turn lane providing better access to the neighborhood and access fire Fire-Rescue.

Shayne Pemberton, 1 Chisholm Trail, stated that he was in favor of the turn lane providing better access to the neighborhood.

Councilmember Fisher read into the record an email received from Bill Fogg, 15 Cimarron Trail in support of the turn lane from Parker Road.

Mayor Pro Tem Peele thanked residents for coming out to speak regarding the impact the expansion of Parker Road has had on their neighborhood.

Councilmember Fisher stated there were safety concerns associated with not providing a turn lane from Parker Road and she was in support of the request.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to authorize the City Manager to negotiate and proceed with agreements in an amount not to exceed \$166,000 plus \$34,000 in contingency for a total of \$200,000 with the 1) Texas Department of Transportation and 2) Birkhoff, Hendricks & Carter, LLP for the construction of a median opening on Parker Road to provide for an eastbound left turn to northbound Cimarron Trail and to fund the agreements using the General Fund Reserve Account. The motion passed unanimously by a 6 to 0 vote.

6. Consider approval of the Amended Restated Development Agreement between the City of Lucas and Brockdale Community, LLC to fund future road improvements to Brockdale Park Road.

Development Services Director Joe Hilbourn explained that the original agreement entered into allotted for a \$2,200 road assessment fee for each building permit issued to be used towards improvements to Brockdale Park Road. Road improvements would occur when 75 percent of the permits for the subdivision had been issued. Due to the length of time it had taken for the subdivision to be built out, the proposed amended restated agreement changes the amount to \$4,400 for Phases three and four of the subdivision to assist in offsetting rising costs for road improvements.

Mayor Pro Tem Peele discussed her concerns related to the time it takes for larger developments to complete construction and the projected unknown costs associated with road repairs.

Mayor Olk explained that the development agreement and associated impact fees collected assist in maintaining the roadway, and he was pleased that the development agreement addressed repairing Brockdale Park Road, and not just the entrance to the Hillwood development.

Patrick Cowden, 3000 Turtle Creek, Dallas, representing Hillwood Development stated he was available to answer any questions.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to approve the Amended Restated Development Agreement between the City of Lucas and Brockdale Community, LLC to fund future road improvements to Brockdale Park Road. The motion passed unanimously by a 6 to 0 vote.

Due to the number of residents waiting to speak, Mayor Olk moved to Agenda Item No. 8 at this time.

8. Consider and provide direction to the City Manager to request proposals for drainage studies/projects as identified by the City Engineer and evaluate possible funding strategies for the following areas: Lemontree Country Estates, Kingswood Estates, Meadows, and the headwaters of Muddy Creek.

City Engineer Stanton Foerster stated that City staff was requesting to move forward with a drainage study for the Lemontree Country Estates, Kingswood Estates, Meadows, and the headwaters of Muddy Creek area. Mr. Foerster stated that the study would identify where drainage occurs and how well the area was draining.

City Manager Joni Clarke explained that drainage was a common concern brought to staff looking for support, and these particular areas have had concerns. Mr. Clarke stated that once the study was complete, a priority list could be created.

The City Council discussed drainage in the areas of Kingswood, Lemontree and other areas of the City and various ways in which to conduct a drainage study.

Jim Lannucci, 9 Kingswood, stated he was in support of the proposal and encouraged expansion of the study to include the entire City. Mr. Lannucci stated that he now has water that constantly comes up from underground, and stated that it was no longer just a surface issue with drainage.

Larry Mahlberg, 2 Cimarron Trail, stated that the City has a problem with flooding and suggested the Corp of Engineers get involved that could possibly provide some grant funding for a study or project.

Paula Carvalho, 5 Kingswood, stated that she was in support of the study, and noted that she has had standing water on her property for three months that will not drain.

Mayor Olk read into the record a letter received from Fred and Lori Davis of 7 Kingswood, and an email received from Paul Sobczak of Lemontree Estates in favor of the study due to the drainage issues on their property and in their neighborhood.

Becky Ospina, 11 Kingwood spoke in support of the study due to the damage she was experiencing on her property with standing water that created contamination issues and mosquito breeding.

Mayor Olk noted that his property backed up to Lemontree Estates and was within the study area, but was not considered in conflict with this agenda item and could participate in the discussion. Mayor Olk noted that he was in support of the drainage study focusing on certain areas of the City

first then possibly expanding. The study would also assist developers building in the City with accounting for appropriate drainage when grading and developing their property.

Councilmember Lawrence stated that he also lived in Lemontree Estates and understood the concerns of the neighborhood and the need for a drainage study to be conducted.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to approve moving forward with a drainage study and evaluate possible funding strategies for the Lemontree Country Estates and Kingswood Estates. The motion passed unanimously by a 6 to 0 vote.

Mayor Olk moved back to Agenda Item No. 7.

7. Consider and provide direction to the City Manager regarding future water reconstruction projects as identified in the City's Capital Improvement Plan and by the City Engineer and evaluate possible funding strategies.

City Engineer Stanton Foerster discussed future water reconstruction projects that were identified in the Capital Improvement Plan, but not funded. Mr. Foerster recommended future funding of the following design projects:

1. Waterline Looping \$200,000
2. Rollingwood Circle/Choice Lane/Lakeview Drive Six-Inch Waterline Loop (97 homes) \$432,165
3. Edgewood Lane/W. Lucas Road and Cedar Bend Trail/E. Lucas Road Six-Inch Waterline Loops (32 homes) \$113,530
4. Graham Lane/Rock Ridge Court Eight-Inch Waterline Loop (34 homes) \$571,775

Councilmember Fisher asked if these projects would be funded through the Water Fund account.

City Manager Joni Clarke stated that staff was requesting to move forward with requesting proposals for design, no funding was needed at this time. City staff would be meeting with the City's Financial Advisor and wanted to be able to prepare for future funding strategies in this area.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve authorizing the City Manager to proceed with requesting proposals for the design of the following CIP projects. The motion passed unanimously by a 7 to 0 vote.

- Waterline looping
- Rollingwood Circle/Choice Lane/Lakeview Drive six-inch waterline loop
- Edgewood Lane/West Lucas Road and Cedar Bend Trail/East Lucas Road six-inch waterline loops
- Graham Lane/Rock Ridge Court eight-inch waterline loop

9. Consider nominations for the 2019 Service Tree Award Program.

Councilmember Fisher stated that the Service Tree Subcommittee met and nominated Mrs. Lee Ford and Peggy Rusterholtz as Service Tree recipients for their many contributions to the City and community.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Duke to approve Mrs. Lee Ford and Peggy Rusterholtz as Service Tree recipients for 2019. The motion passed unanimously by a 7 to 0 vote.

10. Review Articles I and II of the City Charter and provide direction to the City Attorney regarding any proposed amendments to be considered as part of a Charter update.

City Attorney Joe Gorfida stated that from a legal standpoint, there were no items that needed to be amended in Articles I and II of the Home Rule Charter. There were some provisions that needed to be updated relating to when the original charter was adopted, but nothing that conflicted with State law.

The City Council had no suggested changes for Articles I and II of the Home Rule Charter.

11. Consider appointing a Grand Marshal for the 2019 Founders Day Parade.

Councilmember Fisher noted that Representative Candy Noble had been attentive to the community and nominated Representative Noble as the Grand Marshal for Founders Day.

Mayor Olk asked City staff to extend an invitation to Representative Noble.

12. Consider approving Resolution R 2019-02-00479 accepting the voluntary annexation petition submitted by Cary L. and Sharon C. Cobb for a tract of land located in the Montgomery Birch Survey, Abstract A0115, Tract 19, being all of 10.696 acres of land, otherwise known as 2020 East Lucas Road.

Development Services Director Joe Hilbourn stated that the property owner had submitted for voluntary annexation as part of the development agreement. Mr. Hilbourn noted that a new State law requires the Council to formally accept the voluntary annexation application.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele, to approve Resolution R 2019-02-00479 accepting the voluntary annexation petition submitted by Cary L. and Sharon C. Cobb for a tract of land located in the Montgomery Birch Survey, Abstract A0115, Tract 19, being all of 10.696 acres of land, otherwise known as 2020 East Lucas Road. The motion passed unanimously by a 7 to 0 vote.

13. Discuss future transportation projects, the 2018 Collin County Bond Program and Park and Open Space funding with Collin County Commissioner Darrell Hale.

Mayor Pro Tem Peele stated that the meeting should focus on larger items, such as the intersection near Southview and East Lucas Road, where land was purchased between the City and County to make improvements to the area, as well as the future project of Stinson Road.

Councilmember Fisher also noted that the development in the City of Branch with 2,100 homes being proposed would have a negative impact on traffic in the area and should be added to the list of topics for discussion.

The City Council discussed traffic concerns through the community and the difference in the City's Thoroughfare Plan and the County's Thoroughfare Plan. The City Council also wanted to add to the topics of discussion the status of West Lucas Road in the County's bond program.

Executive Session Agenda

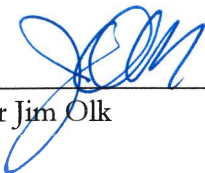
14. Executive Session.

An Executive Session was not held at this meeting.

15. Adjournment.

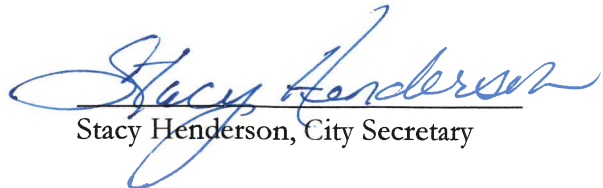
MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 9:20 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Stacy Henderson, City Secretary





City of Lucas Council Agenda Request March 7, 2019

Item No. 05

Requester: Finance Director Liz Exum
City Manager Joni Clarke
Mark McLiney (SAMCO Financial Advisor)

Agenda Item Request

Discuss funding strategies for future water and roadway infrastructure projects including issuance of Certificates of Obligation and the potential impact to the existing property tax rate.

Background Information

At the January 3, 2019 City Council meeting, future roadway reconstruction projects as identified in the City’s Capital Improvement Plan and Thoroughfare Plan were discussed. For the purpose of planning, the City Council agreed to tentatively use the amount of seven or eight million dollars for Certificates of Obligation funding and discuss the potential impact to the existing property tax rate. Financial Advisor Mark McLiney from SAMCO will be discussing the proposed timeline for the issuance of new debt and the projected impact to the existing property tax rate.

Unfunded roadway projects to be considered for planning purposes include:

- | | |
|---|------------------|
| • Stinson Road northern section from Bentwater Drive to the Reverse Curve | \$2,100,000 |
| • Winningkoff Road southern section from East Lucas Road to the Reverse Curve | \$2,700,000 |
| • Design estimated at 10 % of construction costs | \$480,000 |
| • Project management cost estimated at 10 % of construction | \$480,000 |
| • Contingency 10 % | <u>\$480,000</u> |
| Total unfunded project costs for general fund | \$6,240,000 |

Unfunded water projects to be considered for planning purposes include:

- | | |
|--|------------------|
| • Waterline looping | \$200,000 |
| • Rollingwood Circle/Choice Lane/Lakeview Drive Six-Inch Waterline Loop (97 homes) | \$432,165 |
| • Edgewood Lane/W. Lucas Road and Cedar Bend Trail E. Lucas Road Six-Inch Waterline Loops (32 homes) | \$113,530 |
| • Graham Lane/Rock Ridge Court Eight-Inch Waterline Loop (34 homes) | \$571,775 |
| • Project management cost estimated at 10 % of construction | <u>\$131,747</u> |
| Total unfunded project costs for water fund | \$1,449,217 |



City of Lucas Council Agenda Request March 7, 2019

Item No. 05

City Council may want to consider the design of the following general fund projects in order to take advantage of potential funding opportunities from the Collin County Bond Program:

- Snider Lane western section and bridge from Winninkoff Road to Shady Lane (estimated 20% of \$4.1 M construction costs) \$820,000
- Stinson Road middle section and bridge from Bristol Park to Bentwater Drive (estimated 20% of \$4.1M construction costs) \$820,000
- Total unfunded additional project costs to consider \$1,640,000

- Total unfunded costs for both funds \$9,329,217

The tax rate impact study prepared by SAMCO does not include the projects listed above in their calculation. There will be an additional impact to the projected tax rate.

