



AGENDA

CITY COUNCIL MEETING

September 7, 2023 | 6:35 PM or immediately following the
Lucas Fire Control, Prevention, and EMS District Board Meeting

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, September 7, 2023, beginning at 6:35 pm or immediately following the Lucas Fire Control, Prevention, and EMS Board Meeting 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to Assistant City Manager Kent Souriyasak prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Assistant City Manager Kent Souriyasak at kent@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

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

Citizen Input

1. Citizen Input.

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.

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 August 17, 2023 City Council Meeting.
- B. Approval of the City of Lucas Quarterly Investment Report ended June 2023.
- C. Approval of Resolution R-2023-09-00545 adopting the City of Lucas Public Funds Investment Policy.
- D. Adoption of Ordinance 2023-09-00990 amending the City of Lucas Code of Ordinances by amending Chapter 8 titled “Offenses and Nuisances”, Article 8.03 titled “Minors” by repealing Division 2 titled “Curfew” in its entirety and reserving Division 2, Sections 8.03.031 through 8.03.035, for future use.
- E. Authorize the City Manager to execute the First Amendment to the Agreement for Solid Waste and Recycling Services between the City of Lucas and Community Waste Disposal effective October 1, 2023.
- F. Authorize the City Manager to execute the Interlocal Agreement for Communications Center and Dispatch Services between the City of Lucas and City of Wylie beginning October 1, 2023.
- G. Approval of amending the Budget for fiscal year 2023-2024 by appropriating funding in an amount not to exceed \$79,000 from account 11-1001-70 (Restricted Cash Logan Ford Ranch) to account 11-8209-301 (Improvements Roads) to fund the City’s participation in the amended development agreement with Goose Real Estate, Inc.

Public Hearing Agenda

- 4. Conduct a Public Hearing to consider the tax rate for fiscal year 2023-2024. **(Presenter: Finance Director Liz Exum)**
- 5. Conduct a Public Hearing and consider a Specific Use Permit (SUP) application submitted by Bill Shipley on behalf of Caliber Collision to permit a Caliber Collision paint and body shop with minor automotive located in the William Snider Survey, Abstract Number 821, Tract 16, being 1.75 acres of a 5.7601 acres tract of land, more commonly known as a tract of land on McGarity Lane 500’ east of the intersection of Angel Parkway and McGarity Lane. **(Canceled)**

Regular Agenda

- 6. Receive the Friends of 4-H Award in recognition of the City of Lucas and contributions made to the Legacy 4-H Club. **(Presenter: Parks and Open Space Board Chair Bill Esposito)**

7. Discuss recommendations to conduct a parks survey by the Parks and Open Space Board and provide direction to the City Manager. **(Presenter: Parks and Open Space Board Chair Bill Esposito)**
8. Consider adopting Ordinance 2023-09-00988 approving the budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024. **(Presenter: Finance Director Liz Exum)**
9. Consider adopting Ordinance 2023-09-00989 levying Ad Valorem Taxes for the Tax Year 2023 (Fiscal Year 2023-2024) at a rate of \$0.256758 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2023. **(Presenter: Finance Director Liz Exum)**
10. Receive a presentation regarding the City of Lucas Geographic Information Systems (GIS) Web Map Portal. **(Presenter: Capital Improvements Project Manager Patrick Hubbard)**
11. Discuss the City of Lucas Certificate of Convenience and Necessity (CCN) as it relates to a development known as Kings Crossing, Phase 3, located in the City of Parker. **(Presenter: Capital Improvements Project Manager Patrick Hubbard)**
12. Discuss the City of Lucas Special Events Calendar for fiscal year 2023-2024 and provide direction to the City Manager. **(Presenter: Mayor Pro Tem Kathleen Peele)**
13. Discuss updating the City of Lucas Code of Ordinances Chapter 14 titled “Zoning”. **(Development Services Director Joe Hilbourn)**

Executive Session

14. 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.

15. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
16. 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, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on September 1, 2023.

Kent Souriyasak, Assistant City Manager

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 Assistant City Manager 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

September 7, 2023

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

City Council Agenda Request

September 7, 2023

Requester: Mayor Jim Olk

Agenda Item Request

Items of Community Interest.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

September 7, 2023

Requester: Assistant City Manager Kent Souriyasak
Finance Director Liz Exum
Fire Chief Ted Stephens
Development Services Director Joe Hilbourn

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the August 17, 2023 City Council Meeting.
- B. Approval of the City of Lucas Quarterly Investment Report ended June 2023.
- C. Approval of Resolution R-2023-09-00545 adopting the City of Lucas Public Funds Investment Policy.
- D. Adoption of Ordinance 2023-09-00990 amending the City of Lucas Code of Ordinances by amending Chapter 8 titled “Offenses and Nuisances”, Article 8.03 titled “Minors” by repealing Division 2 titled “Curfew” in its entirety and reserving Division 2, Sections 8.03.031 through 8.03.035, for future use.
- E. Authorize the City Manager to execute the First Amendment to the Agreement for Solid Waste and Recycling Services between the City of Lucas and Community Waste Disposal effective October 1, 2023.
- F. Authorize the City Manager to execute the Interlocal Agreement for Communications Center and Dispatch Services between the City of Lucas and City of Wylie beginning October 1, 2023.
- G. Approval of amending the Budget for fiscal year 2023-2024 by appropriating funding in an amount not to exceed \$79,000 from account 11-1001-70 (Restricted Cash Logan Ford Ranch) to account 11-8209-301 (Improvements Roads) to fund the City’s participation in the amended development agreement with Goose Real Estate, Inc.

Background Information

Agenda Item C:

The Public Funds Investment Act in Government Code Chapter 2256 requires the City’s Investment Policy to be reviewed and approved on an annual basis. The City last made amendments to the Investment Policy on September 20, 2018. There are no amendments being proposed to the policy by the City nor being required due to a change in legislation.



City of Lucas

City Council Agenda Request

September 7, 2023

Agenda Item D:

During its regular session, the 88th Texas Legislature approved House Bill 1819 relating to the repeal of the authority of political subdivisions to adopt or enforce juvenile curfews with an effective date on September 1, 2023. The City Attorney has prepared Ordinance 2023-09-00990 to comply with state law which prohibits political subdivisions from adopting or enforcing an order, ordinance, or other measure that imposes a curfew to regulate the movements or actions of persons younger than 18 years of age.

Agenda Item E:

The City received notice from Community Waste Disposal (CWD) requesting a cost adjustment effective October 1, 2023. Staff has reviewed the proposed cost adjustment and calculations in accordance with the existing Agreement for Solid Waste and Recycling Services. CWD considers information related to the cost adjustment as proprietary rate information and requests this to be exempt from public records. Staff will send out a separate attachment to City Council with the cost adjustment information. The existing agreement includes Exhibit A: Contractor's Schedule – Rates and Services which will need to be amended with the new rates. After approval of the First Amendment, staff will bring forward an ordinance to amend the City's Fee Schedule with new solid waste and recycling rates at the City Council meeting on September 21, 2023.

Agenda Item F:

On October 1, 2018, the City of Lucas and City of Wylie entered into an Interlocal Agreement for Communications Center and Dispatch Services. The term of this agreement expires on September 30, 2023. The City of Wylie provides a comprehensive regional public safety and public service communications and dispatch center as a shared resource to cities. The new Interlocal Agreement would begin on October 1, 2023 for an initial one year term and shall automatically renew for 10 successive one-year periods, unless terminated earlier by either party in accordance with the agreement.

Agenda Item G:

On November 19, 2015, the City of Lucas and Goose Real Estate, Inc. entered into a Development Agreement to construct the Logan Ford Ranch development located at Ford Lane and Welborn Lane. The Development Agreement indicates that the City's cost participation for roadway facilities shall not exceed \$110,000 or 30% of the actual costs of design, engineering, site preparation and construction of any improvements. In fiscal year 2018/19, the City performed construction on East Winningkoff Road to Welborn Lane as it relates to the Development Agreement. This totaled \$31,976 which now leaves \$78,024 remaining to be used for the City's cost participation for roadway improvements at Ford Lane and Welborn Lane. On August 17, 2023, the City Council approved authorizing the City Manager to execute the First Amendment to the Development Agreement for these roadway improvements.



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 03

Attachments/Supporting Documentation

1. Minutes of the August 17, 2023 City Council Meeting
2. City of Lucas Quarterly Investment Report ended June 2023
3. Resolution R-2023-09-00545 Adopting the City of Lucas Public Funds Investment Policy
4. Exhibit A: City of Lucas Public Funds Investment Policy
5. Ordinance 2023-09-00990 Repealing Juvenile Curfew
6. Interlocal Agreement for Communications Center and Dispatch Services between the City of Lucas and City of Wylie
7. First Amendment to Community Waste Disposal Agreement will be sent out as a separate attachment to City Council

Budget/Financial Impact

Agenda Item E:

Staff will send out a separate attachment to City Council with the cost adjustment information regarding the First Amendment to the Agreement for Solid Waste and Recycling Services between the City of Lucas and Community Waste Disposal (CWD). In the City's proposed budget for fiscal year 2023/24, staff budgeted a 3.5% rate increase in anticipation of possible cost adjustments.

Agenda Item F:

As indicated in the new Interlocal Agreement for Communications Center and Dispatch Services, the City of Lucas shall pay the amount of \$92,110.52 to the City of Wylie for the provision of services. In the City's proposed budget for fiscal year 2023/24, staff budgeted \$92,111 in account 11-6300-316 (911 Dispatch) for these services.

Agenda Item G:

As of August 29, 2023, the City of Lucas has collected \$79,200 in impact fees in connection with the issuance of building permits for improvements related to the Logan Ford Ranch development. Staff anticipates roadway improvements at Ford Lane and Welborn Lane to be completed in fiscal year 2023/24. Staff is requesting a budget amendment for fiscal year 2023/24 to appropriate funding in an amount not to exceed \$79,000 from account 11-1001-70 (Restricted Cash Logan Ford Ranch) to account 11-8209-301 (Improvements Roads) for the City's cost participation.

Recommendation

City staff recommends approval of the Consent Agenda.

Motion

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



MINUTES

CITY COUNCIL REGULAR MEETING

August 17, 2023 | 6:35 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Pro Tem Kathleen Peele
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Phil Lawrence
Councilmember Debbie Fisher
Councilmember Dusty Kuykendall

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
Public Works Director Scott Holden
Fire Chief Ted Stephens
Deputy Daniel Gillespie

City Councilmembers Absent:

Mayor Jim Olk

The regular City Council meeting was called to order at 6:34 pm immediately following the Lucas Fire Control, Prevention, and EMS District Board meeting.

Executive Session

1. Executive Session:

- A. The City Council will convene into Executive Session pursuant to Section 551.074(a)(1) of the Texas Government Code, Personnel Matters, to deliberate the appointment, employment, and duties for the position of City Secretary.
- B. The City Council will convene into Executive Session pursuant to Section 551.074(a)(1) of the Texas Government Code to deliberate the appointment of members to the Planning and Zoning Commission and the Board of Adjustments.

City Council convened into Executive Session at 6:35 pm.

2. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

City Council reconvened from Executive Session at 7:51 pm.

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Johnson, to authorize the City Manager to extend an offer of employment to Toshia Kimball for the position of City Secretary. The motion passed unanimously by a 6 to 0 vote. Mayor Olk was absent.

There was no action taken on Item 1B.

Citizen Input

3. Citizen Input

There were no members of the public requesting to speak.

Community Interest

4. Items of Community Interest.

Mayor Pro Tem Peele discussed the upcoming Lucas Farmers Market including a special historical presentation by Councilmember Fisher, Public Lands Trail Cleanup, volunteers needed for Fire Rehab Program, and informed residents to reduce water use.

Consent Agenda

5. Consent Agenda:

- A. Approval of the minutes of the August 3, 2023 City Council meeting.
- B. Adoption of Resolution R 2023-08-00544 approving to suspend the requested rate change proposed by CoServ Gas, Ltd.

MOTION: A motion was made by Councilmember Keer, seconded by Councilmember Kuykendall, to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote. Mayor Olk was absent.

Public Hearing

- 6. Conduct a Public Hearing and consider the Proposed Budget for Fiscal Year 2023-2024:
 - A. Presentation by Finance Director Liz Exum.
 - B. Conduct a Public Hearing.
 - C. Set the date for adopting an ordinance approving the City of Lucas Budget for Fiscal Year 2023-2024 on September 7, 2023.

Finance Director Liz Exum presented this item. Councilmember Fisher asked for clarification when the public sees overage in the general fund then it is for the fire engine and ambulance that is on order so we would not have additional debt. Ms. Exum explained the overage is used for capital outlay including vehicles and equipment for that need.

Mayor Pro Tem Peele opened the Public Hearing at 8:04 pm.

There were no members of the public requesting to speak.

Mayor Pro Tem Peele closed the Public Hearing at 8:04 pm.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Johnson, to approve the date of adoption for the City of Lucas Budget for Fiscal Year 2023-2024 on September 7, 2023. The motion passed unanimously by a 6 to 0 vote. Mayor Olk was absent.

Councilmember Lawrence thanked Finance Director Liz Exum for her work on the budget creation and proposal process.

Regular Agenda

7. **Consider the proposed Property Tax Rate for Fiscal Year 2023-2024:**
- A. **Discuss tax rate and take record vote for publication in the Allen American Newspaper.**
 - B. **Schedule a Public Hearing for the tax rate if the proposed tax rate exceeds the lower of the “No-New-Revenue” or “Voter-Approval” rate on September 7, 2023.**

Finance Director Liz Exum presented this item on the following property tax rate options:

- No-New-Revenue Tax Rate – \$0.243911 (\$0.172555 M&O and \$0.071356 Debt)
- Voter-Approval Tax Rate – \$0.256758 (\$0.185402 M&O and \$0.071356 Debt)
- De Minimis Tax Rate – \$0.276823 (\$0.205467 M&O and \$0.071356 Debt)

Ms. Exum explained that City Council will need to vote on a property tax rate option which will be published and advertised as the proposed tax rate, following tax notice requirements in the Allen American newspaper.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson, to approve the Voter-Approval tax rate \$0.256758 for the 2023 year to be published in the Allen American newspaper. The following record vote was taken:

Mayor Pro Tem Kathleen Peele	Aye
Councilmember Tim Johnson	Aye
Councilmember David Keer	Aye
Councilmember Phil Lawrence	Aye
Councilmember Debbie Fisher	Aye
Councilmember Dusty Kuykendall	Aye
Mayor Jim Olk	Absent

The motion passed unanimously by a 6 to 0 vote.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Kuykendall, to schedule a Public Hearing for the City of Lucas Fiscal Year 2023-2024 Tax Rate to be held on September 7, 2023. The motion passed unanimously by a 6 to 0 vote. Mayor Jim Olk absent.

8. Consider amending the Development Agreement between the City of Lucas and Goose Real Estate, Inc. regarding roadway improvements at Ford Lane and Welborn Lane.

Development Services Director Joe Hilbourn presented this item. Mayor Pro Tem Peele asked what the impact of a 20-foot road is. Mr. Hilbourn indicated it would be narrower and recommended the City Council move forward with construction within the existing 20 feet wide roadway.

Greg Jacobs, 1415 Ford Lane, indicated past discussions and concerns regarding reconstruction of Ford Lane and Welborn Lane, the condition of the roadways, the amount of materials that would likely be expended in construction of certain widths and depths of roadway, along with a request that City Council consider the maximum width that does not interfere with homes.

Louie Jones, 1420 Ford Lane, expressed his concerns regarding safety for pedestrians, passing vehicles, and debris created by minor improvements in the roadway. Councilmember Johnson asked if Mr. Jones would prefer the road to be 20 feet wide. Mr. Jones advised that the measure should be taken mailbox to mailbox.

Mayor Pro Tem Peele asked if there is a map that depicts Welborn Lane and Ford Lane. Mr. Hilbourn indicated the City only had 25 feet of right-of-way and it would be difficult to have 24 feet of road within that right-of-way.

Councilmember Lawrence asked if the discussion and options were specifically limited to 20 feet or 24 feet. Mr. Hilbourn indicated it is based on tonnage and the City would tie that bid to the development agreement depending on the City Council decision. Councilmember Fisher asked if the prep area necessary for a 20-foot wide roadway would be close to one foot on each side. Mr. Hilbourn said that is correct and explained how they would construct the road from the driveway of one residence to the driveway of another.

City Attorney Joe Gorfida indicated that the motion would be to amend the original exhibit with renewed specifications to tie the estimate to the agreement. Development Services Director Joe Hilbourn advised this would save the City from spending money.

MOTION: A motion was made by Councilmember Kuykendall, seconded by Councilmember Lawrence, to approve authorizing the City Manager to execute the First Amendment to the Development Agreement between the City of Lucas and Goose Real Estates, Inc. for roadway improvements within the existing 20-foot width at Ford Lane and Welborn Lane. The motion passed unanimously by a 6 to 0 vote. Mayor Olk was absent.

9. Discuss billing options for services and responses rendered by the Lucas Fire-Rescue Department and provide direction to the City Manager.

Fire Chief Ted Stephens presented this item regarding fire billing in emergency response including types of emergencies and fires that are responded to and the associated fees, equipment needed for specific responses, and guidelines for legal fires. Mr. Stephens noted the Fire-Rescue Department is not looking to make profit on services provided and rather recoup expenses from insurance providers associated with services provided.

City Manager Joni Clarke noted there are repeated offenders for outdoor burning and the practice is very dangerous during dry seasons. Ms. Clarke advised that an informational booklet was sent to all residents to try and mitigate this practice. City Attorney Joe Gorfida indicated Emergifire is getting back what the insurance company took for the fee. Chief Stephens indicated illegal burns could get fined. Councilmember Lawrence asked if the violator of illegal burning would get a bill and a fine. Mr. Gorfida advised they would receive a fine through municipal court for the illegal burn, along with a bill from services expended by Lucas Fire-Rescue. Ms. Clarke and Chief Stephens advised they will get clarification on these billing and fining structures.

Councilmember Fisher asked if the City responds to the City of Murphy, then would the City take on the cost of that response. Councilmember Kuykendall clarified that if the City were second on call, we would not get billed and it would only be the primary responding organization. Chief Stephens advised that is correct. Councilmember Lawrence asked if we get paid for services rendered for being first on scene in another city's jurisdiction. Chief Stephens clarified we only get paid in our jurisdiction. Mayor Pro Tem Peele and Councilmember Johnson advised this expense is made up for by bills incurred by non-residents in accidents inside City of Lucas limits.

Councilmember Lawrence asked how Lucas Fire-Rescue bills people for services on Lake Lavon. Councilmember Fisher indicated we need to get clarification regarding the lake. Councilmember Johnson asked if it is possible to enter into an agreement where we don't bill other cities' residents if they don't bill our residents. City Attorney Joe Gorfida suggested that the City should work with Emergifire and narrow down the fees they are willing to collect. Mr. Gorfida advised if the City wants to get involved into what to collect, it can be examined separately.

Councilmember Lawrence indicated he is interested in recouping the cost of expenses. Mayor Pro Tem Peele directed Chief Stephens to go back and make a narrower list that Emergifire will collect, along with feedback from neighboring cities. City Attorney Joe Gorfida indicated House Bill 1413 only refers to billing for cleanup. City Council agreed to have staff get with Emergifire and see what makes sense for billing.

There was no motion was needed for this item.

10. Discuss candidates to interview for the Alternate Member 2 vacant position on the Parks and Open Space Board.

Councilmember Kuykendall recommended that City Council provide any candidates for consideration to be submitted to Assistant City Manager Kent Souriyasak. City Council agreed and directed staff to arrange future interviews for the vacant position on the Parks and Open Space Board.

There was no motion was needed for this item.

11. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to adjourn the meeting at 8:53 pm. The motion passed unanimously by a 6 to 0 vote. Mayor Olk was absent.

APPROVED:

ATTEST:

Mayor Jim Olk

Kent Souriyasak, Assistant City Manager

**CITY OF LUCAS
QUARTERLY INVESTMENT REPORT**

Quarter Ended

June, 2023

Bank Account Name	Rating	March 31, 2023	June 30, 2023	Changes	Total Portfolio
ANB Pooled Cash Interest Rate	AAAm	\$10,213,020.07 0.11%	\$4,263,782.54 0.11%	-\$5,949,237.53 0.00%	10.72%
ANB - Reserve General Fund	AAAm	\$4,000,000.00	\$4,000,000.00	\$0.00	10.06%
ANB - West Lucas Road Interest Rate	AAAm	\$2,700,151.57 0.11%	\$122.09 0.11%	-\$2,700,029.48 0.00%	0.0003%
ANB American Rescue Plan Interest Rate	AAAm	\$2,126,085.37 0.11%	\$96.12 0.11%	-\$2,125,989.25 0.00%	0.0002%
Weighted Average Life/Days (Balances assumed to have a one day maturity)		1	1		
Total Bank Accounts		\$19,039,257.01	\$8,264,000.75	-\$10,775,256.26	20.78%
Pools					
Logic - General Fund	AAAm	\$4,371,579.00	\$6,452,573.17	\$2,080,994.17	16.22%
Logic - Water Fund	AAAm	\$5,431,806.00	\$7,526,461.72	\$2,094,655.72	18.92%
Logic 2017 CO - Water Fund	AAAm	\$613,197.64	\$621,099.02	\$7,901.38	1.56%
Logic 2019 CO - General Fund	AAAm	\$6,171,295.58	\$6,250,815.75	\$79,520.17	15.71%
Logic 2019 CO - Water Fund	AAAm	\$1,514,913.65	\$1,534,434.08	\$19,520.43	3.86%
Logic West Lucas Road	AAAm	\$0.00	\$2,706,474.99	\$2,706,474.99	6.80%
Logic America Rescue Plan (ARPA) Interest Rate	aAAAm	\$0.00 4.8163%	\$2,131,064.41 5.2554%	\$2,131,064.41 0.4391%	5.36%
Weighted Average Life/Days (Balances assumed to have a one day maturity)		1	1	0	
Lone Star Invest - General Fund	AAAm	\$2,114,773.34	\$2,141,134.33	\$26,360.99	5.38%
Lone Star Invest- Water Fund	AAAm	\$792,057.62	\$801,930.74	\$9,873.12	2.02%
Interest Rate		4.6405%	5.0796%	0.4391%	
Weighted Average Life/Days (Balances assumed to have a one day maturity)		1	1	0	
Tex Pool - Debt Service Fund	AAAm	\$1,293,937.92	\$1,346,446.94	\$52,509.02	3.39%
Interest Rate		4.6108%	5.0543%	0.4435%	
Weighted Average Life/Days (Balances assumed to have a one day maturity)		1	1	0	
Total Pools		\$22,303,560.75	\$31,512,435.15	\$9,208,874.40	79.22%
Total Bank Acct. and Pools		\$41,342,817.76	\$39,776,435.90	-\$1,566,381.86	100.00%

The invested portfolio of the City of Lucas is in compliance with the Public Funds Investment Act and the City's Investment Policy and Strategies


Joni Clarke - City Manager


Liz Exum - Finance Director



RESOLUTION R-2023-09-00545
[Approving Public Funds Investment Policy]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, REVIEWING AND APPROVING THE CITY'S OFFICIAL PUBLIC FUNDS INVESTMENT POLICY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 2256.005(e) of the Texas Government Code requires the governing body of an investing entity to adopt a written investment policy regarding the investment of its funds and funds under its control and to review said written investment policy on an annual basis; and

WHEREAS, on September 15, 2022, by Resolution R 2022-09-00535 the City Council approved and adopted a written investment policy for the City of Lucas regarding investment of public funds; and

WHEREAS, the City Council has been presented the existing and duly approved Public Funds Investment Policy which contains investment strategies, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the City Council has reviewed the Public Funds Investment Policy attached hereto as Exhibit "A" and the investment strategies contained therein and finds that it is consistent with prudent fiscal policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. That the City Council of the City of Lucas, Texas has reviewed the Public Funds Investment Policy attached hereto as Exhibit "A" and the investment strategies contained therein.

SECTION 2. The Public Funds Investment Policy as contained in Exhibit "A" attached hereto shall be the official policy of the City of Lucas regarding investment of public funds.

SECTION 3. That this resolution shall become effective immediately from and after its passage.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, ON THIS 7TH DAY OF SEPTEMBER.

City of Lucas, Texas

ATTEST

Jim Olk, Mayor

Kent Souriyasak, Interim City Secretary

Exhibit A

Public Funds Investment Policy

CITY OF LUCAS
INVESTMENT POLICY



INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Lucas (the "City") in order to achieve the goals of safety, liquidity, public trust, and yield for all investment activity. The Lucas City Council shall review its investment strategies and policy not less than annually. This policy serves to satisfy the statutory requirement (specifically the Public Funds Investment Act, Government Code chapter 2256, (the "PFIA") to define, adopt and review a formal investment strategy and policy.

INVESTMENT POLICY

I. SCOPE

This Investment Policy applies to all financial assets of City of Lucas. The funds are accounted for in City's Comprehensive Annual Financial Report (CAFR) and include (but are not limited to):

- General Fund
- Water Fund
- Debt Service Fund
- Capital Projects Fund

II. OBJECTIVES

The City of Lucas shall manage and invest its cash with the objectives (listed in order of priority): Safety, Liquidity, Public Trust, and Yield. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local law.

The City of Lucas shall utilize cash management procedures which include collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is

defined as the process of managing monies in order to ensure maximum cash availability and interest earnings on short-term investment of idle cash.

Safety

The primary objective of the City's investment activity is the preservation of capital in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses, whether they are from securities defaults or erosion of market value.

Liquidity

The investment portfolio shall be structured such that the City of Lucas is able to meet all obligations in a timely manner. This shall be achieved by matching investment maturities with forecasted cash flow requirements, maintaining adequate levels of highly liquid investments and by investing in securities with active secondary markets.

Public Trust

In addition to achieving the stated objectives, all participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction which might impair public confidence in the City's ability to govern effectively.

Yield

The investment portfolio shall be designed with the objective of regularly exceeding the average rate of return on three-month U.S. Treasury Bills. The investment program shall seek to augment returns above this threshold consistent with risk limitations identified herein and prudent investment policies. To determine portfolio performance, this Policy established "weighted average yield to maturity" as the standard calculation.

INVESTMENT STRATEGY

The City of Lucas maintains portfolios which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios:

- A. Investment strategies for operating fund and commingled pools containing operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short to medium-term investments that will complement each other in a ladder or barbell maturity structure with a maximum maturity of two years. The dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date of each investment. Funds shall be managed and invested with the objectives (listed in order of priority): Safety, Liquidity, Public Trust, and Yield.

- B. Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the debt service payment date. Funds shall be managed and invested with the objectives (listed in order of priority): Safety, Liquidity, Public Trust, and Yield.

- C. Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate debt service fund from investments with a low degree of volatility. Investments should be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short to intermediate-term maturities with a maximum maturity of five years. Funds shall be managed and invested with the objectives (listed in order of priority): Safety, Liquidity, Public Trust, and Yield.

D. Investment strategies for special projects or special purpose fund portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. These portfolios should include at least 10% in highly liquid investments to allow for flexibility and unanticipated project outlays. The stated final maturity dates of investments held should not exceed the estimated project completion date. Funds shall be managed and invested with the objectives (listed in order of priority): Safety, Liquidity, Public Trust, and Yield.

III. RESPONSIBILITY AND CONTROL

Delegation of Authority and Training

The City Manager and Finance Director are designated as Investment Officers for the City of Lucas. The City Manager shall approve all strategic investment programs prior to implementation. The City's Finance Director is responsible for day-to-day cash management activities, including, but not limited to, transfers between the City's primary depository and authorized local government investment pools. The City's Finance Director shall establish procedures for the operation of the cash management and investment programs, consistent with this Investment Policy.

In order to ensure qualified and capable investment management, each Investment Officer shall attend at least one training session, from an independent training source, and containing at least 10 hours of instruction relating to the Officer's responsibility under the PFIA within 12 months after assuming duties. Thereafter, each Investment Officer shall additionally attend at least one training session, from an independent training source, and containing at least 8 hours of instruction relating to the Officer's responsibility under the PFIA not less than once in a two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date.

The approved independent sources of training are: Government Finance Officers' Association of Texas, Government Treasurers' Organization of

Texas, Government Finance Officers' Association, University of North Texas, and the Texas Municipal League.

Internal Controls

The City's Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City of Lucas are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the City's Finance Director shall establish a process for annual independent review by an external auditor in conjunction with the annual audit to assure compliance with policies and procedures. The internal controls shall address the following points:

- A. Control of collusion.
- B. Separation of transaction authority from accounting and record keeping.
- C. Custodial safekeeping.
- D. Avoidance of physical delivery securities.
- E. Clear delegation of authority to subordinate staff members.
- F. Written confirmation for telephone (voice) transactions for investments and wire transfers.

Prudence

The standard of prudence to be applied to the Investment Officers shall be the "prudent person" rule, which states: "Investments shall be made with

judgment and care under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable safety of their capital as well as the probable income to be derived." In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- A. The investment of all funds, or funds under City's control, over which the Officer had responsibility rather than a consideration as to the prudence of a single investment.
- B. Whether the investment decision was consistent with the written City's Investment Policy.

The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported immediately to the City Attorney and the Council and that appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or that could impair the ability to make impartial investment decisions and shall disclose to the City Attorney and Council any material financial interests in financial institutions that conduct business with the City. They shall further disclose positions that could be related to the performance of City's portfolio. Investment Officers shall subordinate their personal financial transactions to those of City of Lucas, particularly with regard to timing of purchases and sales.

An Investment Officer who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an

individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City of Lucas.

Quarterly Reporting

The Investment Officers shall submit a signed quarterly investment report, crafted in compliance with the PFIA, to the City Manager and the Lucas City Council, that summarizes current market conditions, economic developments and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment instruments, maturities, risk characteristics, and shall explain the total investment return for the quarter.

At the end of the fiscal year, the Investment Officers shall include information incorporating the full year's investment portfolio activity and performance.

Methods

The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the last quarter. This management summary will be prepared in a manner which will allow the City of Lucas to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will include the following:

- A. A listing of individual investments held at the end of the reporting period by maturity date.
- B. Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of investments for the period.
- C. Average weighted yield to maturity of portfolio on entity investments as compared to applicable benchmarks.

- D. Listing of investments held by fund.
- E. The percentage of the total portfolio which each type of investment represents.
- F. Statement of compliance of City's investment portfolio with State Law and the Investment Strategy and Policy approved by the governing bodies.

Active Portfolio Management

The City of Lucas shall pursue an active versus a passive portfolio management philosophy. That is, investments may be sold before they mature if market conditions present an opportunity for the City to benefit from the trade. The Investment Officers will routinely monitor the contents of the portfolio, the available markets, and the relative value of competing instruments, and will adjust the portfolio accordingly.

The City is not required to liquidate investments that were authorized investments at the time of purchase but no longer meet one or more requirements of this Policy.

Not less than quarterly, the Investment Officer will obtain the current credit rating for each held investment from a reliable source to ensure that the investment has maintained the required minimum rating. An investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. The City of Lucas shall take all prudent measures that are consistent with this Investment Policy to liquidate an investment that does not have the minimum rating.

Investments

The City's assets may be invested in the following instruments.

1. Authorized

- A. Obligations, including letters of credit, of the United States of America, or its agencies and instrumentalities, including the Federal Home Loan Banks.
- B. Direct obligations of the State of Texas and agencies thereof.
- C. Other obligations, the principal of and interest on which are unconditionally guaranteed by the State of Texas or United States of America or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
- D. Obligations of the States, agencies thereof, Counties, Cities, and other political subdivisions of any state having been rated as investment quality by a nationally recognized investment rating firm, and having received a rating of not less than "A" or its equivalent.
- E. Certificates of deposit and other evidences of deposit at a financial institution that, a) has its main office or a branch office in Texas and is guaranteed or insured by the Federal Deposit Insurance Corporation or National Credit Union Share Insurance Fund or their successors, b) is secured by obligations described in Section V. SAFEKEEPING AND CUSTODY and in a manner and amount provided by law for deposits of the City of Lucas, or c) is executed through a depository institution or an approved broker that has its main office or a branch office in Texas that meets the requirements of the PFIA.
- F. Fully collateralized direct repurchase agreements with a defined termination date secured by cash or obligations of the United States or its agencies and instrumentalities pledged with a third party, selected by the City's Finance Director, other than an agency for the pledger. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas.

- G. Texas local government investment pools that seek to maintain a stable dollar asset value, would be described as “government” portfolios, are specifically authorized by the governing body of the City of Lucas, and comply with the requirements of State law.
- H. Investment pools that provide fixed maturity, fixed yield investments, are specifically authorized by the governing body of the City of Lucas, and comply with the requirements of State law.
- I. SEC registered, no load, government money market mutual funds that comply with the requirements of State law.

2. Not Authorized

The City’s authorized investment options are more restrictive than those allowed by State law. State law specially prohibits investment in the following investment securities.

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

3. Holding Period

The City of Lucas intends to match the holding periods of investment funds with liquidity needs of the City. In no case will the average maturity of

investments of City's operating funds exceed one year. The maximum final stated maturity of any investment shall not exceed five years.

4. Risk and Diversification

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

- A. Risk of issuer default is controlled by limiting investments to those instruments allowed by the PFIA, which are described herein.
- B. Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity sector, limitation of average maturity of operating funds investments to one year, and avoidance of over-concentration of assets in specific instruments.
- C. All investment funds shall be placed directly with qualified investment providers as authorized by this Investment Policy and the PFIA.

IV. SELECTION OF QUALIFYING INSTITUTIONS

All financial institutions, broker/dealers and investment providers who desire to become qualified for investment transactions must provide an Investment Provider Certificate in compliance with the PFIA.

Primary Depository

In compliance with State legislation, a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). In selecting a Primary Depository, the credit worthiness of institutions shall be considered, and the City's Finance Director shall conduct a review of prospective depository's credit characteristics and financial history.

Broker/Dealers

For broker/dealers of investment securities, the City of Lucas may select any dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known as the "Primary Government Security Dealers." Other non-primary firms may be utilized if analysis reveals that such firms are adequately financed to conduct public business. Any broker/dealer must have been authorized by the City Council to execute transactions with on behalf of the City prior to any such transaction.

V. SAFEKEEPING AND CUSTODY

Insurance and Collateral

All depository deposits shall be insured or collateralized in compliance with applicable State law. The City of Lucas reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards depository deposits. Financial institutions serving as the City's depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define The City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement has to be executed by the depository and the City of Lucas contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or authorized Committee of the depository and a copy of the meeting minutes must be delivered to the City of Lucas to the attention of the Finance Director; and
- The Agreement must be part of the depository's "official record" continuously since its execution.

Insurance, Pledged Collateral or Purchased Securities - With the exception of deposits secured with irrevocable letters of credit at 100% of amount, all deposits of the City's funds with eligible depositories shall be secured by pledged collateral with a market value equal to or greater than 102% of the deposits, less any amount insured by the FDIC. Repurchase agreements shall be documented by a specific agreement noting the "purchased securities" in each agreement. Collateral pledged and purchased securities shall be held at an independent safekeeping agent approved by the City and reports of said securities reviewed at least monthly to assure the market value equals or exceeds the related City of Lucas investment.

Evidence of the pledged collateral shall be maintained by the City's Finance Director or a third-party financial institution.

Custodial Agreement

Collateral pledged to secure City of Lucas deposits shall be held by a safekeeping institution in accordance with a custodial agreement which clearly defines the procedural steps for gaining access to the collateral should City determine that its funds are in jeopardy. The custodial institution, or Custodian, shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral. A custodial receipt shall be issued to the City of Lucas listing the specific investment, CUSIP, rate, maturity, and other pertinent information.

Collateral Defined

The City of Lucas shall only accept the following as collateral:

- A. FDIC insurance coverage.
- B. A bond, certificate of indebtedness, debenture or letter of credit of the United States or its agencies and instrumentalities, or other evidence of indebtedness of the United States that is guaranteed as to principal and interest by the United States or its agencies and instrumentalities.

- C. Obligations, the principal and interest on which, are conditionally guaranteed or insured by the State of Texas.
- D. A bond of a county, city or other political subdivision of the State of Texas having been rated no less than "A" or its' equivalent by a nationally recognized rating agency, with a remaining maturity of ten (10) years or less.
- E. A letter of credit issued to the City of Lucas by the Federal Home Loan Bank.

Subject to Audit

All collateral shall be subject to inspection and audit by the City's Finance Director or the City's independent auditors.

Delivery vs. Payment

Investment securities shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the safekeeping agent. The security shall be held in the name of the City of Lucas or held on behalf of the City. The safekeeping agent's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City of Lucas to the attention of the Finance Director.

VI. INVESTMENT POLICY ADOPTION

The City of Lucas Investment Policy shall be annually reviewed and adopted by action of the City Council.



ORDINANCE #2023-09-00990
[Repealing Juvenile Curfew]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 8 TITLED "OFFENSES AND NUISANCES" BY AMENDING ARTICLE 8.03 TITLED "MINORS" BY REPEALING DIVISION 2 TITLED "CURFEW" IN ITS ENTIRETY AND RESERVING DIVISION 2, SECTIONS 8.03.031 THROUGH 8.03.035, FOR FUTURE USE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during its regular session, the 88th Texas Legislature approved House Bill 1819, which, among other things, amends the Texas Local Government Code effective September 1, 2023, by adding Section 370.007 which prohibits political subdivisions from adopting or enforcing an order, ordinance, or other measure that imposes a curfew to regulate the movements or actions of persons younger than 18 years of age; and

WHEREAS, the City Council of the City of Lucas, Texas, finds it to be in the public interest to amend the Code of Ordinances of the City of Lucas, Texas, to conform to state law by repealing the City's juvenile curfew ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. That the City of Lucas Code of Ordinances is amended by amending Chapter 8 titled "Offenses and Nuisances" by amending Article 8.03 titled "Minors" by repealing Division 2 titled "Curfew" in its entirety and reserving Division 2, Sections 8.03.031 through 8.03.035, for future use.

SECTION 2. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of the remaining portions of this Ordinance or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Lucas, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 4. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS, ON THIS 7TH DAY OF SEPTEMBER, 2023.**

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

Joseph J. Gorfida, City Attorney
(08-09-2023: ND 4864-4065-2918, v. 1)

ATTEST:

Kent Souriyasak, Interim City Secretary

INTERLOCAL AGREEMENT FOR COMMUNICATIONS CENTER AND DISPATCH SERVICES

This Interlocal Agreement for Communications Center and Dispatch Services ("Agreement") is entered into by and between the City of Wylie, Texas, a home-rule municipality ("Wylie") and the City of Lucas, Texas, a home-rule municipality ("Lucas"). Wylie and Lucas are at times each referred to herein as a "party" or collectively as the "parties."

WHEREAS, Wylie has established a comprehensive regional public safety and public service communications and dispatch center ("Communications Center"); and

WHEREAS, Wylie's Communications Center is equipped with radio, telephone and data equipment and is designated as a 911 emergency communications Public Safety Answering Point ("PSAP"); and

WHEREAS, Wylie currently has equipment and operator capacity above and beyond the immediate needs of Wylie and has offered to make such equipment and operators available to address the regional communications/dispatch needs for the purpose of local government/agency communications; and

WHEREAS, Wylie has determined that it is in the best interests of the public to share its communication facility, equipment and personnel capabilities with cities, towns, fire departments, emergency medical care providers and other governmental entities in order to facilitate more effective and efficient use of the Communications Center; and

WHEREAS, Lucas has requested that Wylie provide communications and dispatch services to Lucas, and Wylie has agreed to provide such services under the terms and conditions of this Agreement and pursuant to the provisions of Chapter 791 of the Texas Government Code (otherwise known as the Interlocal Cooperation Act) and specifically Section 791.006(a) of the Texas Government Code, as amended; and

WHEREAS, the provision of communications and dispatch services is a governmental function that serves the public health and welfare and is of mutual concern to the parties; and

WHEREAS, Wylie and Lucas deem it to be in the best interest of both parties to enter into this Agreement; and

WHEREAS, each party paying for the performance of governmental functions or services is making those payments from current revenues available to the paying party and all payments are in an amount that fairly compensates the performing party for the services or functions performed under this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Wylie and Lucas hereby agree as follows:

1. **Performance of Services.**

- a. Wylie shall provide to Lucas, on a non-exclusive basis, communication and dispatch services through its Communications Center for the following emergencies: fire, medical, weather, hazardous materials and other general civil emergencies (collectively, "Services"). In order to facilitate the Services, Lucas shall provide to Wylie's communications personnel, on a continuing basis, all necessary street, apparatus and response information, as well as all necessary dispatching information unique to Lucas's operations.
- b. Without waiving any governmental immunity to which it is entitled, Wylie agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Wylie employees and agents in connection with the performance of the Services.
- c. Without waiving any governmental immunity to which it is entitled, Lucas agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Lucas employees and agents. It is also the responsibility of Lucas to ensure that its use of the Communications Center conforms to all Federal Communications Commission rules and regulations.
- d. On an ongoing basis, Wylie and Lucas agree to provide complete and adequate training to personnel selected by Lucas and/or Wylie in the use of the Communications Center.
- e. It is specifically agreed and understood by the parties hereto that this Agreement is permissive only and no property rights are granted hereunder.
- f. In the event Lucas or Wylie should fail to fulfill any of its obligations hereunder or shall violate any municipal, county, state or federal law, the other party shall have the option of terminating this Agreement by giving written notice of such violation and intent to terminate thirty (30) days in advance of the effective date of the termination.
- g. Correspondence, comments, requests, and complaints regarding Services rendered under this Agreement shall be reduced to writing and forwarded to the persons designated below. Failure to properly forward comments, requests, demands, and complaints may be considered as sufficient cause to terminate this Agreement under Section 1(f) above.
- h. The Services shall not arbitrarily be withheld, but it is understood by the parties that unforeseen circumstances may arise which prevent Wylie from providing Services at a particular time. It is recognized that Wylie has the duty and responsibility of rendering Services to citizens of both Wylie and Lucas. In the performance of the Services, Wylie shall have the sole responsibility and discretion to determine priorities in the dispatching and use of equipment and personnel. In the event that Wylie determines that it cannot provide continuous and uninterrupted Services to Lucas during the Primary Term of this Agreement (and any Renewal Term), Wylie shall use its best efforts to promptly notify Lucas of the interruption in provision of the Services and the estimated time until

Services will be resumed.