Attachments/Supporting Documentation

1. Tax Rate Impact Study \$7M – SAMCO
2. Tax Rate Impact Study \$9M – SAMCO
3. Timeline for 2019 Certificates of Obligation
4. Projected Fund Balance – General Fund
5. Projected Fund Balance – Water Fund
6. Property Tax Collection by Fiscal Year

Budget/Financial Impact

These projects are not funded in the Fiscal Year 18-19 budget. The cost estimates are schematic in nature and are subject to revision as engineering design progresses.

Recommendation

City Staff recommends using Certificates of Obligation to fund future roadway and water reconstruction projects identified in the City’s Capital Improvement and Thoroughfare Plans.

Motion

I make a motion to approve/deny obtaining funding for future roadway and water reconstruction projects identified in the City’s Capital Improvement and Thoroughfare Plans and authorize City Staff to work with SAMCO Financial Advisors on the Notice of Intention Resolution to issue Certificates of Obligation in an amount not to exceed \$ _____.

City of Lucas, Texas
\$7,000,000 Certificate of Obligation, Series 2019
\$5,670,000 General Fund Projects
Tax Rate Impact Study
March 7, 2019

Current 2018 Tax Rate		
M&O	0.2023	66.72%
I&S	0.1009	33.28%
Total	0.3032	100.00%

Taxable Value Growth Rate (2018-2041)		
2019		8%
2020		5%
2021		5%
2022		2%
2023-2039		0%

Historical Valuations						
Tax Year	Fiscal Year Ending 9/30	Taxable Values	Less: Freeze Values	Net Taxable Values	Growth Rate	
2011	2012	\$567,043,409	-\$49,461,013	\$517,582,396		
2012	2013	\$589,607,007	-\$52,474,732	\$537,132,275	3.78%	
2013	2014	\$663,672,428	-\$60,443,626	\$603,228,802	12.31%	
2014	2015	\$768,920,713	-\$71,869,895	\$697,050,818	15.55%	
2015	2016	\$870,966,798	-\$84,703,362	\$786,263,436	12.80%	
2016	2017	\$992,456,203	-\$98,447,135	\$894,009,068	13.70%	
2017	2018	\$1,123,948,354	-\$117,223,614	\$1,006,724,740	12.61%	
2018	2019	\$1,308,714,124	-\$141,865,378	\$1,166,848,746	15.91%	
Average Growth Rate					12.38%	

2018 Freeze Value Revenue \$355,688

1	2	3	4	5	6
Fiscal Year Ending 9/30	Projected Net Taxable Values	Current I&S Debt Service	\$5,670,000 Series 2019	Total Debt Service	I&S Tax Rate
2019	\$1,166,848,746	1,171,588		\$1,171,588	\$0.1009
2020	\$1,260,196,646	1,169,991	\$251,300	\$1,421,291	\$0.1128
2021	\$1,323,206,478	1,162,068	\$323,800	\$1,485,868	\$0.1123
2022	\$1,389,366,802	1,168,244	\$388,400	\$1,556,644	\$0.1120
2023	\$1,417,154,138	922,575	\$435,500	\$1,358,075	\$0.0958
2024	\$1,417,154,138	919,825	\$436,300	\$1,356,125	\$0.0957
2025	\$1,417,154,138	915,925	\$436,700	\$1,352,625	\$0.0954
2026	\$1,417,154,138	911,350	\$436,700	\$1,348,050	\$0.0951
2027	\$1,417,154,138	911,025	\$436,300	\$1,347,325	\$0.0951
2028	\$1,417,154,138	811,975	\$435,500	\$1,247,475	\$0.0880
2029	\$1,417,154,138	809,275	\$434,300	\$1,243,575	\$0.0878
2030	\$1,417,154,138	810,800	\$437,600	\$1,248,400	\$0.0881
2031	\$1,417,154,138	648,950	\$435,400	\$1,084,350	\$0.0765
2032	\$1,417,154,138	389,100	\$432,800	\$821,900	\$0.0580
2033	\$1,417,154,138	389,050	\$434,700	\$823,750	\$0.0581
2034	\$1,417,154,138	388,700	\$436,000	\$824,700	\$0.0582
2035	\$1,417,154,138	388,050	\$436,700	\$824,750	\$0.0582
2036	\$1,417,154,138	387,100	\$436,800	\$823,900	\$0.0581
2037	\$1,417,154,138	390,775	\$436,300	\$827,075	\$0.0584
2038	\$1,417,154,138	-	\$435,200	\$435,200	\$0.0307
2039	\$1,417,154,138	-	\$433,500	\$433,500	\$0.0306
Total		\$14,666,364	\$8,369,800	\$23,036,164	

Series 2019 CO's interest rate calculated at 4.00%. Current interest rate would be close to 3.50%.

City of Lucas, Texas
\$7,000,000 Certificate of Obligation, Series 2019
\$1,330,000 Utility Fund Projects
March 7, 2019

Current Utility System Debt Service						\$1,330,000 Utility Fund CO's	
FY Ending 30-Sep	CO's Series 2007	GO Refunding Bonds Series 2007	CO's Series 2011	CO's Series 2017	Total Revenue Debt Service	CO's Series 2019	New Total Debt Service
2019	164,838	119,006	161,025	192,650	637,519		637,519
2020	159,738	119,964	162,950	194,275	636,927	97,300	734,227
2021	159,531	110,922	169,650	195,750	635,853	95,500	731,353
2022	154,219	106,974	161,275	192,150	614,618	98,600	713,218
2023	148,906	-	162,613	193,475	504,994	96,600	601,594
2024	143,594	-	163,200	194,650	501,444	94,600	596,044
2025	138,281	-	163,300	195,675	497,256	97,500	594,756
2026	132,969	-	168,100	196,550	497,619	95,300	592,919
2027	127,656	-	167,600	192,350	487,606	98,000	585,606
2028	-	-	166,900	193,075	359,975	95,600	455,575
2029	-	-	166,000	193,650	359,650	98,100	457,750
2030	-	-	169,800	194,075	363,875	95,500	459,375
2031	-	-	168,300	194,350	362,650	97,800	460,450
2032	-	-	-	194,475	194,475	95,000	289,475
2033	-	-	-	194,450	194,450	97,100	291,550
2034	-	-	-	194,275	194,275	99,000	293,275
2035	-	-	-	193,950	193,950	95,800	289,750
2036	-	-	-	193,475	193,475	97,500	290,975
2037	-	-	-	192,850	192,850	94,100	286,950
2038	-	-	-	-	-	95,600	95,600
2039	-	-	-	-	-	<u>96,900</u>	<u>96,900</u>
Totals	\$1,329,731	\$456,866	\$2,150,713	\$3,686,150	\$7,623,460	\$1,931,400	\$8,917,341

City of Lucas, Texas
\$9,000,000 Certificate of Obligation, Series 2019
\$7,290,000 General Fund Projects
Tax Rate Impact Study
March 7, 2019

Current 2018 Tax Rate		
M&O	0.2023	66.72%
I&S	0.1009	33.28%
Total	0.3032	100.00%

Taxable Value Growth Rate (2018-2041)		
2019		8%
2020		5%
2021		5%
2022		2%
2023-2039		0%

Historical Valuations					
Tax Year	Fiscal Year Ending 9/30	Taxable Values	Less: Freeze Values	Net Taxable Values	Growth Rate
2011	2012	\$567,043,409	-\$49,461,013	\$517,582,396	
2012	2013	\$589,607,007	-\$52,474,732	\$537,132,275	3.78%
2013	2014	\$663,672,428	-\$60,443,626	\$603,228,802	12.31%
2014	2015	\$768,920,713	-\$71,869,895	\$697,050,818	15.55%
2015	2016	\$870,966,798	-\$84,703,362	\$786,263,436	12.80%
2016	2017	\$992,456,203	-\$98,447,135	\$894,009,068	13.70%
2017	2018	\$1,123,948,354	-\$117,223,614	\$1,006,724,740	12.61%
2018	2019	\$1,308,714,124	-\$141,865,378	\$1,166,848,746	15.91%
Average Growth Rate					12.38%

2018 Freeze Value Revenue

\$355,688

1	2	3	4	5	6
Fiscal Year Ending 9/30	Projected Net Taxable Values	Current I&S Debt Service	\$7,290,000 Series 2019	Total Debt Service	I&S Tax Rate
2019	\$1,166,848,746	1,171,588		\$1,171,588	\$0.1009
2020	\$1,260,196,646	1,169,991	\$316,100	\$1,486,091	\$0.1179
2021	\$1,323,206,478	1,162,068	\$398,400	\$1,560,468	\$0.1179
2022	\$1,389,366,802	1,168,244	\$472,400	\$1,640,644	\$0.1181
2023	\$1,417,154,138	922,575	\$567,700	\$1,490,275	\$0.1052
2024	\$1,417,154,138	919,825	\$565,700	\$1,485,525	\$0.1048
2025	\$1,417,154,138	915,925	\$563,300	\$1,479,225	\$0.1044
2026	\$1,417,154,138	911,350	\$565,400	\$1,476,750	\$0.1042
2027	\$1,417,154,138	911,025	\$566,900	\$1,477,925	\$0.1043
2028	\$1,417,154,138	811,975	\$562,900	\$1,374,875	\$0.0970
2029	\$1,417,154,138	809,275	\$563,400	\$1,372,675	\$0.0969
2030	\$1,417,154,138	810,800	\$563,300	\$1,374,100	\$0.0970
2031	\$1,417,154,138	648,950	\$562,600	\$1,211,550	\$0.0855
2032	\$1,417,154,138	389,100	\$566,200	\$955,300	\$0.0674
2033	\$1,417,154,138	389,050	\$564,100	\$953,150	\$0.0673
2034	\$1,417,154,138	388,700	\$566,300	\$955,000	\$0.0674
2035	\$1,417,154,138	388,050	\$562,800	\$950,850	\$0.0671
2036	\$1,417,154,138	387,100	\$563,600	\$950,700	\$0.0671
2037	\$1,417,154,138	390,775	\$563,600	\$954,375	\$0.0673
2038	\$1,417,154,138	-	\$562,800	\$562,800	\$0.0397
2039	\$1,417,154,138	-	\$566,100	\$566,100	\$0.0399
Total		\$14,666,364	\$10,783,600	\$25,449,964	

Series 2019 CO's interest rate calculated at 4.00%. Current interest rate would be close to 3.50%.

City of Lucas, Texas
\$9,000,000 Certificate of Obligation, Series 2019
\$1,710,000 Utility Fund Projects
March 7, 2019

Current Utility System Debt Service						\$1,710,000 Utility Fund CO's	
FY Ending 30-Sep	CO's Series 2007	GO Refunding Bonds Series 2007	CO's Series 2011	CO's Series 2017	Total Revenue Debt Service	CO's Series 2019	New Total Debt Service
2019	164,838	119,006	161,025	192,650	637,519		637,519
2020	159,738	119,964	162,950	194,275	636,927	122,300	759,227
2021	159,531	110,922	169,650	195,750	635,853	125,000	760,853
2022	154,219	106,974	161,275	192,150	614,618	122,600	737,218
2023	148,906	-	162,613	193,475	504,994	125,100	630,094
2024	143,594	-	163,200	194,650	501,444	122,500	623,944
2025	138,281	-	163,300	195,675	497,256	124,800	622,056
2026	132,969	-	168,100	196,550	497,619	126,900	624,519
2027	127,656	-	167,600	192,350	487,606	123,900	611,506
2028	-	-	166,900	193,075	359,975	125,800	485,775
2029	-	-	166,000	193,650	359,650	122,600	482,250
2030	-	-	169,800	194,075	363,875	124,300	488,175
2031	-	-	168,300	194,350	362,650	125,800	488,450
2032	-	-	-	194,475	194,475	122,200	316,675
2033	-	-	-	194,450	194,450	123,500	317,950
2034	-	-	-	194,275	194,275	124,600	318,875
2035	-	-	-	193,950	193,950	125,500	319,450
2036	-	-	-	193,475	193,475	126,200	319,675
2037	-	-	-	192,850	192,850	126,700	319,550
2038	-	-	-	-	-	122,100	122,100
2039	-	-	-	-	-	122,400	122,400
Totals	\$1,329,731	\$456,866	\$2,150,713	\$3,686,150	\$7,623,460	\$2,484,800	\$9,470,741

7,000,000*
CITY OF LUCAS, TEXAS
COMBINATION TAX & LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION,
SERIES 2019

Proposed Timetable

June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1	1	2	3	4	5	6					1	2	3	
2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
23	24	25	26	27	28	29	28	29	30	31	25	26	27	28	29	30	31			
30																				

<u>Date</u>	<u>Action Required</u>
Monday, June 3, 2019	SAMCO Capital Markets, Inc. ("SAMCO") sends the Request for Information ("RFI") to the City
Monday, June 10, 2019	RFI due back to SAMCO
Thursday, June 20, 2019	City Council authorizes a Notice of Intention ("NOI") Resolution to issue Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019 (the "Obligations").
Wednesday, June 26, 2019	<ul style="list-style-type: none"> SAMCO submits initial draft of Preliminary Official Statement ("POS") and Notice of Sale ("NOS") to Bond Counsel. First Publication of NOI published to the City's newspaper
Wednesday, July 3, 2019	<ul style="list-style-type: none"> SAMCO receives comments on POS/NOS from Bond Counsel Second Publication of NOI published to the City's newspaper
Monday, July 8, 2019	SAMCO submits second POS/NOS draft to all parties including S&P for review
Week of July 15, 2019	Schedule rating conference call with S&P
Monday, July 15, 2019	Final POS/NOS comments due to SAMCO from all parties
Wednesday, July 17, 2019	Post POS/NOS to Municipal Advisory Council of Texas ("MAC")
Thursday, July 25, 2019	<ul style="list-style-type: none"> Post POS/NOS to Post OS and electronically distribute POS/NOS website link to potential bidders. Receive S&P underlying rating.
Thursday, August 1, 2019	<ul style="list-style-type: none"> Receive electronic bids for the Obligations (11:00 A.M. Central Time) via Internet. Regular Council meeting to review bids for the Obligations and adopt the Ordinance authorizing and selling the Obligations
Wednesday, August 28, 2019	Obligations closing; Funds wired to the City's Depository Bank.

*Preliminary, subject to change.

City of Lucas
 General Fund Reserves by Fiscal Year

	Actual 2013-2014	Actual 2014-2015	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Projected 2018-2019
Unassigned Fund Balance per Audit Report	\$ 5,867,875	\$ 6,203,973	\$ 7,545,674	\$ 8,774,909	\$ 9,260,550	\$ 9,284,690
Adjusted For:						
FY 18-19 Projected Excess Fund Balance						\$ 143,013
Allocated/Restricted Reserves:						
Capital Project funding approved at (3-2-17) City Council Meeting				\$ (1,385,000)	\$ (1,385,000)	\$ (1,385,000)
Reserve for Ambulance						\$ (300,000)
Reserve for donation for future ambulance purchase					\$ (100,000)	\$ (100,000)
Reserve for Capital (\$50K per year)			\$ (50,000)	\$ (100,000)	\$ (150,000)	\$ (200,000)
FY 18-19 Transfer for Capital Projects						\$ (389,248)
Restricted for Brockdale Capital Roadway Improvements	\$ (47,935)	\$ (102,935)	\$ (140,335)	\$ (199,570)	\$ (245,054)	\$ (269,194)
Reserve Balance Prior to GASB 54 Requirement	\$ 5,819,940	\$ 6,101,038	\$ 7,355,339	\$ 7,090,339	\$ 7,380,496	\$ 6,784,261
Reserve Balance in Operating Months	16.7	17.1	19.3	16.5	16	14.1
50% Current Year General Fund Expenditures (6 months)	\$ (2,089,807)	\$ (2,143,890)	\$ (2,286,670)	\$ (2,583,535)	\$ (2,624,410)	\$ (2,910,512)
Reserve Balance After GASB 54 Requirement	\$ 3,730,133	\$ 3,957,148	\$ 5,068,669	\$ 4,506,804	\$ 4,756,086	\$ 3,873,749
Reserve Balance in Operating Months	10.7	11.1	13.3	10.5	10.0	8.1

City of Lucas
 Water Fund Reserves by Fiscal Year

	Actual 2013-2014	Actual 2014-2015	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Projected 2018-2019
Unrestricted Cash Balance per Audit Report	\$ 3,382,193	\$ 4,295,531	\$ 5,579,746	\$ 5,548,487	\$ 6,117,391	\$ 6,117,391
Adjusted For:						
FY 18-19 Projected Excess Fund Balance						\$ 98,063
Allocated/Restricted Reserves:						
Capital Project funding approved at (3-2-17) City Council Meeting				\$ (120,979)	\$ (120,979)	\$ (120,979)
Customer Deposits	\$ (209,565)	\$ (223,300)	\$ (239,250)	\$ (245,600)	\$ (247,600)	\$ (247,600)
Transfer to capital projects from reserves (FY 18-19)						\$ (411,652)
Reserve Balance Prior to GASB 54 Requirement	\$ 3,172,628	\$ 4,072,231	\$ 5,340,496	\$ 5,181,908	\$ 5,748,812	\$ 5,435,223
Reserve Balance in Operating Months	13	15	19	16	18	16
50% Current Year General Fund Expenditures (6 months)	\$ (1,397,368)	\$ (1,605,672)	\$ (1,656,470)	\$ (1,897,744)	\$ (1,949,722)	\$ (2,065,043)
Reserve Balance After GASB 54 Requirement	\$ 1,775,260	\$ 2,466,559	\$ 3,684,026	\$ 3,284,164	\$ 3,799,090	\$ 3,370,180
Reserve Balance in Operating Months	7	9	13	10	12	10

City of Lucas

Property Tax Collection by Fiscal Year

Fiscal Year	M&O	I&S	Total
2018-2019*	\$ 2,515,676	\$ 1,172,393	\$ 3,688,069
2017-2018	\$ 2,172,294	\$ 1,303,730	\$ 3,476,024
2016-2017	\$ 2,259,028	\$ 858,762	\$ 3,117,790
2015-2016	\$ 1,880,777	\$ 917,473	\$ 2,798,250
2014-2015	\$ 1,763,732	\$ 662,852	\$ 2,426,584
2013-2014	\$ 1,677,274	\$ 663,201	\$ 2,340,475
2012-2013	\$ 1,583,293	\$ 656,539	\$ 2,239,832
2011-2012	\$ 1,430,582	\$ 646,297	\$ 2,076,879
2010-2011	\$ 1,326,597	\$ 681,286	\$ 2,007,883
2009-2010	\$ 1,328,518	\$ 643,790	\$ 1,972,308

*FY 2018-2019 data shown using budget

City of Lucas

Property Tax Collection by Fiscal Year - Existing and New Values

Fiscal Year	Existing	New Value	Annexation	Total
2018-2019*	\$ 3,369,287	\$ 148,970	\$ 169,812	\$ 3,688,069
2017-2018	\$ 3,315,375	\$ 160,649		\$ 3,476,024
2016-2017	\$ 2,984,232	\$ 133,558		\$ 3,117,790
2015-2016	\$ 2,662,117	\$ 136,133		\$ 2,798,250
2014-2015	\$ 2,286,022	\$ 140,562		\$ 2,426,584
2013-2014	\$ 2,216,051	\$ 124,424		\$ 2,340,475
2012-2013	\$ 2,151,204	\$ 88,628		\$ 2,239,832
2011-2012	\$ 2,014,431	\$ 62,448		\$ 2,076,879
2010-2011	\$ 1,962,636	\$ 45,247		\$ 2,007,883
2009-2010	\$ 1,903,269	\$ 69,039		\$ 1,972,308

*FY 2018-2019 data shown using budget



City of Lucas Council Agenda Request March 7, 2019

Item No. 06

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by O'Reilly Auto Parts for approval of the landscape plan, site plan, and architectural plan for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition that is located north of 571 South Angel Parkway.

Background Information

The site has an approved preliminary plat. The site is 1.140 acres and zoned a Commercial Business.

Landscape Plan – Landscape area required for this site is 15 percent or 6,651 square feet and 21,059 square feet is provided. Landscape edge required is seven trees and 15 shrubs and eight trees and 30 shrubs are provided. Interior landscape required is 917 square feet and 1,686 square feet is provided. Four parking area trees are required and four are provided. Staff has asked for an additional three trees to be provided on the eastern boundary as a buffer until the rest of the property is developed.

Site Plan – The construction plans, stormwater report, and engineering have been reviewed for this project. There is detention on the eastern side of the property. O'Reilly Auto Parts is proposing an 8,000 square foot building with approximately 4,000 square feet of each floor area and stock room. There is a requirement of 17 parking spaces and 24 are provided. The dumpster is screened with materials similar from the building. The total impervious cover permitted is 32,291 square feet with 31,627 square feet being proposed.

Architectural Plan – The proposed building has 100 percent masonry and 75 percent is required.

Attachments/Supporting Documentation

1. Landscape Plan
2. Site Plan
3. Architectural Plan
4. Location Map

Budget/Financial Impact

NA



City of Lucas Council Agenda Request March 7, 2019

Item No. 06

Recommendation

The Planning and Zoning Commission unanimously recommends approval of the landscape plan, site plan, and architectural plan.

Motion

I make a motion to approve/deny the request by O'Reilly Auto Parts for the landscape plan, site plan, and architectural plan for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition.

PLANT LIST

SYMBOL	ABBR.	QUANT.	COMMON NAME	SCIENTIFIC NAME	CONDITION	SIZE	REMARKS
TREES							
	BO	6	BUR OAK	<i>Quercus macrocarpa</i>	B&B	4" CAL.	16'-18" HT, 8'-10' SP, WELL BRANCHED
	CE	5	CEDAR ELM	<i>Ulmus parvifolia</i>	B&B	4" CAL.	16'-18" HT, 8'-10' SP, WELL BRANCHED
SHRUBS							
	GA	64	DWARF GLOSSY ABELIA	<i>Abelia grandiflora</i>	CONT.	5 GAL.	24-30" HT. x 20" SP., FULL PLANT
PERENNIALS, GRASSES, GROUNDCOVERS, VINES							
	SOD	2,233 SY	COMMON BERMUDA	<i>Cynodon dactylon</i>	SOLID SOD		FULL WELL ROOTED, MIN. 1.25" MAT.
	ROCK MULCH	2,907 SF	ROCK MULCH	ROCK MULCH	CLEAN/WASHED		INSTALL TO DEPTH OF 2" (MIN.)