2. **Term.**

The term of this Agreement shall commence on October 1, 2023 and shall terminate one (1) year thereafter ("Primary Term"), unless terminated earlier in accordance with this Agreement. Upon the completion of the Primary Term, this Agreement shall automatically renew for ten (10) successive one (1) year periods ("Renewal Terms"), unless terminated earlier by either party in accordance with this Agreement.

3. **Termination.**

This Agreement may be terminated on the occurrence of either of the following:

- a. Either party may terminate the Agreement by providing the other party written notice of termination at least ninety (90) days prior to the anticipated date of termination; or
- b. Mutual agreement of termination of the Agreement, executed in writing by both parties, without the requisite ninety (90) days prior written notice.
- c. For cause, according to Section 1(f), herein.

In the event of a termination (except for cause under 1(f) and 3(c), herein), Wylie shall be compensated on a pro-rata basis for all Services performed to the termination date. In the event of termination, should Wylie be over-compensated on a pro-rata basis for all Services performed to the termination date, Lucas shall be reimbursed on a pro-rata basis for all such over-compensation. Receipt of payment and/or reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement. At the sole discretion of Wylie, this Agreement may be terminated or renegotiated in the event Lucas annexes additional territory into its corporate limits and/or increases the area that Lucas serves. Immediately upon the completion of any annexation proceedings, Lucas shall notify Wylie of the annexation, in writing, and provide Wylie with a legal description of the annexed area.

4. **Compensation.**

Lucas, out of current revenues available to it, shall pay to Wylie the amount of ninety-two thousand one hundred ten and 52/100 dollars (\$92,110.52) as compensation for Wylie's provision of the Services during the Primary Term and each Renewal Term of this Agreement, except as otherwise provided in this Section. Such amount is based upon the costs incurred by Wylie in order to fulfill Wylie's obligations under this Agreement ("Compensation Amount"). Lucas shall pay the Compensation Amount to Wylie net 30 days of date on the invoice during the Primary Term and each Renewal Term of this Agreement.

For any Renewal Term, the Compensation Amount shall be adjusted to an amount equal to the sum of Wylie's annual costs to cover: (i) the base pay rate for an entry-level dispatcher increased by any costs of living and/or average merit pay increases that are budgeted for the upcoming fiscal year; (ii) such dispatcher's expected overtime pay; and (iii) employee benefits normally provided to such a dispatcher position by Wylie that are separate and apart from pay rate and overtime pay. During each Renewal Term,

Lucas shall pay to Wylie an annual fee, in addition to the Compensation Amount, for administrative services in the amount of ten percent (10%) of the Compensation Amount. The formula for determining the Compensation Amount shall be reviewed by Wylie and Lucas during each Renewal Term of this Agreement for possible adjustments, but Wylie shall have the final determination as to the Compensation Amount for each successive term of this Agreement.

So that Wylie and all entities or agencies participating in the Communications Center may have projected cost estimates in advance of the normal municipal budgeting cycle, Wylie shall evaluate and determine the estimated cost for participation for the next fiscal year with this estimate to include the annual service fees and rate increases, based on this annual review, to be determined by Wylie prior to April 1st of each year and shall be effective for Services received after October 1st, the beginning of a new fiscal year for Wylie of each year. Wylie shall notify Lucas of any rate increases for Services performed or in the annual service fee by certified mail, mailed to the person designated in this Agreement to receive such notices, on or before April 1st of each year. To the extent that the total amount of any such increases communicated by Wylie, including both the Compensation Amount and the ten percent (10%) fee for administrative services, would be in excess of fifteen percent (15%) of the full amount of Lucas's payment due for the then-current term, Lucas may, at its discretion, elect to terminate this Agreement by providing Wylie written notice of termination at least ninety (90) days before the start of the successive Renewal Term. In such an event, this Agreement shall be deemed to terminate immediately before said Renewal Term would have commenced and the parties shall have no further obligations under this Agreement.

The Compensation Amount due for any term of this Agreement shall be prorated in the event a party elects to terminate this Agreement in accordance with the terms of this Agreement prior to the expiration of the then-current term.

Notwithstanding anything to the contrary in this Agreement and in addition to the Compensation Amount and any other fees required under this Agreement, Lucas shall pay all expenses for operation and maintenance of any equipment of facilities installed and operated at the Communications Center for the use of Lucas. Radio equipment transmitting on frequencies used by Lucas or its service area is an example of the types of equipment or facilities that fall into this category for determination of costs.

5. Miscellaneous Provisions.

a. Consideration.

This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

b. Indemnity.

To the extent permitted by law and without waiving any governmental immunity to which Lucas is entitled, Lucas shall defend, release, indemnify and hold harmless Wylie, its officers, agents, servants, representatives and/or employees of and from any and all claims, suits, actions, legal proceedings, demands, damages or judgments, including all expenses, attorney fees, witness fees, costs, and costs and expenses of appeals therefrom, arising out of Lucas's performance of this

be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

h. Severability.

The provisions of this Agreement are severable. In the event that any paragraph, section, subdivision, sentence, clause or phrase of this Agreement shall be found to be contrary to the law, or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of this Agreement. However, upon the occurrence of such event, either party may terminate this Agreement by giving the other party fifteen (15) days written notice of its intent to terminate.

i. Amendments.

Wylie and Lucas may amend this Agreement only by an instrument in writing signed by both parties.

j. Multiple Counterparts.

This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

k. Assignment.

This Agreement is not assignable.

l. Immunity.

It is expressly understood and agreed that, in the execution and performance of this Agreement, the parties have not waived, nor shall be deemed hereby to have waived, any immunity, governmental, sovereign and/or official, or defense that would otherwise be available to them against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.

m. Representations.

Each signatory represents that this Agreement has been read by the party for which this Agreement is executed, and that each party has had an opportunity to confer with counsel, on the matters contained herein.

n. Drafting Provisions.

This Agreement shall be deemed to have been drafted equally by all parties hereto. The language of all parts of this Agreement shall be constructed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this Agreement.

- o. Independent Contractor.
Except as otherwise expressly provided herein, Lucas and Wylie agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees in conjunction with the performance of work covered under this Agreement.

- p. No Third-Party Beneficiaries.
Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third- party beneficiaries by entering into this Agreement.

- q. Records.
By entering into this Agreement, neither party is provided with any contractual right of access to any records or information created, received, or maintained by the other party unless expressly stated herein. Each party is independently responsible for compliance with any requests received pursuant to the Texas Public Information Act, and any third-party seeking information generated or maintained by a party to this Agreement should submit requests for such information directly to that party.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("**Effective Date**"),

CITY OF LUCAS, TEXAS

CITY OF WYLIE, TEXAS

Joni Clarke, City Manager

Brent Parker, City Manager

Date: _____

Date: _____

ATTEST:

ATTEST:

Kent Souriyasak, Interim City Secretary

Stephanie Storm, City Secretary

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Joe Gorfida Jr.
City Attorney

Abernathy Roeder Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 04

Requester: Finance Director Liz Exum

Agenda Item Request

Conduct a Public Hearing to consider the tax rate for fiscal year 2023-2024.

Background Information

On August 17, 2023, the City Council approved placing a public notice in the City's official newspaper, Allen American, using a proposed Voter-Approval tax rate of \$0.256758 (\$0.185402 M&O and \$0.071356 Debt) per \$100 of valuation. This proposed rate is the highest possible rate that can now be adopted. The City Council can adopt a rate that is lower than this published proposed rate but cannot exceed it.

This is a required public hearing. Following this public hearing in Agenda Item #9, the City Council will take action on approving the tax rate for fiscal year 2023-2024.

For reference, the tax calculations for the 2023-2024 tax year from the Collin County Tax Assessor-Collector are:

- Voter-Approval tax rate \$0.256758 (\$0.185402 M&O and \$0.071356 Debt)
- No-New-Revenue tax rate \$0.243911 (\$0.172555 M&O and \$0.071356 Debt)
- De Minimis tax rate \$0.276823 (\$0.205467 M&O and \$0.071356 Debt)

Attachments/Supporting Documentation

1. Notice of Tax Rate Advertisement

Budget/Financial Impact

The Voter-Approval tax rate is included in the proposed budget for fiscal year 2023-2024.

Recommendation

Following this public hearing in Agenda Item #9, the City Council will consider approving Ordinance 2023-09-00989 to adopt the tax rate for fiscal year 2023-2024.

Motion

There is no motion required.

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.256758 per \$100 valuation has been proposed by the governing body of City of Lucas.

PROPOSED TAX RATE	\$0.256758 per \$100
NO-NEW-REVENUE TAX RATE	\$0.243911 per \$100
VOTER-APPROVAL TAX RATE	\$0.256758 per \$100

The no-new-revenue tax rate is the tax rate for the 2023 tax year that will raise the same amount of property tax revenue for City of Lucas from the same properties in both the 2022 tax year and the 2023 tax year.

The voter-approval rate is the highest tax rate that City of Lucas may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Lucas is proposing to increase property taxes for the 2023 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 7, 2023 AT 6:35 PM AT City of Lucas City Hall, 665 Country Club Road, Lucas, TX 75002.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Lucas is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Governing Body of City of Lucas at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal: Kathleen Peele, Mayor Pro Tem Philip Lawrence, Council Member
David Keer, Council Member Tim Johnson, Council Member
Dusty Kuykendall, Council Member Debbie Fisher, Council Member

AGAINST the proposal:

PRESENT and not voting:

ABSENT: Jim Olk, Mayor

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Lucas last year to the taxes proposed to be imposed on the average residence homestead by City of Lucas this year.

	2022	2023	Change
Total tax rate (per	\$0.268016	\$0.256758	decrease of -0.011258, or

\$100 of value)			-4.20%
Average homestead taxable value	\$702,489	\$787,471	increase of 84,982, or 12.10%
Tax on average homestead	\$1,882.78	\$2,021.89	increase of 139.11, or 7.39%
Total tax levy on all properties	\$4,426,676	\$4,874,899	increase of 448,223, or 10.13%

For assistance with tax calculations, please contact the tax assessor for City of Lucas at 972-547-5020 or taxassessor@collincountytx.gov, or visit www.lucastexas.us for more information.



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 05

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a Public Hearing and consider a Specific Use Permit (SUP) application submitted by Bill Shipley on behalf of Caliber Collision to permit a Caliber Collision paint and body shop with minor automotive located in the William Snider Survey, Abstract Number 821, Tract 16, being 1.75 acres of a 5.7601 acres tract of land, more commonly known as a tract of land on McGarity Lane 500' east of the intersection of Angel Parkway and McGarity Lane. **(Canceled)**

Background Information

On August 10, 2023, the Planning and Zoning Commission held a public hearing to consider a SUP application for Caliber Collision. The Planning and Zoning Commission unanimously denied the SUP application; therefore, this public hearing which was prescheduled in a public notice is canceled.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 06

Requester: Parks and Open Space Board Chair Bill Esposito

Agenda Item Request

Receive the Friends of 4-H Award in recognition of the City of Lucas and contributions made to the Legacy 4-H Club.

Background Information

The Legacy 4-H Club would like to present an award plaque to the City of Lucas in recognition of all the support that has been given to the Legacy 4-H Club over the years. The Legacy 4-H Club is a youth club in the City of Lucas and locally surrounding areas. The Legacy 4-H Club prepares youth (between the ages 8 and 18) to be leaders and learn valuable life skills through hands-on projects, activities, competitions, and community service.

For more than 10 years, the City of Lucas has continued to support the Legacy 4-H Club through collaboration with special events including:

- Arbor Day – Legacy 4-H Club has provided hundreds of free tree saplings and mulch to the public to encourage tree planting, beautification, and environmental conservation.
- Founders Day – Legacy 4-H Club has held silent auctions, plant sale, and chili cook-offs in past years as part of the event.
- Legacy 4-H Career Day – City staff have participated in the Legacy 4-H Club Career Day to educate students on careers in local government.
- Lucas Farmers Market – Legacy 4-H Club continues to participate as a youth vendor.
- Movie in the Park – Legacy 4-H Club has managed concessions during the event.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.



City of Lucas

City Council Agenda Request

September 7, 2023

Requester: Parks and Open Space Board Chair Bill Esposito

Agenda Item Request

Discuss recommendations to conduct a parks survey by the Parks and Open Space Board and provide direction to the City Manager.

Background Information

On August 22, 2023, the Parks and Open Space Board discussed the process for conducting a parks survey and assigned Vice Chair John Elliott and Member Laura Giles to a subcommittee. The subcommittee determined survey questions related to parks and trails and provided the following recommendations to conduct a parks survey:

- Only City of Lucas residents can submit a survey and staff can verify addresses
- Only one survey can be submitted per household and staff can eliminate any duplicate surveys
- Survey can be created digitally with a link and QR code
- Paper survey can also be made available at City Hall and available to print for residents
- Survey can be posted on the City's website, newsletter, and promoted at special events
- Distribute the survey for a few months starting in October

Attachments/Supporting Documentation

1. Parks Survey Sample Questions

Budget/Financial Impact

Currently, there are no identified costs for conducting a parks survey. Staff would conduct the parks survey internally and utilize current resources including Microsoft Forms, printing, newsletter articles, and the City's website.

Recommendation

NA

Motion

There is no motion required.

Parks Survey Sample Questions

1. **Are you currently a resident in the City of Lucas?**
 - Yes – If yes, please enter your address: _____.
 - No – If no, survey participation is not necessary.

2. **What is your age?**
 - 18 to 29
 - 30 to 49
 - 50 to 64
 - 65+

3. **What is your gender?**
 - Male
 - Female
 - Prefer not to say

4. **How many children under the age of 18 are living in your home?**
 - 1
 - 2
 - 3
 - 4 or more
 - None

5. **Which of the following public parks in Lucas do you utilize most frequently? (Select all that apply)**
 - Forest Creek Park (985 Orchard Gap Lane)
 - Kenneth R. Lewis Park (820 Southview Drive)
 - Lucas Community Park (665 Country Club Road)

6. **How often does a member of your household utilize a City of Lucas park or recreation facility?**
 - Daily
 - Weekly
 - Monthly
 - Annually
 - Never

7. **Select the applicable reasons why you and/or your family utilize the City of Lucas parks and recreation facilities. (Select all that apply)**
 - Exercise
 - Family Activities
 - Playground Facilities
 - Social
 - Special Events
 - Sports/Recreation
 - Other: _____

8. Which of the following trailheads or trail system in Lucas do you utilize most frequently? (Select all that apply)

- Brockdale Park Trailhead (1625 Brockdale Park Road)
- East Winningkoff Trailhead (745 East Winningkoff Road)
- Highland Park Trailhead (1955 Snider Lane)
- Trinity Trail

9. How often does a member of your household utilize the Trinity Trail and/or any of the trailheads (Brockdale Park, Highland Park, or East Winningkoff)?

- Daily
- Weekly
- Monthly
- Annually
- Never

10. How would you and/or your family utilize a city trail system? (Select all that apply)

- Bicycling
- Connecting to schools, neighborhoods, parks and recreation facilities
- Exercise
- Horseback Riding
- Walking/Running
- I/We would not utilize a city trail system
- Other: _____

11. Which choice best describes you and/or your household's preference for a city trail system?

- Paved
- Natural
- No preference
- Other: _____

12. Which activities do you and/or family participate in? (Select all that apply)

- Baseball/Softball
- Bird/Animal Watching
- Bicycling
- Equestrian
- Fishing
- Pickleball
- Soccer
- Special Events (Lucas Farmers Market, Founders Day, Country Christmas, etc.)
- Tennis
- Trails
- Volleyball
- Walking/Running
- Other: _____

13. Which activities would you and/or family would like to see more of in Lucas? (Select all that apply)

- Baseball/Softball
- Bird/Animal Watching
- Bicycling
- Equestrian
- Fishing
- Pickleball
- Soccer
- Special Events (Lucas Farmers Market, Founders Day, Country Christmas, etc.)
- Tennis
- Trails
- Volleyball
- Walking/Running
- Other: _____

14. Which of the following prevent you and/or family from utilizing the parks or recreation facilities offered by the City?

- Accessibility and/or proximity to facilities
- Lack of parking
- Lack of playground equipment
- Lack of sports and recreation facilities
- Lack of time
- Lack of trail and connectivity
- Unaware of the location
- None
- Other: _____

15. Would you support funding with your tax dollars for any of the following park and recreation amenities? (Select all that apply)

- Open Space
- Park Facilities (Playgrounds, Picnic Shelters, etc.)
- Athletic Facilities (Ball Fields, Soccer Fields, Volleyball Courts, etc.)
- Trails
- Other: _____

16. Please share any additional comments or feedback related to City of Lucas parks, recreation facilities and trail system.



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 08

Requester: Finance Director Liz Exum

Agenda Item Request

Consider adopting Ordinance 2023-09-00988 approving the budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024.

Background Information

Prior to this meeting, the City of Lucas followed public notice requirements, held a public hearing on August 17, 2023, where the proposed budget was considered and interested taxpayers were given the opportunity to be heard by City Council.

The proposed budget was presented at the Budget Workshop on July 20, 2023 and the City Council meeting on August 17, 2023. This proposed budget is prepared using the certified assessed valuation from the Collin County Appraisal District and the proposed calculated Voter-Approval tax rate of \$0.256758. The proposed budget for fiscal year 2023-2024 shows excess revenue over expenditures in the amount of \$475,284 in the General Fund. The Water Fund shows excess revenue over expenditures in the amount of \$503,280.

During the 2007 legislative session, House Bill 3195 was passed amending Section 102.007 of the Local Government Code. Subsection C was added to state that the adoption of a budget that requires raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to, and separate from, the vote to adopt the budget or vote to set the tax rate as required by Chapter 26 of the Tax Code.

Attachments/Supporting Documentation

1. Ordinance 2023-09-00988 Adopting the Budget for Fiscal Year 2023-2024
2. Exhibit A – City of Lucas Budget for Fiscal Year 2023-2024

Budget/Financial Impact

The financial impact for the proposed budget is varied and outlined in detail in the attached budget.

Recommendation

Staff recommends approval of the budget for fiscal year 2023-2024. This item requires a record vote of the City Council.



City of Lucas

City Council Agenda Request

September 7, 2023

Motion

First motion requires a record vote of the City Council to comply with state law:

I make a motion to adopt Ordinance 2023-09-00988 approving the budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024.

Second motion requires a record vote of the City Council to comply with state law:

I move to ratify the property tax revenue increase reflected in the Fiscal Year 2023-2024 Adopted Budget.



ORDINANCE #2023-09-00988

[Adoption of Budget for Fiscal Year 2023-2024]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, ADOPTING THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 has been duly created by the financial office of the City of Lucas, Texas, in accordance with Chapter 102.002 of the Local Government Code; and

WHEREAS, as required by Section 6.02 of the City Charter, the City Manager has prepared and submitted to the City Council a proposed budget of all City expenditures and revenues for the fiscal year beginning October 1, 2023 and ending September 30, 2024; and

WHEREAS, the financial office for the City of Lucas has filed the proposed budget in the office of the City Secretary and the proposed budget was made available for public inspection in accordance with Chapter 102.005 of the Local Government Code; and

WHEREAS, a public hearing was held by the City in accordance with Chapter 102.006 of the Local Government Code, following due publication of notice thereof, at which time all citizens and parties of interest were given the opportunity to be heard regarding the proposed budget; and

WHEREAS, after full and final consideration, it is the opinion of the Lucas City Council that the 2023-2024 fiscal year budget as hereinafter set forth should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. That the proposed budget of the revenue and expenditures necessary for conducting the affairs of the City of Lucas, Texas, for the fiscal year beginning October 1, 2023 and ending September 30, 2024 as submitted to the City Council by the City Manager, attached

hereto as Exhibit “A”, be and the same is hereby adopted as the budget of the City of Lucas for the fiscal year beginning October 1, 2023 and ending September 30, 2024.

SECTION 2. That the expenditures during the fiscal year beginning October 1, 2023 and ending September 30, 2024 shall be made in accordance with the budget approved by this ordinance unless otherwise authorized by a duly enacted ordinance of the City of Lucas, Texas.

SECTION 3. That all budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2022-2023 are hereby ratified, and the budget approval for fiscal year 2022-2023, heretofore enacted by the City Council, be and the same is hereby amended to the extent of such transfers and amendments for all purposes.

SECTION 4. Upon approval of the budget, the budget office shall file a true and certified copy thereof with the County Clerk of Collin County, Texas.

SECTION 5. All ordinances of the City of Lucas, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

SECTION 7. This Ordinance shall take effect on October 1, 2023.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 7TH DAY OF SEPTEMBER, 2023.

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney

Kent Souriyasak, Interim City Secretary

Exhibit A



City of Lucas, Texas Annual Operating Budget for Fiscal Year 2023-2024

This budget will raise more revenue from property taxes than last year's budget by an amount of \$448,223, which is a 10.13% percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$241,223.

The members of the governing body voted on the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparison	2023-2024	2022-2023
Proposed property tax rate:	\$0.256758/100	\$0.268016/100
No-new-revenue tax rate:	\$0.243911/100	\$0.255432/100
No-new revenue maintenance & operations tax rate:	\$0.179133/100	\$0.165560/100
Voter-approval tax rate:	\$0.256758/100	\$0.248823/100
Debt rate:	\$0.071356/100	\$0.072195/100

Total debt obligation for City of Lucas secured by property taxes: \$1,355,483



CITY OF LUCAS

Annual Operating Budget Fiscal Year 2023-2024



City Councilmembers

Mayor Jim Olk

Mayor Pro Tem Kathleen Peele

Councilmember David Keer

Councilmember Dusty Kuykendall

Councilmember Tim Johnson

Councilmember Phil Lawrence

Councilmember Debbie Fisher

City Manager Joni Clarke

Finance Director Liz Exum

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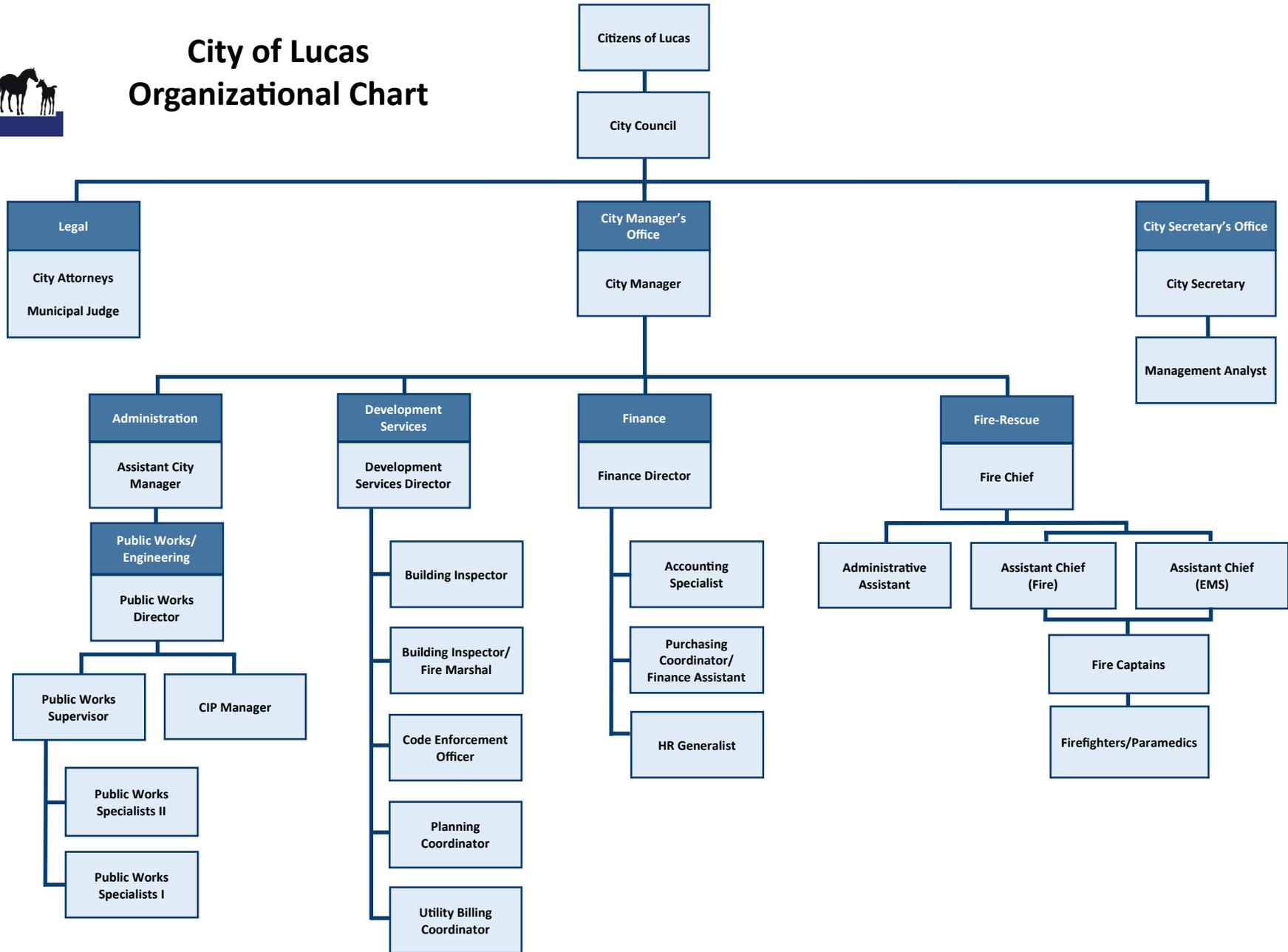
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City of Lucas Organizational Chart



	2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET
REVENUE SUMMARY				
GENERAL FUND				
PROPERTY TAXES	2,934,517	3,526,440	3,657,424	3,860,109
OTHER TAXES	2,247,006	2,168,642	2,321,176	2,320,342
FINES & FORFEITURES	672	91	2,024	91
LICENSES & PERMITS	769,098	660,860	470,763	597,120
FIRE DEPARTMENT REVENUE	1,188,506	1,181,462	1,231,764	1,340,252
FEES & SERVICE CHARGES	37,774	46,800	78,115	55,200
MISCELLANEOUS REVENUES	654,929	432,735	976,534	763,375
GF RESERVE FUNDING (USE OF)	-	250,000	2,023,284	1,850,963
TOTAL GENERAL FUND REVENUE	7,832,501	8,267,030	10,761,084	10,787,452
WATER UTILITIES FUND				
FEES & SERVICE CHARGES	6,802,785	5,526,295	6,765,798	6,549,344
MISCELLANEOUS REVENUES	92,017	17,600	509,341	300,000
TOTAL WATER UTILITIES FUND REVENUE	6,894,802	5,543,895	7,275,139	6,849,344
DEBT SERVICE FUND				
PROPERTY TAXES/RESERVE FUNDING	1,629,641	1,360,608	1,398,712	1,355,483
TOTAL DEBT SERVICE FUND REVENUE	1,629,641	1,360,608	1,398,712	1,355,483
COMBINED REVENUE OPERATIONS	16,356,944	15,171,533	19,434,935	18,992,279
EXPENDITURES				
GENERAL FUND				
CITY COUNCIL	29,531	33,580	33,580	35,330
CITY SEC	170,064	267,127	261,990	272,139
ADMIN/FINANCE	701,123	727,417	795,362	763,654
DEVELOPMENT SERVICES	473,224	511,605	516,436	530,761
PUBLIC WORKS - ENGINEERING	1,684,830	1,248,219	2,113,092	1,353,979
PUBLIC WORKS	321,447	692,448	763,547	445,125
PARKS	183,182	230,000	230,000	348,000
FIRE	2,973,185	3,088,888	3,945,266	4,718,338
NON-DEPARTMENTAL	608,367	1,466,324	1,487,333	1,844,842
TOTAL GENERAL FUND EXPENDITURES	7,144,954	8,265,608	10,146,606	10,312,168
WATER UTILITIES FUND				
WATER UTILITIES	4,178,386	4,766,550	5,070,685	5,577,259
WATER - ENGINEERING	159,661	196,003	207,479	208,694
TOTAL WATER FUND EXPENDITURES	4,338,047	4,962,553	5,278,164	5,785,953
DEBT SERVICE				
WATER UTILITIES	672,680	570,149	570,149	560,111
GENERAL FUND	1,595,098	1,360,608	1,360,608	1,355,483
TOTAL DEBT SERVICE	2,267,778	1,930,757	1,930,757	1,915,594
TOTAL EXPENDITURES OPERATING	13,750,780	15,158,918	17,355,527	18,013,715
NET REVENUE LESS EXPENDITURES - OPERATING	2,606,164	12,615	2,079,408	978,564

2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET
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SUMMARY BY FUND

GENERAL FUND				
REVENUE	7,832,501	8,267,030	10,761,084	10,787,452
EXPENDITURES	7,144,954	8,265,608	10,146,606	10,312,168
NET REVENUE LESS EXPENDITURES	687,547	1,422	614,478	475,284
WATER UTILITIES FUND				
REVENUE	6,894,802	5,543,895	7,275,139	6,849,344
EXPENDITURES	4,338,047	4,962,553	5,278,164	5,785,953
DEBT SERVICE	672,680	570,149	570,149	560,111
NET REVENUE LESS EXPENDITURES	1,884,075	11,193	1,426,826	503,280
DEBT SERVICE FUND-GENERAL				
REVENUE	1,629,641	1,360,608	1,398,712	1,355,483
EXPENDITURES	1,595,098	1,360,608	1,360,608	1,355,483
NET REVENUE LESS EXPENDITURES	34,543	-	38,104	-
NET REVENUE LESS EXPENDITURES - OPERATING	2,606,164	12,615	2,079,408	978,564

FUND SUMMARIES - GOVERNMENTAL FUNDS

COMBINED SUMMARY OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE

	GENERAL	DEBT SERVICE	CAPITAL IMPROVEMENTS	BROCKDALE ROAD IMPROV	DEVELOPERS IMPACT FEES (LOGAN FORD/5 OAKS)	IMPACT FEES	TOTAL GOVERNMENTAL
	8,401,537	1,331,677	6,029,185	31,464	132,000	1,416,424	17,342,287
PROPERTY TAXES	3,860,109	1,355,483					5,215,592
OTHER TAXES	2,320,342						2,320,342
FINES & FORFEITURES	91						91
LICENSES & PERMITS	597,120						597,120
FIRE DEPARTMENT REVENUE	1,340,252						1,340,252
FEES & SERVICE CHARGES	55,200						55,200
MISCELLANEOUS REVENUES	763,375		180,000	-			943,375
IMPACT FEE REVENUE (11-4500)						300,000	300,000
TRANSFER IN RESTRICTED RESERVES	1,850,963		-				1,850,963
TOTAL REVENUES	10,787,452	1,355,483	180,000	-	-	300,000	12,622,935
EXPENDITURES							
CITY COUNCIL	35,330						35,330
CITY SEC	272,139						272,139
ADMIN/FINANCE	763,654						763,654
DEVELOPMENT SERVICES	530,761						530,761
PUBLIC WORKS	445,125						445,125
PUBLIC WORKS - ENGINEERING	1,353,979						1,353,979
PARKS	348,000						348,000
FIRE	4,718,338						4,718,338
NON-DEPARTMENTAL	1,844,842						1,844,842
DEBT SERVICE PRINCIPAL		950,000					950,000
DEBT SERVICE INTEREST/BOND EXP		405,483					405,483
BROCKDALE ROAD MAINT.						-	-
CAPITAL ROADWAY PROJECTS						-	-
TOTAL EXPENDITURES	10,312,168	1,355,483	-	-	-	-	11,667,651
NET CHANGE IN FUND BALANCE	475,284	-	180,000	-	-	300,000	955,285
ENDING FUND BALANCE	8,876,821	1,331,677	6,209,185	31,464	132,000	1,716,424	18,297,572
MINUS RESTRICTIONS AND TRANSFERS							
IMPACT FEES						(1,716,424)	(1,716,424)
BROCKDALE ROAD IMPROVEMENTS				(31,464)			(31,464)
RESTRICTED FOR CAPITAL - GENERAL FUND							-
DEBT SERVICE PAYMENTS		(1,331,677)					(1,331,677)
3RD PARTY (DEVELOPER) IMPACT FEES RESTRICTED (LOGAN FORD/5 OAKS)					(132,000)		(132,000)
CAPITAL IMPROVEMENT PROJECTS			(6,209,185)				(6,209,185)
UNASSIGNED FUND BALANCE	8,876,821	-	-	-	-	-	8,876,821
TOTAL AMOUNT OF RESERVES PRIOR TO GASB 54 REQUIREMENT	8,876,821	-	-	-	-	-	8,876,821
AMOUNT IN DAYS OPERATING COST	378						378
AMOUNT IN MONTHS OPERATING COST	12.6						12.6
RESERVES FOR GASB 54 FUND BALANCE POLICY (50% OF CURRENT YR EXPENDITURES IN GENERAL FUND)	(4,230,603)						(4,230,603)
TOTAL RESERVES AFTER GASB 54 REQUIREMENTS	4,646,219	-	-	-	-	-	4,646,219
AMOUNT IN DAYS OPERATING COST	198						198
AMOUNT IN MONTHS OPERATING COST	6.6						6.6

FUND SUMMARIES - PROPRIETARY

COMBINED SUMMARY OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE

	WATER	WATER DEBT SERVICE	CUSTOMER DEPOSITS	CAPITAL IMPROVEMENTS	IMPACT /DEVELOP FEES	TOTAL PROPRIETARY
BEGINNING BALANCE RESTRICTED/UNRESTRICTED	\$ 8,114,907	\$ 415,000	\$ 287,600	4,398,072	84,465	13,300,044
WATER REVENUE	5,586,844					5,586,844
WASTE WATER REVENUE	80,500					80,500
TRASH REVENUE	882,000					882,000
MISCELLANEOUS REVENUES	300,000					300,000
REFUND NTMWD CAPITAL						-
DEVELOPERS FEES - SEWER						-
IMPACT FEES						-
TRANSFER IN IMPACT FEES					250,000	250,000
						-
TOTAL REVENUES	6,849,344			-	250,000	7,099,344
EXPENDITURES						
WATER	4,709,849					4,709,849
TRASH	807,300					807,300
WASTEWATER	60,110					60,110
DEBT SERVICE PRINCIPAL	415,000					415,000
DEBT SERVICE INTEREST/BOND EXP	145,111					145,111
WATER - ENGINEERING	208,694					208,694
TRANSFER OUT TO FUND WATER PROJECT				-		-
TRANSFER OUT TO FUND WATER PROJECT						-
CAPITAL PROJECTS WF						-
						-
TOTAL EXPENDITURES	6,346,064			-	-	6,346,064
NET CHANGE IN BALANCE	503,280			-	250,000	753,280
ENDING BALANCE	8,618,187	415,000	287,600	4,398,072	334,465	14,053,323
MINUS RESTRICTED FOR:						
DEBT SERVICE PAYMENTS		(415,000)				(415,000)
CUSTOMER DEPOSITS			(287,600)			(287,600)
CAPITAL IMPROVEMENTS - PROJECTS				(4,398,072)	(312,465)	(4,710,537)
LAKEVIEW DOWNS/HENDRICKS IMPACT FEES					(22,000)	(22,000)
WATER TOWER PROJECT BUILT IN WATER REVENUE FROM RATE STUDY (YEAR TWO)	(500,000)					(500,000)
						-
UNASSIGNED FUND BALANCE	8,118,187	-	-	(0)	-	8,118,187
TOTAL AMOUNT OF RESERVES PRIOR TO GASB 54 REQUIREMENT	8,118,187			(0)	-	8,118,187
AMOUNT IN DAYS OPERATING COST	493					493
AMOUNT IN MONTHS OPERATING COST	16					16
RESERVES FOR GASB 54 FUND BALANCE POLICY (50% OF CURRENT YR EXPENDITURES IN WATER FUND)	(2,965,532)					(2,965,532)
TOTAL RESERVES AFTER GASB 54 REQUIREMENTS	5,152,655			(0)	-	5,152,655
AMOUNT IN DAYS OPERATING COST	313					313
AMOUNT IN MONTHS OPERATING COST	10					10

CAPITAL FUND SUMMARY

CAPITAL WATER PROJECTS:

TOTAL WF PROJECTS FY 23/24	0
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PROJECT FUNDING - WATER:

TOTAL WATER PROJECT FUNDING	0
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CAPITAL ROADWAY AND GF PROJECTS:

TOTAL GF PROJECTS FY 23/24**	0
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PROJECT FUNDING - GENERAL FUND:

TOTAL GENERAL FUND PROJECT FUNDING	0
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TOTAL CAPITAL PROJECTS FY 23/24**	0
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****NOTE:**

Ongoing Capital Project Budget Balances from FY 2022-2023 will be brought to Council for reallocation after the completion of the FY 2022-2023 audit to properly reflect outstanding budget balances to carry forward for FY 2023-2024.

	2021-2022 ACTUAL	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET
Impact/Development Fee Summary			
GENERAL FUND:			
Beginning Balance General Fund (Restricted)	1,417,318	1,756,377	1,579,888
Revenue			
Roadway Impact Fees(11-4500)	401,571	130,000	300,000
Roadway Fees Improv Brockdale(11-4989)	70,362	-	-
Contrib. Roadway Maint. Brockdale(11-4990)	-	-	-
Total Revenues	471,933	130,000	300,000
Expenditures			
Capital Projects Roadways	93,975	306,489	-
Brockdale Road Rehabilitation	38,899	-	-
Brockdale Road Maint.	-	-	-
Total Expenditures	132,874	306,489	-
Total General Fund Restricted Impact Fees & 3rd Party	1,756,377	1,579,888	1,879,888
Restricted for Devel Logan Ford/Five Oaks/Lakeview D/Hendricks	127,600	132,000	132,000
Restricted for Brockdale Road Maint.	31,464	31,464	31,464
Restricted for Blondy Jhune Realignment	306,489	-	-
Total 3rd Party Restricted	465,553	163,464	163,464
General Fund Ending Bal Impact Fees (Restricted for Roads)	1,290,824	1,416,424	1,716,424
Total General Fund Restricted Impact Fees & 3rd Party	1,756,377	1,579,888	1,879,888
WATER FUND:			
Beginning Balance - Water Fund	(5,646,196)	(5,646,196)	(5,496,196)
Revenue			
Water Impact Fees (51-4500)		150,000	250,000
Restricted for Capital Projects	352,448	-	-
Restricted for Lakeview Downs	33,000	-	-
Total Revenues	385,448	150,000	250,000
Expenditures			
Capital Projects- Water			-
Total Expenditures	-	-	-
Revenues less Expenditures		150,000	250,000
Water Fund ending balance to apply toward impact fees	(5,646,196)	(5,496,196)	(5,246,196)

CITY OF LUCAS PROPERTY TAX RATES

Property tax is by far the largest source of revenue in the City of Lucas General Fund. Property tax is collected by Collin County and distributed to the City. The City's property tax is budgeted at a rate of **.256758** for 2023. This tax rate is the "Voter-approval" Rate - below is a table depicting the recent history of the City of Lucas property tax rate.

Tax Year	M&O	I&S	Total
2009	0.252040	0.122137	0.374177
2010	0.247231	0.126946	0.374177
2011	0.257723	0.116454	0.374177
2012	0.261218	0.112959	0.374177
2013	0.254005	0.101611	0.355616
2014	0.233068	0.087593	0.320661
2015	0.215514	0.105147	0.320661
2016	0.230371	0.087577	0.317948
2017	0.198695	0.119253	0.317948
2018	0.202346	0.100870	0.303216
2019	0.184515	0.118701	0.303216
2020	0.190846	0.108949	0.299795
2021	0.185743	0.102654	0.288397
2022	0.195821	0.072195	0.268016
2023	0.185402	0.071356	0.256758 Projected

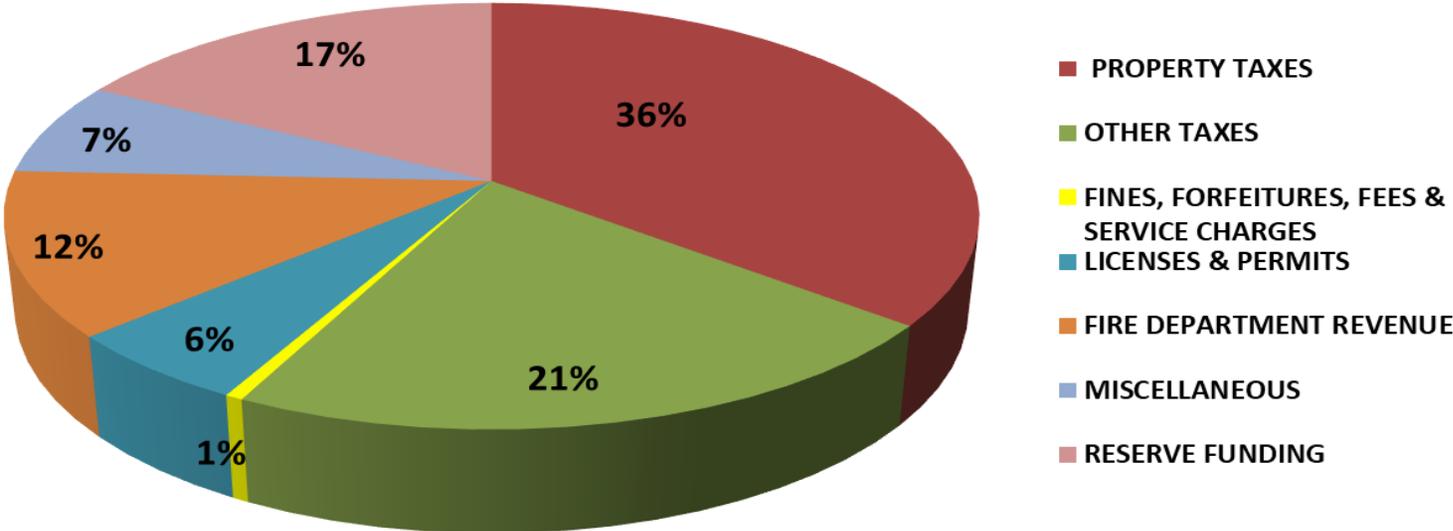
As you can see in the chart below, the property tax rate for the City of Lucas is very favorable in comparison to other cities within the area.