LANDSCAPE SUMMARY:

LANDSCAPE AREA REQUIRED
 15% OF GROSS LAND AREA (49,677 SF X .15) = 7,451 SF
 PROVIDED (42%) 21,345 SF

LANDSCAPE EDGE REQUIRED
 ONE CANOPY TREE AND EIGHT SHRUBS PER 20 LF OF SOUTH ANGEL PKWY (160LF / 20LF) = 8 TREES/64 SHRUBS
 PROVIDED 8 TREES/64 SHRUBS

PARKING LOT INTERIOR LANDSCAPING
 TOTAL PARKING AREA (15,411 SF X .05) = 770 SF
 PROVIDED 3,188 SF

PARKING AREA TREES
 ONE TREE PER 10 PARKING STALLS (24 / 10) = 3 TREES
 PROVIDED 3 TREES

SITE PLAN NOTES:

- REFER TO CIVIL PLAN FOR SITE DIMENSIONS AND LAYOUT OF BUILDING, DRIVES AND PARKING.
- REFER TO ARCHITECT'S PLANS FOR DESIGN ELEVATIONS OF BUILDINGS AND STRUCTURES.
- ALL SITE DEVELOPMENT COMPONENTS TO CONFORM TO THE REQUIREMENTS OF LUCAS, TEXAS ZONING ORDINANCE.
- ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS PROVIDED FOR THIS PROJECT OR TO LUCAS, TEXAS STANDARDS.
- REFER TO CIVIL PLANS FOR PROPOSED AND EXISTING UTILITY LOCATIONS, SIZES AND METER LOCATIONS.

PLANTING NOTES:

- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE.
- THE SITE WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH A RAIN/FREEZE SENSOR, THE SYSTEM SHALL BE CAPABLE OF PROVIDING THE REQUIRED AMOUNT OF WATER FOR THE HEALTH AND VIGOR OF THE PLANT MATERIAL SPECIFIED.
- ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS. REFER TO ARCHITECTURAL, CIVIL AND OTHER CONSULTANTS DRAWINGS FOR SPECIFIC INFORMATION RELATING TO UTILITIES AND OTHER SITE DETAILS. DRAWING SETS ARE AVAILABLE FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THESE PLANS. ANY DAMAGE TO STRUCTURES OR UTILITIES IN PLACE WHICH ARE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THIS CONTRACT SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL SHRUB, GROUND COVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A LAYER OF TWO INCHES (2" MIN.) OF ROCK MULCH.
- TREES SHALL BE PLANTED AT LEAST FIVE FEET (5'-0") AWAY FROM ANY PUBLIC UTILITY LINE AND FIVE FEET (5'-0") FROM THE PUBLIC RIGHT OF WAY.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (8) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (14) FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14') FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
- FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
- PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
- PROVIDE STEEL EDGING AS INDICATED ON THE DRAWING. WHERE NO EDGING IS INDICATED, PROVIDE A SHOVEL CUT EDGE WITHIN GROUND COVER OR SHRUB AREAS THAT ARE ADJACENT TO TURF.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- TOPSOIL SHALL BE A MINIMUM OF 8" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- REFER TO SHEET L1.1 FOR LANDSCAPE DETAILS RELATED TO THIS WORK.
- REFER TO CIVIL FOR GRADING AND UTILITY COORDINATION.
- APPROXIMATE LIMITS OF SODDING ARE SHOWN AS ON PLAN; CONTRACTOR TO PROVIDE SOD ON ALL AREAS DISTURBED BY CONSTRUCTION.
- CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1993 (AS UPDATED), OR ADA. NOTIFY PROJECT ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS REQUIRED.
- AFTER WARRANTY PERIOD, OWNER IS RESPONSIBLE FOR REPLACING DEAD PLANT MATERIAL FOR LIFE OF DEVELOPMENT.
- ALL CONSTRUCTION WILL CONFORM TO CITY OF LUCAS, TEXAS STANDARDS.
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS RELATED TO THIS WORK.



SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SOUTH ANGEL PARKWAY
LUCAS, TEXAS

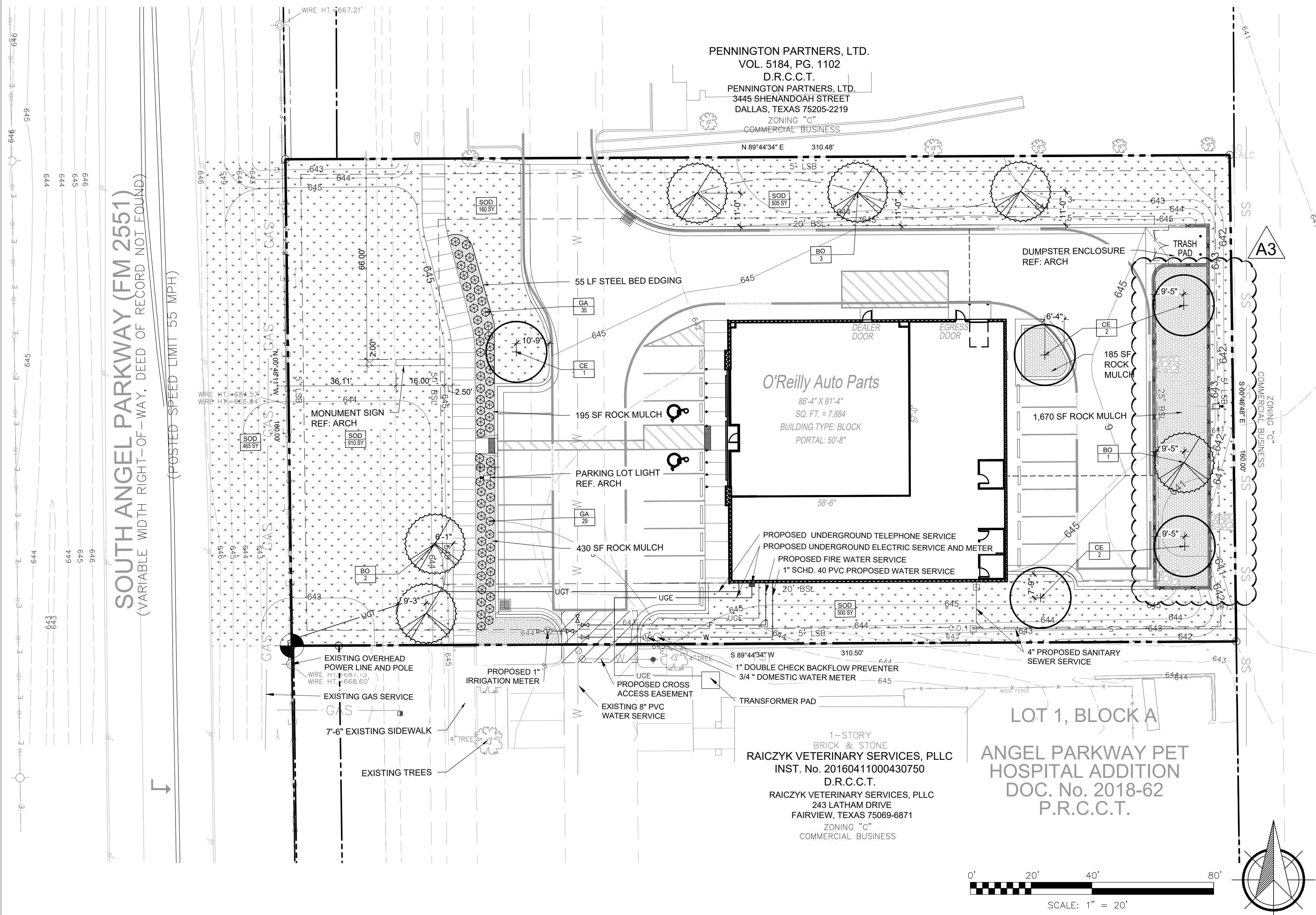
LANDSCAPE PLAN



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 (972) 464-4800
 www.bceinc.com

DRAWN BY: **MDC** CHECKED BY: **WBM**
 DATE: **03/23/18**
 REVISION: **01/07/2019(A3)**
 PROJECT NUMBER: **5433-00**
 SHEET NUMBER

L1.0
 LANDSCAPE PLAN



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SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



811
Know what's below
Call before you dig.

SITE DATA SUMMARY TABLE

REAL ESTATE PROPERTY GROSS AREA:	49,877 GSF / 1,140 ACRES
ZONING CLASSIFICATION:	CB (COMMERCIAL BUSINESS)
PROPERTY AREA:	(REFER SURVEY)
PAVEMENT AREA:	23,742.5 SQ. FT.
PARKING SUMMARY PARKING FORMULA:	1 SP. PER 200 SQ. FT. GFA
GFA:	3315 SQ. FT.
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	17
SPACES PROVIDED:	24
H.C. SPACES PROVIDED:	2
BUILDING #1 SUMMARY USE:	RETAIL SALES
GROSS AREA:	7,885 GSF
INTERIOR AREA:	7,545 GSF
NO. OF STORIES:	1 STORY
BUILDING HEIGHT:	19'-4"
PERCENTAGE OF LOT COVERED:	15.9%

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF CONCRETE
 - AREA OF PAVING
 - NEW POLE SIGN LOCATION
 - NEW CONCRETE PAVING BLOCK
 - NEW LIGHT POLE LOCATION
 - NEW FENCE CONSTRUCTION

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB, GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- (F) FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 11C2.2.

KEY NOTES

- (1) CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 10C2.2
- (2) CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA, REFER TO DETAIL 20C2.2
- (3) CONCRETE CURB, REFER TO DETAIL 30C2.2
- (4) CONCRETE SIDEWALK CURB, REFER TO DETAIL 40C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- (5) CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 50C2.2 AND STRUCTURAL DRAWINGS. LANDINGS MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
- (6) ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPPING, REFER TO DETAIL 60C2.2
- (7) STEEL BOLLARD, REFER TO DETAIL 70C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (3) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- (8) ACCESSIBLE PARKING SIGN, REFER TO DETAIL 80C2.2
- (9) DETECTIBLE WARNING SURFACE, REFER TO DETAIL 90C2.2
- (10) ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 100C2.2
- (11) ACCESSIBLE PARKING SPACE WITH ACCESSIBLE ADA COMPLIANT SLOPE IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- (12) REFUSE ENCLOSURE, REFER TO 10C2.3.
- (13) CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1/2" LONG #4 REBAR.
- (14) PARKING LOT LIGHTING, REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
- (15) 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- (16) SITE SIGN, REFER TO SHEET S01.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED. REFER TO SCOPE OF WORK SCHEDULE. REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
- (17) CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 20C2.2
- (18) LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL #4 MINIMUM INTO EXISTING WITH #4 X 1'-0" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- (19) ROLL DOWN CURB END TRANSITION SLOPING 1:2.
- (20) CONCRETE CURB IN RIGHT-OF-WAY PER CITY AND / OR STATE DESIGN STANDARDS.
- (21) LOADING ZONE. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- (22) CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 50C2.2
- (23) 3' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE PAVEMENT STRIPING AS INDICATED.
- (24) CONCRETE STORM WATER CONTROL SYSTEM. REFER TO SITE GRADING PLAN.
- (25) RETAINING WALL. REFER TO CIVIL DRAWINGS. REFER TO SHEET S3.3.
- (26) CURB OPENING, REFER TO SITE GRADING PLAN FOR ADDITIONAL REQUIREMENTS.
- (27) FIRE LANE. REFER TO CITY STANDARDS FOR DESIGN.
- (28) GUARDRAIL
- (29) SCREENING FENCE

CITY ORDINANCE

SEC. 118.044 DUMPSTER AND TRASH COMPACTOR SCREENING
(A) DUMPSTERS SHALL BE ENCLOSED ON THREE (3) SIDES WITH SIX-FOOT (6') WALLS CONSTRUCTED OF THE SAME MATERIALS AND FINISHES AS THE BUILDING.
(B) SCREENS ARE NOT REQUIRED FOR DUMPSTERS IN NONRESIDENTIAL DEVELOPMENT WHEN LOCATED IN THE SERVICE AREA AND SCREENED BY THE BUILDINGS, WING WALLS, OR SCREENING WALLS FROM PUBLIC VIEW.
(C) DUMPSTERS SHALL BE IDENTIFIED ON A SITE PLAN FOR ALL NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENT. THE SPECIFIC SCREENING REQUIREMENTS SPECIFIED IN THIS ARTICLE SHALL BE PLACED ON THE SITE PLAN.

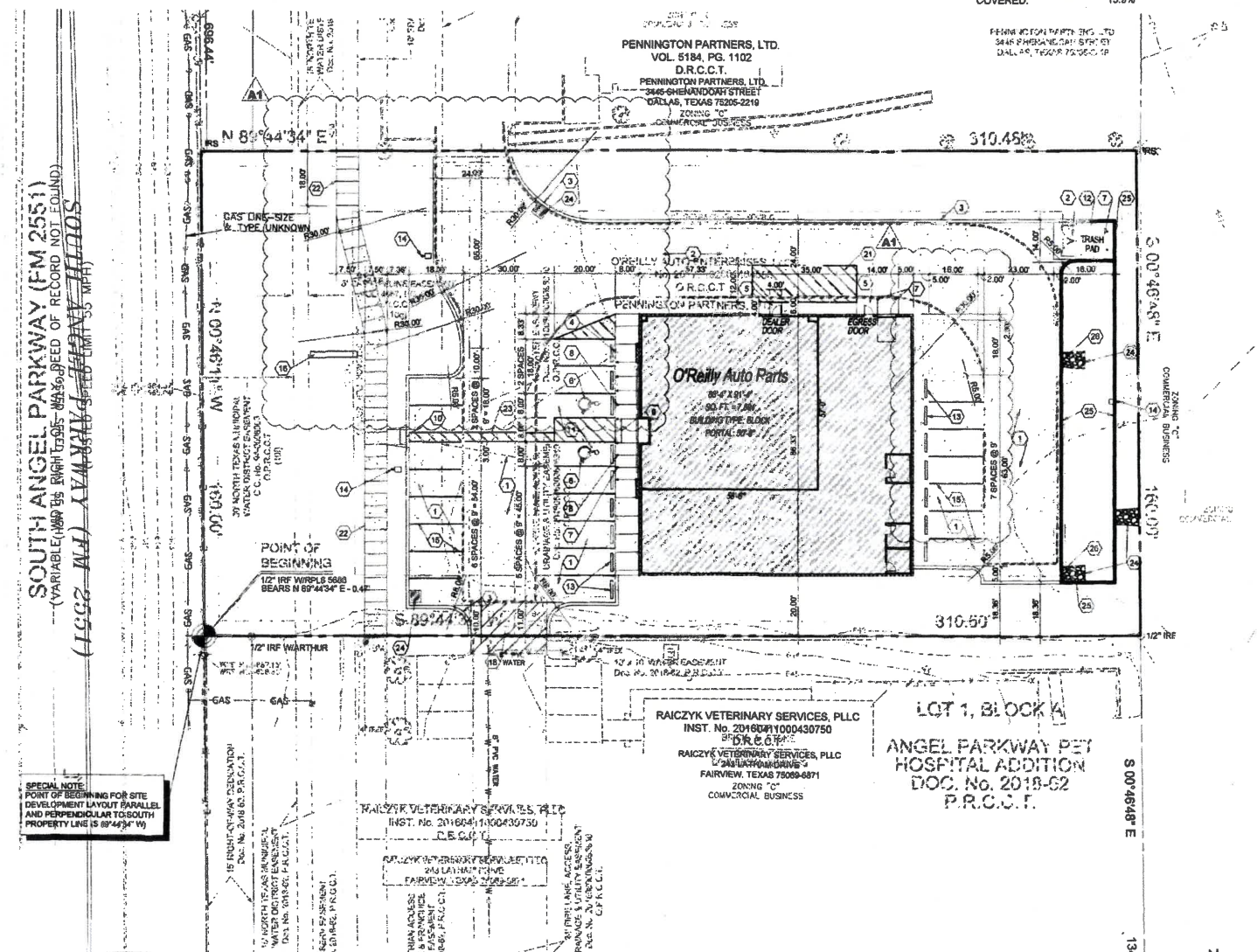
SEC. 118.045 SCREENING WALLS
(A) SOLID WALL
(1) DESIGN AND MATERIALS A REINFORCED STRUCTURAL ROCK, STONE, OR BRICK WALL HAVING A MINIMUM HEIGHT OF SIX (6) FEET OR A MAXIMUM HEIGHT OF EIGHT (8) FEET ARE REQUIRED. REINFORCED CONCRETE FOOTINGS ARE REQUIRED AND SHALL BE DESIGNED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE. THE ROCK OR STONE WALL SHALL BE CONSTRUCTED OF NATURAL MATERIALS. NO MANMADE "LOOK-ALIKE" SUBSTITUTES. ALL STRUCTURAL WALLS SHALL BE APPROVED BY THE PLANNING STAFF.
(2) ENGINEERING REQUIREMENTS, PLANS AND SPECIFICATIONS FOR THE WALL SHALL BE APPROVED BY THE CITY ENGINEER. ENGINEERING PLANS FOR THE SCREENING WALL SHALL BE SUBMITTED WITH AND BE PART OF THE SITE PLAN OR PRELIMINARY PLAN SUBMITTAL REQUIREMENTS. ALL SCREENING WALLS, BRICK, ROCK, OR STONE, SHALL HAVE SPECIFICATIONS PREPARED AND SEALED AND SIGNED BY A STRUCTURAL ENGINEER, LICENSED TO PRACTICE IN THE STATE.

(ORDINANCE 2005-12-05544, SEC. 1, ADOPTED 12/05/05)
(7) OFF-STREET PARKING AND LOADING. REQUIRED OFF-STREET PARKING MAY BE LOCATED WITHIN THE REQUIRED SETBACK PROVIDED THERE IS A FIFTY (50) FOOT LANDSCAPE BUFFER ADJACENT TO THE PROPERTY LINE. SUCH OFF-STREET PARKING SPACES SHALL BE ON A HARD-SURFACED DRIVE OR PARKING AREA. SPECIFIC OFF-STREET PARKING AND LOADING REQUIREMENTS ARE CONTAINED IN ARTICLE 140A, DIVISION 2, OF THIS CHAPTER.

(ORDINANCE 2018-08-0818 ADOPTED 8/20/18)
(8) BUFFERING AND SCREENING. THE FOLLOWING STANDARDS FOR BUFFERING AND SCREENING SHALL APPLY FOR ALL BUILDINGS IN THE COMMERCIAL BUSINESS DISTRICT.
(A) PARKING LOT LAYOUT, LANDSCAPING, BUFFERING, AND SCREENING SHALL MINIMIZE DIRECT VIEWS OF PARKED VEHICLES FROM STREETS.
(B) OFF-STREET LOADING AREAS SHALL BE LOCATED AT THE REAR OF ALL BUILDINGS AND SHALL BE ADEQUATELY SCREENED FROM VIEW OF ANY SINGLE-FAMILY RESIDENTIAL USE.
(C) OUTDOOR STORAGE OF TRASH RECEPTACLES SHALL BE AT THE SIDE OR REAR OF THE SITE, AND SHALL BE TOTALLY CIRCLED OR SCREENED BY FENCE, PLANTING, OR OTHER SUITABLE VISUAL BARRIER AND BE SECURED FROM PUBLIC ACCESS.
(D) TRANSFORMERS, HVAC EQUIPMENT (IF LOCATED AT GROUND LEVEL), LIFT STATIONS, UTILITY METERS, AND OTHER MACHINERY, AS WELL AS GARBAGE COLLECTION POINTS, SHALL BE LOCATED AT THE REAR PROPERTY LINE, DRIVE, OR ALLEY. IF SUCH USES ARE VISIBLE FROM AN ADJACENT RIGHT-OF-WAY OR PROPERTY, THEY SHALL BE TOTALLY SCREENED BY A FENCE OR SUITABLE PLANT OR OTHER VISUAL BARRIER OF AN APPROPRIATE HEIGHT OR AS PROPOSED OR APPROVED IN THE DEVELOPMENT SITE PLAN. TRASH RECEPTACLES SHALL HAVE A DOOR WHICH SHALL REMAIN CLOSED AT ALL TIMES.

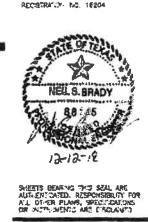
(ORDINANCE 2005-12-05544, SEC. 1, ADOPTED 12/05/05)
(9) IMPERVIOUS COVERAGE. THE MAXIMUM IMPERVIOUS COVERAGE SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%) OF THE TOTAL LOT AREA.
TOTAL SITE AREA: 49,878 SQ. FT.
TOTAL IMPERVIOUS AREA ALLOWED: 32,291.30 sq. ft.
TOTAL IMPERVIOUS AREA PROVIDED: 31,671.877 sq. ft.

(ORDINANCE 2013-07-0071 ADOPTED 7/18/13)
SEC. 14.04.037 OFF-STREET LOADING SPACES
EVERY BUILDING OR PART THEREOF ERRECTED OR OCCUPIED FOR RETAIL BUSINESS... OR OTHER USE SIMILARLY INVOLVING THE RECEIPT OR DISTRIBUTION BY VEHICLES OF MATERIALS OR MERCHANDISE SHALL PROVIDE AND MAINTAIN ON THE SAME PREMISES LOADING SPACE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
(1) FOR RETAIL, COMMERCIAL, SALES, SERVICE, OR INDUSTRIAL USE BUILDINGS AND ESTABLISHMENTS, OFF-STREET LOADING FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE SQUARE FEET OF MINIMUM REQUIRED SPACES OR BERTHS:
5,000 to 10,000 SQ. FT. 11 SPACE OR BERTH
(2) EACH REQUIRED LOADING SPACES SHALL HAVE A MINIMUM SIZE OF TWELVE FEET BY THIRTY-FIVE FEET (12' X 35') FOR CB USES WITH A VERTICAL CLEARANCE OF AT LEAST FOURTEEN (14') FEET. TOGETHER WITH ACCESS AND MANEUVERING AREAS.



SPECIAL NOTE:
POINT OF BEGINNING FOR SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE IS 89°44'11" W.