Fiscal Year 2022 Tax Rates

City	M&O	I&S	Total
Sachse	0.456209	0.194207	0.650416
Farmersville	0.461785	0.250615	0.712400
Wylie	0.427919	0.134414	0.562333
Princeton	0.313601	0.220942	0.534543
Celina	0.372702	0.262057	0.634759
Melissa	0.357805	0.098363	0.456168
Anna	0.396533	0.143217	0.539750
Prosper	0.329830	0.180170	0.510000
Murphy	0.290594	0.174406	0.465000
Allen	0.330703	0.090497	0.421200
Parker	0.301137	0.028152	0.329289
Fairview	0.238407	0.083170	0.321577
Lucas	0.195821	0.072195	0.268016

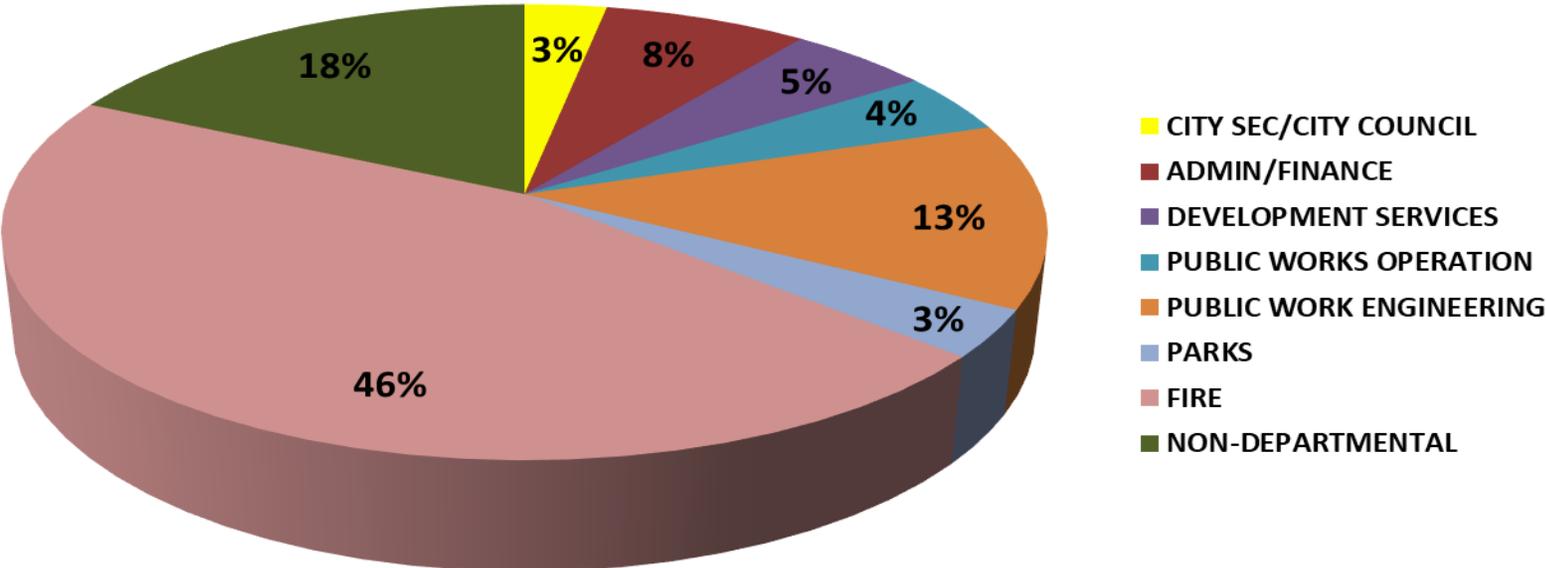
General Fund Revenue FY 23/24

Total \$10,787,452



General Fund Expenditures by Department FY 23/24

Total \$10,312,168



11 -GENERAL FUND

		2021-2022	2022-2023	2022-2023	2023-2024	
		FISCAL YEAR	ORIGINAL	AMENDED	FISCAL YEAR	
REVENUE		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
4011	PROPERTY TAXES	2,919,079	3,511,440	3,623,630	3,845,109	(Voter Approval rate M&O .185402)
4012	PROPERTY TAXES-DEL.	2,637	5,000	22,068	5,000	
4015	PROPERTY TAXES-P&I	12,801	10,000	11,726	10,000	
TOTAL PROPERTY TAXES		2,934,517	3,526,440	3,657,424	3,860,109	
OTHER TAXES						
4101	SALES TAX	1,214,266	1,180,000	1,244,900	1,250,000	
4101-100	SALES TAX STREETS	608,956	590,000	622,450	625,400	
4102	FRANCHISE-ELECTRICAL	343,842	330,000	379,859	375,000	
4103	FRANCHISE-TELEPHONE	481	-	-	-	
4104	FRANCHISE-CABLE	23,433	20,442	20,442	20,442	
4105	FRANCHISE-GAS	53,507	45,000	51,025	47,000	
4106	FRANCHISE-CABLE PEG	2,521	3,200	2,500	2,500	
TOTAL OTHER TAXES		2,247,006	2,168,642	2,321,176	2,320,342	
FINES & FORFEITURES						
4202	COURT TECHNOLOGY FUND	8	4	16	4	
4203	COURT SECURITY FUND	10	5	20	5	
4204	COURT COST-CITY	10	5	20	5	
4205	FINES	510	10	1,700	10	
4206	COURT COST-STATE	124	62	248	62	
4220	OTHER COURT FINES & FEES	10	5	20	5	
TOTAL FINES & FORFEITURES		672	91	2,024	91	
LICENSES & PERMITS						
4301	GEN CONTRACTOR REG.	16,560	20,000	14,000	20,000	
4361	ZONING REQUEST	700	1,200	900	2,000	
4362	SPECIFIC USE PERMITS	2,250	1,350	1,350	2,000	
4363	VARIANCE REQUEST	900	900	900	900	
4365	BLDG PERMITS-RESIDENTIAL	453,689	405,000	265,000	305,000	
4367	BLDG PERMITS-ACC.	31,954	20,000	34,167	20,000	
4368	BLDG PERMITS-REMODEL	16,596	7,500	10,754	9,000	
4369	BLDG PERMITS-COMM.	36,522	35,000	19,012	60,000	
4371	ELECTRICAL PERMITS	10,530	4,000	7,420	4,200	
4372	PLUMBING PERMITS	8,600	5,000	10,080	5,200	
4373	HEATING & A/C PERMITS	2,700	1,800	2,040	1,800	
4374	FENCE PERMITS	5,625	6,000	5,000	7,200	
4375	SWIMMING POOL PERMITS	32,375	25,000	16,000	28,500	
4376	WEIGHT LIMIT PERMITS	85,500	70,000	45,100	66,000	
4377	ROOF PERMITS	1,020	2,100	1,020	2,200	
4378	SPRINKLER SYST PERMITS	8,225	7,000	6,150	8,000	
4379	DRIVEWAY PERMIT	1,020	490	2,040	800	
4380	SIGN PERMIT	1,065	2,000	1,320	3,000	
4382	STORM WATER MGMT PERMIT	8,539	7,000	2,880	9,000	
4384	SOLICITATION PERMIT	30	120	50	120	
4390	PLANNED DEVELOPMENT	750	-	510	-	
4395	HEALTH SERVICE PERMITS	6,300	8,200	6,300	9,000	
4398	MISC LICENSES & PERMITS	1,810	1,200	1,020	1,200	
4611	FIRE SPRINKLER PERMIT	35,838	30,000	17,750	32,000	
TOTAL LICENSES & PERMITS		769,098	660,860	470,763	597,120	
FIRE DEPARTMENT REVENUE						
4612	COUNTY FIRE DISTRICT	4,003	-	-	-	
4613	SEIS LAGOS INTERLOCAL	453,230	489,812	489,812	598,602	
4614	AMBULANCE SERVICES	130,013	100,000	118,302	118,000	
4615	LISD EMS SERVICE	1,736	1,650	1,650	1,650	
4999	FIRE DISTRICT TRANSFER IN	599,524	590,000	622,000	622,000	
TOTAL FIRE DEPARTMENT REVENUE		1,188,506	1,181,462	1,231,764	1,340,252	
FEES & SERVICE CHARGES						
4424	PLAT & REPLAT FEES	11,124	8,500	10,204	9,000	
4425	RE-INSPECTION FEES	7,700	6,000	5,000	7,000	
4426	FEES-BUILDING PROJECTS	6,650	7,300	150	7,200	
4427	PUBLIC IMPRV/3% INSPEC	12,300	25,000	62,761	32,000	
TOTAL FEES & SERVICE CHARGES		37,774	46,800	78,115	55,200	
MISCELLANEOUS REVENUE						
4911	INTEREST INCOME	55,734	24,000	336,197	200,000	
4914	INSURANCE CLAIM REIMB	5,817	-	22,672	-	
4915	CHILD SAFETY INCOME	9,226	8,000	10,014	8,000	
4916	CREDIT CARD REVENUE	58,246	48,000	48,000	48,000	
4918	PERMIT FEE BEER & WINE	145	145	145	-	
4919	OPIOID ABATEMENT TRUS	-	-	1,653	-	
4920	FARMER MARKET EVENT FEE	6,120	5,200	6,181	5,200	

11 -GENERAL FUND

		2021-2022	2022-2023	2022-2023	2023-2024	
REVENUE		FISCAL YEAR	ORIGINAL	AMENDED	FISCAL YEAR	DESCRIPTION
		ACTUAL	BUDGET	BUDGET	BUDGET	
4931	RENTAL INCOME	95,420	-	97,920	97,920	
4980	PARK DEDICATION FEES	8,000	55,000	46,000	60,000	
4981	FACILITY RENTAL	1,825	800	800		
4985	GRANT REVENUES	18,483	12,500	76,567	12,500	FD Training Grants
4991	STREET ASSESSMENTS	2,100	-	789		
4992	SALE OF ASSETS	-	-	20,863		
4997	MISCELLANEOUS	32,762	-			
4998	PILOT TRANSFER IN	361,050	279,090	308,733	331,755	
TOTAL MISCELLANEOUS REVENUE		654,929	432,735	976,534	763,375	
RESERVES						
4996	GF RESERVES (USE OF)	-	250,000	2,023,284	1,850,963	\$1.4M - Fire Engine/\$451K Three Vehicles Collin County Sheriff Office Deputies/Two New and One Replacement General Fund Reserve Restriction FY 22-23
TOTAL REVENUES		7,832,501	8,267,030	10,761,084	10,787,452	

11 -GENERAL FUND CITY COUNCIL DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
<u>PERSONNEL SERVICES</u>						
6100-112	WORKERS' COMPENSATION	46	70	70	70	
6100-127	MEDICARE	131	220	220	220	
6100-468	CITY COUNCIL FEES	9,000	9,000	9,000	9,000	
TOTAL PERSONNEL SERVICES		9,177	9,290	9,290	9,290	
<u>MATERIALS & SUPPLIES</u>						
6100-201	OFFICE SUPPLIES	865	1,000	1,000	1,000	
6100-204	FOOD/BEVERAGE	1,308	1,500	1,500	1,500	
6100-205	LOGO/UNIFORM	-	-	-	1,750	\$250 per person
6100-210	COMPUTER SUPPLIES	286	350	350	350	
6100-222	AUDIO/VISUAL	-	1,000	1,000	1,000	
TOTAL MATERIALS & SUPPLIES		2,459	3,850	3,850	5,600	
<u>PURCHASED SERVICES:</u>						
6100-307	TRAINING & TRAVEL	1,758	3,500	3,500	3,500	\$500 per person
TOTAL PURCHASED SERVICES		1,758	3,500	3,500	3,500	
<u>GENERAL & ADMINISTRATIVE SERVICES</u>						
6100-441	APPRECIATION/AWARDS	4,197	5,000	5,000	5,000	See Detail Listing
TOTAL GENERAL & ADMIN SERVICES		4,197	5,000	5,000	5,000	
<u>NON-CAPITAL EXPENSE</u>						
6100-451	SOFTWARE, BOOKS, & CDS	11,940	11,940	11,940	11,940	See Detail Listing
TOTAL NON-CAPITAL EXPENSE		11,940	11,940	11,940	11,940	
TOTAL CITY COUNCIL		29,531	33,580	33,580	35,330	

11 -GENERAL FUND CITY SECRETARY DEPARTMENTAL EXPENDITURES	2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
PERSONNEL SERVICES					
6110-101 SALARIES - EXEMPT	94,884	135,824	133,044	145,000	
6110-112 WORKERS' COMPENSATION	181	416	416	450	
6110-113 LONGEVITY PAY	324	420	420	100	
6110-122 TMRS	12,200	16,800	16,440	18,200	
6110-123 GROUP INSURANCE	13,550	23,760	23,760	26,160	Medical increase 10%/Dental 8%
6110-127 MEDICARE	1,379	1,970	1,930	2,105	
6110-129 LT DISABILITY	207	407	407	435	
6110-133 TELEPHONE ALLOWANCE	750	1,200	1,200	1,200	
TOTAL PERSONNEL SERVICES	123,475	180,797	177,617	193,650	
MATERIALS & SUPPLIES					
6110-201 OFFICE SUPPLIES	716	1,700	1,700	1,700	
6110-204 FOOD/BEVERAGE	79	100	100	100	
6110-210 COMPUTER SUPPLIES	-	100	100	100	
6110-238 PRINTING & COPYING	12,549	22,800	22,800	22,800	
6110-239 RECORDS MANAGEMENT	14,099	1,500	15,403	10,000	
TOTAL MATERIALS & SUPPLIES	27,443	26,200	40,103	34,700	
PURCHASED SERVICES					
6110-305 SOFTWARE SUPPORT & MAINT.	7,532	24,200	8,340	8,480	\$5K Laserfiche/\$3.4K Granicus (PIR Software)
6110-306 PUBLIC NOTICES	5,037	14,300	14,300	14,300	
6110-307 TRAINING & TRAVEL	957	2,510	2,510	4,929	See Travel & Training Plan
6110-309 PROFESSIONAL SERVICES	3,385	6,000	6,000	6,000	Codification - Franklin
6110-349 FILING FEES	1,013	2,200	2,200	2,200	
TOTAL PURCHASED SERVICES	17,924	49,210	33,350	35,909	
GENERAL & ADMINISTRATIVE SERVICES					
6110-443 DUES/LICENSES	-	820	820	780	See Detail Listing
6110-445 ELECTIONS	1,107	6,000	6,000	6,000	See Detail Listing
6110-451 SOFTWARE, BOOKS & CD'S	115	1,100	1,100	1,100	
TOTAL GENERAL & ADMIN SERVICES	1,222	7,920	7,920	7,880	
NON-CAPITAL EXPENSE					
6110-411 FURNITURE & FIXTURES	-	3,000	3,000	-	
TOTAL NON-CAPITAL EXPENSE	-	3,000	3,000	-	
TOTAL CITY SECRETARY	170,064	267,127	261,990	272,139	

11 -GENERAL FUND ADMINISTRATION & FINANCE DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6200-101	SALARIES - EXEMPT	291,662	294,168	336,399	285,612	City Manager, Finance Director, Assistant City Manager (Split 50/50 with Water Fund)
6200-102	SALARIES - NON-EXEMPT	98,431	98,786	107,025	107,025	
6200-103	SALARIES - TEMPORARY				15,600	20 hrs per wk @\$15 per hour (intern)
6200-111	OVERTIME	74	1,900	1,900	1,900	
6200-112	WORKERS' COMP	750	1,233	1,338	1,250	
6200-113	LONGEVITY PAY	1,784	2,028	2,028	2,142	
6200-122	TMRS	49,940	48,842	55,675	51,810	Rate Increase 12.24% to 12.41%
6200-123	GROUP INSURANCE	52,234	59,400	59,400	58,860	Medical increase 10%/Dental 8%
6200-127	MEDICARE	5,584	5,870	6,457	5,950	
6200-129	LT DISABILITY	791	1,209	1,311	1,180	
6200-133	TELEPHONE ALLOWANCE	2,100	2,100	2,100	2,100	
6200-141	CAR ALLOWANCE	2,400	2,400	2,400	2,400	
TOTAL PERSONNEL SERVICES		505,749	517,936	576,033	535,829	
MATERIALS & SUPPLIES						
6200-201	OFFICE SUPPLIES	5,835	6,000	6,000	6,000	
6200-202	POSTAGE	1,280	1,700	1,700	1,700	Split between water and general funds
6200-204	FOOD/BEVERAGE	2,395	2,200	2,200	2,200	
6200-205	LOGO/UNIFORM ALLOWANCE	260	800	800	800	
6200-210	COMPUTER SUPPLIES	-	350	350	350	
TOTAL MATERIALS & SUPPLIES		9,771	11,050	11,050	11,050	
PURCHASED SERVICES:						
6200-302	AUDITING & ACCOUNTING	12,353	14,000	14,000	16,000	Split 50/50 with Water Fund
6200-305	SOFTWARE SUPPORT/MAINT	16,297	20,066	29,914	29,914	\$24K Incode Maintenance/\$5.9K HR Bamboo
6200-307	TRAINING & TRAVEL	9,909	13,375	13,375	8,530	See Travel & Training Plan
6200-309	PROFESSIONAL SERVICES	2,250	3,000	3,000	3,000	\$3K Debt Disclosure SAMCO
6200-313	MAINTENANCE AGREEMENTS	6,354	6,660	6,660	6,660	Konica Copier(Split 50/50 water fund)
6200-318	TAX COLLECTION	2,442	3,000	3,000	3,000	
6200-319	CENTRAL APPRAISAL FEE	31,704	34,137	34,137	36,700	Increase in properties appraised
6200-321	STATE COMPTRROLLER (COURT FEES)	56	300	300	300	
6200-322	CONTRACTS	5,600	7,600	7,600	7,600	Cost of municipal judge
6200-323	CELL PHONE	543	600	600	600	
6200-324	INMATE BOARDING	-	750	750	750	
6200-325	LIABILITY INSURANCE	30,530	36,300	36,300	45,581	Increase in rates & coverage
TOTAL PURCHASED SERVICES		118,038	139,788	149,636	158,635	
GENERAL & ADMINISTRATIVE SERVICES						
6200-441	APPRECIATION/AWARDS	3,388	4,400	4,400	4,400	See Detail Listing
6200-442	TML MEMBERSHIP DUES	2,027	2,200	2,200	2,400	TML annual dues
6200-443	DUES/LICENSES	4,386	4,543	4,543	5,090	See Detail Listing
6200-444	EMPLOYMENT SCREENING	509	2,500	2,500	1,250	CareNow Physicals/Drug Screening
6200-445	CHILD SAFETY EXPENSE	-	-	-	-	
6200-497	CREDIT CARD FEES	52,102	45,000	45,000	45,000	
TOTAL GENERAL & ADMIN SERVICES		62,412	58,643	58,643	58,140	
CAPITAL OUTLAY						
8200-451	SOFTWARE	5,152	-	-	-	
TOTAL CAPITAL OUTLAY		5,152	-	-	-	
TOTAL ADMINISTRATION		701,123	727,417	795,362	763,654	

11 - GENERAL FUND PUBLIC WORKS - ENGINEERING DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6209-101	SALARIES - EXEMPT	87,718	88,813	98,862	98,862	Public Works Director & CIP Manager Positions Split 50/50 with Water Fund
6209-103	SALARIES - TEMPORARY	9,615	15,600	15,600	15,600	20 hrs per wk @\$15 per hour (intern)
6209-112	WORKERS' COMPENSATION	195	320	350	350	
6209-113	LONGEVITY	-	74	74	122	
6209-122	TMRS	11,184	12,915	14,158	14,381	Rate Increase 12.24% to 12.41%
6209-123	GROUP INSURANCE	10,405	11,880	11,880	13,080	Medical increase 10%/Dental 8%
6209-127	MEDICARE	1,416	1,519	1,660	1,660	
6209-129	LT DISABILITY	187	266	297	297	
6209-131	UNEMPLOYMENT COMPENSAT	821	-	-	-	
6209-133	TELEPHONE ALLOWANCE	300	300	300	300	
TOTAL PERSONNEL SERVICES		121,840	131,687	143,181	144,652	
MATERIALS & SUPPLIES						
6209-201	OFFICE SUPPLIES	202	250	250	250	
6209-208	MINOR APPARATUS	-	500	500	500	
6209-209	PROTECTIVE CLOTHING/UNIFORMS	460	1,980	1,980	2,100	See Detail Listing
6209-210	COMPUTER SUPPLIES	179	500	500	500	
TOTAL MATERIALS & SUPPLIES		841	3,230	3,230	3,350	
MAINTENANCE & REPAIR						
6209-232	VEHICLE MAINTENANCE	-	1,000	1,000	1,000	See Detail Listing/Annual maintenance
TOTAL MAINTENANCE & REPAIR		-	1,000	1,000	1,000	
PURCHASED SERVICES						
6209-307	TRAVEL/TRAINING	3,388	3,025	3,025	2,000	See Travel & Training Plan
6209-313	MAINTENANCE AGREEMENTS	-	1,500	1,500	1,500	Maintenance for Plotter/Scanner
6209-309	PROFESSIONAL SERVICES	103,528	230,400	254,400	230,400	See Detail Listing
6209-323	CELL PHONE	1,026	1,200	1,200	900	
6209-334	STREET LIGHTING	1,515	5,000	5,000	5,000	
TOTAL PURCHASED SERVICES		109,457	241,125	265,125	239,800	
GENERAL & ADMINISTRATIVE SERVICES						
6209-443	DUES/LICENSES	488	472	472	472	See Detail Listing
TOTAL GENERAL & ADMIN SERVICES		488	472	472	472	
NON-CAPITAL EXPENSE						
6209-411	FURNITURE & FIXTURES	230	6,000	6,000		
6209-416	IMPLEMENTS & APPARATUS	-	500	500	500	
6209-433	SIGNS & MARKINGS	-	10,000	10,000	10,000	Regulatory Signage
6209-451	SOFTWARE	2,237	3,705	3,705	3,705	See Detail Listing
6209-452	HARDWARE	-	500	500	500	
TOTAL NON-CAPITAL EXPENSE		2,467	20,705	20,705	14,705	
CAPITAL OUTLAY						
8209-301	IMPROVEMENTS ROADS	841,143	650,000	650,000	750,000	
8209-302	CULVERT MAINTENANCE	146,918	100,000	100,000	100,000	
8209-303	DRAINAGE	459,786	100,000	929,379	100,000	
8209-433	SIGNS & MARKINGS	1,890	-	-	-	
TOTAL CAPITAL OUTLAY		1,449,737	850,000	1,679,379	950,000	
TOTAL PUBLIC WORKS - ENGINEERING		1,684,830	1,248,219	2,113,092	1,353,979	

11 - GENERAL FUND PUBLIC WORKS - OPERATIONS		2021-2022 FISCAL YEAR	2022-2023 ORIGINAL	2022-2023 AMENDED	2023-2024 FISCAL YEAR	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6210-102	SALARIES - NON-EXEMPT	113,300	167,282	177,133	179,213	
6210-104	SALARIES - NON-EXEMPT PT	3,584	-	-		
6210-111	OVERTIME	4,716	4,500	4,500	4,500	
6210-112	WORKERS' COMPENSATION	3,405	5,824	5,824	6,240	
6210-113	LONGEVITY	852	1,056	1,056	1,056	
6210-122	TMRS	15,035	21,248	22,467	22,809	Rate Increase 12.24% to 12.41%
6210-123	GROUP INSURANCE	28,179	47,520	47,520	52,320	Medical increase 10%/Dental 8%
6210-127	MEDICARE	1,779	2,742	2,742	2,742	
6210-129	LT DISABILITY	228	502	531	538	
TOTAL PERSONNEL SERVICES		171,078	250,674	261,773	269,418	
MATERIALS & SUPPLIES						
6210-201	OFFICE SUPPLIES	507	700	700	700	
6210-204	FOOD/BEVERAGE	578	1,000	1,000	1,000	
6210-206	FUEL & LUBRICANTS	9,910	22,000	22,000	25,000	
6210-208	MINOR APPARATUS	5,597	5,000	5,000	5,000	
6210-209	PROTECTIVE CLOTHING/UNIFORMS	9,833	8,975	8,975	9,295	See Detail Listing
6210-210	COMPUTER SUPPLIES	65	250	250	250	
6210-211	MEDICAL SUPPLIES	118	250	250	250	
6210-214	CLEANING SUPPLIES	-	1,500	1,500	1,500	
6210-223	SAND/DIRT	368	3,000	3,000	3,000	
6210-224	ASPHALT/BASE/CONC/CULVERT	8,789	32,000	32,000	32,000	Street Maintenance Program
TOTAL MATERIALS & SUPPLIES		35,764	74,675	74,675	77,995	
MAINTENANCE & REPAIR						
6210-231	FACILITY MAINTENANCE	7,583	7,500	7,500	7,500	See Detail Listing
6210-232	VEHICLE MAINTENANCE	5,781	7,700	7,700	7,700	See Detail Listing
6210-233	EQUIPMENT MAINTENANCE	8,580	9,600	9,600	9,600	See Detail Listing
6210-234	WASTE DISPOSAL	3,302	5,100	5,100	5,100	
6210-298	MAINTENANCE & PARTS - MISC	3,531	3,000	3,000	3,000	
TOTAL MAINTENANCE & REPAIR		28,778	32,900	32,900	32,900	
PURCHASED SERVICES						
6210-307	TRAVEL/TRAINING	1,350	5,100	5,100	3,850	See Travel & Training Plan
6210-309	PROFESSIONAL SERVICES	4,972	30,000	30,000	35,000	\$5K Surveying Easements/\$30K Tree Trimming
6210-323	CELL PHONE	1,635	3,500	3,500	3,500	
6210-331	UTILITIES, ELECTRIC	4,838	6,000	6,000	6,000	
6210-346	EQUIPMENT RENTAL	1,789	4,000	4,000	4,000	
TOTAL PURCHASED SERVICES		14,584	48,600	48,600	52,350	
GENERAL & ADMINISTRATIVE SERVICES						
6210-443	DUES/LICENSES	80	462	462	462	See Detail Listing
TOTAL GENERAL & ADMIN SERVICES		80	462	462	462	
NON-CAPITAL EXPENSE						
6210-411	FURNITURE & FIXTURES	-	2,000	2,000		
6210-420	EQUIPMENT	2,360	-	-		
6210-433	SIGNS & MARKINGS	10,805	12,000	12,000	12,000	Street Signs
TOTAL NON-CAPITAL EXPENSE		13,165	14,000	14,000	12,000	
CAPITAL OUTLAY						
8210-420	EQUIPMENT	13,000	216,137	216,137	-	
8210-421	VEHICLES	44,997	55,000	115,000	-	
TOTAL CAPITAL OUTLAY		57,997	271,137	331,137	-	
TOTAL PUBLIC WORKS		321,447	692,448	763,547	445,125	

11 - GENERAL FUND PARKS DEPARTMENT DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6211-103	SALARIES - NON-EXMPT TEMP	11,817	-	-	-	
6211-112	WORKERS COMP	400	-	-	-	
6211-127	MEDICARE	171	-	-	-	
TOTAL PERSONNEL SERVICES		12,388	-	-	-	
MAINTENANCE & REPAIR						
6211-231	FACILITIES MAINTENANCE	4,672	4,500	4,500	4,500	See Detail Listing
6211-233	EQUIPMENT MAINTENANCE	3,969	4,500	4,500	4,500	Small Landscaping Equipment
TOTAL MAINTENANCE & REPAIR		8,641	9,000	9,000	9,000	
PURCHASED SERVICES						
6211-322	CONTRACTS	68,140	82,000	82,000	100,500	See Detail Listing
6211-331	UTILITIES, ELECTRIC	1,561	2,000	2,000	2,000	
6211-333	UTILITIES, WATER	11,112	10,000	10,000	10,000	
TOTAL PURCHASED SERVICES		80,813	94,000	94,000	112,500	
SPECIAL EVENTS						
6211-444	FOUNDERS DAY	22,887	30,000	30,000	25,000	
6211-445	SERVICE TREE PROGRAM	6,162	7,000	7,000	7,000	
6211-446	KEEP LUCAS BEAUTIFUL	4,497	5,000	5,000	5,000	See Detail Listing
6211-447	COUNTRY CHRISTMAS	10,252	10,000	10,000	15,000	
6211-448	PARK EVENTS	15,142	15,000	15,000	5,000	See Detail Listing
6211-449	LUCAS FARMERS MARKET				8,500	See Detail Listing
6211-450	LUCAS CAR SHOW				5,000	
TOTAL SPECIAL EVENTS		58,940	67,000	67,000	70,500	
NON-CAPITAL OUTLAY						
6211-417	PARK IMPROVEMENTS	22,400	30,000	30,000	30,000	Community Center and Pavilion Exterior
TOTAL NON- CAPITAL OUTLAY		22,400	30,000	30,000	30,000	
CAPITAL OUTLAY						
8211-417	PARK IMPROVEMENTS	-	30,000	30,000	126,000	Asphalt Parking Lot with striping
TOTAL CAPITAL OUTLAY		-	30,000	30,000	126,000	
TOTAL PARKS		183,182	230,000	230,000	348,000	

11 - GENERAL FUND DEVELOPMENT SERVICES DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6212-101	SALARIES - EXEMPT	58,827	58,927	66,711	66,711	Development Services Director split 50/50 with Water Fund
6212-102	SALARIES - NON-EXEMPT	226,075	235,036	248,860	248,860	
6212-111	OVERTIME	10,006	11,200	11,200	11,200	
6212-112	WORKERS' COMPENSATION	1,500	2,200	2,200	2,200	
6212-113	LONGEVITY PAY	1,674	1,898	1,898	1,898	
6212-122	TMRS	37,433	37,519	40,419	40,947	Rate Increase 12.24% to 12.41%
6212-123	GROUP INSURANCE	46,011	53,460	53,460	58,860	Medical increase 10%/Dental 8%
6212-127	MEDICARE	4,275	4,486	4,738	4,738	
6212-129	LT DISABILITY	623	876	947	947	
TOTAL PERSONNEL SERVICES		386,423	405,602	430,433	436,361	
MATERIALS & SUPPLIES						
6212-201	OFFICE SUPPLIES	3,308	5,500	5,500	5,500	
6212-203	SUBSCRIPTIONS	-	350	350	350	
6212-204	FOOD/BEVERAGE	420	600	600	600	
6212-205	LOGO/UNIFORM ALLOWANCE	2,007	2,700	2,700	2,700	
6212-206	FUEL & LUBRICANTS	16,754	12,000	12,000	12,000	
6212-210	COMPUTER SUPPLIES	-	500	500	500	
TOTAL MATERIALS & SUPPLIES		22,490	21,650	21,650	21,650	
MAINTENANCE & REPAIR						
6212-232	VEHICLE MAINTENANCE	5,890	6,300	6,300	7,300	See Detail Listing
TOTAL MAINTENANCE & REPAIR		5,890	6,300	6,300	7,300	
PURCHASED SERVICES:						
6212-305	SOFTWARE SUPPORT/MAINT.	19,367	24,278	9,278	13,155	Incode \$2,185 Insite online permit payments \$10,970
6212-307	TRAINING & TRAVEL	7,044	13,656	8,656	13,226	See Travel & Training Plan
6212-309	PROFESSIONAL SERVICES	8,862	16,000	16,000	18,000	See Detail Listing
6212-323	CELL PHONE	3,405	6,400	6,400	6,400	
TOTAL PURCHASED SERVICES		38,677	60,334	40,334	50,781	
GENERAL & ADMINISTRATIVE SERVICES						
6212-443	DUES/LICENSES	690	3,119	3,119	3,069	See Detail Listing
6212-450	COMPUTER HARDWARE	3,886	-	-	-	
6212-451	SOFTWARE, BOOKS & CD'S	1,600	5,600	5,600	2,600	\$1.6K See Comprehensive IT Schedule \$1K - Code Books
6212-452	STORM WATER MGMT EXPENSE	5,756	9,000	9,000	9,000	Includes \$6.5K supplies/eqp for two cleanup events/\$2.5K Education exp
TOTAL GENERAL & ADMINISTRATION SERVICES		11,932	17,719	17,719	14,669	
CAPITAL OUTLAY						
8212-451	COMPUTER SOFTWARE	7,813	-	-	-	
TOTAL CAPITAL OUTLAY		7,813	-	-	-	
TOTAL DEVELOPMENT SERVICES		473,224	511,605	516,436	530,761	

11 - GENERAL FUND FIRE DEPARTMENT DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6300-101	SALARIES - EXEMPT	333,350	333,939	370,663	370,663	
6300-102	SALARIES - NON EXEMPT FF/EMS	1,004,798	1,108,609	1,225,317	1,225,317	
6300-103	SAL - NON EXEMPT TEMP	3,600	3,600	3,600	3,600	Emerg. Mgt. Intern
6300-106	CERTIFICATION FEES	5,400	12,120	12,120	12,600	See Detail Listing
6300-108	SALARIES - NON EXEMPT DEPLOYMEN	21,800	-	-	-	
6300-111	SALARIES - OVERTIME	220,660	230,304	230,304	227,932	See Detail Listing
6300-112	WORKERS' COMPENSATION	46,721	49,500	58,459	65,872	
6300-113	LONGEVITY PAY	2,972	4,228	4,228	5,572	
6300-122	TMRS	200,599	208,417	227,396	232,548	Rate Increase 12.24% to 12.41%
6300-123	GROUP INSURANCE	200,017	225,720	225,720	248,520	Medical increase 10%/Dental 8%
6300-127	MEDICARE	23,180	24,484	26,709	27,203	
6300-128	OTHER RETIREMENT	3,634	13,000	13,000	13,000	LOSAP
6300-129	LT DISABILITY	3,026	4,328	4,788	4,788	
6300-133	TELEPHONE ALLOWANCE	600	600	600	600	
TOTAL PERSONNEL SERVICES		2,070,357	2,218,849	2,402,904	2,438,215	
MATERIALS & SUPPLIES						
6300-201	OFFICE SUPPLIES	1,934	2,100	2,100	2,100	
6300-202	POSTAGE	629	375	375	375	
6300-204	FOOD/BEVERAGE	5,298	5,950	5,950	5,950	See Detail Listing
6300-205	LOGO/UNIFORM ALLOWANCE	20,702	32,215	32,415	23,200	See Detail Listing
6300-206	FUEL & LUBRICANTS	27,440	36,180	36,180	36,180	See Detail Listing
6300-207	FUEL - PROPANE/(natural gas)	2,126	2,100	2,100	2,100	
6300-208	MINOR APPARATUS	9,113	10,780	10,780	14,120	See Detail Listing
6300-209	PROTECTIVE CLOTHING	30,999	26,800	36,828	27,550	See Detail Listing
6300-210	COMPUTER SUPPLIES	1,560	1,900	1,900	1,900	See Detail Listing
6300-211	MEDICAL & SURGICAL SUPPL	30,452	36,800	36,800	38,765	See Detail Listing
6300-214	SUPPLIES - FD	8,027	9,320	9,320	9,320	See Detail Listing
6300-215	DISPOSABLE MATERIALS	5,929	7,555	15,555	15,450	See Detail Listing
6300-227	PREVENTION ACTIVITIES	5,455	5,600	6,484	5,575	See Detail Listing
TOTAL MATERIALS & SUPPLIES		149,663	177,675	196,787	182,585	
MAINTENANCE & REPAIR						
6300-231	FACILITY MAINTENANCE	27,158	28,790	28,790	43,190	See Detail Listing
6300-232	VEHICLE MAINTENANCE	64,282	57,076	122,006	82,390	See Detail Listing
6300-233	EQUIPMENT MAINT	13,021	14,365	14,365	15,570	See Detail Listing
TOTAL MAINTENANCE & REPAIR		104,462	100,231	165,161	141,150	
PURCHASED SERVICES						
6300-302	FIRE DEPT RUN REIMBURS.	26,725	51,100	51,100	26,000	See Detail Listing Approximately 8 volunteers
6300-302.1	LISD GAME COVERAGE	300	1,000	1,000	800	See Detail Listing
6300-303	TELEPHONE	5,389	5,160	5,160	5,610	
6300-304	INTERNET	5,700	6,600	6,600	6,930	
6300-307	TRAINING & TRAVEL	39,845	47,125	47,125	54,595	See Detail Listing
6300-309	PROFESSIONAL SERVICES	114,436	135,367	135,367	144,825	See Detail Listing and Comprehensive IT Schedule
6300-310	SCBA	50,409	10,770	12,788	12,500	See Detail Listing
6300-312	PARAMEDIC SCHOOL	719	-	-	-	
6300-313	MAINTENANCE AGREEMENTS	15,920	16,993	16,993	18,820	See Detail Listing and Comprehensive IT Schedule
6300-316	911 DISPATCH	83,500	90,449	90,449	92,111	Wylie Dispatch
6300-323	CELL PHONE	10,067	10,600	10,600	11,100	See Detail Listing
6300-325	LIABILITY INSURANCE	22,000	24,200	24,200	30,388	Increase in rates & coverage
6300-331	UTILITIES, ELECTRIC	23,182	27,000	27,000	27,000	
6300-333	UTILITIES, WATER	5,562	4,750	4,750	4,750	
6300-337	PAGER SERVICE	750	815	815	800	Active 911 notification of emergencies
6300-346	EQUIPMENT RENTAL	443	500	500	550	Scissor Lift
TOTAL PURCHASED SERVICES		404,947	432,429	434,447	436,779	

11 -GENERAL FUND FIRE DEPARTMENT DEPARTMENTAL EXPENDITURES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
GENERAL & ADMINISTRATIVE SERVICES						
6300-441	APPRECIATION/AWARDS	3,928	2,700	2,700	5,375	See Detail Listing
6300-443	DUES/LICENSES	5,774	6,325	6,325	6,695	See Detail Listing
6300-445	CHILD SAFETY	-	-	-	-	
6300-447	EMERGENCY MANAGEMENT SERV	9,009	9,689	9,689	9,689	See Detail Listing
6300-448	REHAB TRAINING & EQUIPMENT	724	950	950	950	See Detail Listing
6300-449	DEPLOYMENT EXPENSES	1,378	-	-	-	
6300-451	SOFTWARE, BOOKS & CD'S	3,222	4,100	4,100	3,850	See Detail Listing and Comprehensive IT Schedule
TOTAL GENERAL & ADMINISTRATIVE SERVICES		24,036	23,764	23,764	26,559	
NON-CAPITALIZED EXPENSE						
6300-411	FURNITURE & FIXTURES	-	-	-	-	
6300-420	EQUIPMENT	7,388	6,300	6,300	6,900	See Detail Listing
6300-452	HARDWARE & TELECOM	12,954	11,050	17,359	15,050	See Detail Listing and Comprehensive IT Schedule
TOTAL NON-CAPITALIZED EXPENSE		20,341	17,350	23,659	21,950	
CAPITAL OUTLAY						
8300-200	BUILDING IMPROVEMENTS	-	-	-	-	
8300-411	FURNITURE & FIXTURES	-	-	-	-	
8300-416	IMPLEMENTS & APPARATUS	-	-	-	-	
8300-420	EQUIPMENT	-	86,090	135,886	293,846	See Detail Listing \$252K Fire Engine (restricted reserves)
8300-421	VEHICLES	170,692	-	530,158	1,147,254	\$ 1.148M Fire Engine (restricted reserves)
8300-452	HARDWARE & TELECOM	28,688	32,500	32,500	30,000	See Detail Listing and Comprehensive IT Schedule
TOTAL CAPITAL OUTLAY		199,379	118,590	698,544	1,471,100	
TOTAL FIRE		2,973,185	3,088,888	3,945,266	4,718,338	

11 -GENERAL FUND		2021-2022	2022-2023	2022-2023	2023-2024	
GENERAL ADMINISTRATION - NON-DEPT.		FISCAL YEAR	ORIGINAL	AMENDED	FISCAL YEAR	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6999-110	PERFORMANCE/INCENTIVE	-	280,054	4,963	150,272	Five percent COLA
TOTAL PERSONNEL SERVICES		-	280,054	4,963	150,272	
MAINT & SUPPLIES						
6999-214	CLEANING SUPPLIES	1,500	1,500	1,500	1,500	
6999-231	FACILITY MAINT	21,969	28,800	28,800	31,800	Includes \$300 Security Monitoring Comprehensive IT Schedule
TOTAL MAINT & SUPPLIES		23,469	30,300	30,300	33,300	
PURCHASED SERVICES						
6999-303	TELEPHONE	10,887	12,000	12,000	12,870	
6999-305	IT SUPPORT/MAINT	72,292	74,446	74,446	76,679	See Comprehensive IT Schedule
6999-306	SOFTWARE MAINTENANCE	17,273	20,405	20,405	12,826	See Comprehensive IT Schedule
6999-308	CLEANING & PEST CONTROL	21,803	27,400	27,400	27,400	\$25K Cleaning \$2.4K Pest Control
6999-309	PROFESSIONAL SERVICES	4,555	4,560	4,560	4,246	See Comprehensive IT Schedule
6999-310	LEGAL SERVICES	106,905	100,000	100,000	200,000	Legislative Changes & Ordinance Revision
6999-323	STREAKER RESTORATION	-	-	-	50,000	Costs to Complete Restoration of Streaker
6999-326	LAW ENFORCEMENT	226,388	811,905	811,905	1,050,963	See Detail Listing
6999-331	ELECTRICITY	7,411	8,400	8,400	8,400	
6999-333	WATER	530	1,200	1,200	1,200	
6999-336	ANIMAL CONTROL	34,000	35,000	35,000	35,000	
TOTAL PURCHASED SERVICES		502,043	1,095,316	1,095,316	1,479,584	
NON-CAPITAL EXPENSE						
6999-411	FURNITURE	-	-	-	-	
6999-451	SOFTWARE	10,566	23,275	23,275	32,467	See Comprehensive IT Schedule
6999-452	HARDWARE, TELECOM	19,314	11,500	22,660	10,500	See Comprehensive IT Schedule
TOTAL NON-CAPITALIZED EXPENSE		29,879	34,775	45,935	42,967	
CAPITAL OUTLAY						
8999-200	BUILDING IMPROVEMENTS	43,410	12,000	260,069	138,719	See Detail Listing
8999-420	EQUIPMENT	-	6,879	43,750	-	
8999-451	SOFTWARE	-	7,000	7,000	-	
8999-452	HARDWARE, TELECOM	9,566	-	-	-	
TOTAL CAPITAL OUTLAY		52,976	25,879	310,819	138,719	
TOTAL NON-DEPARTMENTAL		608,367	1,466,324	1,487,333	1,844,842	
OTHER FINANCING SOURCES(USES)						
6999-998	TRANSFER OUT TO CAPITAL FUND	0	0	306,489	-	
TOTAL FINANCING SOURCES (USES)		\$ -	\$ -	\$ 306,489	\$ -	

21 - CAPITAL IMPROVEMENTS

	2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
REVENUES					
MISCELLANEOUS REVENUE					
4911 INTEREST INCOME	51,988	6,000	300,000	180,000	
TOTAL MISCELLANEOUS REVENUE	51,988	6,000	300,000	180,000	
TOTAL OPERATING REVENUE	51,988	6,000	300,000	180,000	
OTHER FINANCIAL SOURCES (USES)					
4800 BOND PROCEEDS					
4810 BOND ISSUE PREMIUM					
4996 TRANSFER IN FROM GF RESTRICTED RESERVES			306,489		
TOTAL OTHER FIN. SOURCES (USES)	-	-	306,489	-	

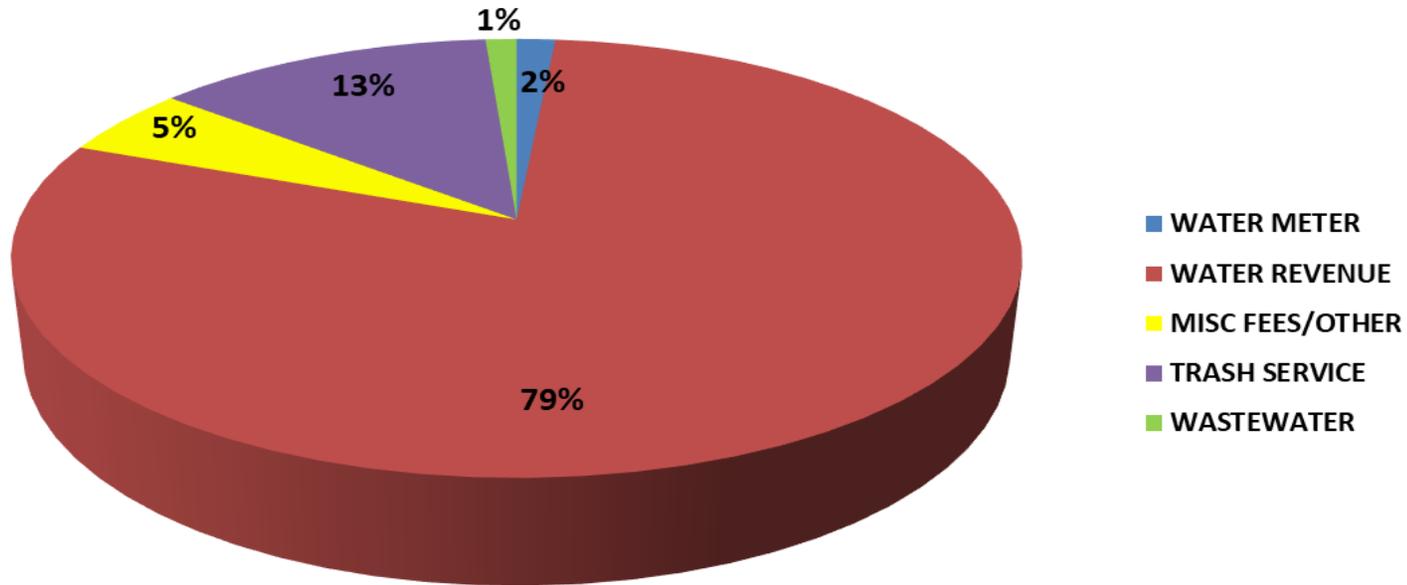
21 - CAPITAL IMPROVEMENTS		2021-2022	2022-2023	2022-2023	2023-2024	
PUBLIC WORKS		FISCAL YEAR	ORIGINAL	AMENDED	FISCAL YEAR	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
CAPITAL OUTLAY						
7900-298	BOND ISSUE COSTS	-	-	-	-	
8210-490-125	ELEVATED WATER TOWER	1,750	-	1,114,711	-	
8210-490-128	NORTH PUMP STATION PROJECT	20,739	-	-	-	
8210-490-129	BAIT SHOP WATERLINE RELOCATION	17,461	-	1,316,406	-	
8210-490-130	MCGARITY STEM REPLECEMENT	40,069	-	-	-	
8210-491-127	WINNINGKOFF RD(REVERSE C TO SNIDER LN)	2,730	-	-	-	
8210-491-134	STISON RD / MUDDY CREEK BRIDGE	247,008	-	15,592	-	
8210-491-135	SNIDER LANE/WHITE ROCK ROCK CREEK BRIDGE	45,358	-	2,500	-	
8210-491-136	WEST LUCAS RD PROJECT	701,794	-	2,693,770	-	
8210-491-300	BLONDY JHUNE RD ALIGNMENT	-	-	306,489	-	
8210-491-500	BROCKDALE RD REHABILITATION	-	-	-	-	
TOTAL CAPITAL OUTLAY		1,076,909	-	5,449,468	-	
TOTAL PUBLIC WORKS		1,076,909	0	5,449,468	0	

****NOTE:**

Ongoing Capital Project Budget Balances from FY 2022-2023 will be brought to Council for reallocation after the completion of the FY 2022-2023 audit to properly reflect outstanding budget balances to carry forward for FY 2023-2024.

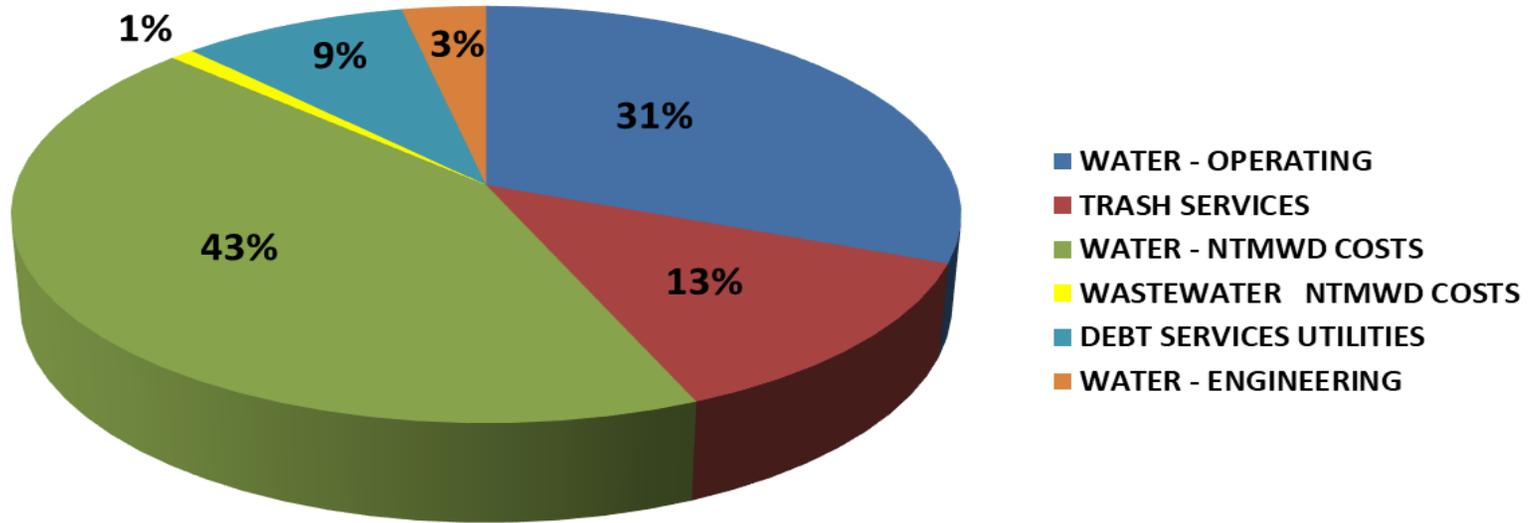
Water Fund Revenue FY 23/24

Total \$6,849,344



Water Fund Expenditures FY 23/24

Total \$6,346,064



51 - WATER UTILITIES FUND

REVENUES		2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
FEES & SERVICE CHARGES						
4461	WATER REVENUE	5,792,196	4,353,461	5,619,144	5,438,244	
4462	WATER TAPS & BORES	(500)	3,000	-	3,000	
4463	PENALTY & INTEREST	36,905	35,000	40,000	35,000	
4467	WATER METER	195,080	200,000	126,000	100,000	
4468	WATER METER REPAIRS	3,600	6,000	4,835	6,000	
4469	WASTEWATER FEES	92,972	66,000	92,973	80,500	
4470	REREAD/CHARTING	250	100	50	100	
4478	TRASH SERVICE	676,681	859,234	876,896	882,000	
4497	FH METER RENTAL INC	5,600	3,500	5,900	4,500	
TOTAL FEES & SERVICE CHARGES		6,802,785	5,526,295	6,765,798	6,549,344	
MISCELLANEOUS REVENUE						
4911	INTEREST INCOME	62,517	7,200	450,000	300,000	
4912	RETURN CHECK CHARGE	250	400	475		
4913	NTMWD REFUND	-	10,000			
4915	MISC REV -SALES TAX DISC	243	-	-		
4995	REIMBURSEMENTS	5,000	-	-		
4996	WF RESERVE FUNDING (USE OF)	-	-	58,866		
4997	MISCELLANEOUS	24,007	-	-		
TOTAL MISCELLANEOUS REVENUE		92,017	17,600	509,341	300,000	
TOTAL OPERATING REVENUE		6,894,802	5,543,895	7,275,139	6,849,344	

51 - WATER FUND- Public Works

		2021-2022	2022-2023	2022-2023	2023-2024	
		FISCAL YEAR	ORIGINAL	AMENDED	FISCAL YEAR	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6400-101	SALARIES - EXEMPT	203,135	205,356	224,404	284,431	City Manager, Finance Director, Development Services Director, and Assistant City Manager Split 50/50 with General Fund
6400-102	SALARIES - NON-EXEMPT	289,566	294,963	318,479	318,479	
6400-106	CERTIFICATION FEES	6,320	6,300	6,300	6,300	
6400-110	PERFORMANCE/INCENTIVE PAY	-	67,152	10,968	34,608	Five percent COLA
6400-111	OVERTIME	45,193	51,726	51,726	51,726	
6400-112	WORKERS' COMPENSATION	7,100	10,700	11,350	11,744	
6400-113	LONGEVITY PAY	3,010	3,370	3,370	3,856	
6400-115	SAL-NON-EXEMPT OT COVID 19	180	-	-	-	
6400-122	TMRS	69,246	69,063	74,352	83,282	Rate Increase 12.24% to 12.41%
6400-123	GROUP INSURANCE	80,378	89,100	89,100	104,640	Medical increase 10%/Dental 8%
6400-127	MEDICARE	7,703	8,096	8,714	9,580	
6400-129	LT DISABILITY	1,042	1,501	1,619	1,811	
6400-141	CAR ALLOWANCE	2,400	2,400	2,400	2,400	
TOTAL PERSONNEL SERVICES		715,273	809,727	802,782	912,857	
MATERIALS & SUPPLIES						
6400-201	OFFICE SUPPLIES	406	800	800	800	
6400-202	POSTAGE	975	2,000	2,000	2,000	
6400-204	FOOD/BEVERAGE	896	1,000	1,000	1,000	
6400-206	FUEL & LUBRICANTS	19,833	30,000	30,000	35,000	Increase in Fuel Costs
6400-207	FUEL - PROPANE/(NATURALGAS)	13,661	14,000	14,000	14,000	
6400-208	MINOR APPARATUS	2,532	3,500	3,500	3,500	Small tools/generator
6400-209	PROTEC CLOTHING/UNIFORMS	8,401	8,975	8,975	9,375	See Detail Listing
6400-210	COMPUTER SUPPLIES	271	450	450	450	
6400-211	MEDICAL SUPPLIES	-	250	250	250	
6400-212	CHEMICALS	2,566	6,000	6,000	7,500	Water Testing Materials
6400-223	SAND/DIRT	93	3,000	3,000	3,000	
6400-224	ASPHALT/FLEXBASE/CONCRETE	-	6,500	6,500	6,500	
TOTAL MATERIALS & SUPPLIES		49,635	76,475	76,475	83,375	
MAINTENANCE & REPAIR						
6400-230	REPAIRS & MAINT. - EQUIP.	-	2,500	2,500	2,500	
6400-231	FACILITY MAINTENANCE	4,220	6,000	6,000	12,000	See Detail Listing Includes \$6K for Automatic Gate at McGarity
6400-232	VEHICLE/EQP MAINT.	6,689	8,650	8,650	8,200	See Detail Listing
6400-233	REPAIR & MAINT WTR FACILITIES	205,303	295,000	315,576	315,000	See Detail Listing - Includes \$100K for Valve and Hydrant Maintenance
TOTAL MAINTENANCE & REPAIR		216,213	312,150	332,726	337,700	
PURCHASED SERVICES:						
6400-237	TRASH SERVICES	591,783	747,160	767,482	807,300	Increase in account activity/CPI- Fuel Adjustment
6400-302	AUDITING & ACCOUNTING	11,893	14,000	14,000	16,000	Split 50/50 with General Fund
6400-303	TELEPHONE	7,083	7,200	7,200	7,590	
6400-304	UB PROCESSING	28,746	30,000	30,000	30,000	
6400-305	SOFTWARE SUPPORT/MAINT	22,211	30,870	30,870	32,500	\$15.5K Incode annual maint/\$17K online bill pay (increase in customer transactions)
6400-306	METER SOFTWARE/HARDWARE MAINT	6,135	8,540	8,540	9,800	Neptune software and hardware maintenance
6400-307	TRAINING & TRAVEL	3,163	8,722	8,722	8,378	See Travel & Training Plan
6400-309	PROFESSIONAL SERVICES	32,049	38,800	77,090	59,800	See Detail Listing /includes \$18K Water Rate Study
6400-310	LEGAL SERVICES	-	900	10,900	5,000	Jackson Walker
6400-313	MAINTENANCE AGREEMENTS	6,302	6,660	6,660	6,660	Konica Copier/Split with water fund/inc copies
6400-315	WATER - NTMWD	1,958,296	2,230,648	2,413,116	2,747,150	8.8 percent price increase/\$3.74 per 1,000 gallons Estimated volume 734,532,000
6400-316	WASTEWATER NTMWD	49,399	48,700	58,481	60,110	Upper East Fork Interceptor/Regional Wastewater System/\$2.4399 Upper East Fork/\$3.4551 Regional
6400-323	CELL PHONE	7,970	8,700	8,700	8,700	
6400-325	LIABILITY INSURANCE	22,000	24,200	24,200	30,388	Increase in rates & coverage
6400-331	ELECTRICITY	86,573	75,000	75,000	75,000	
6400-346	EQUIPMENT RENTAL	-	4,000	4,000	4,000	
TOTAL PURCHASED SERVICES		2,833,604	3,284,100	3,544,961	3,908,376	
GENERAL & ADMIN SERVICES/TRANSFERS						
6400-443	DUES/LICENSES	111	333	333	333	Three water license renewals
6400-999	PILOT TRANSFER OUT	361,050	279,090	308,733	331,755	
TOTAL GENERAL & ADMIN SERVICES/TRANSFERS		361,161	279,423	309,066	332,088	

51 - WATER FUND- Public Works

DEPARTMENTAL EXPENDITURES	2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
NON-CAPITAL EXPENSE					
6400-411 FURNITURE	-	2,000	2,000		
6400-451 SOFTWARE	2,500	2,675	2,675	2,863	See Comprehensive IT Schedule/\$2,863 Gov QA
TOTAL NON-CAPITAL EXPENSE	2,500	4,675	4,675	2,863	-
TOTAL WATER UTILITIES	4,178,386	4,766,550	5,070,685	5,577,259	

51 - WATER FUND- Engineering

		2021-2022	2022-2023	2022-2023	2023-2024	
		FISCAL YEAR	ORIGINAL	AMENDED	FISCAL YEAR	
DEPARTMENTAL EXPENDITURES		ACTUAL	BUDGET	BUDGET	BUDGET	DESCRIPTION
PERSONNEL SERVICES						
6409-101	SALARIES - EXEMPT	87,718	88,813	98,862	98,862	Public Works Director & CIP Manager positions Split 50/50 with Water Fund
6409-112	WORKERS' COMPENSATION	195	290	303	303	
6409-113	LONGEVITY PAY	-	74	74	122	
6409-122	TMRS	11,108	10,986	12,229	12,426	Rate Increase 12.24% to 12.41%
6409-123	GROUP INSURANCE	10,401	11,880	11,880	13,080	Medical increase 10%/Dental 8%
6409-127	MEDICARE	1,276	1,294	1,434	1,434	
6409-129	LT DISABILITY	184	266	297	297	
6409-133	TELEPHONE ALLOWANCE	300	300	300	300	
TOTAL PERSONNEL SERVICES		111,183	113,903	125,379	126,824	
MATERIALS & SUPPLIES						
6409-201	OFFICE SUPPLIES	240	1,000	1,000	1,000	\$500 Plotter Ink/Paper/\$500 Other
6409-204	FOOD/BEVERAGE	211	500	500	500	
6409-208	MINOR APPARATUS	-	500	500	500	
6409-209	PROTEC CLOTHING/UNIFORMS	175	1,415	1,415	1,485	See Detail Listing
6409-210	COMPUTER SUPPLIES	-	500	500	500	
TOTAL MATERIALS & SUPPLIES		626	3,915	3,915	3,985	
MAINTENANCE & REPAIR						
6409-232	VEHICLE MAINTENANCE	-	500	500	500	See Detail Listing
TOTAL MAINTENANCE & REPAIR		-	500	500	500	
PURCHASED SERVICES:						
6409-305	SOFTWARE SUPPORT & MAINT	-	1,050	1,050	1,050	See Detail Listing
6409-307	TRAINING & TRAVEL	392	2,300	2,300	2,300	See Travel & Training Plan
6409-309	PROFESSIONAL SERVICES	44,832	72,000	72,000	72,000	See Detail Listing
6409-323	CELL PHONE	399	1,200	1,200	900	
TOTAL PURCHASED SERVICES		45,623	76,550	76,550	76,250	
GENERAL & ADMIN SERVICES/TRANSFERS						
6409-443	DUES/LICENSES	141	1,135	1,135	1,135	See Detail Listing
TOTAL GENERAL & ADMIN SERVICES/TRANSFERS		141	1,135	1,135	1,135	
NON-CAPITAL EXPENSE						
6409-452	HARDWARE & TELECOM	2,088	-	-	-	
TOTAL NON-CAPITAL EXPENSE		2,088	-	-	-	
TOTAL WATER UTILITIES		159,661	196,003	207,479	208,694	

51 - WATER FUND- Debt Service

DEPARTMENTAL EXPENDITURES	2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
DEBT SERVICE					
7900-214	2007 CERT OF OBLIG-PRINCIPAL	125,000	125,000	125,000	125,000
7900-215	2007 CERT OF OBLIG-INTEREST	29,219	23,906	23,906	18,594
7900-216	2007 GO REFUNDING- PRINCIPAL	105,000	-	-	
7900-217	2007 GO REFUNDING- INTEREST	1,919	-	-	
7900-222	2017 CERT OF OBLIG-PRINCIPAL	120,000	125,000	125,000	130,000
7900-223	2017 CERT OF OBLIG-INTEREST	72,150	68,475	68,475	64,650
7900-224	2019 CERT OF OBLIG-PRINCIPAL	50,000	55,000	55,000	55,000
7900-225	2019 CERT OF OBLIG-INTEREST	41,293	38,668	38,668	35,918
7900-226	2020 CERT OF OBLIG-PRINCIPAL	95,000	105,000	105,000	105,000
7900-227	2020 CERT OF OBLIG-INTEREST	32,500	28,500	28,500	25,350
7900-298	BOND ISSUE COSTS	600	600	600	600
TOTAL DEBT SERVICE		672,680	570,149	570,149	560,111
TOTAL DEBT SERVICE		672,680	570,149	570,149	560,111

59 - DEBT SERVICES FUND

DEPARTMENTAL EXPENDITURES	2021-2022 FISCAL YEAR ACTUAL	2022-2023 ORIGINAL BUDGET	2022-2023 AMENDED BUDGET	2023-2024 FISCAL YEAR BUDGET	DESCRIPTION
REVENUES					
PROPERTY TAXES					
4011	PROPERTY TAXES	1,613,288	1,192,849	1,336,209	1,355,483
4012	PROPERTY TAXES-DELINQUENT	1,400	-	12,503	
4015	PROPERTY TAXES-P&I	6,699	-	-	
4911	INTEREST INCOME	8,253	-	50,000	
TOTAL PROPERTY TAXES		1,629,641	1,192,849	1,398,712	1,355,483
4996	RESERVE FUNDING (USE OF)	-	167,759		
TOTAL REVENUES		1,629,641	1,360,608	1,398,712	1,355,483

EXPENDITURES

DEBT SERVICE

7900-214	2007 CERT OF OBLIG-PRINCIPAL	90,000	100,000	100,000	100,000
7900-215	2007 CERT OF OBLIG-INTEREST	23,163	19,125	19,125	14,875
7900-216	2007 GO REFUNDING - PRINCIPAL	245,000			
7900-217	2007 GO REFUNDING - INTEREST	4,478			
7900-220	2015 CERT OF OBLIG-PRINCIPAL	125,000	130,000	130,000	130,000
7900-221	2015 CERT OF OBLIG-INTEREST	36,225	32,400	32,400	28,500
7900-222	2017 CERT OF OBLIG-PRINCIPAL	245,000	250,000	250,000	260,000
7900-223	2017 CERT OF OBLIG-INTEREST	144,525	137,100	137,100	129,450
7900-224	2019 CERT OF OBLIG-PRINCIPAL	260,000	285,000	285,000	300,000
7900-225	2019 CERT OF OBLIG-INTEREST	221,908	208,283	208,283	193,658
7900-226	2020 GO REFUNDING-PRINCIPAL	150,000	155,000	155,000	160,000
7900-227	2020 GO REFUNDING-INTEREST	48,800	42,700	42,700	38,000
7900-298	BOND ISSUE COSTS	1,000	1,000	1,000	1,000
TOTAL DEBT SERVICE		1,595,098	1,360,608	1,360,608	1,355,483

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Lucas	972-727-8999
Taxing Unit Name	Phone (area code and number)
665 Country Club Road, Lucas, TX 75002	https://lucastexas.us
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,899,507,598
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 261,255,071
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,638,252,527
4.	2022 total adopted tax rate.	\$ 0.268016 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value.	
	A. Original 2022 ARB values: \$ 14,930,034	
	B. 2022 values resulting from final court decisions: - \$ 14,613,865	
	C. 2022 value loss. Subtract B from A. ³	\$ 316,169
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value: \$ 8,021,283	
	B. 2022 disputed value: - \$ 1,099,718	
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 6,921,565
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 7,237,734

¹ Tex. Tax Code §26.012(14)
² Tex. Tax Code §26.012(14)
³ Tex. Tax Code §26.012(13)
⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,645,490,261
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed territory. ⁵	\$ 0
10.	<p>2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use 2022 market value: \$ 93,614</p> <p>B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 9,172,402</p> <p>C. Value loss. Add A and B.⁶</p>	\$ 9,266,016
11.	<p>2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.</p> <p>A. 2022 market value: \$ 0</p> <p>B. 2023 productivity or special appraised value: - \$ 0</p> <p>C. Value loss. Subtract B from A.⁷</p>	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 9,266,016
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,636,224,245
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 4,385,342
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 16,499
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 4,401,841
18.	<p>Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values: \$ 2,131,046,150</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ _____</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0</p> <p>D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 0</p> <p>E. Total 2023 value. Add A and B, then subtract C and D.</p>	\$ 2,131,046,150

⁵ Tex. Tax Code §26.012(15)

⁶ Tex. Tax Code §26.012(15)

⁷ Tex. Tax Code §26.012(15)

⁸ Tex. Tax Code §26.03(c)

⁹ Tex. Tax Code §26.012(13)

¹⁰ Tex. Tax Code §26.012(13)

¹¹ Tex. Tax Code §26.012, 26.04(c-2)

¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<p>Total value of properties under protest or not included on certified appraisal roll. ¹³</p> <p>A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district’s value and the taxpayer’s claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ <u>86,662,498</u></p> <p>B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ <u>0</u></p> <p>C. Total value under protest or not certified. Add A and B. \$ <u>86,662,498</u></p>	
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ <u>319,072,978</u>
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ <u>1,898,635,670</u>
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ <u>0</u>
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ <u>93,949,421</u>
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ <u>93,949,421</u>
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ <u>1,804,686,249</u>
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ <u>0.243911</u> /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit’s debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit’s debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$ <u>0.195821</u> /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,645,490,261</u>

¹³ Tex. Tax Code §26.01(c) and (d)
¹⁴ Tex. Tax Code §26.01(c)
¹⁵ Tex. Tax Code §26.01(d)
¹⁶ Tex. Tax Code §26.012(6)(B)
¹⁷ Tex. Tax Code §26.012(6)
¹⁸ Tex. Tax Code §26.012(17)
¹⁹ Tex. Tax Code §26.012(17)
²⁰ Tex. Tax Code §26.04(c)
²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 3,222,215
31.	<p>Adjusted 2022 levy for calculating NNR M&O rate.</p> <p>A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ 10,589</p> <p>B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ 0</p> <p>C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0</p> <p>D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 10,589</p> <p>E. Add Line 30 to 31D.</p>	\$ 3,232,804
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,804,686,249
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.179133 /\$100
34.	<p>Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0.</p> <p>A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0</p> <p>B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100
35.	<p>Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ 0</p> <p>B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100

²² [Reserved for expansion]

²³ Tex. Tax Code §26.044

²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	<p>Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ <u>0</u></p> <p>B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ <u>0</u> /\$100</p> <p>D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ <u>0</u> /\$100</p> <p>E. Enter the lesser of C and D. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100
37.	<p>Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0.</p> <p>A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ <u>0</u></p> <p>B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ <u>0</u> /\$100</p> <p>D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ <u>0</u> /\$100</p> <p>E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100
38.	<p>Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.</p> <p>A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ <u>0</u></p> <p>B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ <u>0</u></p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ <u>0</u> /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ <u>0</u> /\$100
39.	<p>Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.</p>	\$ <u>0.179133</u> /\$100
40.	<p>Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero.</p> <p>A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ <u>0</u></p> <p>B. Divide Line 40A by Line 32 and multiply by \$100 \$ <u>0</u> /\$100</p> <p>C. Add Line 40B to Line 39.</p>	\$ <u>0.179133</u> /\$100
41.	<p>2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below.</p> <p>Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.</p> <p>- or -</p> <p>Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.</p>	\$ <u>0.185402</u> /\$100

²⁵ Tex. Tax Code §26.0442
²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<p>Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</p> <p>2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	\$ 0 /\$100
42.	<p>Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes,</p> <p>(2) are secured by property taxes,</p> <p>(3) are scheduled for payment over a period longer than one year, and</p> <p>(4) are not classified in the taxing unit’s budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸</p> <p>Enter debt amount \$ 1,355,483</p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0</p> <p>D. Subtract amount paid from other resources - \$ 0</p> <p>E. Adjusted debt. Subtract B, C and D from A. \$ 1,355,483</p>	\$ 1,355,483
43.	Certified 2022 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted 2023 debt. Subtract Line 43 from Line 42E.	\$ 1,355,483
45.	<p>2023 anticipated collection rate.</p> <p>A. Enter the 2023 anticipated collection rate certified by the collector. ³⁰ 100.00 %</p> <p>B. Enter the 2022 actual collection rate. 103.69 %</p> <p>C. Enter the 2021 actual collection rate. 100.90 %</p> <p>D. Enter the 2020 actual collection rate. 100.05 %</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹</p>	100.05 %
46.	2023 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 1,354,805
47.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,898,635,670
48.	2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.071356 /\$100
49.	2023 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.256758 /\$100
D49.	<p>Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	\$ _____ /\$100

²⁷ Tex. Tax Code §26.042(a)
²⁸ Tex. Tax Code §26.012(7)
²⁹ Tex. Tax Code §26.012(10) and 26.04(b)
³⁰ Tex. Tax Code §26.04(b)
³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ <u>0</u> /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller’s estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller’s Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ <u>0</u>
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ <u>0</u>
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,898,635,670</u>
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ <u>0</u> /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0.243911</u> /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ <u>0.243911</u> /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>0.256758</u> /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ <u>0.256758</u> /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit’s expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ <u>0</u>
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,898,635,670</u>
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ <u>0</u> /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ <u>0.256758</u> /\$100

³² Tex. Tax Code §26.041(d)
³³ Tex. Tax Code §26.041(i)
³⁴ Tex. Tax Code §26.041(d)
³⁵ Tex. Tax Code §26.04(c)
³⁶ Tex. Tax Code §26.04(c)
³⁷ Tex. Tax Code §26.045(d)
³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67).....	\$ 0.248823 /\$100
B.	Unused increment rate (Line 66).....	\$ 0.005274 /\$100
C.	Subtract B from A.....	\$ 0.243549 /\$100
D.	Adopted Tax Rate.....	\$ 0.268016 /\$100
E.	Subtract D from C.....	\$ -0.024467 /\$100
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 67).....	\$ 0.293671 /\$100
B.	Unused increment rate (Line 66).....	\$ 0.000000 /\$100
C.	Subtract B from A.....	\$ 0.293671 /\$100
D.	Adopted Tax Rate.....	\$ 0.288397 /\$100
E.	Subtract D from C.....	\$ 0.005274 /\$100
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
A.	Voter-approval tax rate (Line 65).....	\$ 0.299795 /\$100
B.	Unused increment rate (Line 64).....	\$ 0.000000 /\$100
C.	Subtract B from A.....	\$ 0.299795 /\$100
D.	Adopted Tax Rate.....	\$ 0.299795 /\$100
E.	Subtract D from C.....	\$ 0.000000 /\$100
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ 0 /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.256758 /\$100

³⁹ Tex. Tax Code §26.013(a)

⁴⁰ Tex. Tax Code §26.013(c)

⁴¹ Tex. Tax Code §§26.0501(a) and (c)

⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code §26.063(a)(1)

⁴⁴ Tex. Tax Code §26.012(8-a)

⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ 0.179133 /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,898,635,670
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.026334 /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.071356 /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ 0.276823 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.268016 /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0 /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0 /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,636,224,245
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 0
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,804,686,249
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0 /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ <u>0.256758</u> /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.243911 /\$100
 As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: 26

Voter-approval tax rate. \$ 0.256758 /\$100
 As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax),
 Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).
 Indicate the line number used: 49

De minimis rate. \$ 0.276823 /\$100
 If applicable, enter the 2023 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

print here ▶ Jayna Dean
 Printed Name of Taxing Unit Representative

sign here ▶ Jayna Dean
 Taxing Unit Representative

7/31/2023
 Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 09

Requester: Finance Director Liz Exum

Agenda Item Request

Consider adopting Ordinance 2023-09-00989 levying Ad Valorem Taxes for the Tax Year 2023 (Fiscal Year 2023-2024) at a rate of \$0.256758 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2023.

Background Information

The Voter-Approval Tax Rate of \$0.256758 was included in the City of Lucas Budget for Fiscal Year 2023-2024. Following approval of the budget, City Council will need to adopt an ordinance for the 2023 tax rate to generate sufficient revenues as required in the budget for fiscal year 2023-2024. Ordinance 2023-09-00989 sets the 2023 Ad Valorem Tax Rate at \$0.256758 cents per \$100 assesses valuation, to be distributed as follows:

\$0.185402 for Maintenance and Operations
\$0.071356 for Debt Service (Interest & Sinking)
\$0.256758 Total Tax Rate

Attachments/Supporting Documentation

1. Ordinance 2023-09-00989 Ad Valorem Tax Rate for 2023

Budget/Financial Impact

Voter-Approval tax rate of \$0.256758 is included in the Annual Operating Budget for Fiscal Year 2023-2024.

Recommendation

Staff recommends adopting Ordinance 2023-09-00989 approving the 2023 tax rate and stating the required language listed in the motion.

Motion

This motion requires a record vote to adopt Ordinance 2023-09-00989 levying ad valorem taxes for the 2023 tax year:

I move that the property tax rate be increased by the adoption of a tax rate of \$0.256758, which is effectively a 5.27 percent increase in the tax rate.



ORDINANCE #2023-09-00989
[Ad Valorem Tax Rate for 2023]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, LEVYING AD VALOREM TAXES FOR THE TAX YEAR 2023 (FISCAL YEAR 2023-2024) AT A RATE OF \$0.256758 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF LUCAS AS OF JANUARY 1, 2023, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES; PROVIDING FOR AN INTEREST AND SINKING FUND FOR ALL OUTSTANDING DEBT OF THE CITY OF LUCAS; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, following public notice that was duly posted and published in all things as required by law Texas Tax Code §26.052(c) regarding the meeting to be held for the adoption of the proposed tax rate for the City of Lucas for Tax Year 2023, submitted by the City Manager in accordance with provisions of state statutes and the City of Lucas Home Rule Charter, and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the tax rate hereinafter set forth is proper and should be approved and adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. There is hereby levied and shall be assessed for the tax year 2023 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Lucas, Texas, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.256758 on each One Hundred Dollars (\$100) assessed valuation of taxable property apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenditures of the municipal government of the City of Lucas, a tax of \$0.185402 on each and every One Hundred Dollars (\$100) assessed value on all taxable property; and
- (b) For the purpose of creating a sinking fund to pay the interest and principal maturities of all outstanding debt of the City of Lucas, not otherwise provided for, a tax of \$0.071356 on each One Hundred Dollars (\$100) assessed value of taxable property within the City of Lucas and shall be applied to the payment of interest and maturities of all such outstanding debt of the City.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY -\$10.42.

SECTION 2. All ad valorem taxes shall become due and payable on October 1, 2023, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2024. There shall be no discount for payment of taxes prior to February 1, 2024. A delinquent tax shall incur all penalty and interest authorized by law, to wit:

- (a) A penalty of six percent (6%) on the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.
- (b) Provided, however, a tax delinquent on July 1, 2024, incurs a total penalty of twelve percent (12%) of the amount of delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at the rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Taxes for the year 2023 and taxes for all future years that become delinquent on or after February 1 but not later than May 1, that remain delinquent on July 1 of the year in which they become delinquent, incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and 33.07, as amended. Taxes assessed against tangible personal property for the year 2023 and for all future years that become delinquent on or after February 1 of a year incur an additional penalty on the later of the date the personal property taxes become subject to the delinquent tax attorney's contract, or 60 days after the date the taxes become delinquent, such penalty to be in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 33.11. Taxes for the year 2023 and taxes for all future years that remain delinquent on or after June 1 under Texas Property Tax Code Sections 26.07(f), 26.15(e), 31.03, 31.031, 31.032 or 31.04 incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and Section 33.08, as amended.

SECTION 3. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 4. The tax roll as presented to the City Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 5. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

SECTION 6. All ordinances of the City of Lucas, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. This ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 7TH DAY OF SEPTEMBER, 2023.

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney

Kent Souriyasak, Interim City Secretary



City of Lucas

City Council Agenda Request

September 7, 2023

Requester: Capital Improvements Project Manager Patrick Hubbard

Agenda Item Request

Receive a presentation regarding the City of Lucas Geographic Information Systems (GIS) Web Map Portal.

Background Information

The City of Lucas and Halff Associates, Inc. have completed the City's GIS Web Map Portal which features different map layers for public viewing including the zoning map, school locations, parcel information, future land use designations, and more. Halff Associates provides a hosting service using data provided and maintained by the City of Lucas and partner organizations such as Collin County and the Collin Central Appraisal District.

CIP Manager Patrick Hubbard will be presenting an overview of the GIS Web Map Portal and its features. Mr. Hubbard is responsible for managing the various processes for acquiring and analyzing GIS data, prioritizing GIS projects, and providing internal staff support.

The City's GIS Web Map Portal is available to the public on the City's website under the homepage tab titled "Services" and icon link titled "Web Map Portal (GIS)."

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 11

Requester: Capital Improvements Project Manager Patrick Hubbard

Agenda Item Request

Discuss the City of Lucas Certificate of Convenience and Necessity (CCN) as it relates to a development known as Kings Crossing, Phase 3, located in the City of Parker.

Background Information

In May 2019, the City of Lucas requested clarification from the City of Parker regarding our boundary and our Certificate of Convenience and Necessity (CCN). The City of Lucas sent the following information regarding its position regarding the boundary between the two cities:

- Any portion of the 3,650+/- feet of Lewis Lane north of 5480 Lewis Lane (Tract 11, 1.0 Acres in the Ann S. Hurt Survey - Abs A0428) is maintained by the City of Lucas. The current city limit signs are in the wrong location. They need to be moved south to the north side of 5480 Lewis Lane.

Per our agreement, the common boundary generally follows these rights-of-way:

1. All of the Parker Road right-of-way is in Lucas from the centerline of Bois D'arc Lane to the Lewis Lane eastern right-of-way line.
2. All of Lewis Lane right-of-way is in Parker except for the northern 3,650+/- feet, which are in Lucas. The boundary jogs along the south, east, and north sides of 5474 Lewis Lane (Tract 1, 47.6223 Acres in the Ann S Hurt Survey - Abs A0428).
3. All of West Lucas Road right-of-way is in Lucas from the Lewis Lane western right-of-way line to the Angel Parkway eastern right-of-way line.

Kings Crossing is a residential development in the City of Parker located off of Lewis Lane consisting of Phase 1 (52.7 acres) 2013, Phase 2 (56.1 acres) 2015, Phase 3 (48.8 acres) 2022, and Phase 4 (71.2 acres) 2017. The planning of this development began in 2006 with the formation of Lewis Bend Partners, LLC.

The previous City Engineer, Stanton Foerster, had been in discussion with City of Parker concerning the development since as early as June 2019 and the two cities had met in September 2019 to discuss the CCN issue. The City of Parker stated in January 2020 that the plans for the development had been approved "several years ago." The City of Parker reported that the project was on hold in May 2020 related to FEMA approvals needed for drainage concerns that the City of Lucas had brought to the City of Parker's attention.



City of Lucas

City Council Agenda Request

September 7, 2023

In November 2020, the City of Lucas City Engineer emailed the City of Parker Public Works Director indicating that he had not received any information regarding Kings Crossing, Phase 3 and stated, “During my last review, I noted that the developer is not following City of Parker drainage ordinances/requirements. The developer continues to modify the drainage area leading to Muddy Creek without regard to negative impact he is creating downstream. Please send me the developers latest set of construction plans. I need to review them for connection to our waterworks system. Most of Kings Crossing Phase 3 is within the Lucas CCN. Also, we need to come to some consensus on the floodway mitigation that will be needed by this development.”

City of Lucas staff had numerous communications with the City of Parker regarding the drainage (or lack thereof) that had the potential to impact City of Lucas citizens downstream. While we were able to get most of the drainage issues resolved, the City of Parker continued to allow Phase 3 of this development to be constructed in Lucas Water CCN without offering any remedy to the City of Lucas. Email records indicate there was some early discussion about adjusting the CCN along with clarifying the city limit boundary and maintenance responsibility on Lewis Lane, but this has yet to materialize and no formal actions have been taken.

The Cities of Lucas and Parker both have CCN’s for water service. Part of Lucas’ CCN lies within the city limits of Parker and overlaps resulting in dual certification in some areas. However, part of Lucas’ CCN lies within the city limits of Parker and does not overlap with Parker’s CCN. The overlapping areas (dual certification areas) are not a problem. In the overlapping areas, the customer has the choice of which utility to request service from, as long as all of the required extension and connection fees are paid to the chosen utility. The problem is the part of the City of Lucas’ CCN that lies in Parker city limits. The City of Lucas likely has the capacity to serve water to Kings Crossing, Phase 3, but the current Water Master Plan does not show the City of Lucas serving water in that location.

Lewis Lane runs south from West Lucas Road, has a southwest S curve and then south of Dover Drive which makes a hard eastern turn then a hard southern turn and continues south. The dual certification area is west of the dashed blue line on the attached map. The area east of the dashed blue line is the part that is in the City of Lucas CCN, but also in the city limits of Parker. Please see the attachment for a map of the CCN.

The plat for Kings Crossing, Phase 3, was filed and home construction commenced with the water lines in place in April 2022. Approximately half of the homes in the subdivision are already constructed with several of the homes already being occupied.