1 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 882-2874 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SOUTH ANGEL PARKWAY
LUCAS, TEXAS

ANDERSON ENGINEERING
ENGINEERS - SURVEYORS - LANDSCAPERS - DRILLING
1200 W. WILSON ST. SUITE 100
DALLAS, TEXAS 75203
PROJ # 10091-17 DRAWING # WD-111-007

DATE: 03/23/18
REVISION: ADDENDUM #1 - 12/12/18
PROJECT NUMBER: LUC

C2.1

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REGISTRATION NO: 16204
DESIGN BY OTHERS FOR REFERENCE ONLY
 SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

BUILDING SIGN SCHEDULE

GENERAL NOTES

FRONT EXTERIOR ELEVATION:
 TYPE: OR 49' / 24" AP LINEAR (REDUCED SPACING)
 DETAIL: REFER TO 5/SG2.1

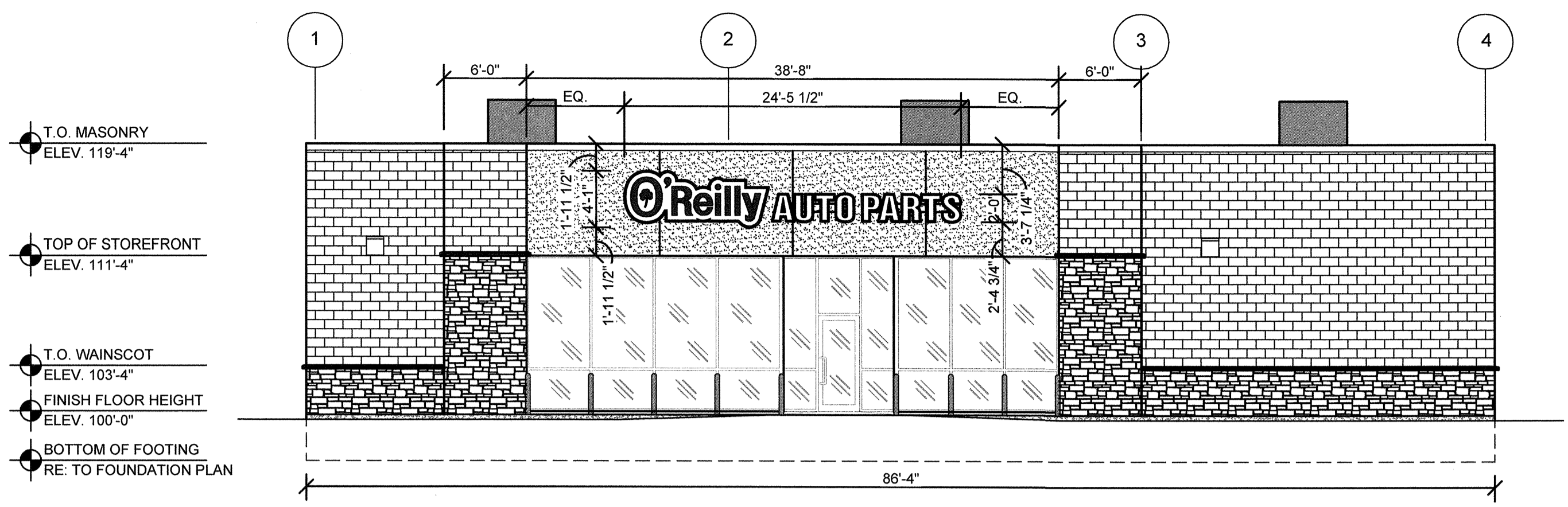
RIGHT EXTERIOR ELEVATION:
 TYPE: NO SIGN
 DETAIL:

LEFT EXTERIOR ELEVATION:
 TYPE: NO SIGN
 DETAIL:

REAR EXTERIOR ELEVATION:
 TYPE: NO SIGN
 DETAIL:

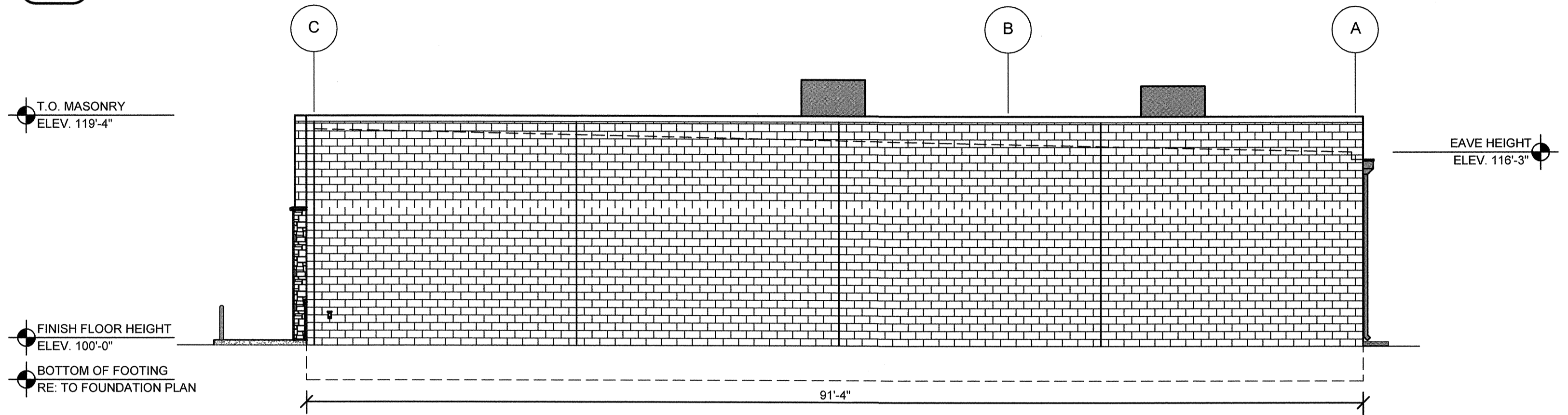
- (A) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (B) BUILDING PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS. CONTRACTOR TO PROVIDE BACKING AND ROUGH-IN ELECTRICAL AS REQUIRED FOR INSTALLATION. REFER TO A2.1 FOR EXTERIOR BUILDING FINISH.
- (C) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OTHERS (N.I.C.).

SPECIAL NOTE:
 A. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING "INSPECTION DEPARTMENT".



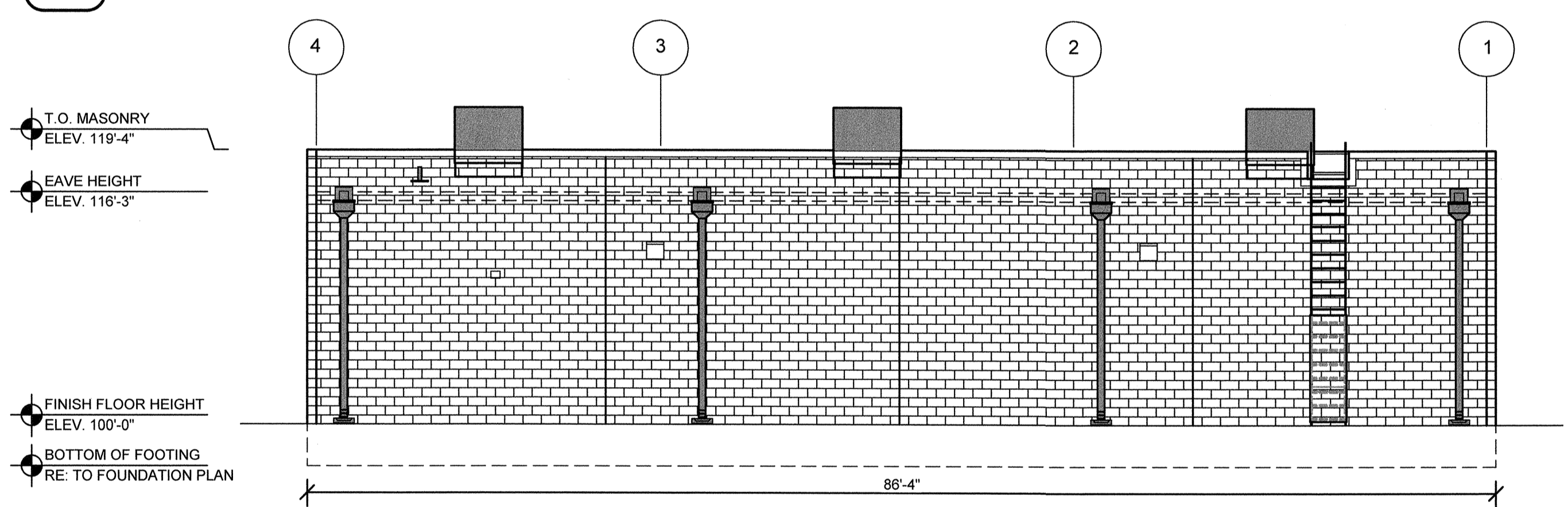
1 FRONT (WEST) EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



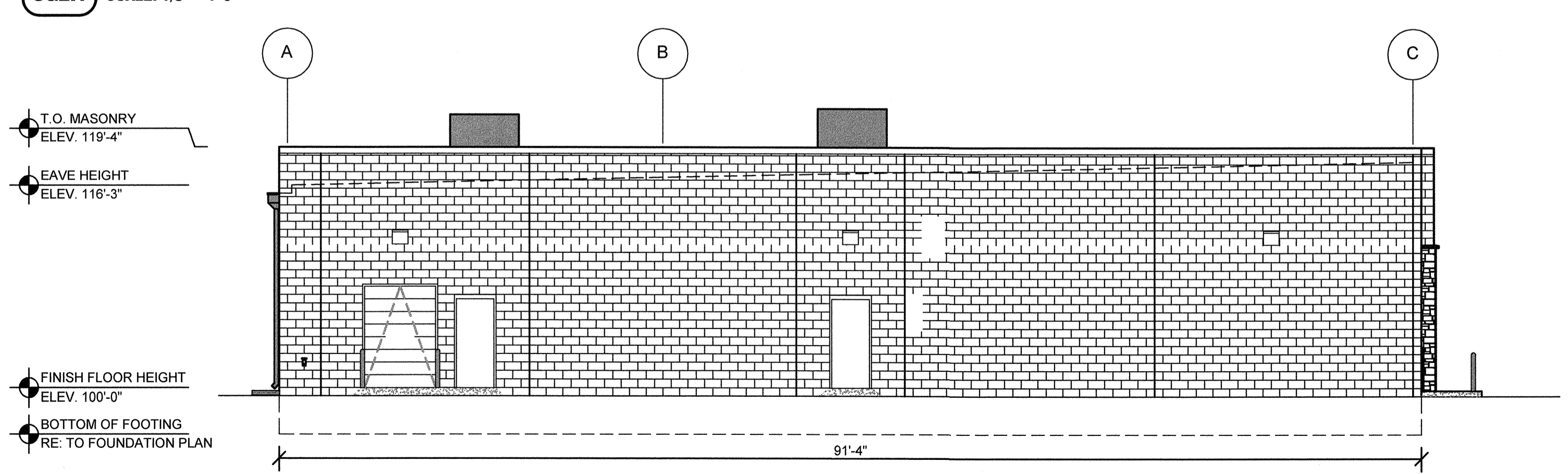
2 RIGHT (SOUTH) EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