Attachments/Supporting Documentation

1. Map of Certificate of Convenience and Necessity (CCN)
2. Final Plat – Kings Crossing, Phase 3
3. CCN Encroachment Exhibit



City of Lucas

City Council Agenda Request

September 7, 2023

Budget/Financial Impact

By not providing water service to an area within our CCN, there is a revenue loss to the Water Fund. In addition, the City of Lucas did not collect \$5,500 in water impact fees for each house plus the loss of \$2,100 per unit for a water meter which results in a total loss of \$7,600 per home.

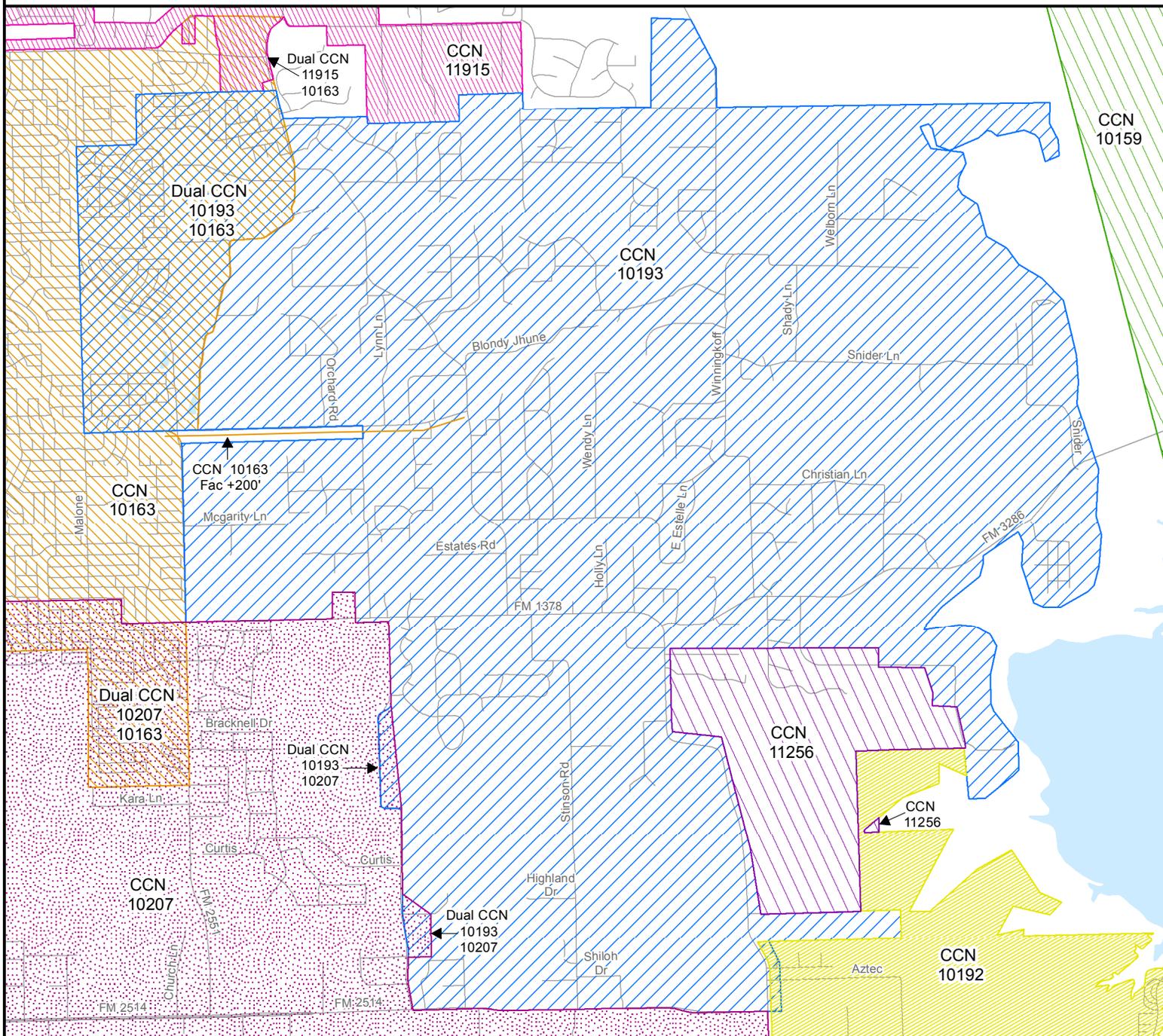
Recommendation

Staff is seeking direction from the City Council. If the City of Lucas wants to provide water service to Kings Crossing, Phase 3, located in the City of Parker, the City of Lucas will need to file a cease-and-desist petition with the Public Utility Commission (PUC). Otherwise, the City of Lucas can request an amendment to its CCN to remove this area from its service area.

Motion

There is no motion required.

City of Lucas
 Water CCN No. 10193
 PUC Docket No. 48660
 Amended CCN No. 10193 in Collin County



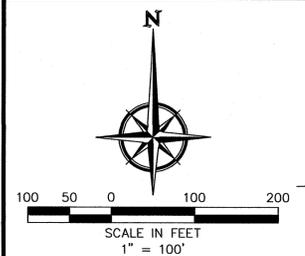
Water CCN

- 10193 - City of Lucas
- 11915 - City of Fairview
- 10159 - Culleoka WSC
- 11256 - Seis Lagos Utility District
- 10192 - Wylie Northeast SUD
- 10207 - City of Parker
- 10163 - City of Allen

Water CCN Facility +200'

- 10163 - City of Allen



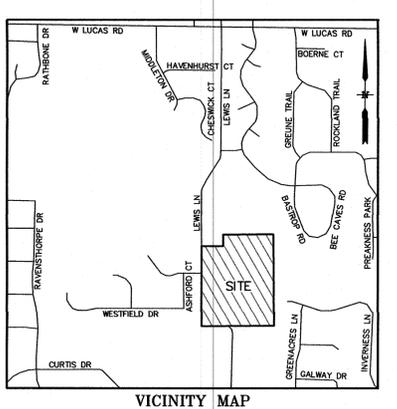
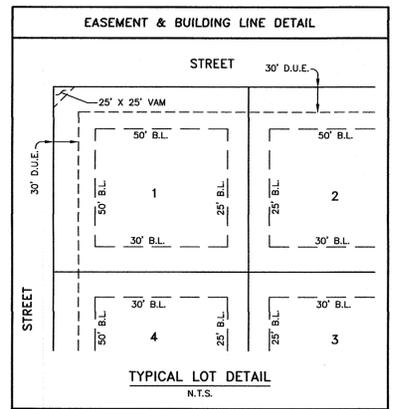


20220407810001960 04/07/2022 09:48:58 AM PL 1/2

ANN S. HURT SURVEY A-0428
CALLED 5.227 AC.
MICHAEL PERALTA
INSTR. 2018042600506750
O.P.R.C.C.T.

FEMA FLOOD ZONE A
PANEL: 48085C0405J
DATED: 6/2/2009

SPC
N: 7,080,535.60
E: 2,351,268.09



BENCHMARKS:
A Westwood capped 5/8" steel rods on the east side of Lewis Lane.
Point Number: 16
Northing: 7080311.76'
Easting: 2549962.72'
Point Elevation: 600.85'
A Westwood capped 5/8" steel rods on the east side of Lewis Lane.
Point Number: 17
Northing: 7078992.19'
Easting: 2549989.87'
Point Elevation: 602.76'

LEGEND

- CIRS 5/8" IRON ROD SET WITH CAP STAMPED "ADAMS SURVEYING COMPANY, LLC"
- IRF IRON ROD FOUND
- CIRF IRON ROD FOUND WITH CAP
- O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS
- SPC STATE PLANE COORDINATES
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- VAM VISIBILITY, ACCESS & MAINTENANCE EASEMENT
- INDICATES CHANGE IN STREET NAME

LINE TABLE

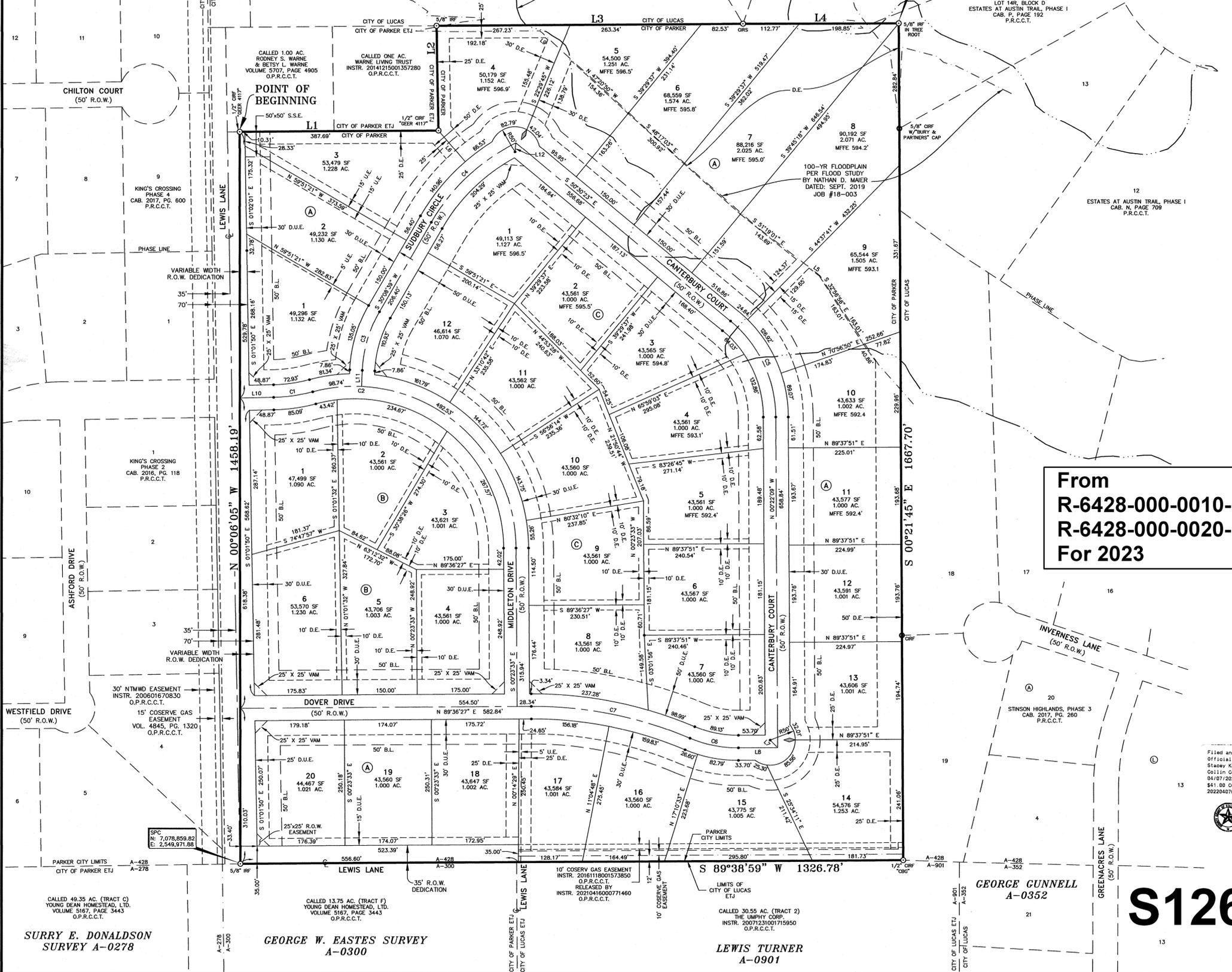
NO.	DIRECTION	DISTANCE
L1	N 89°36'04" E	398.00'
L2	N 01°04'12" W	208.66'
L3	N 89°32'10" E	613.10'
L4	N 89°46'24" E	311.62'
L5	S 53°34'57" E	26.05'
L6	N 41°00'26" W	81.92'
L7	N 45°22'51" W	21.21'
L8	S 89°36'28" W	78.69'
L9	S 49°29'05" E	6.40'
L10	N 88°58'36" E	67.79'
L11	N 02°30'32" E	31.96'
L12	S 06°17'32" W	17.93'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	01°35'44"	325.00'	39.70'	79.01'	N 82°00'44" E	78.81'
C2	104°33'35"	324.00'	418.90'	591.27'	N 52°40'20" W	512.57'
C3	027°38'07"	255.00'	62.72'	122.99'	S 16°19'36" W	121.60'
C4	033°39'22"	400.00'	120.98'	234.96'	S 46°58'20" W	231.60'
C5	050°08'14"	250.00'	116.94'	218.77'	N 25°26'15" W	211.85'
C6	023°12'46"	245.00'	50.32'	99.26'	S 78°47'10" E	98.58'
C7	023°12'46"	805.00'	165.34'	326.14'	N 78°47'10" W	323.91'

From
R-6428-000-0010-1 - ALL
R-6428-000-0020-1 - ALL
For 2023

- NOTES:
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - Source bearing is based on Texas State Plane Coordinate System. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic (TX83-NCF).
 - A 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY, LLC" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing after all construction for this subdivision has been completed.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - No lot in this subdivision will have direct vehicular access to Lewis Lane.



Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
04/07/2022 09:48:58 AM
\$41.00 CASH
20220407810001960

2022-217
Stacy Kemp



FINAL PLAT
KINGS CROSSING
PHASE 3

LOTS 1-20, BLOCK A;
LOTS 1-6, BLOCK B; AND LOTS 1-12, BLOCK C
38 RESIDENTIAL LOTS

OWNER
LEWIS BEND PARTNERS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX, 75204
(214) 368-0738

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(469) 317-0250
FIRM NO. 10177500

S12625

SURRY E. DONALDSON
SURVEY A-0278

GEORGE W. EASTES SURVEY
A-0300

LEWIS TURNER
A-0901

LEGAL DESCRIPTION

BEING a 48.75 acre tract of land situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas and being all of a called 48.6223 acre tract of land described by Warranty Deed to Lewis Bend Partners, Ltd., as recorded in Instrument 20061120001651500, Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch capped iron rod stamped "GEER 4117", for the northwest corner of the herein described tract, being in the south line of that tract of land described by General Warranty Deed to Rodney S. Warne and Betsy L. Warne, as recorded in Volume 5707, Page 4905, O.P.R.C.C.T., and being in the east line of Lewis Lane, a variable width road;

THENCE North 89 degrees 36 minutes 04 seconds East, along the south line of said Warne tract, a distance of 398.00 feet to a found 1/2-inch iron capped iron rod stamped "GEER 4117", for the southeast corner of that tract of land described in the General Warranty Deed to Warne Living Trust, as recorded in Instrument Number 20141215001357280, O.P.R.C.C.T.;

THENCE North 01 degrees 04 minutes 12 seconds West, a distance of 208.66 feet to a found 5/8-inch iron rod, being the northeast corner of said Warne Living Trust tract, and being in the south line of that tract of land as described by Warranty Deed to Michael Peralta, as recorded in Instrument Number 20180426000506750, O.P.R.C.C.T.;

THENCE North 89 degrees 32 minutes 10 seconds East, along the south line of said Peralta tract, a distance of 613.10 feet to a 5/8-inch iron rod with cap stamped ADAMS SURVEYING COMPANY LLC set for corner, being the most southeast corner of Lot 19, Block D, Estates at Austin Trail, Phase 1, an addition to the City of Lucas, as recorded in Cabinet N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE North 89 degrees 46 minutes 24 seconds East, a distance of 311.62 feet to a found 5/8-inch iron rod in a tree root, being an ell corner of Lot 14R, Block D, Replat of Estates at Austin Trail, as recorded in Cabinet P, Page 192, P.R.C.C.T.;

THENCE South 00 degrees 21 minutes 45 seconds East, passing a found 5/8-inch capped iron rod stamped "BURY & PARTNERS" at a distance of 208.76 feet, continuing along the east line of the herein described tract, passing a found 1/2-inch capped iron rod at a distance of 1220.40 feet, continuing along the east line of the herein described tract to a found 1/2-inch capped iron rod stamped "CBG" at an overall distance of 1667.70 feet, being the southeast corner of the herein described tract and being the southwest corner of Lot 19, Block A, Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Cabinet 2017, Page 260, P.R.C.C.T., and being in the north line of that tract called "Tract 2", as described by Warranty Deed to Umphy Corporation, as recorded in Instrument Number 20071231001715950, O.P.R.C.C.T.;

THENCE South 89 degrees 38 minutes 59 seconds West, along the north line of said Umphy Corporation tract, a distance of 1326.78 feet to a found 5/8-inch iron rod, being the southwest corner of the herein described tract, and being in the aforementioned east line of Lewis Lane;

THENCE North 00 degrees 06 minutes 05 seconds West, along the east line of said Lewis Lane, a distance of 1458.19 feet to the POINT OF BEGINNING and containing 2,123,533 square feet or 48.75 acres of land, more or less.

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, LEWIS BEND PARTNERS, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as **KINGS CROSSING, PHASE 3**, an addition to the City of Parker, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Parker, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the 29th day of March, 2022.

For: Lewis Bend Partners, Ltd

By: Warner Land Advisors, LP
its general partner

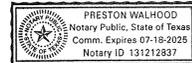
By: Stephen L. Sallman, Mgr.
Stephen L. Sallman, Manager

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen L. Sallman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 29th day of March, 2022.

Notary Public in and for the State of Texas
My Commission Expires: 07-18-2025



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, hereby declare, that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

Paul Hubert
PAUL HUBERT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1942

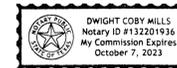


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 22 day of March, 2022.

Dwight Coby Mills
Notary Public in and for the State of Texas
My Commission Expires: 10-7-23



CITY APPROVAL CERTIFICATE

Recommended for Approval:

Kimberly G. Joffe
Chairman, Planning and Zoning Commission
City of Parker, Texas

4/6/2022
Date

Approved and Accepted:

Lee Pette
Mayor, City of Parker, Texas

4-5-2022
Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing final plat of **KINGS CROSSING PHASE 3**, a subdivision or addition to the City of Parker was submitted to the City Council on this 5th day of April, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the mayor to note the approval thereof by signing his name herein above subscribed.

Witness my hand this 6th day of April, 2022.

Shari Ann Shaw
City Secretary
City of Parker, Texas

4/6/2022
Date

LOT SIZE TABLE			
BLOCK	LOT	AREA	ACREAGE
A	1	49,296	1.132
A	2	49,232	1.130
A	3	53,479	1.228
A	4	50,179	1.152
A	5	54,500	1.251
A	6	68,559	1.574
A	7	88,216	2.025
A	8	90,192	2.071
A	9	65,544	1.505
A	10	43,633	1.002
A	11	43,577	1.000
A	12	43,591	1.001
A	13	43,606	1.001
A	14	54,576	1.253
A	15	43,775	1.005
A	16	43,560	1.000
A	17	43,584	1.001
A	18	43,647	1.002
A	19	43,560	1.000
A	20	44,467	1.021
B	1	47,499	1.090
B	2	43,561	1.000
B	3	43,621	1.001
B	4	43,561	1.000
B	5	43,706	1.003
B	6	53,570	1.230
C	1	49,113	1.127
C	2	43,561	1.000
C	3	43,565	1.000
C	4	43,561	1.000
C	5	43,561	1.000
C	6	43,567	1.000
C	7	43,560	1.000
C	8	43,561	1.000
C	9	43,561	1.000
C	10	43,560	1.000
C	11	43,562	1.000
C	12	46,614	1.070



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/07/2022 09:48:58 AM
\$41.00 C58FF
2022040710001360



2022-218
Stacey Kemp

S12625

FINAL PLAT KINGS CROSSING PHASE 3

LOTS 1-20, BLOCK A;
LOTS 1-6, BLOCK B; AND LOTS 1-12, BLOCK C
38 RESIDENTIAL LOTS

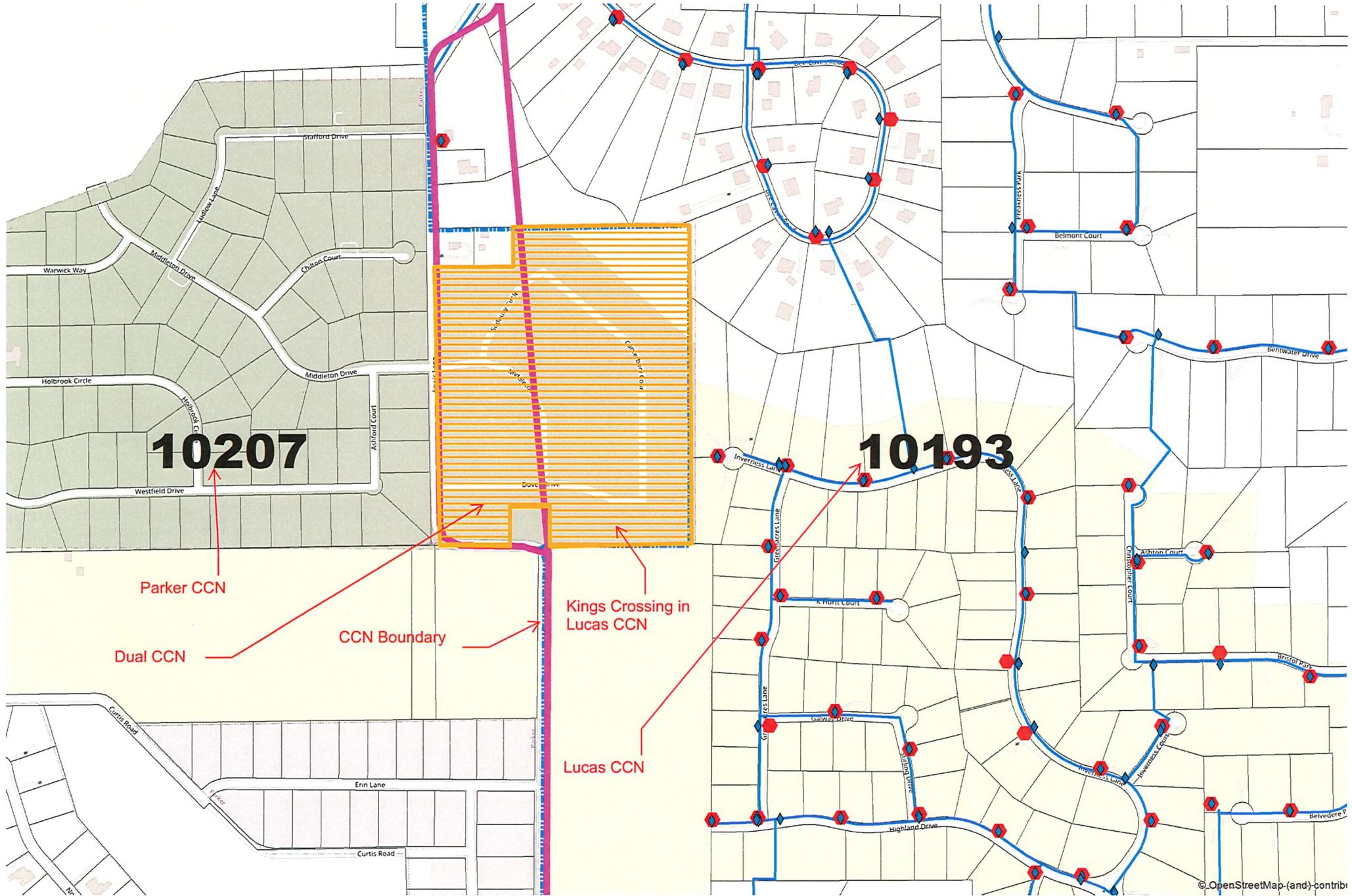
OWNER
LEWIS BEND PARTNERS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX, 75204
(214) 368-0238

LAND SURVEYOR
ADAMS SURVEYING CO., LLC
1475 RICHARDSON DR., STE 255
RICHARDSON, TX 75080
(469) 317-0250
FIRM NO. 10177500

BEING
48.75 ACRES
SITUATED IN THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
CITY OF PARKER, COLLIN COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 3/16/2022

SHEET 2 OF 2





City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 12

Requester: Mayor Pro Tem Kathleen Peele

Agenda Item Request

Discuss the City of Lucas Special Events Calendar for fiscal year 2023-2024 and provide direction to the City Manager.

Background Information

The following special events were included in the proposed budget for fiscal year 2023/24:

Special Event	Event Date	Account	Budget
Movie in the Park	10/6/2023	11-6211-448 (Parks Events)	\$2,500
Arbor Day & Recycle Event	11/4/2023	11-6211-446 (Keep Lucas Beautiful)	\$1,500
Country Christmas	12/1/2023	11-6211-447 (Country Christmas)	\$15,000
KLB Spring Cleanup	4/6/2024	11-6212-452 (Storm Water Mgmt.)	Varies
Founders Day	4/13/2024	11-6211-444 (Founders Day)	\$25,000
Lucas Car Show	5/18/2024	11-6211-450 (Lucas Car Show)	\$5,000
Public Lands Trail Cleanup	9/21/2024	11-6212-452 (Storm Water Mgmt.)	\$6,500
Art in Public Places	Pending	11-6211-448 (Parks Events)	\$2,500
Lucas Farmers Market	Varies	11-6211-449 (Lucas Farmers Market)	\$8,500

Attachments/Supporting Documentation

1. Special Events Planning Calendar for Fiscal Year 2023/2024
2. After Action Report – Keep Lucas Beautiful Spring Cleanup (April 1, 2023)
3. After Action Report – Founders Day (April 8, 2023)
4. After Action Report – Lucas Car Show (May 20, 2023)
5. After Action Report – Art in Public Places (May 25, 2023)
6. Annual Report for 2022 Lucas Farmers Market

Budget/Financial Impact

The actual expenditures are reflected in the after action reports and the fiscal year 2023/2024 budget is in the background information.

Recommendation

NA

Motion

There is no motion required.

Special Events Planning Calendar
City of Lucas
Fiscal Year 2023/24

Legend:

Special Event
Lucas Farmers Market
Lucas Fire-Rescue Event
Employee Event

Date	Day	Event	Location	Time
October 3, 2023	Tuesday	National Night Out	Varies	6:00 pm - 8:00 pm
October 6, 2023	Friday	Fiscal Year End Celebration	Council Chambers	11:00 am - 1:00 pm
October 6, 2023	Friday	Movie in the Park	Community Park	7:00 pm - 9:00 pm
October 8, 2023	Sunday	Fire Station Open House	Fire Station	12:00 pm - 4:00 pm
October 14, 2023	Saturday	Lucas Farmers Market (2023 Season)	Community Park	8:00 am - 12:00 pm
October 23, 2023	Monday	Early Voting Begins	Community Center	
October 28, 2023	Saturday	Lucas Farmers Market (2023 Season)	Community Park	8:00 am - 12:00 pm
November 3, 2023	Friday	Early Voting Ends	Community Center	
November 4, 2023	Saturday	Arbor Day & Recycle Event	Community Park	9:00 am - 12:00 pm
November 7, 2023	Tuesday	Election Day	Community Center	
November 23, 2023	Thursday	Thanksgiving Day (City Holiday)	City Hall Closed	
November 24, 2023	Friday	Day After Thanksgiving (City Holiday)	City Hall Closed	
December 1, 2023	Friday	Country Christmas	Community Park	6:00 pm - 9:00 pm
December 25, 2023	Monday	Christmas Eve (City Holiday)	City Hall Closed	
December 26, 2023	Tuesday	Christmas Day (City Holiday)	City Hall Closed	
January 1, 2024	Monday	New Year's Day (City Holiday)	City Hall Closed	
January 17, 2024	Wednesday	Lucas Fire-Rescue Awards Banquet	Heritage Ranch	6:00 pm - 8:00 pm
January 26, 2024	Friday	Boards/Commission Appreciation Dinner	Heritage Ranch	6:00 pm - 8:00 pm
March 29, 2024	Friday	Good Friday (City Holiday)	City Hall Closed	
March 31, 2024	Sunday	Easter Day		
April 6, 2024	Saturday	Keep Lucas Beautiful Spring Cleanup	Varies	9:00 am - 1:00 pm
April 13, 2024	Saturday	Founders Day	Community Park	9:00 am - 2:00 pm
April 22, 2024	Monday	Early Voting Begins	Community Center	
April 27, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
April 30, 2024	Tuesday	Early Voting Ends	Community Center	
May 4, 2024	Saturday	Election Day	Community Center	
May 11, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
May 12, 2024	Sunday	Mother's Day		
May 18, 2024	Saturday	Lucas Car Show	Creekwood UMC	8:00 am - 12:00 pm
May 25, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
May 27, 2024	Monday	Memorial Day (City Holiday)	City Hall Closed	
June 8, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
June 16, 2024	Sunday	Father's Day		
June 22, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
June 28, 2024	Friday	Employee Picnic	To Be Determined	11:00 am - 1:00 pm
July 4, 2024	Thursday	Independence Day (City Holiday)	City Hall Closed	
July 13, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
July 27, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
August 10, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
August 24, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
September 2, 2024	Monday	Labor Day (City Holiday)	City Hall Closed	
September 11, 2024	Wednesday	Patriot Day		
September 14, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
September 21, 2024	Saturday	Public Lands Trail Cleanup	To Be Determined	9:00 am - 1:00 pm
September 28, 2024	Saturday	Lucas Farmers Market (2024 Season)	Community Park	8:00 am - 12:00 pm
To Be Determined	To Be Determined	Art in Public Places Opening Reception	City Hall	To Be Determined

Notes:

2023 Season of Lucas Farmers Market extends to fiscal year 2023/24 on October 14 and 28, 2023.

2024 Season of Lucas Farmers Market extends to fiscal year 2024/25 on October 12 and 26, 2024.

City of Lucas Special Event After Action Report

Event Details

Name of Event	Keep Lucas Beautiful Spring Cleanup
Event Time	9:00 am – 1:00 pm
Event Date	Saturday, April 1, 2023
Location	Various Cleanup Areas
Est. Attendance	45 Cleanup Volunteers

Event Staff

Administration	2 (Kent and Joshua)	Fire Rescue	
Collin County Sheriff		Public Works	3 (Marcus, Max, Marco)
Development Services		Volunteer	
Finance		Other	

Event Budget

	Cost	Description
Labor	\$652.90	Labor Cost for Non-Exempt Staff includes Wages, Medicare, and TMRS
Signs/Supplies	N/A	Keep Texas Beautiful provided cleanup supplies (gloves, trash grabbers and bags)
Vendors	N/A	None
Miscellaneous	\$71.25	Food
Total Cost	\$724.15	

Setup/Teardown

	Time	Details
Setup	1 hour	In the morning of the event, tables and cleanup supplies were placed in front of City Hall. Staff set up event signs at the front of City Hall. There were also citizens who arrived early the week of the event to pick up cleanup supplies.
Teardown	1 hour	The tables were placed back in Community Center storage. Leftover supplies were returned to the Public Works storage areas. Event signs were removed. City Hall was locked and closed for the weekend.

Other Considerations

Other Considerations (Vendors, Location, etc.)	The event was a success. There was approximately 1,710 pounds of trash, litter, and debris removed in Lucas. The decentralized structure where volunteers selected where they wanted to clean up continues to make it easy for staff to manage volunteers and collect the trash, litter, and debris.
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City of Lucas Special Event After Action Report

Event Details

Name of Event	Founders Day Country Fair
Event Time	9:00 am – 2:00 pm
Event Date	April 8, 2023
Location	Lucas Community Park
Est. Attendance	Undetermined

Event Staff

Administration	4 (Joni, Kent, Joshua & Erin)	Fire Rescue	2 (Ted & Aaron)
Collin County Sheriff	6	Public Works	11
Development Services	3 (Joe, Jim & Jose)	Volunteer	15
Finance	0	Other	1 (Intern: Jonathan)

Event Budget

	Cost	Description
Labor	\$4,258.44	Labor Cost for Non-Exempt City Staff includes Wages, Medicare, and TMRS
Law Enforcement	\$1,440.00	4 Extra Deputies (not including Nick Noel and Daniel Gillespie)
Shuttle Service	\$1,261.83	6 Shuttle Buses and Drivers
Vendors	\$14,701.76	Petting Zoo, Mini Carousel, 2 Balloon Artists, 2 Face Painters, Mini Golf, and 6 Carnival Games (including attendants, setup, and teardown)
Equipment / Supplies	\$8,675.97	5 Golf Cars, Banners, Signs, Shirts, Decorations, Awards, Giveaway Items, etc.
Total Cost	\$30,338.00	

Setup/Teardown

	Time	Details
Setup	12+ Hours	Staff worked on setup during the week of the event with majority of setup completed on Friday, April 7, 2023 (Good Friday). Staff completed remaining setup on the morning of the event for the fair and parade.
Teardown	2+ hours	Staff and vendors completed teardown/cleanup quickly which included the park, pavilion, restrooms, and Community Center. Light teardown/cleanup before the event end time made the process go faster. Golf cars were also used to help with teardown/cleanup which was beneficial.

Other Considerations

Other Considerations (Vendors, Location, etc.)	Overall, Founders Day went smoothly and the public's response was very positive and enthusiastic. All activities were popular such as the petting zoo, face painting, balloon artists, and stick horse rodeo. The country fair theme should be continued next year. The parade had low participation (3 vehicles, 2 tractors, 10 horses). Staff requested 5 additional vehicles from Lucas Car Show Partners Rich Verbal and Tony Prutch to help promote the upcoming car show in the parade. There were comments about not having Founders Day during Easter weekend. Easter occurs on a different date each year and it can be challenging to schedule an event date around other holidays and special events. Joshua will plan next year's event including prepping for new supplies, vendors, and fun activities. Setup on the day prior to the event was very beneficial for staff when City Hall was closed for Good Friday.
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City of Lucas Special Event After Action Report

Event Details

Name of Event	Lucas Car Show
Event Partners	City of Lucas, Legacy Classic Cars, J. Anthony Homes, and Creekwood United Methodist Church
Event Time	8:00 am – 12:00 pm
Event Date	May 20, 2023
Location	Creekwood United Methodist Church Parking Lot
Est. Attendance	Undetermined

Event Staff

Administration	3 (Joni, Kent & Joshua)	Fire Rescue	0
Collin County Sheriff	3	Public Works	8
Development Services	3 (Joe, Jim & Jose)	Volunteer	5-10
Finance	0	Other	

Event Budget

	Cost	Description
Labor	\$3,053.07	Labor Cost for Non-Exempt City Staff includes Wages, Medicare, and TMRS
Law Enforcement	\$600.00	2 Extra Deputies (not including Nick Noel)
Supplies	\$3,897.29	Trophies, Signs, Flyers/Tickets, Shirts, and Music
Total Cost	\$7,550.36	

Setup/Teardown

	Time	Details
Setup	1-2 hours	Staff preloaded city vehicles with event supplies the day before event. On morning of event, staff set up event/parking signs, cones, trash carts, and other supplies. Legacy Classic Cars had volunteers onsite to coordinate staging of car show participants. Creekwood UMC provided supplies for staff to grill and prepare hot dogs for the public. Staff and law enforcement were onsite at various locations at the event to ensure traffic and parking safety.
Teardown	1 hours	Event teardown went relatively quickly, and most cars were removed from the parking lot before 12:30 pm. Staff returned all supplies to City Hall.

Other Considerations

Other Considerations (Vendors, Location, etc.)	<p>There were approximately 157 cars that participated in the Lucas Car Show, a bigger turnout than in 2022. It was difficult to track attendance, but there were many visitors throughout the event. Legacy Classic Cars indicated the Lucas Car Show had more cars and public attendance than 99% of car shows they attend. The Lucas Car Show raised the following:</p> <ul style="list-style-type: none"> • \$2,000 for Boys & Cub Scouts Troop 358 of Lucas/Fairview • \$1,400 for Lovejoy High School Student/Football Player who is fighting leukemia • \$852 for Creekwood UMC Children’s Ministry • \$10,000 donation by Tony Prutch (J. Anthony Homes) presented to Creekwood UMC • \$2,917 contribution for event supplies by Legacy Classic Cars, J. Anthony Homes, and Gilstrap Motors <p>Improvements to consider for next year include online pre-registration/payments, extra staff and volunteers to assist with car staging, and increase sponsorship.</p>
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City of Lucas Special Event After Action Report

Event Details

Name of Event	Art in Public Places
Event Time	5:00 pm – 6:00 pm
Event Date	May 25, 2023
Location	Lucas City Hall
Est. Attendance	100+

Event Staff

Administration	3 (Joni, Kent & Erin)	Fire Rescue	1 (Ted)
Collin County Sheriff	0	Public Works	1 (Scott)
Development Services	1 (Joe)	Volunteer	
Finance	1 (Liz)	Other	

Event Budget

	Cost	Description
Labor	N/A	7 Non-Exempt Staff to assist the public during the opening reception
Students	\$2,000.00	4 Lovejoy High School Students for digital art prep, framing, and installation
Supplies	\$755.63	Artwork printing, frames, and supplies for the opening reception
Total Cost	\$2,755.63	

Setup/Teardown

	Time	Details
Setup	6-8 hours	4 Lovejoy High School Students began removing all old artwork two days before the opening reception. The students curated the artwork on how they should display at City Hall. The students replaced old artwork with new artwork and laid out measurements on the walls to be installed. The students installed the artwork with some assistance from staff and prepared corresponding student statements to accompany each artwork.
Teardown	30 minutes	The opening reception had minimal cleanup, and it was relatively quick.

Other Considerations

Other Considerations (Vendors, Location, etc.)	<p>Planning for the 2023 Art in Public Places began in the fall of 2022 where Assistant City Manager Kent Souriyasak and Lovejoy Visual Arts Coordinator Brice McCasland worked together to coordinate plans for the program. 4 Lovejoy High School Students/Gallery Managers (Lane Beller, Simi Fadel, Makenna Ford, and Kaylee Christiansen) were selected to choose exceptional student artwork from each grade level at every Lovejoy ISD school. The students digitized the artwork for printing and installation. The students enjoy this program as it allows them to gain real world experience. The City provided each student with \$500 for their assistance with the program. The students help relieve many of the associated preparation duties from staff in preparing the artwork. This year's opening reception was a major success with over 100 estimated attendees. Many families, students, and friends stopped by City Hall during the reception to view the selected artwork on display. The date for the opening reception occurred during the last week of school which made it a good time for the public to attend the event. Staff recommends continuing with this program and coordinating the opening reception to occur during the last week of school.</p>
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2022 LUCAS FARMERS MARKET *Annual Report*





LUCAS FARMERS MARKET

2022 Annual Report



EXECUTIVE SUMMARY

The Lucas Farmers Market is a city-sponsored special event recommended by the Lucas Parks and Open Space Board and approved by the Lucas City Council. With support from the City of Lucas, the Lucas Farmers Market Committee (LFMC), a steering committee of citizen volunteers, was established in 2019 to create the Lucas Farmers Market. The LFMC established rules and regulations and created the mission statement: ***“The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.”***



There were two trial markets that were held on October 12, 2019, and November 2, 2019. A special holiday market was also held during Country Christmas on December 6, 2019. The LFMC evaluated feedback from the trial markets related to setup, logistics, operations, staffing, vendor selection, marketing, and communications. Necessary adjustments were made to ensure the success of future markets.

The 2020 season of the Lucas Farmers Market was approved by the City Council; however, the most difficult of times occurred when the pandemic began to impact our way of life. In response to the ongoing challenge of COVID-19, the LFMC created strategies to address public health concerns by creating multiple market scenarios to meet changing safety requirements during the pandemic. Restrictions were in place for the remaining markets in 2020 with continued evaluation based on observations and data received regarding COVID-19 cases.

Following the 2019 trial markets and 2020 modified markets, the Lucas Farmers Market finally held its first full season in 2021. The Lucas Farmers Market was able to move towards holding markets at an expanded capacity as public health restrictions began to loosen in Texas during the pandemic. The 2021 season expanded with the introduction of Market Share, special events, and new activities for marketgoers.

The 2022 season was enhanced with scheduled special events at each market, continuing Market Share to support local food pantries and charities, youth booths to encourage young entrepreneurs, and Lucas historical exhibits highlighting different community topics. The market’s success is due in large part to the strong partnership between the City and the residents who serve on the LFMC to create a special experience benefiting the entire community. The International City/County Management Association (ICMA) recognized the City with the Community Partnership Award in recognition of the Lucas Farmers Market which is an outstanding local government program demonstrating innovation, excellence, and success in multi-participant involvement between a local government, businesses, individuals, and nonprofit agencies to improve the quality of life for residents.

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



LUCAS FARMERS MARKET

2022 Annual Report



2022 LUCAS FARMERS MARKET SEASON

In preparation for the 2022 season, the LFMC and Parks and Open Space Board held various meetings to plan the upcoming market season and discuss possible improvements. The discussions included vendor recruitment, youth vendors, customer and vendor surveys, volunteerism, roles and expectations, marketing, programs, and special events for each market.

The planning timeline for the 2022 season included:

- **November 16, 2021** – The Parks and Open Space Board held a kick-off meeting to discuss the planning process for the 2022 season.
- **December 7, 2021** – The LFMC and Parks and Open Space Board held a planning meeting which included reviewing customer and vendor survey results, roles and expectations of volunteers, rules and regulations, marketing, vendor recruitment, youth vendors, special events, and programs such as Market Share and Go Texan.
- **January 4, 2022** – The LFMC and Parks and Open Space Board held a workshop to create a schedule of special events to help boost market attendance, increase vendor recruitment, formulate a marketing plan, encourage volunteerism, involvement of youth vendors, and consideration of the Go Texan program.
- **January 25, 2022** – The Parks and Open Space Board held a meeting which included an update on the upcoming season, vendor applications received, and market preparations.
- **February 1, 2022** – The LFMC and Parks and Open Space Board held a workshop to select vendors for the market.
- **March 1, 2022** – The LFMC and Parks and Open Space Board held a workshop to consider additional vendor applications, vendor vetting process, vendor recruitment, and market layout, special events, marketing, and volunteer coordination.
- **April 5, 2022** – The LFMC held a vendor meet and greet potluck in preparation for kicking off the first market of the 2022 season.

The 2022 season concluded with 13 regular markets and two special markets in conjunction with the City’s special events. The market dates for the 2022 season included:

April 9 and 23	August 13 and 27
May 14 (Founders Day) and 28	September 10 and 24
June 11 and 25	October 8 and 22
July 9 and 23	December 2 (Holiday Market at Country Christmas)

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



LUCAS FARMERS MARKET

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2022 LUCAS FARMERS MARKET SEASON

The LFMC members, volunteers, and city representatives for the 2022 season included:

Name	Committee Represented
Tim Baney	City Council
Joni Clarke	City Staff
Tammy Duke	LFMC
John Elliott	Parks and Open Space Board
Patricia Ewing	LFMC
Bill Esposito	LFMC Chair/Parks and Open Space Board
Kathrin Esposito	LFMC Vendor Coordinator
Laura Giles	Parks and Open Space Board
Christel Parish	Parks and Open Space Board
Kenneth Patterson	Parks and Open Space Board
Pam Poteete	Parks and Open Space Board
David Rhoads	Parks and Open Space Board
Joan Stanton	LFMC
Kent Souriyasak	City Staff
Val Turnbow	LFMC
Sean Watts	LFMC

For fiscal year 2021/22, the Lucas City Council approved a budget of \$5,000 for the Lucas Farmers Market in account 11-6211-448 Parks Events. The following are expenses related to the farmers markets in fiscal year 2021/22:

Purpose	Expense
Business Cards	\$182.91
Event Supplies	\$1,079.93
Shirts	\$1,389.41
Signs	\$1,806.46
Website	\$468.88
Miscellaneous (Music, Dropbox, etc.)	\$253.99
Total	\$5,181.58

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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MARKET VENDORS AND FEES

On November 5, 2020, the City Council approved to adopt a vendor fee schedule beginning with the 2021 season of the Lucas Farmers Market. Vendor fees were included in the Lucas Farmers Market 2022 Rules & Regulations in which vendors are charged a participation fee of \$20 per market. Vendors that reside in the City of Lucas (also known as “Lucas Local” vendors) are exempt from the participation fee. Vendor fees are collected on the day of each market.

In order to help recruit vendors early for the 2022 season, the Lucas Farmers Market opened the vendor application process on December 7, 2021, with a deadline of January 31, 2022.

The following table shows the total number of Lucas vendors, non-Lucas vendors, total vendors, and total vendor fees collected during the 2022 season:

Date	Lucas Vendors	Non-Lucas Vendors	Total Vendors	Vendor Fees
4/9/2022	20	34	54	\$760
4/23/2022	11	27	38	\$520
5/28/2022	9	31	40	\$620
6/11/2022	13	26	39	\$500
6/25/2022	18	26	44	\$520
7/9/2022	10	23	33	\$460
7/23/2022	8	19	27	\$380
8/13/2022	8	21	29	\$420
8/27/2022	9	17	26	\$340
9/10/2022	13	23	36	\$460
9/24/2022	12	21	33	\$400
10/8/2022	11	27	38	\$540
10/22/2022	11	23	34	\$480
Total Vendor Fees				\$6,400

Notes:

1. Vendor fees are not collected at Founders Day (May 14, 2022) and Country Christmas (December 9, 2022) and vendor information is not included in the above table.
2. Some vendors paid a larger sum of the vendor fee in advance for their selected market dates.
3. Some vendors did not pay during the market due to cash shortage or no availability of a check. These vendors eventually paid at a later date or market.



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CITY STAFF AND VOLUNTEERS

During the 2022 season, the LFMC worked on increasing volunteer participation to help fulfill duties such as market setup, parking safety, special event planning, and cleanup. City staff assists with preparing the market layout, vendor fee collection, and traffic during market operations. At each market, city staff is present onsite assisting with the event and providing direction to volunteers to perform necessary duties. Several Lucas citizens became regular volunteers who committed to helping at the markets throughout the season. The LFMC continues to seek more volunteers with the market to help reduce burnout from city staff and volunteers.



The following table includes information on city staffing and labor costs at each market.

Date	Exempt Staff	Non-Exempt Staff	Labor Cost
4/9/2022	3	3	\$641.07
4/23/2022	2	3	\$400.71
5/28/2022	3	3	\$651.37
6/11/2022	2	2	\$480.38
6/25/2022	2	2	\$454.61
7/9/2022	5	2	\$1,230.77
7/23/2022	2	3	\$500.02
8/13/2022	2	3	\$512.77
8/27/2022	2	3	\$360.65
9/10/2022	4	3	\$1,022.32
9/24/2022	4	2	\$1,022.32
10/8/2022	3	3	\$848.61
10/22/2022	2	2	\$466.19
Total Labor Cost			\$8,591.79

Notes:

1. Staffing and labor costs related to the special markets at Founders Day (May 14, 2022) and Country Christmas (December 9, 2022) are not included in the above table.
2. Labor cost consists only of non-exempt staff including wages, Medicare, and TMRS for the 2022 market season.
3. Exempt staff (City Manager Joni Clarke, Assistant City Manager Kent Souriyasak, and Development Services Director Joe Hilbourn) are not included in the labor cost.

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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TRAFFIC COUNTS

City staff utilized a traffic counter and performed manual vehicle counts to help determine the number of customers who attended each market. Vehicle counts were measured per hour from 8:00 am to 12:00 pm at each market. In 2022, a traffic counter was used for the first time to measure vehicle counts on an hourly basis. There were some discrepancies with the traffic counter initially, but city staff was able to reset the dwell speed to 5 miles per hour. This was the most appropriate speed to calculate accurate vehicle counts based on comparison to manual counts.

Date	8:00 am – 9:00 am	9:00 am – 10:00 am	10:00 am – 11:00 am	11:00 am – 12:00 pm	Total
4/9/2022	113	110	96	73	392
4/23/2022	82	108	139	67	396
5/28/2022	90	125	113	66	394
6/11/2022	91	140	105	54	390
6/25/2022	105	123	98	56	382
7/9/2022	90	81	72	40	283
7/23/2022	94	86	93	47	320
8/13/2022	79	108	113	44	344
8/27/2022	62	107	79	36	284
9/10/2022	51	98	82	40	271
9/24/2022	71	68	76	50	265
10/8/2022	50	71	82	40	243
10/22/2022	39	69	84	43	235

Notes:

1. Traffic counts related to the special markets at Founders Day (May 14, 2022) and Country Christmas (December 9, 2022) are not available nor included in the above table.



The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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SPECIAL EVENTS

The City and LFMC worked together to plan a special event at each market in 2022. Every special event featured a different activity ranging from educational presentations to pure family fun. The purpose of holding a special event at each market is to help increase public attendance while still providing a unique social experience for the community. The special events were very well-received by the public and there are plans to continue with popular events such as the crowd favorite Ice Cream Crank Off and Memorial Day Picnic.

The following table outlines the 2022 special events that were held at each market.

Date	Special Event
4/9/2022	Plant Sale by Bluebonnet Country Garden Starts and Gardening 101 with Sherrian Jones (Collin County Master Gardeners)
4/23/2022	Backyard Chickens with Cathey Gleason
5/28/2022	Memorial Day Picnic with Hot Dogs, Watermelon, and Seed Spitting Contest
6/11/2022	Ice Cream Crank Off
6/25/2022	Yoga and Kids Crafts
7/9/2022	Summer Picnic with Hot Dogs, Popsicles, and Hula Hoop Contest
7/23/2022	Chef Demonstration with Bill Esposito
8/13/2022	Lovejoy ISD Back to School Event with Lovejoy Marching Band and Dunk Tank
8/27/2022	Canceled (Texas Parks & Wildlife Gun Safety and Hunting Regulations)
9/10/2022	Lucas Fire-Rescue 9/11 Ceremony
9/24/2022	Lovejoy Orchestra and Bee Demo (Collin County Hobby Beekeepers Association)
10/8/2022	World Food Day
10/22/2022	Pumpkin Decorations



Gardening 101 with Sherrian Jones



Backyard Chickens with Cathy Gleason

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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SPECIAL EVENTS



Memorial Day Picnic



*2nd Annual Ice Cream Crank Off
1st Place Winners: The Fisher Family*



Kids Craft



Hula Hoop Contest



*Chef Demonstration
with Bill Esposito*



Back to School Event

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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SPECIAL EVENTS



Lucas Fire-Rescue 9/11 Ceremony



Lovejoy Orchestra



World Food Day



*Bee Demo with
Collin County Hobby Beekeepers Association*



*Holiday Market at
Country Christmas*



Pumpkin Decorations

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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MARKET FEATURES

MARKET SHARE

In 2021, the Lucas Farmers Market launched Market Share in partnership with local food pantries and charities so the community can easily share with those in need. Market Share was continued in 2022 where a dedicated booth and donation basket was present at each market. Shoppers could easily drop off donations including money, gift cards, canned goods, essential supplies, or purchase items from market vendors to donate. Market Share operates on a rotation basis featuring different partners at the farmers market throughout the season.

All Community Outreach (ACO) and **The Samaritan Inn** were participating partners in the Market Share program in 2022. ACO is located in Allen, Texas, and is the sole local provider of free comprehensive human services in Collin County. ACO offers essential and human and social services such as food and case management for families in crisis, expanding to communities throughout Collin County. The Samaritan Inn is located in McKinney, Texas, and is the largest homeless shelter in Collin County. The Samaritan Inn offers a comprehensive homeless program that helps willing people gain dignity and independence.

To help encourage donations for Market Share, the Lucas Farmers Market provided donation opportunities during special events to benefit ACO and The Samaritan Inn. Special events, such as the Memorial Day Picnic where the City gave away free hot dogs and the Lovejoy ISD Back to School Event with the dunk tank, provided opportunities for the public to donate money that would benefit the participating partners of Market Share. These new ideas to promote Market Share were successful and will be continued in 2023 season to benefit local charitable organizations.



The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



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MARKET FEATURES

YOUTH VENDORS

The Lucas Farmers Market continued to include youth vendors during the 2022 season. To inspire youth to become future participants and to provide youth entrepreneurs with an opportunity to gain valuable business skills, the Parks and Open Space Board and LFMC provides an opportunity for “youth booths” at the Lucas Farmers Market to showcase their products. Youth vendors ranged from students in elementary school to high school, and they participate throughout the season.

Youth vendor participants had to adhere to the same rules as our regular vendors and were limited to number of markets they could attend. The Lucas Farmers Market continues to encourage youth vendors to apply and participate in the 2023 season.



LUCAS HISTORICAL EXHIBIT

After a successful introduction in 2021, the Lucas Farmers Market continued to feature the Lucas Historical Exhibit at each market during the 2022 season. Lucas City Councilmember Debbie Fisher worked countless hours in preparing a new exhibit for every market to help educate the public about the Lucas community.

The exhibits focused on different themes such as the City’s history, special events, and Lucas animals. All of the various themes are tied together to represent this special, unique community. Back by popular demand, Councilmember Fisher will continue with curating the recurring exhibits at each market during the 2023 season.



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VENDOR SURVEY

The Lucas Farmers Market administered a vendor survey to obtain feedback from vendor participants on their experiences at the markets. The vendor surveys were administered electronically to all vendors who participated in the 2022 season. Results from the vendor survey were submitted during the month of November 2022. There were 29 vendors who submitted the survey and a summary of the results are below with survey responses in red.

Question 1: Vendor Name

KRAVS Pie
School Bus Farm
Da Fiamme Llc
Lucas Local Authors
POKS Foods LLC
S&J Canning
Olukemi Olunowo (Gather Around Cookies)
Mill Creek Honey Bee Farm
A&A Sales
Uniquely Yours by Val
Amazing Dip Company
The Stitched Mason
Lovejoy High School Organic Permaculture Club
Beautiful Fun Foods by Infinte
Bees and Blossoms Soaps
Dirty B
Katy Portillo
NaNa's Homemade Baked Goods
Rose Jewelry (Annabelle Rose Designs)
Rose Woods
From my Heart Creations
Half Acre Farm
Julie's Sweet Ideas LLC
Jolly Acres Farms Caramel
KAO Snacks
Thistle and Thunder
Bustos Creations
Bare Naked Bee Co
LoveThat♥GlutenFree



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VENDOR SURVEY

Question 2: What social media do you maintain for your company?

Facebook	27 responses
Instagram	20 responses
Twitter	4 responses
TikTok	6 responses
Other	1 response

- Google

Question 3: Does your company make social media posts before every market?

Always	10 responses
Sometimes	15 responses
Never	0 response
Other	3 responses

- I participated only in the last market
- Leading up to but not the morning/day of
- We typically do. However, we're in between social media managers

Question 4: Is your company Go Texan certified?

Yes	4 responses
No	25 responses

Question 5: If you are NOT Go Texan certified, would you like more information on how to become Go Texan certified?

Yes	17 responses
No	10 responses

Question 6: Vendor Mix

A) Lucas Farmers Market has a good mix of vendors.	27 responses
B) Lucas Farmers Market should adjust the mix of vendors.	2 responses



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VENDOR SURVEY

Question 7: If you selected B above, please specify how Lucas Farmers Market should adjust the mix of vendors.

- Asking the customers that regularly attend the market would give the best answer to this question. I checked B, but honestly have no opinion on the mix other than it should try and meet the customers needs.
- We need to get more variety and more vendors period. We used to be full and now we have 15 to 20 and I think that has hurt business.

Question 8: Do you plan on returning next year as a vendor?

Yes 26 responses
No 3 responses

Question 9: If you selected No above, please explain why you are not planning to return next year as a vendor.

- Didn't do well. We seemed to have competition for popcorn and lemonade so our business didn't thrive as much. Also, it was our first time and we weren't profitable after renting the popcorn machine.
- Unfortunately, Susie's Snacks is changing up our business model in the new year to focus more on our manufacturing/ wholesale division and pulling back on our face to face in person markets. We have truly loved being a part of the Lucas Farmers Market since its inception and wish nothing but luck and success for the future!
- I had to leave early due to lack of eggs. I'd love to come back next year just need to make sure i have something to offer before i commit.

Question 10: Do you or your company participate at markets in other cities?

Yes, 1 other market 3 responses
Yes, 2 or more markets 11 responses
No, this is the only market 15 responses

Question 11: If the Lucas Farmers Market at some point in the future were to move to an every week market, would that interest you?

I would be interested in an every week market. 7 responses
I would certainly participate more, but not at all. 3 responses
It might increase my participation. 10 responses
Not at all. 6 responses



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VENDOR SURVEY

Question 12: How organized was the event?

Extremely organized	28 responses
Somewhat organized	1 response
Not organized	0 response

Question 13: How would you rate the venue/location?

Excellent	20 responses
Very Good	8 responses
Good	1 responses
Poor	0 responses

Question 14: In what way can we improve the vendor experience at the Lucas Farmers Market? Please be specific.

- More marketing, more customers coming in.
- Better marketing/advertising will help drive traffic to the market. The summers tend to be very hot and can be difficult as vendors to be outdoors. Maybe considering in doors during the summer may help - not sure if that option is available. Perhaps having weekly markets in the spring and fall, and bi weekly in the summer may help vendors make up for traffic loss during the summer.
- The last market was my first time and I had a great time! I don't have enough information to comment accurately on this question.
- Advertisement - flyer in the water bill specifically for the Farmer's Market. Advertise in other surrounding cities publications if they have one. Work with other cities that have markets. Advertise their markets if they are willing to advertise the Lucas market. And More vendors.
- Spread the food/beverage vendors across the market map some on one end others on the other end.
- It was a great market.
- Group food vendors near the pavilion where the tables are.
- Not sure. Everyone is so helpful and kind.
- Limiting the number of vendors with similar products is one suggestion that I received from customers this season. It doesn't necessarily improve the vendor experience, but it is something that garnered comments this season that I haven't received in previous seasons.

[continue]



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VENDOR SURVEY

[continued]

- I as a vendor have been very vocal about this from when you all started doing this a few years ago, it is very discouraging as a vendor who is not "Lucas Local" that I am required to pay the \$20 vendor fee and they are not. Markets are a community/family and it should be fair across the board.
- No improvements needed in my opinion.
- I was only a vendor for 3 markets. My experience was great.
- You guys are very helpful, can't ask for more.
- I've been very happy at the market. It was a great success for me & loved how helpful & organized it was.
- I feel that if this was a weekly, year round market like McKinney, more people would stop by. The fact that it is on the second and fourth Saturdays is confusing from the feed back I have gotten from people. In McKinney, during the colder months, they start at 9am and go until 1pm and during the warmer months it is 8am to Noon.
- Shuttle events sometimes can be tough on sales.
- Y'all have always done a great job. Very creative ways in getting shopper interest and you're always so accommodating to us.
- July/Aug should end at 11:30. It is just Beyond hot by the time the market is over and one loads and packs up to go..."almost heat stroke material". 🤔 😊 🙏 🤝 🙌

Question 15: Do you have any last comments or input you wish to provide?

- Overall market was great. I will do this again.
- Thanks for including us at end of 2022. Our customers were very happy to get these healthy bars in Lucas, close to home as they did not have to drive to other markets.
- I think you all have done a stellar job and we have enjoyed working with you immensely and look forward to continuing to work with you!
- THANK YOU! Thank you for all your hard work and all you do for the market!
- Online Payment Options
- None.
- The events that you all plan at the markets is a good idea. Keep it up.
- Thank you for the experience.
- Thank you to all who have put so much volunteer hours in making it successful.
- Customers complain that the market is too spread out.
- I enjoy the Lucas Farmers Market experience.
- We really enjoy the sense of community at this market!

[continue]



LUCAS FARMERS MARKET

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VENDOR SURVEY

[continued]

- Again, thank you for all you all have done to make this market what it is today. We will truly miss all of the volunteers/ committee members who helped make this market great!
- Y'all are doing a great job!!
- We love coming and think it's very well run!
- See y'all next season.
- I know it takes an army to get these set up, thank you for everything you guys do.
- This year I attempted to do multiple markets with my helper. My helper didn't last & that left me scrambling to attend markets in some cases. In 2023 the goal is to only attend Lucas for my Sat. markets (if accepted again).
- Let me know if there is anything I can do to grow the market.
- It's such an awesome market and we love that there are activities planned that brings in more traffic.
- I really enjoyed the extras this year... hot dogs, watermelon, etc. That was nice for us.
- Such great fun family activities. No wonder y'all won the award! You deserve it!



The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.



LUCAS FARMERS MARKET

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AWARDS AND RECOGNITION

The Lucas Farmers Market continues to follow its mission statement which has resulted in the success of each market season. 2022 proved to be an incredible year for the market that provided the Lucas community with access to local food and artisan products, opportunities to donate to charitable organizations, fun activities designed to bring families together, and educational features to engage customers. The Lucas Farmers Market is a community partner working with citizens, businesses, and nonprofit organizations to create a one-of-a-kind social experience. The immense efforts of the Lucas Farmers Market have drawn up recognition on a state, national, and international level.

The International City/County Management Association (ICMA) advances professional local government worldwide with a mission to create excellence in local governance by developing and fostering professional management to build livable communities that improve people’s lives. The City of Lucas was honored by ICMA as the recipient of the Community Partnership Award. Nominations were evaluated by an independent, 13-person panel of ICMA members. ICMA recognized the unique partnerships and innovative approach to creating and sustaining the Lucas Farmers Market. Our market demonstrated the involvement between the City, private sector businesses, individuals serving in the capacity of the Parks and Open Space Board members and volunteers of the Lucas Farmers Market Committee to improve the quality of life for residents.



In addition to this distinguished honor, ICMA featured the Lucas Farmers Market as an award winner on the ICMA website and in a publication of Public Management, an official award-winning magazine. The Lucas Farmers Market also received significant recognition on a state level. Representative Candy Noble presented the City with a State of Texas Resolution congratulating the Lucas Farmers Market on its success and prestigious award honor. On a national level, Congressman Van Taylor presented the Lucas Farmers Market with a Certificate of Congressional Recognition from the U.S. House of Representatives.



The Lucas Farmers Market is now an internationally recognized community program for its innovative approach to creating community partnerships. Lucas continues to be a special hidden gem in the Dallas metroplex, and the Lucas Farmers Market represents what makes the community a special place to live. As we move forward with the 2023 season, the Lucas Farmers Market strives to become even better and provide more unique experiences for the community to share with families and friends.

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APPENDIX

- A. Public Magazine Article: Community Partnership Award for Lucas Farmers Market
- B. 2022 Lucas Farmers Market Vendor Survey Results
- C. 2022 Rules & Regulations

The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.

COMMUNITY *Partnership*

Under 10,000 Population

LUCAS FARMERS MARKET

Lucas, Texas

Joni Clarke, ICMA-CM, City Manager

Kent Souriyasak, Assistant to the City Manager



Joni Clarke,
ICMA-CM

Kent
Souriyasak

Lucas, Texas, was originally home to several farming communities and has developed into a bedroom community (population 8,631) in the Dallas-Fort Worth metroplex. Despite this evolution, Lucas still has agricultural producers who are passionate about local produce and meats.

Discussions about a farmers market began as early as 2005, but limited resources and inactive involvement delayed its creation for 14 years. In 2019, residents made a collective, organized effort to establish the market in partnership with the city to provide the community with local access to agricultural products, value-added products, artisanal products, and ready-to-eat foods. The city

council and the city's Parks and Open Space Board approved the creation of the market, and residents led an initiative to form a committee to establish rules and regulations, recruit vendors, plan operations, prepare marketing, and coordinate volunteers. The city contributed such resources as staffing, supplies, setup, teardown, and traffic safety.

The mission of the market is to create a safe and pleasant social experience for the community and visitors by providing access to local farmers, food producers, and artists. The city held two successful trial markets in 2019 and developed plans for a full season in 2020. Each trial market attracted an average of 39 vendors and more than 1,000 customers, and the city incurred direct costs of \$5,725 and indirect costs of \$3,337 for staffing and supplies. To guide future improvements, the city and the committee gathered and evaluated feedback about logistics, operations, staffing, vendor selection, and marketing.

The most difficult period occurred during the COVID-19 pandemic. Because of public health concerns, the city canceled most of the markets scheduled for the spring and summer of 2020



and worked with the market committee to meet changing public health and safety requirements. They outlined five stages to guide operations, starting with normal operations adjusted to provide more spacing (stage 1) and ending with complete closure of the market (stage 5). Stages 2, 3, and 4 imposed increasingly strict restrictions, including masking, parking and crowd limitation, and drive-through purchasing only.

The pandemic spurred a reexamination of needs, resources, and opportunities and set the stage for the 2021 season. The 20-member committee, with active involvement of the Parks and Open Space Board, discussed ways to increase volunteers, streamline tasks, reduce the work burden for city staff, recruit vendors, improve marketing, and adjust rules and regulations as necessary. The city approved \$5,000 to fund market operations and adopted a vendor fee of \$20 per market for nonresidents. The 2021 season offered 12 regular markets and two additional markets in conjunction with the city’s special events. It was very successful, with an average of 343 vehicles and 686 visitors per market.

Several new programs and activities support the market’s mission. A Market Share program assists underserved communities by partnering with local food pantries and charities, allowing residents to easily donate and share food with those in need. The continuing pandemic, exacerbated by Winter Storm Uri, pushed even more local families to seek assistance. Market Share collected a trailer of food donations and raised more than \$1,000 to benefit the local charities.

Additional market programs have included youth booths, which give young entrepreneurs an opportunity to showcase their goods and gain important business skills; a Lucas historical exhibit; a live chef demonstration; an ice cream competition; pumpkin decorations; and the twentieth anniversary commemoration of 9/11.

The success of the Lucas Farmers Market is due in large part to the strong partnership between the city and the residents who serve on the market committee. Together, they identify needs and resources, address safety concerns, and resolve any conflicts. They have invested countless hours in the partnership to create a special experience benefitting the entire community. **PM**



North Liberty, Iowa, answered by establishing the Neighborhood Ambassadors program to close the information gap between the city and its residents and strengthen community connections by partnering with on-the-ground volunteer leaders. Before implementation, City Administrator Ryan Heiar asked the city leadership team to buy into a plan intended to enhance a sense of community safety, increase city information equity, increase positive engagements between city staff and residents, develop future local government leaders, and increase neighborhood-level problem solving, such as parking, barking, shoveling, mowing, and fireworks concerns.

The initial challenge was to increase communication with a diversity of residents. As city leaders approached this problem, they realized that they needed to address an even deeper challenge—how to build authentic connections between the city and its residents and build strong community among residents.

The challenge isn’t unique to North Liberty, but it was exacerbated by several factors that tended to decrease ties between residents and the local community and discourage civic engagement—for example, residents living in new neighborhoods

10,000-49,999 Population

NEIGHBORHOOD AMBASSADORS

North Liberty, Iowa

Ryan Heiar, ICMA-CM, City Administrator
 Jillian Miller, Community Engagement Coordinator



Ryan Heiar, ICMA-CM



Jillian Miller

Community pride starts at a neighborhood level, and quality of life improves when residents feel safe and connected to those who live around them. Good neighbors create great neighborhoods and, ultimately, a strong community. So, how can the city foster that connection?



ID	Vendor Name	What social media do you maintain for your company?	Does your company make social media posts before every market?	Is your company Go Texan certified?	If you are NOT Go Texan certified, would you like more information on how to become Go Texan certified?	Vendor Mix	If you selected B above, please specify how Lucas Farmers Market should adjust the mix of vendors.	Do you plan on returning next year as a vendor?	If you selected No above, please explain why you are not planning to return next year as a vendor.	Do you or your company participate at markets in other cities?	If the Lucas Farmers Market at some point in the future were to move to an every week market, would that interest you?	How organized was the event?	How would you rate the venue/location?	In what way can we improve the vendor experience at the Lucas Farmers Market? Please be specific.	Do you have any last comments or input you wish to provide?
1	KRAVS Pie	Facebook;Instagram;	Sometimes	No	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would certainly participate more, but not all.	Extremely organized	Excellent		Overall market was great. I will do this again.
2	School Bus Farm	Facebook;Instagram;TikTok;	Always	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would be interested in an every week market.	Extremely organized	Excellent	More marketing, more customers coming in.	
3	Da Fiamme Llc	Facebook;Instagram;Twitter;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would certainly participate more, but not all.	Extremely organized	Excellent		Thanks for including us at end of 2022. Our customers were very happy to get these healthy bars in Lucas, close to home as they did not have to drive to other markets
4	Lucas Local Authors	Facebook;Instagram;Twitter;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 1 other market	It might increase my participation.	Extremely organized	Excellent		I think you all have done a stellar job and we have enjoyed working with you immensely and look forward to continuing to work with you!
5	POKS Foods LLC	Instagram;Facebook;Twitter;TikTok;	Sometimes	Yes	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	It might increase my participation.	Extremely organized	Excellent	Better marketing/advertising will help drive traffic to the market. The summers tend to be very hot and can be difficult as vendors to be outdoors. Maybe considering in doors during the summer may help - not sure if that option is available. Perhaps having weekly markets in the spring and fall, and bi weekly in the summer may help vendors make up for traffic loss during the summer.	THANK YOU! Thank you for all your hard work and all you do for the market!
6	S&J Canning	Facebook;Instagram;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would be interested in an every week market.	Extremely organized	Very Good		Online Payment Options
7	Olukemi Olunowo (Gather Around Cookies)	Facebook;Instagram;	I participated only in the last market.	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would be interested in an every week market.	Extremely organized	Excellent	The last market was my first time and I had a great time! I don't have enough information to comment accurately on this question.	None.

2022 Lucas Farmers Market Vendor Survey Results

ID	Vendor Name	What social media do you maintain for your company?	Does your company make social media posts before every market?	Is your company Go Texan certified?	If you are NOT Go Texan certified, would you like more information on how to become Go Texan certified?	Vendor Mix	If you selected B above, please specify how Lucas Farmers Market should adjust the mix of vendors.	Do you plan on returning next year as a vendor?	If you selected No above, please explain why you are not planning to return next year as a vendor.	Do you or your company participate at markets in other cities?	If the Lucas Farmers Market at some point in the future were to move to an every week market, would that interest you?	How organized was the event?	How would you rate the venue/location?	In what way can we improve the vendor experience at the Lucas Farmers Market? Please be specific.	Do you have any last comments or input you wish to provide?
8	Mill Creek Honey Bee Farm	Facebook;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would be interested in an every week market.	Extremely organized	Very Good	Advertisement - flyer in the water bill specifically for the Farmer's Market. Advertise in other surrounding cities publications if they have one. Work with other cities that have markets. Advertise their markets if they are willing to advertise the Lucas market. And More vendors.	The events that you all plan at the markets is a good idea. Keep it up.
9	A&A Sales	Facebook;	Sometimes	No	No	A) Lucas Farmers Market has a good mix of vendors.		No	Didn't do well. We seemed to have competition for popcorn and lemonade so our business didn't thrive as much. Also, it was our first time and we weren't	No, this is the only market	Not at all.	Extremely organized	Excellent	Spread the food/beverage vendors across the market map some on one end others on the other end.	Thank you for the experience
10	Uniquely Yours by Val	Facebook;	Always	No	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	Not at all.	Extremely organized	Very Good	It was a great market.	Thank you to all who have put so much volunteer hours in making it successful.
11	Amazing Dip Company	Facebook;	Sometimes	Yes		A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	It might increase my participation.	Extremely organized	Very Good	Group food vendors near the pavilion where the tables are	Customers complain that the market is too spread out
12	The Stitched Mason	Facebook;Instagram;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 1 other market	I would certainly participate more, but not all.	Extremely organized	Excellent		
13	Lovejoy High School Organic Permaculture Club	Instagram;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would certainly participate more, but not all.	Extremely organized	Very Good		
14	Beautiful Fun Foods by Infinte	Facebook;Instagram;	Always	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would certainly participate more, but not all.	Extremely organized	Very Good	Not sure. Everyone is so helpful and kind.	I enjoy the Lucas Farmers Market experience.
15	Bees and Blossoms Soaps	Facebook;Instagram;TikTok;	Always	No	Yes	B) Lucas Farmers Market should adjust the mix of vendors.	Asking the customers that regularly attend the market would give the best answer to this question. I checked B, but honestly have no opinion on the mix other than it should try and meet the customers needs.	Yes		Yes, 2 or more markets	It might increase my participation.	Somewhat organized	Very Good	Limiting the number of vendors with similar products is one suggestion that I received from customers this season. It doesn't necessarily improve the vendor experience, but it is something that garnered comments this season that I haven't received in previous seasons.	

2022 Lucas Farmers Market Vendor Survey Results

ID	Vendor Name	What social media do you maintain for your company?	Does your company make social media posts before every market?	Is your company Go Texan certified?	If you are NOT Go Texan certified, would you like more information on how to become Go Texan certified?	Vendor Mix	If you selected B above, please specify how Lucas Farmers Market should adjust the mix of vendors.	Do you plan on returning next year as a vendor?	If you selected No above, please explain why you are not planning to return next year as a vendor.	Do you or your company participate at markets in other cities?	If the Lucas Farmers Market at some point in the future were to move to an every week market, would that interest you?	How organized was the event?	How would you rate the venue/location?	In what way can we improve the vendor experience at the Lucas Farmers Market? Please be specific.	Do you have any last comments or input you wish to provide?
16	Dirty B	Facebook;Instagram;TikTok;	Always	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 1 other market	I would certainly participate more, but not all.	Extremely organized	Excellent	IMO, it would be nice if there was 1 market in November, say on the 2nd Saturday.	We really enjoy the sense of community at this market!
17	Katy Portillo	Facebook;Instagram;	Always	No	No	A) Lucas Farmers Market has a good mix of vendors.		No	Unfortunately, Susie's Snacks is changing up our business model in the new year to focus more on our manufacturing/ wholesale division and pulling back on our face to face in person markets. We have truly loved being a part of	Yes, 2 or more markets	Not at all.	Extremely organized	Good	I as a vendor have been very vocal about this from when you all started doing this a few years ago, it is very discouraging as a vendor who is not "Lucas Local" that I am required to pay the \$20 vendor fee and they are not. Markets are a community/ family and it should be fair across the board.	Again, thank you for all you all have done to make this market what it is today. We will truly miss all of the volunteers/ committee members who helped make this market great!
18	NaNa's Homemade Baked Goods	Facebook;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	Not at all.	Extremely organized	Excellent		
19	Rose Jewelry (Annabelle Rose Designs)	Facebook;	Sometimes	No	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would certainly participate more, but not all.	Extremely organized	Excellent		Y'all are doing a great job!!
20	Rose Woods	Facebook;Instagram;	Sometimes	No	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would certainly participate more, but not all.	Extremely organized	Excellent		We love coming and think it's very well run!
21	From my Heart Creations	Facebook;Instagram;TikTok;		No	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would certainly participate more, but not all.	Extremely organized	Excellent	No improvements needed in my opinion.	
22	Half Acre Farm	All of them ;	Leading up to but not the morning/day of	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		No	I had to leave early due to lack of eggs. I'd love to come back next year just need to make sure i have	No, this is the only market	It might increase my participation.	Extremely organized	Excellent	I was only a vendor for 3 markets. My experience was great.	See y'all next season
23	Julie's Sweet Ideas LLC	Facebook;	Always	No	Yes	B) Lucas Farmers Market should adjust the mix of vendors.	We need to get more variety and more vendors period. We used to be full and now we have 15 to 20 and I think	Yes		No, this is the only market	It might increase my participation.	Extremely organized	Excellent	You guys are very helpful, can't ask for more	I know it takes an army to get these set up, thank you for everything you guys do.

ID	Vendor Name	What social media do you maintain for your company?	Does your company make social media posts before every market?	Is your company Go Texan certified?	If you are NOT Go Texan certified, would you like more information on how to become Go Texan certified?	Vendor Mix	If you selected B above, please specify how Lucas Farmers Market should adjust the mix of vendors.	Do you plan on returning next year as a vendor?	If you selected No above, please explain why you are not planning to return next year as a vendor.	Do you or your company participate at markets in other cities?	If the Lucas Farmers Market at some point in the future were to move to an every week market, would that interest you?	How organized was the event?	How would you rate the venue/location?	In what way can we improve the vendor experience at the Lucas Farmers Market? Please be specific.	Do you have any last comments or input you wish to provide?
24	Jolly Acres Farms Caramel	Facebook;Instagram;	We typically do. However, we're in between social media managers.	Yes		A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would be interested in an every week market.	Extremely organized	Excellent	I've been very happy at the market. It was a great success for me & loved how helpful & organized it was.	This year I attempted to do multiple markets with my helper. My helper didn't last & that left me scrambling to attend markets in some cases. In 2023 the goal is to only attend Lucas for my Sat. markets (if accepted again).
25	KAO Snacks	Facebook;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would be interested in an every week market.	Extremely organized	Very Good	I feel that if this was a weekly, year round market like McKinney, more people would stop by. The fact that it is on the second and fourth Saturdays is confusing from the feed back I have gotten from people. In McKinney, during the colder months, they start at 9am and go until 1pm and during the warmer months it is 8am to Noon.	Let me know if there is anything I can do to grow the market.
26	Thistle and Thunder	Facebook;Instagram;Google;	Always	No	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	I would be interested in an every week market.	Extremely organized	Excellent	Shuttle events sometimes can be tough on sales.	It's such an awesome market and we love that there are activities planned that brings in more traffic.
27	Bustos Creations	Facebook;	Sometimes	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	Not at all.	Extremely organized	Excellent		I really enjoyed the extras this year... hot dogs, watermelon, etc. That was nice for us.
28	Bare Naked Bee Co	Facebook;Instagram;	Always	Yes	No	A) Lucas Farmers Market has a good mix of vendors.		Yes		Yes, 2 or more markets	Not at all.	Extremely organized	Excellent	Y'all have always done a great job. Very creative ways in getting shopper interest and you're always so accommodating to us	
29	LoveThat♥GlutenFree	Instagram;Facebook;	Always	No	Yes	A) Lucas Farmers Market has a good mix of vendors.		Yes		No, this is the only market	I would certainly participate more, but not all.	Extremely organized	Excellent	July/Aug should end at 11:30. It is just Beyond hot by the time the market is over and one loads and packs up to go... "almost heat stroke material". ☹️😓😞😔😭	Such great fun family activities. No wonder y'all won the award! You deserve it!



LUCAS FARMERS MARKET

2022 Rules & Regulations

GENERAL INFORMATION

Mission Statement – To create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artists.

Lucas Farmers Market Resources:

- Volunteers to assist with tasks on the day of the market.
- Lucas Farmers Market Committee (LFMC)
- Lucas Parks and Open Space Board
- City of Lucas staff including but not limited to the City Manager, Director of Development Services and Public Works and Development Services Staff

Organization - The Lucas Farmers Market is a city-sponsored special event recommended by the Lucas Parks and Open Space Board and approved by the Lucas City Council. With the support of the City of Lucas, the Lucas Farmers Market Committee (LFMC), a steering committee of citizen volunteers, which was established in July 2019 to create the Lucas Farmers Market.

The Lucas Farmers Market Committee will meet quarterly or more frequently as deemed necessary by the Chair.

Areas of Responsibility

City of Lucas – The City provides liability insurance, logistical support/site management, and administers all matters relating to public safety and health. The City provides a liaison to the Lucas Farmers Market Committee to support the relationship between the Committee and the City. Providing funding for market-related expenditures will be at the discretion of Lucas City Council.

Lucas Farmers Market Committee – The LFMC is responsible for the day-to-day operations of the market and maintains primary contact with the vendors and the City. The LFMC leads the marketing efforts and facilitates the creation of a reliable customer base for its vendors. The LFMC operates with officers consisting of a Chair, Vice-Chair, and Vendor Coordinator. The City of Lucas Parks and Open Space Committee appoints a member from that board to serve as Chair of LFMC and the appointment is effective on January 1, in odd numbered years for a two-year term. The City of Lucas will be responsible for minutes and records management. To be a member of the LFMC in good standing, you will be required to volunteer at a minimum of six markets or serve in another capacity that provides equitable support of the market.

The following describes the duties associated with each appointed officer position of the LFMC:

- Chair – Serves as the liaison to the City Of Lucas Parks and Open Space Board and facilitates the logistics of the market including vendor space assignments. Responsible for scheduling LFMC meetings, setting the agenda and facilitating discussion. Oversees the budget pertaining to market expenditures. Appoints subcommittee(s) based on the needs of the market. Maintains the approved vendor list, finalizes the vendors/market, sets the vendor space assignments, and communicates this information along with other market logistics to the vendors.
- Vice-Chair – Assist the Chair in preparation of meeting agendas and facilitates the recruitment of volunteers to assist with market logistics and operations on the day of the market. At the discretion of the Chair, may assist or coordinate site visits as needed for vendor approval.
- Vendor Coordinator – Assists with recruiting vendors to participate in the market and manages the communication between the vendor and the LFMC. Facilitates space assignments with vendors and serves as the liaison regarding vendor relations with the market.

The following describes the duties associated with Committees of the LFMC:

- Marketing Committee – The Chair will appoint individuals to the LFM marketing committee to create and implement a marketing plan including but not limited to:
 - Website – Promotes the Lucas Farmers Market to ensure an adequate customer base. Maintains the Lucas Farmers Market website and provides articles for the Lucas Leader and other publications. Acts as the point of contact for press inquiries and generates information for the media.
 - Social Media - Promotes the market through the Lucas Farmers Market Facebook site and other social media sites and assists with recruiting vendors.
- Vendor Selection Committee – The City of Lucas Parks and Open Space Board will serve to approve vendor applications for the upcoming year. The Board may approve as needed any vendors deemed necessary after the application period. In the event the board cannot meet in a timely manner, the Chair may approve the vendor application.
- Appointment of a Vendor Advisory Council – Consisting of a minimum of a vendor from each category to meet with the City of Lucas Parks and Open Space Board for Q&A, at least one time but not more than two times per year.

MARKET OPERATIONS

Restrictions due to COVID-19 - The Lucas Farmers Market Committee developed multiple market scenarios to meet changing safety requirements during these uncertain COVID-19 times. The scenarios are described in phases and the described details will be adjusted as needed to stay in line with evolving state and local requirements. Below is a summary of the stages:

- Stage I - normal operations – increased space between booths for aesthetic appeal with booths ten feet from walkway.
- Stage II - minor adjustments needed for public safety - vendors and customers are required to wear masks, max of two non-family members running each vendor booth, increased space between booths, wash stations provided, and booths are back twenty feet from walkway. Total participation controlled through parking limitations.
- Stage III - significant adjustments needed - drive through market. Customers browse and purchase as they drive by the vendor booths. Vendors wear masks and sampling will not be available. A pre-order pre-paid pick-up station will be available for vendors wanting to use this service. The number of booth locations will be limited along the perimeter of the gravel parking lot and along the paved parking lot adjacent to the park. Food suppliers will be prioritized if demand exceeds availability.
- Stage IV - significant concern for public safety - a drive through pre-order pre-paid pick-up market only. During this stage, vendor participation will be limited to agricultural producers and value-added vendors that provide primarily food items.
- Stage V - extreme concern for public safety - market operations closed.

The City of Lucas will monitor local COVID-19 case counts along with state and local requirements. The Mayor will provide a decision on which stage the LFMC needs to implement for all markets with consideration to have this done with enough notice so that vendors can plan. Participation in the Lucas Farmers Market is conditional on following established guidelines. Vendors who do not comply, will be asked to vacate the Market.

Market Dates - The schedule will be determined by the LFMC and will typically be held on the second and fourth Saturday during the season.

Market Hours - The Market is open from 8 am – Noon.

Schedule – The following schedule is established to assist vendors.