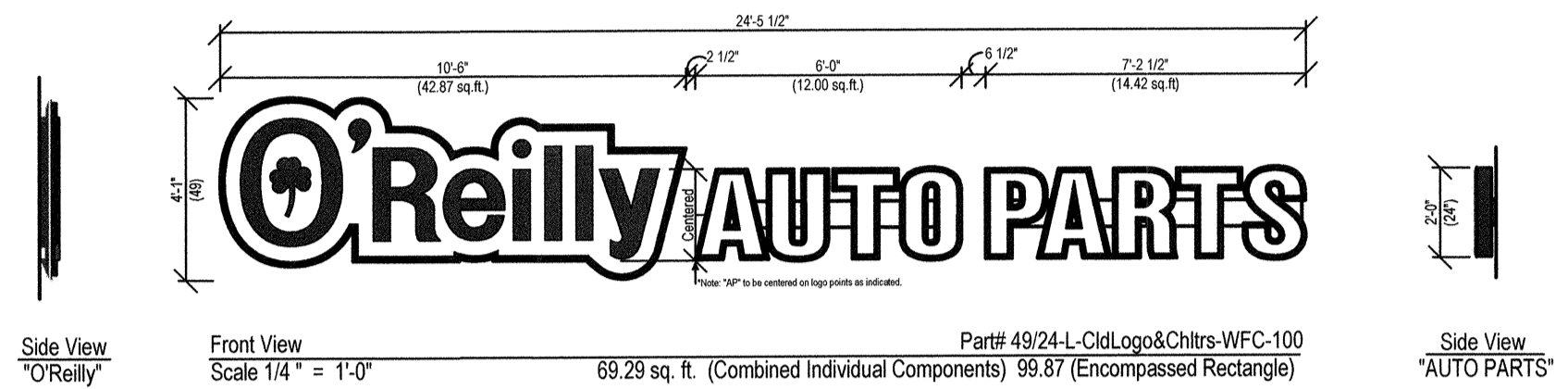
3 REAR (EAST) EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



4 LEFT (NORTH) EXTERIOR ELEVATION

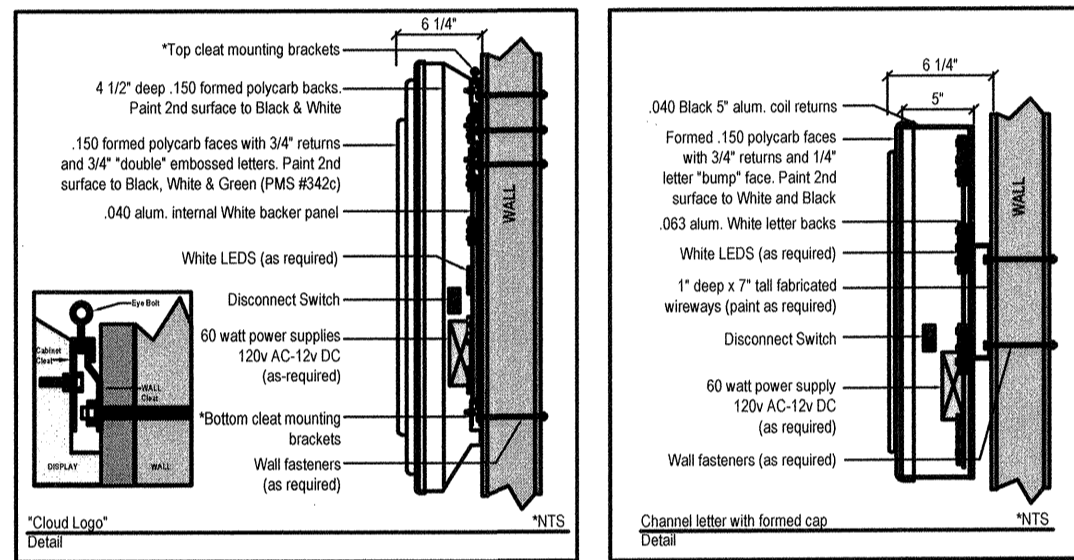
SG2.1 SCALE: 1/8" = 1'-0"



Part# 49/24-L-CldLogo&Chtrs-WFC-100
 Scale 1/4" = 1'-0"
 69.29 sq. ft. (Combined Individual Components) 99.87 (Encompassed Rectangle)

"O'Reilly" Cloud Logo with "AP" channel letters on 7" (h) x 1" (d) wireways. Wireways paint to: OAP RED
 "O'Reilly" Cloud Logo is formed polycarb with double embossment with 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.
 "AP" to have formed polycarb caps with 1/4" letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.

NOTE: This is the 49/24-L-CldLogo&Chtrs-WFC-100 with modified reduced spacing (100 sq. ft.) layout.



Formed Cloud Logo with "AP" Formed Caps & Channel Returns
 Part# 49/24-L-CldLogo&Chtrs-WFC-100

5 FRONT WALL SIGN DETAILS

SG2.1 SCALE: 1/4" = 1'-0"

ALLOWABLE WALL MOUNTED SIGNAGE

(ORDINANCE 2007-08-00596 ADOPTED 8/2/07)
 SECTION 3.16.009 SIGNS ALLOWED IN SPECIFIC ZONING DISTRICTS

(3) C COMMERCIAL DISTRICT; LI LIGHT INDUSTRIAL DISTRICT; VC VILLAGE CENTER DISTRICT.
 (B) SPECIFIC CRITERIA FOR CERTAIN SIGNS.

(iv) WALL SIGNS
 a. LOCATION ONE (1) WALL SIGN IS ALLOWED ON THE FRONT FACADE OF THE BUILDING. ADDITIONAL WALL SIGNS MAY BE PLACED ON ANY OTHER FACADE OF THE BUILDING IF SUCH FACADE FACES AN ABUTTING STREET.

b. SIGN AREA. A WALL SIGN MAY BE UP TO TEN (10) PERCENT OF THE FRONT FACADE OR 100 SQUARE FEET MAXIMUM.

ESTIMATED ALLOWABLE WALL MOUNTED SIGNAGE SIZE FOR EACH ELEVATION:

FRONT/WEST:	1,669.11 SQ. FT.
10% =	167 SQ. FT.
MAX SIGN AREA:	100 SQ. FT.
RIGHT/SOUTH:	1,765.78 SQ. FT.
10% =	177 SQ. FT.
MAX SIGN AREA:	100 SQ. FT.
REAR/EAST:	1,669.11 SQ. FT.
10% =	167 SQ. FT.
MAX SIGN AREA:	100 SQ. FT.
LEFT/NORTH:	1,765.78 SQ. FT.
10% =	177 SQ. FT.
MAX SIGN AREA:	100 SQ. FT.

PROJECT:
NEW O'REILLY AUTO PARTS STORE
SOUTH ANGEL PARKWAY
LUCAS, TEXAS
BUILDING EXTERIOR SIGNAGE

Buddy D. Webb
Architect - Consultant
 3057 EAST CAIRO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-1385 TELEPHONE
 (417) 877-9736 FAX

DRAWN BY: JF
 CHECKED BY: LG
 DATE: 03/23/18
 REVISION:
 PROJECT NUMBER: LUC
 SHEET NUMBER

SG2.1

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Location Map

O'Reilly Auto Parts





City of Lucas

City Council Agenda Request

March 7, 2019

Requester: City Attorney Joe Gorfida

Agenda Item Request

Review Article III of the City Charter and provide direction to the City Attorney regarding any proposed amendments to be considered as part of a Charter update.

Background Information

Section 12.03 of the City's Home Rule Charter requires that the City Council review the charter at least once every five years to determine whether any amendments are necessary.

City Staff is also reviewing the Charter and providing updates to the City Attorney for compilation.

Attachments/Supporting Documentation

1. Article III of the Home Rule Charter

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to provide the following recommended updates to the Home Rule Charter:

-

ARTICLE III

City Council

SECTION 3.01 Governing Body

The governing body of the City shall be known as the "City Council" and shall consist of a Mayor and six (6) Councilmembers.

SECTION 3.02 Elected Officers

- (1) Members -- The members of the City Council of the City, which include the Mayor and six (6) Councilmembers, shall be the only elected officers of the City, and they shall be elected and hold office and be compensated as provided herein.
- (2) Terms -- The Mayor and Councilmembers shall be elected by the qualified voters of the entire City for a term of three (3) years, or until a successor has been duly elected and qualified, but each Councilmember shall be elected to and occupy an at-large, non-geographical seat on the Council, such seats being numbered 1, 2, 3, 4, 5 and 6, respectively. The seats of the Councilmembers shall be designated on the official ballot as Councilmember Seats 1, 2, 3, 4, 5 and 6.
- (3) Transition Provisions -- To establish staggered terms for the Mayor and Councilmembers, the following transition provisions shall be applied:
 - (a) Beginning with the May 2009 election, the Mayor and Councilmember for Seat 3 will be elected for a three (3) year term. Councilmember for Seat 1 and Seat 2 will be elected for a two (2) year term.
 - (b) In May 2010, Councilmember for Seat 5 and Seat 6 will be elected for a three (3) year term. Councilmember for Seat 4 will be elected for a two (2) year term.
 - (c) In May 2011, Councilmember for Seat 1 and Seat 2 will be elected for a three (3) year term.
 - (d) In May 2012, the Mayor and Councilmember for Seat 3 and Seat 4 will be elected for a three (3) year term.
 - (e) In May 2013, Councilmember for Seat 5 and Seat 6 will be elected for a three year term.
- (4) Current Terms -- The current terms of Councilmembers in office when this Section takes effect shall not be shortened by the transition provision in (3) above.
- (5) Pattern -- Beginning in 2012, a pattern of electing the Mayor and a number of Councilmembers on a "3-2-2" annual rotation basis shall be in effect and continue thereafter.

SECTION 3.03 Candidacy of the Mayor and Councilmembers

- (1) **Qualification** -- No person shall be a candidate for the office of Mayor or Councilmember unless such candidate is a qualified voter of the City and shall have resided in the City for not less than one (1) year preceding the day of election and should not be in arrears in the payment of any City taxes.
- (2) **Declaration** -- Candidates of the office of Mayor or Councilmember may have their names printed upon the official ballot being nominated for such office by written application. The order of the names of the candidates on the ballot shall be determined by lot in a public drawing to be held under the supervision of the City Secretary in accordance with the Texas Election Code.
- (3) **Filing** -- An application stating a declaration of candidacy shall be filed with the City Secretary or a duly appointed designee, who shall affix the date and time stamp on the ballot application, during regular office hours not earlier than the 75th day before the day of the election as provided by State law. The candidate's ballot application must be filed not later than 5 p.m. on the date provided in accordance with State law. The City Hall shall not remain open to the general public after such time to accept ballot applications.

SECTION 3.04 Election

- (1) All candidates running for Mayor or Councilmember seat, respectively, shall be elected by a majority vote of all votes cast in the regular municipal election for the office which the candidate seeks election.
- (2) In the event that a candidate does not receive a majority of votes, it shall be the duty of the City Council to order a runoff election for every Councilmember seat or Mayor to which no one was elected. Such runoff election shall be held in accordance with State law.
- (3) Should any person who was a candidate at the regular municipal election and who is entitled to become a candidate at the runoff election die, refuse or otherwise be unable to appear on the runoff election ballot, the candidate for such office standing next highest in the computation of vote for that office shall succeed to the rights of such candidate who failed to appear on the ballot at said runoff election. This method for selecting alternate runoff candidates shall be employed until there are two (2) candidates for each office in each runoff election and should there be only one candidate for office after the conclusion of this process, that candidate shall be declared the winner. However, if at the date of the election, there is no runoff candidate left from those who sought to be elected to that seat or Mayor in the regular election, the City Council shall declare no one elected to such seat or Mayor and shall call a Special Election on such date provided by State law to elect a person to such seat or Mayor; and said Special Election shall be conducted pursuant to State law prescribing special elections to fill vacancies in municipal offices.

SECTION 3.05 Judge of Election

- (1) The City Council shall be the judge of the qualifications of its own members and of the Mayor, subject to review of the courts in case of an election contest. The City Council shall, in accordance with State law, canvass the returns for any election and declare the results of such election. Should a runoff election be necessary, such election shall be held in accordance with the Texas Election Code and other applicable statutes.
- (2) In the event of a tie vote between candidates, the respective candidates so tied may agree to cast lots to determine who shall be the duly elected officer. In the event such tied candidates do not agree to determine the results of the election by casting lots, a run-off election shall be called and the respective candidates so tied shall cast lots to determine the order their names shall appear on the ballot for such run-off elections. The candidate receiving the highest number of votes of the entire City cast at said run-off election shall be elected to such office.