6:00	On-Site Volunteers begin setup
6:30-7:50	Vendor setup
7:55	All vendor vehicles must be relocated to the vendor parking area
8:00	Market is open
12:00-1:00	Breakdown
1:00	Vendors must be out

Services provided by LFMC:

- Off-loading dollies shared between vendors for ease of set up
- 120v electrical
- Restrooms

Severe Weather Closure Policies - The Lucas Farmers Market is open rain or shine. However, when threat of lightning is detected or other severe weather, the market will close immediately. The LFMC will rely on the City's Emergency Management Coordinator for weather-related information and make public safety a priority. Vendors should NOT wait for a verbal confirmation from market volunteers or City staff and use good judgement in recognizing threats for severe weather. Vendors should take with them: cash boxes and anything of value that they may carry in their arms in one trip. Vendors should establish ahead of time a system for how to manage their preorders and communicate with customers. The City of Lucas staff and the LFMC will determine whether to close the market for the day. The market will only close if it forecasts predict persistent severe weather and high likelihood of lightning.

VENDOR CATEGORIES AND PRODUCT DESCRIPTIONS

A vendor is defined as any Lucas Farmers Market participant that submits a vendor application and is approved as a vendor by the Parks and Open Space Board to sell their product(s). Vendors are divided into four main categories:

- Agricultural Producers
- Value-Added Producers
- Artisans
- Ready to Eat Foods

Agricultural Producers - Any vendor who grows, raises, and/or wild-harvests a food product.

- Farmers – Growers of vegetables, herbs, fruits, nuts, mushrooms, cactus, nursery products, grains, flowers, and other horticultural crop
- Ranchers – Producers of animal-based products, including meat, eggs, and dairy products
- Other – Producers of other raw, unprocessed products that are grown or raised on a farm or ranch or wild-harvested in accordance with relevant regulations, to include honey, seafood, and foraged foods.

Value Added Producers - Any vendor who uses one or more ingredients to create a product by processing, blending, packaging, or altering using other preparation methods.

- Prepared Food Vendors – Any vendor who prepares foods in an approved production facility to be consumed off-site or to be used as an ingredient.
- Cottage Food Vendors – Producer of foods prepared under the Texas Cottage Food Law (Texas Department of State Health Services, Health and Safety Code, Title 6, Chapter 437).

Artisans - Artist or craftsperson who produces originally designed hand-crafted products that are unique and of high-quality, to include crafts, artwork, inedible products such as herbal products, personal care, and beauty products. *To maintain the farm and food focus of the markets, only a limited number of artisans will be approved as vendors.

Ready To Eat Food – Commercially licensed or legal to produce food under the Texas Cottage Laws serving “ready to eat” foods at the market. Ready to eat vendors may also have refrigerated or frozen food to sell for off-premise consumption.

- Restaurants
- Concession Stands
- Cottage Food Vendors

RULES AND REGULATIONS

All Vendors must comply with the following:

1. All products sold at the Lucas Farmers Market must be grown, raised, or produced directly by the vendor. A few exceptions are considered (see Agricultural Producers Rule).
2. All production must take place in North Central Texas and must be performed using land and facilities that the Vendor controls through ownership, lease, rental, or other legal agreement.
3. Products must be produced and sold in compliance with all applicable federal, state, and local laws and regulations.
4. Vendors are responsible for maintaining required permits, licenses, and certifications for all products they produce.
5. Vendors must follow product sampling guidelines as specified by the Collin County Health Department.
6. Vendors are permitted to sell only items that were approved upon application. New products intended for sale by current vendors but not included on the most recently approved application must be approved prior to their sale at Market. Vendors may amend their application to reflect product changes and must be approved by the Lucas Farmers Market Committee.
7. All vendors may be subject to a site visit upon admittance, and additional visits as noted in the rules specified for each vendor type.
8. The City of Lucas does not allow the sale of beer, wine, or liquor at the Lucas Farmers Market.

Agricultural Producers

1. All farms and ranches may be visited prior to or upon admittance. Furthermore, Agricultural producers may be subject to site visits annually. We reserve the right to visit any affiliate site, such as: packing warehouses, secondary properties (leased or owned), indoor growing facilities, etc.
2. **Unapproved resell will not be tolerated.** Agricultural Producers may apply to represent farm and ranch products whose products are not produced at all locally or are not currently produced in sufficient quantity by the existing mix of vendors, provided the product meets all other requirements. Exceptions to this rule will only be considered if full disclosure of the name and contact information of the place of origin is provided. Farm or Ranch of origin may be subject to a site visit. If approved, vendor will be obligated to inform public of the name and location of farm of origin; this information must either: 1) be posted on a sign that correlates directly with the sourced product, or 2) noted on the product label.
3. Application from Agricultural Producers whose products are not produced at all or are not currently produced in sufficient quantity within the North Central Texas region or State of

Texas may be considered, in the City of Lucas Parks and Open Space Board's sole discretion, provided the product meets all other requirements. The North Central Texas region includes the following counties: Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, and Wise.

4. All items sold as organic must meet the requirements of the National Organic Program.
5. Approved Vendors may sell plants and trees, fresh and dried flowers, herbs, and decorative vegetation grown or legally gathered themselves. Purchased nursery stock must be repotted and grown for a minimum of four weeks before being sold.

Animal Producers

1. All vendors may be subject to one site visit prior to or upon admittance. Furthermore, Animal Producers may be subject to one site visit annually.
2. Animals used in production of products for sale at Market must be raised and managed using humane husbandry practices and environmentally sound methods.
3. Live animals for sale are not allowed on site. Animal producers may take orders for the sale of animals.

Value-Added Producers

1. All vendors may be subject to one site visit prior to or upon admittance. Furthermore, Value Added Producers may be subject to one site visit annually.
2. Value-Added products must be processed and packaged by the vendor in their own facility or created and developed by the vendor and produced in a processing facility under the direction of the vendor.
3. In reviewing new vendor applications, special consideration will be given to those producers who can verify the use of local ingredients or local production.
4. Vendors must, when required, obtain, maintain, and display necessary permits or licenses.
5. All items intended for human consumption must be always kept off the ground and be in a safe condition. The producer/seller will be solely responsible for damages resulting from the sale of unsound goods.

ONSITE MARKET RULES

All vendors and attendees must comply with Section 1.09.062 Conduct Prohibited in Parks in the City of Lucas Code of Ordinances (Attachment A). In addition, it is important to comply with the following:

1. **Smoking and vaping:** Smoking and vaping are prohibited at the Market, including beneath the pavilion and in surrounding green spaces and parking lots.
2. **Alcohol and drugs:** The consumption of alcoholic beverages or drugs is prohibited at the Market.
3. **Accessibility:** Pre-determined fire lanes and ADA pathways cannot be blocked.
4. **Soliciting:** Soliciting is prohibited at market by unapproved vendors.

Space Assignments:

1. Space assignments will be based on attendance, product mix and logical constraints as determined by the LPMC. Typically, space assignments are in the Community Park and are 10 feet x 10 feet in size and are designated by the Vendor Coordinator. During times of

inclement weather and at the discretion of the LFMC, space assignments may be relocated to the pavilion and are typically smaller at approximately 8 feet x 10 feet.

2. Transactions between customers and vendors may only occur within the assigned space.
3. Vendors may request a maximum of two spaces and the request should be made via the application process for consideration by the LFMC.
4. Vendors shall provide all their own equipment and must not exceed the parameters of the assigned space. Tents must be weighted with twenty-five pounds for each corner or staked in a safe manner. The City or the LFM will not provide weights, canopies, tables, chairs, or provide assistance with set-up or tear-down. Vendors shall set up in their assigned space and not request specific spaces.

Signs:

1. Vendors shall post a sign with the name of their business and business location.
2. Vendors are encouraged to post a price list.
3. Signage must be accurate and truthful in claims of production practices, sourcing, or other claims.
4. Signs outside of the space will be reviewed and approved by the LFMC prior to displaying if they do not restrict movement or physically interfere with the sale of another vendor.
5. Banners Inside the Pavilion: a.) Mounting a banner in between neighboring pavilion stalls is not permitted. b.) When a sign is mounted on the back side of a booth, the materials (rope, bungee cords, etc.) may not span outside of the vendor's space. c.) Mounting a banner to table fronts is acceptable.

Attendance:

1. Market dates will be mutually agreed upon by the vendor and LFMC at the start of the season.
2. All vendors are expected to attend Markets on a regular, year-round basis, unless the application was otherwise approved as a part-time or seasonal vendor.
3. Any changes to market attendance should be communicated to the Vendor Coordinator as soon as possible.
4. Cancellations communicated less than two weeks prior to a market are subject to vendor dismissal from the market. Emergency last minute cancellations should be infrequent and communicated as soon as possible.
5. When a vendor fails to email (farmersmarket@lucastexas.us) the LFMC by 7:00 am on the day of absence, the vendor may be subject to dismissal.
6. In the case of an emergency which prohibits attendance, notify the LFMC as soon as possible.
7. Vendors must have their booths completely set up at least 10 minutes prior to the start of Market and not tear down until the market closes.
8. The LFMC will determine vendor locations in the park and provide this information in advance of the market.

Parking: Vendors are prohibited from parking in spaces designated for customers except for set-up and tear-down. Vendors with physical limitations or disabilities are exempt from this rule.

Pricing:

1. Vendors will determine the prices of their own products.
2. The sale or likely sale of goods at less than fair value (dumping) is prohibited.

Professional Conduct:

1. Vendors must represent their products in an honest manner, whether written or verbal.
2. Vendors asked by City Staff to remove products that present a threat to health must do so immediately.
3. Vendors must conduct themselves in a courteous and professional manner at the Market.
4. Vendors must treat customers, staff, volunteers, and fellow vendors with respect.
5. Inaccurate, inappropriate, threatening, or harassing words or statements construed as disparaging or harmful to other vendors, vendor-to-customer relationships or the Market is prohibited and can be grounds for termination.
6. No music other than that provided by the Market is allowed.
7. No disruptive or aggressive promotion is allowed.
8. Vendors are responsible for keeping their area clean during the Market and are responsible for cleaning their space after the Market is over. Unsold product and packing boxes must be carried off site.

Natural Gas and Propane Use: Natural Gas and Propane use is prohibited at the market.

Electric Use: Please be aware of overloading our breakers. Always inform City staff of power outages so that an electrician can be contacted. Space heaters (electric and propane) are prohibited and electric use for personal comfort is prohibited.

VIOLATIONS

Vendors will be notified of violations of the rules and regulations by one of two methods:

1. A verbal notification on a market day from the LFMC representative or City Staff, followed by an email verification; or
2. By written notice from the LFMC.

If a vendor fails to cease or remedy a violation within the time specified, the vendor may, in the Committee’s discretion, be subject to any of the following:

1. Relocation of space; or
2. Dismissed from the Market

The LFMC may, in its discretion, terminate a vendor’s participation in the Market for repeated violations of which the vendor has been notified.

VENDOR FEES

Application Fee – The Lucas Farmers Market does not charge an application fee.

Participation Fee – Beginning with the 2021 season, the Lucas Farmers Market will charge a participation fee of \$20 per market. Fees will be collected the day of the market. Vendors that

reside in the City of Lucas will be exempt from the participation fee.

DISPUTES AND GRIEVANCES

The following procedures are in place to provide any vendor with a clear process for settling a dispute or addressing a complaint or grievance.

On-site Resolution

Notifying the LFMC is the first step in addressing any matter. The LFMC will make every effort to resolve an issue. Vendors are asked to provide the Chair with a clear explanation of an issue, and to collaborate with staff to reach a resolution. After gathering all available information, the Chair and City Staff will decide regarding the issue based on their interpretation of the best interest of the Market as a whole and the specific circumstances. Vendors must abide by the determination on that Market day to maintain order in the Market. If a vendor disagrees with the determination, the formal Grievance Process is in place.

Grievance Process

A vendor should send written statement of the grievance to the Chair of the LFMC within thirty (30) days of the incident. Written statement can be sent to farmersmarket@lucastexas.us. The Chair of the Committee shall use best efforts to resolve the grievance within fourteen (14) working days of receiving the written statement. At the end of this period, the Chair of the Committee shall issue a written response to the grievant with either the resolution or next steps if additional time is needed to address the issue. The Chair of the Committee shall issue a final written response to the grievant within thirty (30) days of the initial complaint.

FEEDBACK

Input and feedback from vendors, customers, and all Lucas Farmers Market stakeholders is valued. If you would like to share any thoughts, please send an email to farmersmarket@lucastexas.us.

Attachment A - City of Lucas Code of Ordinances, Article 1.09 Parks and recreation, Section 1.09.062 Conduct Prohibited in parks:

As used in this division, “city park” or “park facility” shall mean any area in the city owned or used by the city, or by the city jointly with any other governmental or private entity, devoted to active or passive recreation, and includes but is not limited to athletic fields, recreation areas, community center property, and those areas designated as city parks. The following acts, omissions or conduct are prohibited within the limits of all city parks and no person, firm or corporation shall engage in, commit, cause, or suffer the following acts, omissions, or conduct:

- (1) To enter or remain in any park facility between the hours of 11:00 p.m. and 5:00 a.m. unless different hours for the park facility have been designated. All soft surface trails shall be closed from dusk until dawn where on-site signage is posted, unless different hours have been posted.
- (2) To allow any pet or animal to run at-large or fail to keep a pet or animal restrained by a leash, chain, or cord not more than six (6) feet long.
- (3) To dump or litter any park. All persons shall use receptacles provided for the deposit of refuse.
- (4) To tie or restrain an animal by attaching its leash to fencing, trees, benches, bleachers, pole, or other park facility infrastructure.
- (5) To operate a motor vehicle within any city park in any area not designated as a roadway for vehicular traffic (for the purposes of this subsection, “motorized vehicle” means any vehicle or conveyance which is self-propelled) which would exclude electronic wheelchairs or electric scooters for the disabled.
- (6) To use or ride on a skateboard within a city park.
- (7) To possess, use, discharge or employ any fireworks, firearm, BB gun, air gun, bow and arrow, or slingshot is prohibited with the exception of licensed holders who are authorized to carry firearms in accordance with state law; (Ordinance 2016-05-00838 adopted 5/19/16)
- (8) To sell, possess or consume any alcoholic beverage.
- (9) To erect, post, distribute, or place any advertising material, sign, circular, or handbill without the prior permission of the city.
- (10) (A) To practice, conduct, or carry on any commercial activity, trade or business activity unless said commercial activity has been approved through a facility use agreement issued by the city manager or designee.
- (10) (B) In approving a facility use agreement for a commercial activity, the city manager or designee shall consider whether such activity is classified as a recreational activity that enhances the overall well-being of participants and includes but is not limited to the provision

of physical fitness classes, athletic sports activities and services that promote healthy lifestyles. It does not include the sale of products and/or goods. While this activity may serve nonresidents, the provider must make the provision of recreational programming to city residents a priority. The number of city residents served may be taken into consideration on future applications for use of park facilities.

- (10) (C) City park facilities may be reserved for commercial recreational activity from 5:00 a.m. through 8:00 a.m. and from 7:00 p.m. through 9:00 p.m. The community center is not available for use for commercial recreational activity and may only be used by city residents.
- (10) (D) A city facility use agreement must be completed and submitted together with the required fee to the city manager for consideration. The applicant must provide documentation demonstrating the vendor's liability insurance coverage in the amount of \$1,000,000.00 and must name the city as an additional insured on the certificate of insurance.
- (10) (E) The applicant may reserve the park facility for up to two months and must reapply for any subsequent use. If any park facility is left in a condition that is unacceptable to the city, the city reserves the right to not allow the vendor to use any of its facilities in the future.
- (11) To cause, create or maintain any nuisance or engage in any conduct or activity that unreasonably disturbs persons of ordinary sensibilities.
- (12) To use any type of sound amplification devices which include but are not limited to loudspeakers, amplifiers, or microphones without the written permission of the city.
- (13) To ascend, descend, operate, or launch any aircraft, including but not limited to hot air balloons, airplanes, paraplanes, ultralight aircrafts, helicopters, drones, remote/radio-controlled devices, and gliders.
- (14) To hit golf balls of any type in a park facility.
- (15) To camp overnight in or upon any park facility.
- (16) To enter onto a reserved facility or area, or a location where scheduled activities are occurring, during the period that the area or facility is reserved or during the scheduled activity and remain or return there after the person has been given notice to leave. Reserved facilities and areas, and scheduled activities, include but are not limited to athletic fields and pavilions.
- (17) To make or kindle a fire except in public stoves, grills, fire pits, or designated areas provided for that purpose. Fires shall not be left unattended and must be extinguished prior to departure. The city manager may prohibit all fires in public parks during those periods that he, in his sole discretion, determines that extreme dry weather, high winds or other conditions endanger public health and safety.
- (18) To use or consume any tobacco products within a park facility.
- (19) To destroy, damage, deface or remove shrubbery, trees, soil, grass, turf or other vegetation, rock, minerals or any other personal or real property.



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 13

Requester: Development Services Director Joe Hilbourn

Agenda Item

Discuss updating the City of Lucas Code of Ordinances Chapter 14 titled “Zoning”.

Background Information

The City Council requested that a strategic review of the Code of Ordinances be done with specific focus on Chapter 14 titled “Zoning”. At the June 1, 2023, City Council meeting, the Council gave direction that the Planning and Zoning Commission review Chapter 14 in segments and bring updates to the City Council. Councilmembers will inform City staff of any specific areas of concern to bring to the Planning and Zoning Commission.

On June 8, 2023, the Planning and Zoning Commission reviewed and provided staff with recommended changes to Section 14.01.004.

On July 13, 2023, the Planning and Zoning Commission reviewed the proposed changes by staff and the City Attorney which have been included as attachments for City Council to review.

The following is the proposed schedule for the Planning and Zoning Commission:

Section of Chapter 14	Meeting
14.01.004 (completed by P&Z)	June 8, 2023 (2 nd review by P & Z was July 13) P & Z Meeting
14.02 Division 2 (completed by P&Z)	
14.02 Division 3 (completed by P&Z)	
14.02 Division 5 (completed by P&Z)	
	August 3, 2023 Review by City Council
14.03 Division 6	July 13, 2023 (2 nd Review by P & Z will be August 10) P & Z Meeting
14.03 Division 8	
14.03 Division 10	
14.03 Division 15	
	September 7, 2023 Review by City Council
14.04 Division 5	August 10, 2023
Remainder of 14.01	P & Z Meeting
Remainder of 14.02	September 7, 2023 Review by City Council
Remainder of 14.03	September 14, 2023
Remainder of 14.04	P & Z Meeting
Final Review by Planning and Zoning of Chapter 14	October 12, 2023 P & Z Meeting
Review by City Council	November 2, 2023 City Council Meeting
First Public Hearing	December 14, 2023 P & Z Meeting
Second Public Hearing	January 4, 2024 City Council Meeting



City of Lucas

City Council Agenda Request

September 7, 2023

Additionally, Councilmember Fisher has requested the following items to be considered:

- Limit the number of outdoor living areas and outdoor kitchens.
- Limit additional fences for accessory dwelling units.
- Limit the number of swimming pools on a single lot.
- Limit each single-family lot to a single entrance.
- Require a second utility meter for accessory dwelling units.

Attachment/Supporting Documentation

1. Proposed Revisions to Chapter 14, Division 6, 8, 10, and 15
2. Proposed Revisions to Chapter 14, Section 14.04, Division 5
3. Proposed Revisions to Chapter 14, Remainder 14.01
4. Proposed Revisions to Chapter 14, Remainder 14.02
5. Proposed Revisions to Chapter 14, Definitions (as requested by City Council)
6. Table of Contents for Chapter 14 with Amendment Dates

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required.

§ 14.03.291

§ 14.03.294

DIVISION 6
VC Village Center District

§ 14.03.291. Purpose.

The intent of this district is to provide a clustered village setting with a rural country style as a retail and neighborhood services area.
(1995 Code, sec. 9-60)

§ 14.03.292. Use regulations.

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section 14.03.801, schedule of uses, and article 14.02, division 4, specific use permits.

- (1) Any retail store or personal service listed in section 14.03.801 shall be permitted subject to the following conditions:
- (A) The business establishment supplies the everyday shopping needs of the area.
 - (B) The business is conducted wholly within an enclosed building.
 - (C) Such use not be objectionable because of odor, excessive lights, smoke, dust, noise, vibration, or similar nuisance.

(2) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.

~~(3) A specific use permit shall be required when the total square footage of any building exceeds 25,001 square feet.~~

(3) Major retail development by specific use permit.

(4) All drive-through, drive-in, and drive-up businesses shall require a specific use permit.
(Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2017-08-00861 adopted 8/3/17)

§ 14.03.293. Building regulations.

- (a) Buildings shall be clustered on site.
- (b) No flat roofs.
- (c) A minimum of seventy-five percent (75%) of all building exteriors shall be constructed with a 75% masonry exterior. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.
- (d) All mechanical equipment shall be screened from public view either by landscaping materials or materials that blend with the building.
- (e) Refuse collection areas shall be screened from public view.
- (f) Parking and drive to be weather-impervious surface developed in accordance with city standards. The cities pavement design manual.
- (g) Development shall comply with performance standards (article 14.04, division 3, of this chapter). (1995 Code, sec. 9-62; Ordinance 2012-06-00718, sec. 6, adopted 6/21/12)

Commented [JH1]: Delete number 3, redundant all major retail development over 20,000 square feet requires an SUP

Commented [JH2]: renumbered

Commented [JH3]: Renumbered

Commented [JH4]: Delete 75% repeated

Commented [JH5]: Deleted city standards, added the cities pavement design manual

§ 14.03.294

§ 14.03.296

§ 14.03.294. Height regulations.

Building height. Buildings shall not exceed a height of more than twenty-five feet (25').

- (1) The height shall be measured from the sidewalk or ground surface elevation along the side of the building fronting onto a public right-of-way to the highest point of the roof excluding chimneys, weather vanes and similar materials.

(Ordinance 2011-09-00685, sec. 1, adopted 9/1/11)

§ 14.03.295. Area regulations.

- (a) **Lot area.** Minimum three (3) acres net, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered **surveyor**.
- (b) **Building area.** ~~The~~ total building area shall not exceed a floor-area-to-land ratio of 0.30 to 1.
- (c) **Front yard.** Minimum fifty feet (50') from property line.
- (d) **Side yard.** Minimum fifty feet (50') from property line.
- (e) **Rear yard.** Minimum fifty feet (50') from property line.
- (f) **Impervious coverage.** ~~The~~ maximum impervious coverage shall not exceed seventy percent (70%) of the total lot area.
- (g) Development shall comply with performance standards (article 14.04, division 3, of this chapter).

Commented [JH6]: Grammer correction

- (h) **Replacement of buffering/screening/fencing.** All **existing** buffering, screening, and fencing that is replaced is required to be replaced with materials required by code for new construction. If there is no material listed for the application then the replacement will match existing material for buffering, screening, or fencing, the item being replaced.

(1995 Code, sec. 9-64; Ordinance 2011-09-00685, sec. 1, adopted 9/1/11; Ordinance 2015-08-00816 adopted 8/20/15)

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§ 14.03.296. Site plan approval.

- (a) Prior to issuance of any building permit, an application in writing, for the approval of the site plan, An electronic site plan in PDF format, shall be filed with the city secretary. The plans are to be submitted at least fourteen (14) consecutive calendar days before the meeting of the planning and zoning commission **at which they are to be considered**, if the site plan is to be considered at such meeting. No site plan will be considered by the city until the prescribed filing fees have been paid. Applicant shall submit proof of written notification set forth in chapter ~~10 6-~~ Division 2 ~~article 4,~~ section 10.03.037 ~~6-11,~~ of the Code of Ordinances. The site plan shall contain those items as designated by approved city procedure, but not be limited to the following information:

Commented [JH8]: Added at which they are to be considered

Commented [JH9]: Delete references to chapter 6, add correct chapter 10 references

~~**Editor's note** The reference above to "chapter 6, article 4, section 6-11, of the Code of Ordinances" is no longer applicable. Former chapter 6 has been completely superseded by Ordinance No. 2006-07-00567, which is now codified in chapter 10, article 10.03.~~

Commented [JH10]: Delete editors note

- (1) The boundaries and dimensions of the proposed development, including total area.
- (2) Adjoining property, owners, and zoning.
- (3) Contour lines at five-foot intervals.

§ 14.03.296

§ 14.03.297

- (4) Location map.
 - (5) Existing or platted streets, public rights-of-way, easements or railroads within or adjacent to the tract.
 - (6) Existing and proposed utility lines showing sizes of water and sewer lines.
 - (7) Existing and proposed fire hydrants and fire lanes.
 - (8) Location of all easements.
 - (9) Building setback lines.
 - (10) Location and dimensions of buildings.
 - (11) Means of ingress and egress.
 - (12) Engineering for drainage.
 - (13) Areas designated for landscaping and location of exterior lighting.
 - (14) Parking area locations and specifications.
 - (15) Must be drawn to an acceptable scale.
 - (16) Must provide signature lines for chairman of planning and zoning commission, city engineer, and mayor to signify approval.
- (b) For the purpose of assisting in-process planning, a properly designated “preliminary” site plan may be submitted for consideration. Approval of a “preliminary” site plan will not imply approval of all elements of a site plan.
- (c) Final plans shall be approved by city council as provided in article 14.02, division 5, of this chapter. (1995 Code, sec. 9-65; Ordinance 1996-11-00343, sec. 10, adopted 11/4/96; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.297. Landscaping plan approval.

- (a) Prior to issuance of any building permit, ~~there shall be seven (7) copies~~ **an electronic copy in PDF format** of a landscape plan submitted to the City Secretary. The plans are to be submitted at least fourteen (14) days prior to the planning and zoning commission meeting at which they are to be considered. The landscape plan shall be approved or disapproved based on its compliance with the following requirements and any other deemed necessary to promote the character and value of the surrounding neighborhoods:
- (1) Plans shall be to same scale as approved site plan.
 - (2) A minimum of 15% of the gross area must be landscaped.
 - (3) The area between the property line and the street shall be included in the landscape plan and shall be maintained by the abutting property owner.
 - (4) Heights of landscaping materials shall be such that they do not create safety hazards for vehicular traffic by blocking sight lines at ingress and egress points.
 - (5) The specifications shall state the common names, sizes, and quantity of all materials to be utilized.

Commented [JH11]: Deleted struck through section added section in red

- § 14.03.297 § 14.03.300
- (6) Where the property abuts a different ~~zone~~ **Zoning district**, it shall be screened as provided in article 3.18 of this code.
- (b) It shall be the property owner's responsibility to permanently maintain the approved landscaping in a neat and orderly manner.
- (c) Final plans shall be approved by city council as provided in this chapter. (Ordinance 2011-09-00685, sec. 1, adopted 9/1/11; Ordinance 2015-08-00816 adopted 8/20/15)

§ 14.03.298. Architectural plan approval.

- (a) Prior to the issuance of a building permit, there shall be ~~seven (7) copies~~ **an electronic copy in PDF format** of a proposed architectural elevation of the building or buildings submitted to the **City Secretary**. The plans are to be submitted at least fourteen (14) days prior to the planning and zoning commission meeting at which they are to be considered. The proposed architectural rendering, including use of site and/or building signage, shall be approved or disapproved based on its ability to create a village setting with a rural country style as a retail and neighborhood services area. This effort shall entail several design fixtures such as the use of clustered buildings as opposed to strip-type development. Sloping roofs are required as are overhanging colonnades.
- (b) Final plans shall be approved by city council as provided in this chapter. (1995 Code, sec. 9-67; Ordinance 2015-08-00816 adopted 8/20/15)

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§ 14.03.299. Off-street loading and parking.

See article 14.04, division 2.
(1995 Code, sec. 9-68)

§ 14.03.300. through § 14.03.350. (Reserved)

DIVISION 8
PD Planned Development District

§ 14.03.411. General purpose and description.

- (a) The city council, after public hearing and proper notice to all parties affected and after recommendation from the planning and zoning commission, may authorize the creation of a planned development district.
- (b) The planned development district is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, retail centers, residential developments or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A planned development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. While greater flexibility is given to allow special conditions or restrictions, which would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

(Ordinance 2006-01-00548, sec. 1, adopted 1/3/06)

§ 14.03.412. Permitted uses.

An application for a planned development district shall specify the base district(s), [and] the use or the combination of uses proposed. Uses which may be permitted in a planned development district must be specified if not permitted in the base district(s). Specific use permits allowed in a base zoning district are allowed in a planned development district only if specifically identified at the time of approval by the city council.

(Ordinance 2006-01-00548, sec. 1, adopted 1/3/06)

§ 14.03.413. Planned development requirements.

- (a) Development requirements for each separate planned development district shall be set forth in the ordinance granting the planned development district and shall include, but may not be limited to: uses, density, lot area, lot width, yard depths and widths, building height, building elevations, building material coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, hours of operation, project phasing or scheduling, management associations, and other requirements as the city council may deem appropriate.
- (b) All applications for a planned development district shall list all requested deviations from the standard requirements set forth throughout this chapter. The planned development district shall conform to other sections of this chapter unless specifically excluded in the granting ordinances granting the planned development district.
- (c) Detailed site plan. A detailed site plan shall be submitted as a part of the planned development district application shall set forth the final plans for development of the planned development district and shall be considered part of the planned development district. Changes of detail on the detailed site plan, which differ from the approved detailed site plan, but do not alter the basic relationship of the proposed development to the adjacent property, the uses permitted, or increase the density, building height or coverage of the site, the off-street parking ratio or reduce the yards provided at the boundary of the site, or do not significantly alter the landscape plans as indicated on the approved site plan, may be authorized by the city council without an amendment to the planned development

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§ 14.03.413
district ordinance.
(Ordinance 2006-01-00548, sec. 1, adopted 1/3/06)

§ 14.03.417

§ 14.03.414. Mandatory homeowners' association.

In a planned development district for residential uses, property owner or homeowner associations are to be established for the purpose of ownership, maintenance and management of open spaces. The initial term of the agreement, covenants and restrictions establishing and creating the homeowners' association shall be for a twenty-five-year period and shall automatically renew for successive ten-year periods, and the homeowners' association may not be dissolved without the prior written consent of the city.
(Ordinance 2006-01-00548, sec. 1, adopted 1/3/06)

§ 14.03.415. City/developer facilities agreement.

Planned development districts may require a city/developer facilities agreement prior to or contemporaneous with the final plat approval. This agreement shall reflect the cost-sharing agreement between the city and the developer for the installation or over-sizing of utility systems, perimeter streets, mandatory construction or dedication of park or open space area, landscaping or greenbelt development or other comparable items, phasing of the development, maximum density or intensity of use during the construction process, and the maintenance of open space.
(Ordinance 2006-01-00548, sec. 1, adopted 1/3/06)

§ 14.03.416. Zoning ordinance compliance and zoning map.

All planned development districts approved in accordance with the provisions of the zoning ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the zoning district map, and a list of such planned development districts, together with the category of uses permitted therein, shall be maintained as a part of this code.
(Ordinance 2006-01-00548, sec. 1, adopted 1/3/06)

§ 14.03.417. through § 14.03.470. (Reserved)

DIVISION 10
ED Estate Development District

§ 14.03.531. Purpose.

It is the intended purpose of this zoning district to provide for the unified and coordinated development of parcels or tracts of primarily vacant land. Certain freedom of choice as to intended land use shall be permitted, provided that the special requirements which may apply are complied with and that the intended uses are not in conflict with the general purpose and intent of either this chapter or the comprehensive plan for the city.

(1995 Code, sec. 9-90)

§ 14.03.532. Use regulations.

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section 14.03.801, schedule of uses, and article 14.02 division 4, specific use permits. (Ordinance 2008-11-00634 adopted 11/20/08)

~~§ 14.03.533. Height, lot, and yard requirements.~~

- (a) ~~Height, lot, and yard requirements shall conform to the requirements of the appropriate sections of this chapter, except that modifications in these regulations may be granted if it shall be found that such modifications are in the public interest, are in harmony with the purposes of this chapter, and will not adversely affect nearby properties.~~
- (b) ~~The following requirements shall be used for areas developed as half acre lots:~~
 - (1) ~~Height regulations. No building shall exceed thirty five feet (35') or two and one half (2 1/2) stories in height.~~
 - (2) ~~Area regulations:~~
 - (A) ~~Size of yards:~~
 - (i) ~~Front yard. There shall be a front yard having a depth of not less than fifty feet (50').~~
 - (ii) ~~Side yard. There shall be a side yard on each side of the lot having a minimum width of twenty five feet (25'). A side yard adjacent to a side street shall not be less than fifty feet (50').~~
 - (iii) ~~Rear yard. There shall be a rear yard having a depth of not less than twenty five feet (25').~~
 - (B) ~~Size of lot:~~
 - (i) ~~Lot area. No building shall be constructed on any lot of less than twenty one thousand seven hundred eighty (21,780) square feet.~~
 - (ii) ~~It is intended to preserve the rural atmosphere with deep setbacks and wide lot widths.~~
 - (3) ~~Building regulations. The minimum floor area of any dwelling, exclusive of garages, breezeways, and porches, shall be sixteen hundred square feet (1,600 sq. ft.) with a minimum of seventy five percent (75%) of the exterior walls of masonry construction or the heartwood of a natural decay resistance wood, cementitious siding, stucco, cultured stone exterior or~~

~~§ 14.03.533~~ ~~§ 14.03.536~~
~~combination of these materials. Alternate materials may be approved by the
DRC so as to maintain the architectural compatibility with existing structures. (1995
Code, sec. 9-92; Ordinance 2012-06-00718, sec. 9, adopted 6/21/12)~~

~~§ 14.03.534. Area requirements.~~

~~For the purposes of this chapter, the entire tract to be zoned "ED" may be considered as one building lot,
or separate areas intended for separate land uses may be considered as separate building lots. Required
open space is established at a minimum of 15% of the total developed acreage. Open space must have
public access and may include public street rights-of-way exclusive of impervious surface.
(1995 Code, sec. 9-93)~~

~~§ 14.03.535. Parking regulations.~~

~~Off street parking spaces shall be provided in accordance with the requirements for specific uses set
forth in article 14.04, division 2.~~

~~§ 14.03.536. Special conditions.~~

~~The following special conditions apply to uses located in this zoning district:~~

- ~~(1) A minimum land area of ten (10) acres shall be required before application for an estate
development will be approved.~~
- ~~(2) All requirements of any subdivision regulations of the city pertaining to procedure, plan, and design
criteria among others shall be complied with and include height, lot, yard, and area requirements as
designated in the appropriate sections of this chapter.~~
- ~~(3) No front entry garages will be allowed.~~
- ~~(4) All proposed estate developments shall require a mandatory site and landscape plan submittal as per
sections 14.03.296 and 14.03.297 of this chapter. The site and landscape plans will be reviewed and
approved by the planning and zoning commission, city engineer, and the city council in public
hearings prior to receiving plat approval or building permit. In addition to the site plan, the owner
shall provide such other sketches, diagrams, and calculations necessary to determine whether the
proposed development conforms with the provisions of the district and to determine the effect of
the proposed development on population densities, streets, schools, recreation, and other
community facilities in the area. Such site plans, sketches, diagrams, and calculations shall become
a part of the amendment for the "ED" district and shall form the basis for issuance of a building
permit on conformity therewith.~~
- ~~(5) Property to be developed for nonresidential purposes, other than public and semipublic uses, shall
be located upon a thoroughfare, except if it abuts property which is zoned for commercial or
industrial purposes and which has major street frontage. A plan for development of the property,
showing adequate access to and from the major streets, shall be submitted to the planning and
zoning commission.~~
- ~~(6) Prior to the issuance of a certificate of occupancy, a screening device, as defined in this chapter,
shall be built along that boundary of the area proposed for "VC" use which abuts property
developed, zoned, or designated for any type of residential use.~~
- ~~(7) Lighting devices in conjunction with "VC" uses or parking lots shall not be operated so as to
produce :2~~

~~§ 14.03.536~~ ~~§ 14.03.537~~
~~direct or reflected light or glare across abutting property lines.~~

- ~~(8) Loudspeakers and similar devices in conjunction with commercial uses or parking lots shall not be used.~~
- ~~(9) Accessory building and structures shall comply with article 14.04, division 8, of this chapter.~~
- ~~(10) Open space will be interconnected from interior of the site to the exteriors when feasible.~~
- ~~(11) A landscape plan shall include irrigation system size, quantity, and type of landscaping materials drawn to same scale as the site plan. A minimum of twenty percent (20%) shall be materials other than grasses. The landscape plan shall be submitted to the planning and zoning commission for approval.~~
- ~~(12) Cluster development is preferred.~~
- ~~(13) Residential uses are limited to single family detached housing and their related accessory buildings.~~
- ~~(14) Cul-de-sac streets shall have open space access for the public to the required open space system.~~
- ~~(15) A homeowners' association must be created to maintain the open spaces. Association guidelines and rules will be submitted at time of site plan approval.~~
- ~~(16) Underground utilities will be required.~~
- ~~(17) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.~~

~~(1995 Code, sec. 9-95; Ordinance 2006-10-00577, sec. 2, adopted 10/16/06; Ordinance 2015-08-00816 adopted 8/20/15)~~

~~§ 14.03.537. through § 14.03.590. (Reserved)~~

Commented [JH15]: Delete strike through in its entirety

§ 14.03.533 Height regulations.

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height.

§ 14.03.534 Area regulations.

(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the Master Thoroughfare Plan. (85' for type B, and 110' for Type A). Where a building line is established on a plat, which is not consistent with this ordinance, the building line is a greater distance from the front property line shall be observed. No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) shall be not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be not less than fifty feet (50').

(b) Size of lot.

(1) Lot area.

No building shall be constructed on any lot of less than one and one-half (1-1/2) acres (65,340 square feet).

(2) Lot width.

The width of the lot shall be not less than one hundred sixty feet (160') at the front street property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on a cul-de-sac shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on curve exceeding thirty degrees shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175').

(3) Lot depth.

The average depth of the lot shall not be less one hundred eighty feet (180').

(4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

(c) Minimum dwelling size.

The minimum floor area of any dwelling shall be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches. Dwellings shall have a minimum seventy-five percent (75%) of the exterior walls of masonry construction or the heartwood of a natural decay resistance wood, cementitious siding, stucco, cultured stone exterior or combination of these materials. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.

(d) Lot coverage.

In no case shall more than thirty percent (30%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.

(e) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

(f) Accessory building and structures shall comply with article **14.04**, division 8, of this chapter.

(g) Roof pitch.

Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).

(h) Exterior walls and foundation.

The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.

14.03.535. Special conditions.

(1) No front-entry garages will be allowed.

(2) The minimum lot size is one and a half acres (1 ½) acres, the average lot size for the proposed development shall be four (4) acres.

~~(3) Accessory building and structures shall comply with article 14.04, division 8, of this chapter.~~

~~(4) Residential uses are limited to single family detached housing and their related accessory buildings.~~

(3) A homeowners' association must be created to maintain the open spaces. Association guidelines and rules will be submitted at time of ~~site plan~~ plat approval.

(4) Underground utilities will be required.

~~(7) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.~~

Commented [JH16]: Strike through/delete 3,4,7 and renumber accordingly, strike through the word site plan, and add the word plat

Commented [JH17]: Add new section in red

DIVISION 15
Schedule of Uses

§ 14.03.801. Use designations.

(a) The use of land and/or buildings shall be in accordance with those listed in the following schedule of uses chart. No land or building shall hereinafter be used and no building or structure shall be erected, altered, converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in this schedule of uses is:

X	Designates use permitted in the zoning district indicated
	Designates use prohibited in district indicated
S	Designates use may be approved by specific use permit. (See also section 14.02.081)

(b) If a use is not listed, it is not allowed in any district.

(c) Use chart organization.

- (1) Residential uses.
- (2) Educational, institutional, public and special uses.
- (3) Office and professional.
- (4) Retail and related uses.
- (5) Automobile, transportation, utility, communication and related uses.
- (6) Other uses.

(d) Classification of new/unlisted uses. It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the schedule of uses chart shall be made as follows:

- (A) A person, city department, the planning and zoning commission, or city council may propose zoning amendments to regulate new and previously unlisted uses.
- (B) A person requesting the addition of a new or unlisted use shall submit to the director of planning all information necessary for the classification of the use, including but not limited to:
 - (i) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - (ii) The type of product sold or produced under the use;
 - (iii) Whether the use has enclosed or open storage and the amount and nature of the storage;
 - (iv) ~~Anticipated~~ Employment typically anticipated with the use;
 - (v) Transportation requirements;

:1

Commented [JH18]: Delete Anticipated

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- (vi) The nature and time of occupancy and operation of the premises;
 - (vii) The off-street parking and loading requirements;
 - (viii) The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and
 - (ix) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.
- (2) The development services director shall refer the question concerning a new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statements of facts in subsection (B) above. An amendment to this chapter shall be required as prescribed by ordinance.
- (3) The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the most similar and should be permitted.
- (4) The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council shall approve [or] disapprove the recommendation of the planning and zoning commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use charts of the zoning ordinance according to ordinance.
- (5) Standards for new and unlisted uses may be interpreted by the director of planning as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined in subsection (B) above shall be followed for determination of the appropriate district. The decision of the **Development Services Director** of planning may be appealed according to the process outlined in subsections (2) through (4) above.
- (e) Schedule of uses chart.

Commented [JH19]: Correct title

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Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Residential uses										
Accessory buildings	X	X	X	X			X	X		X
Accessory buildings with habitable space Dwelling Unit	X	X	X	X						X
Caretaker/guard residence	X					S			X	
Community home	X	X	X	X						X
Home occupation	X	X	X	X				X		X
Mobile home on individual lot								X		
Mobile home park								X		
Multifamily residence								X		
Registered family home	S	S	S	S						S
Single-family dwelling (detached)	X	X	X	X						X
Temporary field construction office	X	X	X	X	X	X			X	X
Educational, institutional, public and special uses										
Adult, child care or day care center	S					X		S		S
Amateur communications antenna	X	X	X	X				X		
Athletic stadium or field (not with public school)	S	S	S	S		S			S	
Church including church related activities	X	X	X	X	X	X	X	X	X	X
Community center (public)	X	X	X	X	X	X		X	X	
Equestrian facilities	X	S				X	X		X	
Equestrian boarding	X	X				X	X		X	
Farm, ranch, garden or orchard	X	X	X	X		X	X	X	X	
Fire or police station	X	X	X	X	X	X		X	X	
Government offices (federal, state, county, city)	X	X	X	X	X	X	X	X	X	
Halfway house									X	
Hospital						S			X	

Commented [JH21]: Estates district added X and S to make similar to R 1.5 throughout doc

Commented [JH20]: Strike through add dwelling unit

Commented [JH22]: Delete S

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Clinic					S	X			X	
Library (public)	X	X	X	X	X	X		X	X	
Movie theater						X			X	
Municipal uses operated by the city	X	X	X	X	X	X	X	X	X	X
Museum	X	S	S	S	X	X		S	X	S
Nursing home					S	S			S	
Pet boarding	S					S			S	
Pet day care						S			S	
Philanthropic institutions					S	X			X	
Public park or playground	X	X	X	X	X	X	X	X	X	X
Radio, TV antenna or tower						S			S	
Broadband antenna support structure	X	X	X	X						X
Recreation area					S	X			X	
Retirement home/senior independent living facility					S	S			S	
School (private)	S	S	S	S	S	X		S	X	S
School (public)	X	X	X	X	X	X	X	X	X	X
School, trade or commercial	S				S	S			X	
Trade days/periodic or seasonal open market	S					S			X	
Office and Professional										
General professional office					X	X			X	
Bank or credit union					X	X			X	
Medical/dental clinic					X	X			X	
Medical laboratory					S	S			X	
Medical minor emergency clinic					S	S			X	
Radio broadcasting without tower					S	X			X	
Real estate sales office (permanent)					X	X			X	

Commented [JH23]: Bolded Office

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Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Retail and Related Uses										
Athletic Training Facilities						S			S	
Antique shop					X	X			X	
Art and craft supply store					X	X			X	
Bakery (retail)					X	X			X	
Barber shop or beauty salon					X	X			X	
Bicycle, lawnmower sales, repair enclosed						X			X	
Bookstore					X	X			X	
Building materials and hardware (inside)						X			X	
Camera store					X	X			X	
Ceramics store						X			X	
Clothing, apparel or shoe store (new)					X	X			X	
Coffee house					S	X			X	
Computer sales and repair (new and used)					X	X			X	
Convenience store with refueling station						S			X	
Convenience store without refueling station					X	X			X	
Dance studio or gymnastics					S	X			X	
Department store (retail)					S	S			S	
Donut shop					X	X			X	
Driving school						X			X	
Dry cleaning/laundry (no plant on site)					X	X			X	
Dry cleaning plant									X	
Fabric store					X	X			X	
Farmer's market	S				S	S			X	
Feed store						X			X	
Fish and tackle store					S	X			X	
Florist					X	X			X	

Commented [JH24]: Added athletic and SUP

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Funeral home						X			X	
Furniture store, home furnishings					X	X			X	
Gift shop (new merchandise)					X	X			X	
Grocery store					X	X			X	
Gunsmith						S			S	
Hobby or toy store					X	X			X	
Ice cream or frozen yogurt sales					X	X			X	
Kennels	S								S	
Key shop or locksmith					X	X			X	
Laundromat (self-service)								S		
Meat market (retail)					X	X			X	
Medical aids and equipment					X	X			X	
Musical instrument sales and repair					X	X			X	
Nursery (retail)						X			X	
Outside display of merchandise	S					S			S	
Optical store					X	X			X	
Paint store						S			X	
Pet shop					S	S			S	
Pharmacist or drug store (without drive thru)					X	X			X	
Pharmacist or drug store (with a drive thru)					S	S			S	
Printing shop						X			X	
Produce stand (including wood and seasonal items)	S				S	X			X	
Recycling collection center						X			X	
Refueling station						S			X	
Restaurant, cafe or cafeteria (excluding smoked on site)					X	X			X	
Restaurant drive in					S	S			X	

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Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Restaurant (food smoked on site)					S	S			X	
Self-storage						S			S	
Sporting goods					X	X			X	
Tack and saddle shop	S				X	X			X	
Therapeutic message					S	S			S	
Used clothing store					S	S			S	
Veterinarian office (with outside pens)						S			X	
Veterinarian office (without outside pens)						X			X	
Wallpaper, flooring and carpet supply						X			X	
Automobile, Transportation, Utility, Communication and Related Uses										
Auto paint (in building)						S			S	
Auto parts store						X			X	
Automotive repair minor						S			S	
Automobile sales (new)						S			X	
Automobile sales (used)						S			X	
Boat sales (new or used)						S			X	
Communication towers						S			S	
Electrical substation	S	S	S	S		S	S	S	S	
Manufacturing (light industrial - enclosed only)									X	
Mobile home sales (new or used)									S	
Motorcycle repair/paint (enclosed)						S			X	
Recreation vehicle sales (new or used)									X	
Telephone exchange	S	S	S	S		S	S	S	S	
Truck sales (new)									X	
Truck sales (used)									X	

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Truck rental, leasing									X	
Trailer rental/sales									X	
Tractor sales (new or used)									X	
Vehicle leasing or rental						S			X	
Vehicle wash						S			X	
Water utilities	X	X	X	X	X	X	X	X	X	X
Other uses	Commented [JH25]: Bolded other uses									
Forestry	S									
Mining	S									
RV, boat, motorized or non-motorized vehicles, (inside or outside storage)									S	
Temporary real estate sales office		X	X	X	X					

§ 14.03.801 § 14.03.801
(Ordinance 2008-11-00634 adopted 11/20/08; Ordinance 2012-05-00715, sec. 4, adopted 5/17/12;
Ordinance 2012-10-00737 adopted 10/4/12; Ordinance 2016-03-00832 adopted 3/3/16; Ordinance 2016-
10-00845 adopted 10/20/16; Ordinance 2017-04-00853 adopted 4/6/17; Ordinance 2017-07-00859
adopted 7/6/17; Ordinance 2018-03-00876 adopted 3/1/18; Ordinance 2020-12-00927 adopted 12/17/20)

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

ARTICLE 14.04 SUPPLEMENTARY REGULATIONS

Division 5 Nonconforming Uses

§ 14.04.171 Existing land.

The lawful use of land existing upon the effective date of this chapter although such use does not conform to the provisions hereof may be continued, subject to the provisions hereof.

(1995 Code, sec. 9-180)

§ 14.04.172 Existing building.

The lawful use of a building existing upon the effective date of this chapter may be continued, only in conformance with these regulations, although such use does not conform to the provisions hereof. Such use may be extended throughout such portions of the buildings as are arranged or designed for such use, provided no structural alterations or extensions, except those required by law or ordinance, are made therein. If such nonconforming building is voluntarily removed, the future use of such premises shall be in conformity with the provisions of this chapter.

(1995 Code, sec. 9-181)

§ 14.04.173 Voluntary discontinued use of a building for one year.

In the event an existing nonconforming use of any building or premises is voluntarily discontinued for a period of one (1) year, the use shall thereafter conform to the provisions of the district in which it is located.

(1995 Code, sec. 9-182)

§ 14.04.174 Existing residence.

A residential dwelling unit having a lesser floor area at the time of the passage of this chapter than the minimum floor area required for the district in which it is located shall not be construed to be nonconforming.

(1995 Code, sec. 9-183)

§ 14.04.175 Repairs.

Repairs and alterations may be made to a nonconforming building provided that no structural alterations or extensions shall be made except those required by law or ordinance unless the building is changed to a conforming use.

(1995 Code, sec. 9-184)

§ 14.04.176 Nonconforming use not to be extended or rebuilt.

A nonconforming use shall not be extended or rebuilt in case of obsolescence or total destruction by fire or other causes. In the case of partial destruction by fire or other causes not exceeding fifty percent (50%) of its value, the building inspector shall issue a permit for reconstruction. If destruction is greater than fifty percent (50%) of its value, the board of adjustment may grant a permit for repair or replacement after public hearing and having due regard for the property rights of the persons affected when considered in the light of public welfare and the character of the areas surrounding the designated nonconforming use and the purposes of this chapter.

(1995 Code, sec. 9-185)

§ 14.04.177 through § 14.04.210. (Reserved)

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ARTICLE 14.01 GENERAL PROVISIONS

Division 1 Generally

§ 14.01.001 **Short title and application of chapter.**

These regulations shall be known as, and may be cited as, “The City of Lucas, Texas, Zoning Ordinance” and shall apply to the land within the corporate limits of the city.

(1995 Code, sec. 9-1)

§ 14.01.002 **Interpretation and purposes.**

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements adopted for promotion of the public health, safety, and welfare. The zoning regulations and districts as herein established have been made for the purpose of promoting health, safety, moral responsibility, and the general welfare of the city, and have been designed, among other things:

- (1) To lessen congestion on streets;
- (2) To secure safety from fire, panic, and other dangers;
- (3) To promote health and the general welfare;
- (4) To provide adequate light and air;
- (5) To prevent the overcrowding of land;
- (6) To avoid undue concentration of population;
- (7) To facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements;
- (8) To conserve the value of the property and encourage the most appropriate use of land throughout the community;
- (9) To minimize the threat of release, spillage or seepage of trash, garbage, debris, sewage, wastewater, noxious fumes or odors, or toxic materials; and
- (10) To lessen the potential pollution of the environment in the city or its environs.

(1995 Code, sec. 9-2)

Commented [KS1]: Does this need to be reworded differently due to new legislation? Courtney indicated this is also in another section. Check where the other language are in other sections.

Commented [JH2R1]: Sent to Courtney for Clarification

§ 14.01.003 **Scope.**

It is not intended by these regulations to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances, or with private restrictions placed upon property by covenant, deed, easement, or other private agreement. Where this chapter imposes a greater restriction upon land, buildings, or structures than is imposed or required by other ordinances, covenants, or agreements, the provisions of these regulations shall govern. Where other ordinances impose a greater restriction than is imposed herein, the provisions of such other ordinances, covenants, or other agreements shall govern.

Commented [KS3]: Add language for consistency

Commented [JH4R3]: Added the word other between Covenants or agreements

(1995 Code, sec. 9-3)

§ 14.01.004 **Definitions.** [THIS SECTION WAS REVIEWED BY PLANNING & ZONING COMMISSION ON JUNE 8, 2023]

§ 14.01.005 **Compliance with the regulations.**

Except as herein specifically provided:

- (1) No land shall be used except for a purpose permitted in the district in which it is located.
- (2) No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located.
- (3) No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which such building is located.
- (4) No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area regulations of the district in which such building is located.
- (5) No building shall be erected, converted, enlarged, reconstructed, or structurally altered to the extent specifically provided herein except in conformity with the off-street parking and loading regulations provided herein for the use for which the building is intended.
- (6) The minimum yards, parking spaces, and open area, including lot area per dwelling unit, required by this chapter for each and every building existing at the time of passage of this chapter or for any building hereafter erected, shall not be encroached upon or considered as part of the yard or parking, nor shall any lot area be reduced below the requirements of this chapter for the district in which such lot is located.
- (7) Every building hereafter erected or structurally altered shall be located on a building lot as herein defined and, except as specifically provided herein, there shall not be more than one main building on one (1) lot.
- (8) No construction of any sewer system, sanitary landfill, public utility, or facility for the treatment of wastewater in any part of the city or its extraterritorial jurisdiction and within 2,000 feet (2000') of Lake Lavon shall be permitted.

(9) All lots shall front on a street and all lots shall have street frontage of not less than 50% of the required width at the front building line. No lot shall be landlocked.

(1995 Code, sec. 9-5; Ordinance 2022-08-00535 adopted 9/1/2022)

Commented [KS5]: Change "not less than 50%" to "not less than 40 feet" per Joe H.

Add at end of sentence: unless as provided in this Code.

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ARTICLE 14.02 ADMINISTRATION

Division 1 Generally

§ 14.02.001 Enforcement and penalties.

Any person, firm, corporation, or political subdivision who violates any of the provisions of these regulations shall be guilty of a misdemeanor and, upon conviction in the municipal court, shall be subject to a fine of not more than two thousand dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense and such violation is hereby declared to be a common nuisance which may be abated by the city in any manner authorized by law, including injunction and an action for damages.

(1995 Code, sec. 9-6)

§ 14.02.002 through § 14.02.030. (Reserved)

Division 2 Board of Adjustment

**[THIS SECTION WAS REVIEWED BY PLANNING & ZONING COMMISSION
ON JUNE 8, 2023]**

Division 3 Changes and Amendments

**[THIS SECTION WAS REVIEWED BY PLANNING & ZONING COMMISSION
ON JUNE 8, 2023]**

Division 4 Specific Use Permits

§ 14.02.081 Generally.

- (a) A specific use permit allows uses compatible with other permitted uses, provided the uses meet the specific criteria established by the city under this section.
- (b) The city council may authorize the granting of a specific use permit, by an affirmative vote, after notice to all parties affected and a public hearing, in accordance with state law, and after recommendation from the planning and zoning commission that the use is in general conformance with the comprehensive plan of the city and containing such requirements and safeguards as are necessary to protect adjoining property.
- (c) Specific use permits shall not be used to legalize nonconforming structures or uses, and shall not be used when a variance, deviation, waiver or minor modification could be used to

achieve the same result.

- (d) A development plan shall be submitted concurrently with the application for a specific use permit. However, development plans will not be approved until the specific use permit is approved by the city council. Approval of the specific use permit does not constitute approval of a development plan.
- (e) Uses permitted by a specific use permit shall not be enlarged or substantially modified, structurally altered, or otherwise significantly changed without an amendment to the specific use permit. Amendment to a specific use permit requires the same processes and procedures as an original specific use permit application, specifically, public notice and hearing. Minor changes or alterations or changes that do not alter the basic relationship of the proposed development to adjacent property or expand the use into other portions of the building or property and may be approved by the development services director. Changes or alterations that change the uses permitted, increase the density, building height, coverage of the site, off-street parking ratio, or area regulations are not minor changes and must be considered through the amendment process.
- (f) All recommendations made by the city planning and zoning commission to the city council shall be considered advisory in nature and shall not be binding upon the governing body; the city council shall have the sole and final authority to grant or deny any request for specific use permits.
- (g) The board of adjustment does not have authority to hear an appeal or act on an application for a specific use permit.
- (h) A specific use permit may be granted for those uses indicated by “S” in the schedule of uses chart in section **14.03.801(e)**.
- (i) Refer to article **14.04**, division 8, accessory buildings, structures and uses for additional regulations.

(Ordinance 2022-05-00950 adopted 5/5/22)

§ 14.02.082 Application and processing.

- (a) Any individual, partnership, corporation, or group of persons having a proprietary interest in any property, upon proof of such, may file an application with the planning and zoning commission for a specific use permit.
- (b) The application for a specific use permit shall be accompanied by a development plan and sign plan, as applicable. The city shall make available application forms specifying application requirements. The application shall include:
 - (1) A site plan that includes the dimensions, bearings, and street frontage of the property;
 - (2) The location of buildings, structures, and uses;
 - (3) The method of ingress and egress;

- (4) Off-street parking and loading requirements, as applicable;
 - (5) Screening, lighting, and landscaping, as applicable;
 - (6) A traffic impact analysis if the development services director determines that the analysis is necessary;
 - (7) Any other information the development services director, planning and zoning commission or city council determines necessary for a complete review of the proposed development which may include, but is not limited to additional information or drawings, operating data, expert evaluation, or testimony concerning the location, function, or characteristics of any building or proposed use.
- (c) The planning and zoning commission shall provide notice and hold a public hearing in accordance with section **14.02.063**.
 - (d) Following the public hearing by the planning and zoning commission, the commission shall make a recommendation for the city council at the properly noticed public hearing, where the council shall consider the granting or denial of the specific use permit.
 - (e) In recommending that a specific use permit be granted, the planning and zoning commission and city council shall determine that such uses are compatible with the building structures and uses of abutting property and other property in the vicinity of the premises under consideration and shall make recommendations for conditions and requirements to be included in the specific use permit. In approving the requested specific use permit, the planning and zoning commission and city council may consider the following:
 - (1) Whether the use is compatible with surrounding existing uses or proposed uses;
 - (2) Whether the use requests by the applicant are normally associated with the permitted uses in the base district;
 - (3) Whether the nature of the use is reasonable;
 - (4) Whether any negative impact on the surrounding area has been mitigated;
 - (5) Any additional conditions specified ensure that the intent of the district purposes is being upheld.
 - (f) The conditions and requirements approved by the council shall be set forth in the ordinance granting the specific use permit, including, but not limited to, attached site plan drawings and other depictions of design and use elements.

(Ordinance 2022-05-00950 adopted 5/5/22)

§ 14.02.083 Zoning amendment and limitations.

- (a) Each specific use permit granted under the provisions of this chapter shall be considered as an amendment to the comprehensive zoning regulations applicable to such property. When

the city council authorizes granting of a specific use permit, the zoning map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, said amendment to indicate the specific use by an “S” designation.

- (b) In granting any specific use permit, the city council may impose conditions and requirements as necessary and which shall be complied with by the grantee before any building permit is issued and as an ongoing requirement to retain a certificate of occupancy.
- (c) A building permit shall be obtained from the city not later than six (6) months after the effective date of the ordinance granting the specific use permit if new construction is required to comply with the specific use permit, provided however, the director of development services may authorize one extension not to exceed six (6) months.
- (d) If the planning and zoning commission denies an application for a specific use permit, the application will not be considered by the city council unless the applicant requests the application be forwarded to the city council within ten (10) days of the planning and zoning commission denial of the application. If the applicant timely requests the application for specific use permit be forwarded to the city council, approval of the specific use permit by the city council shall require the affirmative vote of seventy-five percent (75%) of the city council.
- (e) Following the denial of a specific use permit, no new application for the same or a substantially similar request shall be accepted within one year of the date of denial unless it is determined by the development services director there has been a substantial change in the area or in the request in which the specific use permit has been requested.

(Ordinance 2022-05-00950 adopted 5/5/22)

§ 14.02.084 Expiration, termination, revocation.

- (a) A specific use permit shall expire if a required building permit has not been issued within the time required in this section, or if a building permit has been issued but has subsequently expired. If a building permit is not required, the specific use permit shall expire six (6) months after the effective date of the ordinance granting the specific use permit if a certificate of occupancy is not obtained. If the specific use permit expires in accordance with this section, the property shall conform to the regulations of the original zoning district of such property.
- (b) A specific use permit shall terminate if the property for which the specific use permit was issued is vacant, or the building or property, though still occupied, is not being used for the purpose for which the specific use permit was granted for a period of six (6) months. The development services director may grant one six (6) month extension upon written request by the owner of the property. Such written request shall be filed with the development services director no later than 150 days after the onset of the vacancy. If the specific use permit terminates in accordance with this section, the property shall conform to the regulations of the original zoning district of such property.
- (c) A specific use permit may be revoked if the owner fails to meet the conditions and

requirements set out in the ordinance granting the specific use permit. Revocation of a specific use permit may be recommended by the planning and zoning commission to the city council after proper notice and public hearing. After proper notice and public hearing, the city council may consider the planning and zoning commission's recommendation for revocation of a specific use permit. If the specific use permit is revoked in accordance with this section, the property shall conform to the regulations of the original zoning district of such property.

(Ordinance 2022-05-00950 adopted 5/5/22)

§ 14.02.085 through § 14.02.110. (Reserved)

Division 5
Final Plans Approval

**[THIS SECTION WAS REVIEWED BY PLANNING & ZONING COMMISSION
ON JUNE 8, 2023]**

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

ARTICLE 14.01 GENERAL PROVISIONS

Division 1 Generally

§ 14.01.001 **Short title and application of chapter.**

These regulations shall be known as, and may be cited as, “The City of Lucas, Texas, Zoning Ordinance” and shall apply to the land within the corporate limits of the city.

(1995 Code, sec. 9-1)

§ 14.01.002 **Interpretation and purposes.**

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements adopted for promotion of the public health, safety, and welfare. The zoning regulations and districts as herein established have been made for the purpose of promoting health, safety, moral responsibility, and the general welfare of the city, and have been designed, among other things:

- (1) To lessen congestion on streets;
- (2) To secure safety from fire, panic, and other dangers;
- (3) To promote health and the general welfare;
- (4) To provide adequate light and air;
- (5) To prevent the overcrowding of land;
- (6) To avoid undue concentration of population;
- (7) To facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements;
- (8) To conserve the value of the property and encourage the most appropriate use of land throughout the community;
- (9) To minimize the threat of release, spillage or seepage of trash, garbage, debris, sewage, wastewater, noxious fumes or odors, or toxic materials; and
- (10) To lessen the potential pollution of the environment in the city or its environs.

(1995 Code, sec. 9-2)

§ 14.01.003 **Scope.**

It is not intended by these regulations to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances, or with private restrictions placed upon property by covenant, deed, easement, or other private agreement. Where this chapter imposes a greater restriction upon land, buildings, or structures than is imposed or required by other ordinances, covenants, or agreements, the provisions of these regulations shall govern. Where other ordinances impose a greater restriction than is imposed herein, the provisions of such other ordinances shall govern.

(1995 Code, sec. 9-3)

§ 14.01.004 Definitions.

Accessory building or use.

Is:

- (1) Subordinate to and serves a principal building or principal use;
- (2) Subordinate in area, extent, or purpose to the principal building or principal use served;
- (3) Contributes to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and
- (4) Located on the same building lot as the principal use served. "Accessory" when used in the text shall have the same meaning as accessory use.

Alley.

A public space or thoroughfare which may afford secondary means of access to property abutting thereon.

Area of the lot.

Shall be the net area of the lot and shall not include portions of public streets or alleys.

Art Studio.

An accessory building designed to foster arts, crafts, and other hobbies that may be conditioned, or unconditioned space. May include open spaces for creating art, crafts, painting, sculpture, pottery, photography, hanging arts and crafts, and may include the study of dancing, singing, acting, and musical instruments as well as storage, and sanitation. An Art studio shall not include spaces for sleeping, or the preparation of food.

Athletic/Sports training facility.

Means a facility designed and used primarily for training in team sports, athletic performance programs, consisting of outdoor and/or indoor athletic fields and related facilities, including but not limited to gymnasiums, equipment, training rooms, offices, locker rooms, and batting cages.

Automobile repair.

- (1) Collision services. Body, frame, and fender straightening or repair; customizing; painting.
- (2) Major. Major repair, rebuilding or reconditioning of engines, radiators, or transmissions; undercoating and rust proofing; any operation requiring dismantling or removal of head, crankcases, engines or other major parts; and recapping or re-grooving of tires; any use of a welder or cutting torch; any repair of heavy load vehicles; and other operations not listed as minor repair, but not collision services.
- (3) Minor. Minor repair or replacement of parts, tires, batteries, and accessories; diagnostic services; minor motor services such as grease, oil, spark plug and filter changes; tune-ups; replacement of starters, alternators, hoses, brake parts, mufflers, water or fuel pumps; state inspections; steam cleaning and detailing; servicing of air-conditioning systems; for vehicles, but not heavy load vehicles and not including any operation listed as major repair or collision service.

Block.

Commented [KS1]: Need to add definitions for art studio, pool house, and privately owned athletic training facilities. Joe Hilbourn will provide definitions for consideration

PZ look at possibly adding a nuisance definition

Commented [JH2R1]: Done see below

Commented [KS3]: Add 1-acre minimum for septic requirements to another zoning section

Commented [JH4R3]: This would belong in the district requirements not definitions

Commented [JH5]: Added Art Studio

Commented [JH6R5]: Added Athletic/Sports training facility

Commented [KS7]: Need clarification and look at definition per City Council. Art studio can be part of the main building.

Commented [KS8]: Needs more broad definition per City Council. There are other things like indoor sports.

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An area enclosed by streets and occupied by or intended for buildings; or, if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on the said side.

Building.

Any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building height.

The number of stories contained in a building and/or the number of feet above the average level of the adjoining ground.

Building line (setback line).

A line parallel or approximately parallel to the centerline of a street or to a property line when not adjacent to a street and having a specific minimum distance as established by this code based on the zoning district in which the property is located delineating where a building may be erected.

Building lot.

A single tract of land located within a single block which (at the time of filing for a building permit) is designed by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. It shall front upon a street or approved place. Therefore, a "building lot" may be subsequently subdivided into two or more "building lots" or a number of "building lots," subject to the provisions of this chapter and the subdivision ordinance.

Building official.

The building inspector or administrative official charged with the responsibility for issuing permits and enforcing the zoning ordinance, subdivision ordinance, and building code.

Certificate of occupancy or compliance.

An official certificate issued by the city through the building official which indicates conformance with or approval of a conditional waiver from the zoning regulations and authorizes legal use of the premises for which it was issued.

Child care center.

A facility licensed, certified or registered by the Texas Department of Family and Protective Services ("TDFPS") to provide assessment, care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

Church or rectory.

A place of assembly and worship by a recognized religion including synagogues, temples, churches, instruction rooms, and the place of residence for the ministers, priests, rabbis, teachers, and directors of the premises.

City.

The word "city" shall mean the City of Lucas.

Clinic.

A group of offices for one or more physicians, surgeons, dentists or similar members of the medical profession to treat sick or injured outpatients or animals.

College or university.

An institution established for educational purposes and offering a curriculum similar to the public schools or an accredited college or university, but excluding trade and commercial schools.

Commission and/or planning commission.

The planning and zoning commission of the city.

Community home.

A place meeting the requirements established under section 123.004 of the Texas Human Resources Code and where no more than six (6) persons with disabilities and up to two (2) supervisors reside at the same time to provide services to persons with disabilities including food, shelter, personal guidance, care, habilitation and supervision.

Conditional use.

A use which shall be permitted in a particular district only upon fulfillment of the conditions as set forth for that use in the use regulations for the appropriate district.

Council.

The word "council" shall mean the city council.

Courtyard.

An open, occupied space bounded on more than two (2) sides by the walls of a building. An inner courtyard is entirely surrounded by the exterior walls of a building. An outer courtyard is a court having one side open to a street, alley, yard, or other permanent open space.

Depth of lot.

The mean horizontal distance between the front and rear lot lines.

Design review committee (DRC).

The DRC is comprised of staff members representing the various departments and divisions involved in the review and approval process (administration, planning, engineering, building inspection, public works, fire, parks and health). DRC is responsible for review of development and building plans, subdivision plats and zoning applications. It offers reports and recommendations to both P&Z and city council pertaining to applications and proposals requiring actions by these bodies. DRC has final approval authority for certain plats such as amending plats, replats and minor plats in compliance with Texas Local Government Code, section 212.0065 and section 212.016.

Development or to develop.

A "development" includes the construction of new buildings or structures on a building lot, the relocation of an existing building on another building lot, or the use of open land for a new use. To "develop" is to create a development.

District.

A section of the city for which the regulations of this chapter, such as the area, height, use, etc., of the land and buildings, are uniform.

Drive-through, drive-thru, drive-in, or drive-up.

A product or service provided by a business that allows customers to purchase a product or service without leaving their cars. For the purposes of this definition, any product or service that is provided to a customer without the need for the customer to leave their vehicle is a drive-through, drive-thru, drive-in or drive-up.

Dwelling unit.

A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters of a family and including facilities for food preparation and sleeping.

Dwelling, multiple family.

Any building or portion thereof which is designed, rented, leased, or let to be occupied as two or more dwelling units or apartments of [or] which is occupied as a home or residence of two or more families.

Dwelling, single-family.

A detached building, but not a mobile home, manufactured housing or RV, having accommodations for and occupied by not more than one family, located on a lot or separate building tract, and having no physical connection to a building located on any other separate lot or tract.

Equestrian boarding.

A business consisting of a minimum of two (2) acres and up to five (5) acres for the boarding of a maximum of two (2) horses per acre regardless of ownership, that receives compensation through the boarding of horses. On lots greater than five (5) acres no such limit shall be imposed.

Equestrian facilities.

A facility or place used for horse boarding, including equestrian pasture boarding, horse training, riding lessons, horse breeding, horse rescue or horse shows. The facility may contain a riding arena provided the arena does not exceed 10% of the total lot size or a maximum of 20,000 square feet regardless of the size of the lot.

Family.

One or more persons related by blood, marriage, or adoption; or a group not to exceed four (4) persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit.

Farm or ranch.

An area which is used for growing of usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on said premises, but not including the commercial feeding or the feeding of garbage to swine or other animals and not including any type of agricultural or husbandry specifically prohibited by ordinance or law.

Farmer's market.

The retail sale of farm produce by individual vendors for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers and honey, where such produce, or its portion, is not grown on the premises.

Commented [KS9]: Courtney Morris will look into definition as it pertains to cottage food laws. Concerns regarding herbs and spices

Floor area.

The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding porches, carports, garages or unfinished cellars.

Commented [CM10R9]: No change recommended

Garage, auto repair.

A building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components, including engines, radiators, starters, transmissions, brakes, tires and wheels, seats, and similar components.

Halfway house.

A residence for former mental patients, convicts, or recovering drug users or alcoholics that serves as a transitional environment between confinement and the return to society.

Home occupation.

A business, occupation, or profession conducted wholly within an allowable residential building and dwelling unit by only the residents thereof, and which shall have the following characteristics:

- (1) The activity shall employ only members of the immediate family of the resident of the dwelling unit.
- (2) There shall be no external evidence of the occupation detectable at any lot line, said evidence to include, advertising signs, or displays, smoke, dust, noise, fumes, glare, vibration, electrical disturbance, storage of materials or equipment, or traffic or parking of vehicles in a manner evidencing the conduct of a business or that creates a nuisance to persons of ordinary sensibilities that occupy surrounding properties.

Hospital.

A legally authorized institution in which there are complete facilities for diagnosis, treatment, surgery, laboratory, X-ray, and the prolonged care of bed patients. Clinics may have some but not all of these facilities.

HUD-code manufactured home.

A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development (HUD), transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 CFR section 3282.8(g).

Commented [KS11]: Double check status of state legislation related to HUD manufactured or industrialized homes

Commented [CM12R11]: No change recommended

Kennel.

Any business or establishment other than a veterinary hospital, whether operated separately or in connection with another business or establishment, that keeps, breeds and/or boards and/or trains dogs and/or cats for profit. Veterinary hospitals shall not be considered a kennel, unless such hospitals contain pens or facilities for housing, boarding, breeding, training, harboring, or keeping dogs, cats or other domesticated animals, swine, equine, or other livestock or animals other than, or in addition to, short-term care incidental to the hospital use. Kennels must be established, maintained and operated in compliance with all applicable zoning and land use regulations of the city.

Livestock.

Any horses, mules, donkeys, ponies, cattle, sheep, goats, hogs, pigs, of any and all kinds regardless of sex.

Lot.

Land occupied or to be occupied by a building(s) and its accessory building including such open spaces as are required under this chapter and having its principal frontage upon a public street or officially approved place.

Commented [KS13]: Add (s) to building

Commented [JH14R13]: Added (s)

Lot depth.

The distance, measured in a straight line, between the front lot line and the rear lot line measured at the respective midpoints of the front lot line and the rear lot line.

Lot Depth Illustration

[\[Image\]](#)

Lot flag.

A lot of irregular shape with reduced frontage along a public or private street with dimensions that are otherwise adequate at the building lines.

[Image]

Lot lines.

The lines bounding a lot as defined herein.

- (1) Lot line, front. A "front lot line" is that boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots, either street line may be selected as the front lot line providing that a front and rear yard are provided adjacent and opposite, respectively, to the front lot line.
- (2) Lot line, rear. The "rear lot line" is that boundary of a building lot which is the most distant from and is, or is most nearly, parallel to the front lot line.
- (3) Lot line, side. A "side lot line" is that boundary of a building lot which is not a front lot line or a rear lot line.

Lot of record.

A lot which is part of a subdivision, the plat of which has been recorded in the office of the county clerk by the city prior to the adoption of this chapter May 1, 1995

Lot width.

The width of a lot, measured in a line generally parallel to the front property line at the front building line setback line.

Lot Width Illustration

[Image]

Main building.

The building or buildings on a lot which are occupied by the primary user.

Major retail development.

A singular retail establishment or shopping center that involves any one, or a combination of the following and as defined herein:

- (1) New construction of a singular retail sales establishment that is greater than 20,000 gross square feet in size;
- (2) New construction of a shopping center on a parcel or combination of parcels comprising ten acres or larger; or
- (3) Expansion to a singular retail sales establishment or shopping center existing as of the effective date of adoption of this chapter May 1, 1995 and which said expansion will increase the square footage of a singular retail sales establishment to become more than 20,000 gross square feet in area or increase the size of a shopping center to more than ten acres.

Man Cave/She Shed.

- Commented [KS15]: Add that the plat has been filed by the city
- Commented [KS16]: Change to county
- Commented [JH17R16]: DoneDone
- Commented [KS18]: Add adoption date. Courtney Morris will double check if the adoption is referring to 1995
- Commented [JH19R18]: Struck through adoption of chapter added May 1, 1995

- Commented [KS20]: Double check the term "primary"
- Commented [JH21R20]: Struck Through

- Commented [KS22]: Add adoption date
- Commented [JH23R22]: Struck through adoption of chapter added May 1, 1995
- Commented [JH24]: Added definition Man Cave/She shed
- Commented [KS25]: Needs to be redefined per City Council. There are no definitions for shops or sheds. Need to re-review this so there are no conflicts.
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An accessory building designed to give privacy, separation, and a place to express individuality away from the main structure. Man Cave/ She Shed may be conditioned, or unconditioned space, ~~May may~~ include areas used for relaxation, entertaining, bar area, storage, and sanitation, ~~but~~ shall not include spaces for sleeping, or the preparation of food.

Masonry.

An exterior building material which includes: Brick of a minimum three and one-half inch (3-1/2") nominal thickness, stone with a minimum average thickness of two inches (2") or stucco.

Mobile home.

A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

Mobile home park.

Any premises on which one or more mobile homes are parked or situated and used for living or sleeping purposes, or any premises used or held out for the purpose of supplying to the public a parking space for one or more mobile homes whether such vehicles stand on wheels or on rigid supports. A trailer park is a mobile home park.

Museum, library or art gallery (public).

An institution for the collection, display and distribution of books and objects of art, or science and sponsored by a public or quasipublic agency and open to the general public.

Nonconforming.

A building, structure, or use of land lawfully occupied at the time of the ~~effective date of this chapter~~ May 1, 1995 or amendments thereto, and which does not conform to the use ~~of~~ for the regulations of the district in which it is situated.

Noxious matter.

A material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being or comfort of humans.

Nuisance.

An unreasonable or unlawful use of property that results in material annoyance, inconvenience, discomfort, or injury to another person or to the public. The unlawful use may involve doing something (for example, piling garbage on residential property) or failing to do something (for example, cutting or removing noxious weeds from residential property).

Nursing home facility (also termed skilled nursing facility, convalescent home, assisted living, memory care facility or long-term care facility.)

A facility providing primarily inpatient health care, personal care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision and such facilities comply with the required state licensing, if any.

Occupancy.

The use or intended use of the land or building by proprietors or tenants.

Office, general business or professional.

Commented [KS26]: Add adoption date

Commented [JH27R26]: Struck through adoption of this chapter added May 1, 1995

Commented [KS28]: Change to "for" instead "of"

Commented [JH29R28]: Done

Commented [JH30R28]: Added Nuisance for effect, this belongs in chapter 8 not chapter 14.

Commented [KS31]: Definition is too specific with examples and limits us per City Council.

An establishment providing administrative, business, executive, management or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use.

Office, medical or dental.

An office or group of offices for one or more physicians, surgeons, dentists or other health-care professionals to treat sick or injured patients who do not remain overnight.

Open space or open areas.

Area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, or porches.

Open storage.

The storage of any equipment, machinery, commodities, raw or semi-finished materials, and building materials, not accessory to a residential use, which is visible from any point on the building lot line when viewed from ground level to six feet above ground level.

Public, Park, playground, community center.

An open recreation facility or park owned and operated by a general public agency and available to the general public. Any publicly owned park, playground, parkway, greenbelt, or roadway within the jurisdiction and control of the city.

Commented [KS32]: There is nothing specific about community center per City Council.

Commented [KS33]: Combine definition with public park definition as one definition

Commented [JH34R33]: Combined definitions

Parking space.

A surface area, enclosed or unenclosed, sufficient in size to store one automobile together with a surface driveway connecting the parking space with the street or alley and permitting ingress or egress of an automobile.

Pet.

A domesticated animal kept for companionship or pleasure that includes any dogs, cats, birds, rodents, of any and all kinds regardless of sex, and those similar in nature and function.

Pet boarding.

Commercial establishment which provides accommodations, feeding and general care for pets.

Plat.

A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the city and subject to approval by the planning and zoning commission. Reference to a plat in this chapter means an official plat of record which has been approved by the planning and zoning commission and filed in the plat records of the county.

Pool House.

An accessory building designed to enhance the poolside experience by minimizing the need to enter the ~~actual primary residence~~ house during pool time. A pool house may be conditioned, or unconditioned space, and ~~may~~ include spaces for entertaining guests, game rooms, bar area, storage, and sanitation including full shower and/or bathtub. A pool house shall not include spaces for sleeping, or the preparation of food.

Commented [JH35]: Added definition pool house

Premises.

Land together with any buildings or structures occupying it.

Primary or Principle Building.

Commented [JH36]: Added principle building

Commented [JH37R36]: Struck Through

The building or buildings on a lot which are occupied by the primary user or tenant.

Public park.

~~Any publicly owned park, playground, parkway, greenbelt, or roadway within the jurisdiction and control of the city.~~

Recreation area.

A privately owned park, playground, or open space maintained by a community club, property owners' association, or similar organization.

Refueling station.

Any building or premises used for the dispensing, sale, or offering for sale at retail any automobile fuels, oils, propane, natural gas, or electrical recharging. If the dispensing, sale, or offering for sale is incidental to a public garage, the premises shall be classified as a public garage.

Registered family home.

- (1) A home that is registered with the Texas Department of Family Protective Services ("TDFPS") and that provides regular care in the caretaker's own residence for not more than six children under 14 years of age, excluding children who are related to the caretaker, and that provides care after school hours for not more than six additional elementary school children, but the total number of children, including children who are related to the caretaker, does not exceed 12 at any given time.
- (2) The term does not include a home that provides care exclusively for any number of children who are related to the caretaker. For purposes of this definition regular care means care that is provided at least:
 - (A) Four hours a day, three or more days a week, for three or more consecutive weeks; or
 - (B) Four hours a day for 40 or more days in a period of 12 months.

Residence.

Same as a dwelling; also, when used with "district," an area of residential regulations.

Restaurant or cafeteria.

An eating establishment where service is provided to customers at tables and not involving service of food to customers in automobiles.

Retail sales establishment.

An establishment or place of business primarily engaged in selling goods directly to the consumer, where such goods are generally available for immediate purchase and removal from the premises by the purchaser.

Retirement home/senior independent living facility.

A multifamily dwelling complex or similar living arrangements that is age restricted for senior citizens but which is not an assisted-living center or long-term care facility.

School, private.

A school under the sponsorship of a private agency or corporation other than a public agency.

School, public or parochial.

A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including private, trade, or commercial schools.

Schools, trade and commercial.

Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art, or occupation.

Screening device.

A barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design at least four (4) feet in height, where the solid area equals at least sixty-five percent (65%) of the wall surface, including an entrance gate or gates; or foliage of an acceptable type with a density that will not permit through passage; or an acceptable combination of these materials. Such screening device shall be continuously maintained.

~~Servant's quarters.~~

~~An accessory building or portion of a main residential building located on the same lot as the principal residential building, occupied only by such persons and their families as are employed full time by the occupants of the principal residence.~~

Commented [KS38]: Needs to be removed and codified

Commented [JH39R38]: Struck through

Shopping center.

A grouping of two (2) or more commercial units built primarily for retailing purposes on common property planned, developed, owned or managed as a unit with common off-street parking provided on the same site. For purposes of this chapter, a neighborhood shopping center shall be considered to be a shopping center primarily serving adjacent residential area.

Specific use.

A means for developing certain designated uses in a manner in which the specific use will be compatible with the adjacent property and consistent with the character of the neighborhood.

Stadium or playfield, public.

An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, football field or stadium.

Street.

An area for vehicular traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or otherwise designated.

Street line.

A dividing line between a lot, tract, or parcel of land and contiguous street.

Structural alterations.

Any change in the supporting member of a building, such as a bearing wall, column, beams, or girders.

Toxic materials.

Those materials which are capable of causing injury to living organisms by chemical means when present in relatively small amounts.

Use.

The purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied and maintained, and shall include any manner of such activity with respect to the standards of this chapter.

Use, principal.

The main use of land or buildings as distinguished from a subordinate or accessory use.

Utility facilities, private or franchised.

A nonpublic utility requiring specific facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or the normal franchised utilities.

Yard.

An open space other than a courtyard, on the lot on which a building is situated and which is open and unobstructed from a point forty (40) inches above the general ground level of the graded lot to the sky, except as provided for roof overhang, similar special building features and other accessory structures as provided for in this code.

Yard, front.

An open, unoccupied space on a lot facing a street extending across the lot between the side lot lines and from the front building line to the street.

Yard, rear.

An open, unoccupied space from the rear building line extending across the rear of a lot from one side lot line to the other side lot line to the rear property line.

Yard, side.

An open, unoccupied space or spaces between the property line and the side building line that would not be consider front yard or rear yard that extends between the front building line and the rear building line.

**Yard &
Building,
Line
Illustrations**

[\[Image\]](#)

Zoning district map.

The official certified map upon which the boundaries of the various districts are drawn and which is an integral part of the zoning ordinance.

(Ordinance 2012-05-00715, sec. 2, adopted 5/17/12; Ordinance 2012-06-00718, sec. 1, adopted 6/21/12; Ordinance 2012-10-00737 adopted 10/4/12; Ordinance 2013-07-00760 adopted 7/18/