SECTION 3.06 Date and Conduct of Election

The regular municipal election of the City Council shall be held on the uniform election day in May, in accordance with this Charter, and the same shall be conducted and the results canvassed and announced in accordance with the laws of the State regulating all municipal elections and in accordance with the ordinances adopted by the City Council for the conduct of elections.

SECTION 3.07 Qualifying of Officers

The Mayor, Councilmembers, and other officers appointed under this Charter shall qualify by taking the oath prescribed by the Texas Constitution and by executing such bond as may be required under the provisions of this Charter and the ordinances and resolutions of the City at the first meeting following the canvass.

SECTION 3.08 Candidates Holding Special Positions with the City

- (1) In the event any Councilmember shall become a candidate for office of Mayor or in the event the Mayor or any Councilmember shall become a candidate for election to any seat on the City Council other than the office the Mayor or Councilmember is presently holding, such candidate shall tender and attach to their ballot application a resignation from said office, which shall be effective as of the date of such election without any further act of acceptance.
- (2) In the event any member of any body appointed by the City Council shall become a candidate for the office of Mayor or Councilmember, such position on such board shall be considered vacated upon election and qualification.
- (3) Any City employee who shall become a candidate for the office of Mayor or Councilmember shall immediately forfeit such position of employment and such ballot

application shall be accompanied by said employee's written resignation, the acceptance of which shall require no further act.

SECTION 3.09 City Council Vacancies and Attendance

- (1) In the event of a vacancy existing in the office of Mayor or any Councilmember from any cause whatsoever, the vacancy or vacancies occurring shall be filled by the qualified voters at an election within one hundred twenty (120) days after such occurs, as prescribed by State law. If the term of office or offices is or are unexpired, the number of members elected at such election shall serve in such office or offices for the remainder of the unexpired term of such office or offices following the date of the election.
- (2) Any member of the City Council remaining absent for three (3) consecutive regular meetings of the City Council, without first having obtained a leave of absence through City Council action at a regular meeting, such office may be declared vacated by a majority vote of all the remaining members of the City Council. Any member of the City Council remaining absent for six (6) consecutive regular meetings of the City Council shall be deemed to have forfeited such office through City Council action.
- (3) Any person elected to serve on the City Council, who, subsequent to taking office is convicted of a felony or a crime of moral turpitude shall automatically be deemed to have forfeited such office.
- (4) In case of disaster when a legal quorum of the City Council cannot be assembled due to multiple deaths or injuries, the surviving members of the City Council, or the highest surviving City official if no elected official remains, must, within twenty-four (24) hours of such disaster, or as soon as practicable, take such action as to ensure the basic health, safety and welfare of the citizens and undertake whatever action is necessary under the laws of the State to call for a special election. Until such election is held and the City Council qualified, the remaining members or highest ranking officer, if no elected official remains, shall only undertake those actions necessary to protect the basic health, safety and welfare of the citizens which such action may be subsequently ratified by the full City Council.

SECTION 3.10 Mayor Pro-Tem

- (1) At the first regular meeting after each regular election of the city council members and/or mayor, City Council shall select from among the Councilmembers a Mayor Pro-Tem to serve at the pleasure of the City Council.
- (2) The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor, and in this capacity shall have the rights conferred upon the Mayor.
- (3) During the disability or absence of the Mayor and the Mayor Pro-Tem, any Councilmember may be appointed by the remaining five (5) Council members to act as Mayor and in this capacity shall have the rights conferred upon the Mayor.

SECTION 3.11 Compensation for the Mayor and Councilmembers

- (1) The Mayor and Councilmembers may by ordinance establish reasonable compensation, but no increase in such compensation shall take effect until commencement of the terms of mayor and/or councilmember elected at the next regular election.
- (2) The City Council shall establish by ordinance the standards and policies concerning reimbursement of reasonable expenses incurred by the Mayor and Councilmembers in the performance of their official duties.

SECTION 3.12 Duties of Mayor

- (1) The Mayor shall preside at all meetings of the City Council and shall have full voting rights.
- (2) The Mayor shall perform such other duties consistent with the office as may be imposed by this Charter or the ordinances and resolutions of the City.
- (3) The Mayor shall sign all ordinances, resolutions, capital improvement contracts, conveyances made or entered into by the City, all bonds issued under the provisions of this Charter, and such other documents as authorized by the City Council.
- (4) The Mayor shall be recognized as the official head of the City for all ceremonial purposes.
- (5) The Mayor shall be recognized by the governor for the purpose of enforcing martial law. In time of danger or emergency, the Mayor may, in accordance with State law and with the consent of the Councilmembers, take command of the police and govern the City by proclamation and maintain order and enforce all laws.

SECTION 3.13 Duties of City Council

Except as otherwise provided by this Charter, all powers of the City and the determination of all matters of policy shall be vested in the City Council. Without limitation of the foregoing powers of the City Council, the City Council shall have the power to:

- (1) Fix the compensation of all appointive officers and employees.
- (2) Adopt the budget of the City.
- (3) Authorize the issuance of bonds by a bond ordinance.
- (4) By majority vote, inquire into the conduct of any office, department or agency of the City and make investigations as to municipal affairs. Nothing contained herein shall be construed to prohibit an inquiry into an operational issue.
- (5) Enact resolutions and ordinances.

City of Lucas, Texas
Ordinance # 2008-05-00612 Canvass of Election for Home Rule Charter
Approved May 15, 2008

- (6) The City Council shall adopt a periodic fiscal reporting policy, with such policy not providing for less than quarterly reporting.
- (7) To appoint members of the planning and zoning commission, the zoning board of adjustments and other such boards, committees, commissions and directors to corporations as may be authorized by State law. Any member appointed to such board, committee, commission or corporation shall have been a resident of the City of Lucas for a minimum of 6 (six) months at the time of their appointment.
- (8) Govern the affairs of the City in conformance with this Charter and the state and federal constitutions and laws, and to determine by majority vote the best and most appropriate method and manner of efficiently performing the functions and providing the services of the City, consistent with the council-city manager form of government; and, except as provided in this Charter with respect to certain departments that must be maintained in effect, the City Council may after considering the recommendation of the City Manager, create, change, merge, or abolish offices, departments or agencies of the City, and may contract for services by interlocal agreement or otherwise as it deems advisable to improve the services of the efficiency of government.

SECTION 3.14 Meetings of City Council

- (1) The City Council shall hold at least one (1) regular meeting each month and as many additional meetings as the City Council deems necessary to transact the business of the City. The City Council shall fix by ordinance the date and time of the regular meetings.
- (2) Special meetings of the City Council shall be held at the call of the Mayor or a majority of the Councilmembers upon provision of public notice in accordance with State law.
- (3) All meetings of the City Council, except those authorized by law to be closed to the public, shall be open to the public.

SECTION 3.15 Quorum of City Council and Minutes of City Council Meetings

- (1) A majority of the City Council shall constitute a quorum to do business, and, unless otherwise provided by law, the affirmative vote of a majority of a quorum shall be necessary to adopt any ordinance or resolution.
- (2) Minutes of all proceedings shall be kept, to which any citizen may have access at all reasonable times and which shall constitute one of the archives of the City. The vote on all ordinances and resolutions shall be recorded and entered in the minutes; and, every ordinance or resolution, upon its final passage, shall be recorded in a book kept for that purpose and shall be authenticated by the signature of the presiding officer. The minutes of all meetings shall record the attendance of all members of the City Council present and those absent.

SECTION 3.16 Ordinances and Resolutions

- (1) Enactment -- Each proposed ordinance and resolution shall be introduced in written or printed form. Ordinances or resolutions may be passed at any regular or special meeting called in accordance with State law.
- (2) Captions -- Each ordinance and resolution shall contain a brief caption of the subject matter of the ordinance or resolution.
- (3) Publication -- A descriptive title or caption stating in summary the purpose of the ordinance and the penalty for violation thereof, of each ordinance imposing a penalty, fine or forfeiture, shall after passage be published in one issue of the official newspaper of the City and proof of such publication shall be made by the printer or publisher of such paper making affidavit before some officer authorized to administer oaths. Such affidavit shall be filed with the City Secretary and shall be prima facie evidence of such publication and promulgation of such ordinance so published; said ordinances shall take effect and be in full force and effect from and after the date of publication, unless otherwise expressly provided. Ordinances not required to be published shall take effect and be in force from and after the date of passage thereof unless otherwise provided.
- (4) Savings -- All ordinances and resolutions of the City now in existence and not inconsistent with provisions of this Charter shall remain in full force and effect until altered, amended or repealed by the City Council.
- (5) Pleading -- It shall be sufficient in all judicial proceedings to plead any ordinances of the City by caption without embodying the entire ordinance in the pleadings, and all pleaded ordinance(s) or codes shall be admitted as evidence in any suit and shall have the same force and effect as the original ordinances. Certified copies of the ordinances may also be used in evidence in lieu of original ordinances.
- (6) Codification -- The Code of Ordinances of the City shall be codified and shall be revised at least annually and kept up-to-date by causing any amendments to be published in the form of supplemental pages. An official copy of the Code shall be maintained in the office of the City Secretary for public examination.
- (7) Emergency -- The City Council shall have the authority to pass such emergency ordinances and resolutions as necessary to protect the health, safety and welfare of the City in accordance with State law.
- (7) Miscellaneous -- The City Council may adopt such other procedures that do not conflict with this Charter or State law.

SECTION 3.17 Official Newspaper

The City Council shall designate by resolution a newspaper of general circulation in the City as the official newspaper of the City as provided by State law.

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SECTION 3.18 Influence of Appointments

Neither the City Council nor any of its members shall direct or request the appointment of any person to or such person's removal from any office under the control of the City Manager. In regard to administrative and executive duties under the City Manager, the City Council shall deal solely through the City Manager and neither the City Council nor any of its members thereof shall give orders to any subordinate of the City Manager, either publicly or privately. Any knowing violation of the foregoing provisions of this Charter by any member of the City Council shall constitute official misconduct and shall authorize the City Council by a vote of a majority of its membership to expel such offending member from the City Council if found guilty after a public hearing, and thereby create a vacancy in the seat held by such member.

SECTION 3.19 Public Comment

The opportunity for citizens of the City to provide public comment on any and all subjects regardless of the agenda shall be provided at each regular meeting. This opportunity shall be called "Citizens' Input" and shall begin prior to any vote at a regular meeting of the City Council. The City Council may provide reasonable regulations to implement this provision.

SECTION 3.20 Code of Ethics

The City Council by ordinance shall establish a Code of Ethics governing the City Council and all city employees which shall include at least the following: wrongful influence, wrongful interference, employees' political activities, penalties, conflict of interest, and acceptance of gifts.

ARTICLE IV

City Manager

SECTION 4.01 Appointment

The City Council by five (5) affirmative votes shall appoint a City Manager who shall be the chief executive officer of the City and shall be responsible to the City Council for the proper administration of the offices of the City, except as otherwise provided by this Charter. The City Manager shall be chosen by the City Council on the basis of executive and administrative training, experience and ability. Prior to the 2009 election, four (4) affirmative votes of the City Council are required to appoint a City Manager.

SECTION 4.02 Compensation

The City Manager shall receive a salary, benefits and compensation as set by the City Council.

SECTION 4.03 Duties

The duties of the City Manager shall include the following:

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City of Lucas Council Agenda Request March 7, 2019

Requester: Mayor Jim Olk

Agenda Item Request

Executive Session:

An Executive Session is not scheduled for this meeting.

As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA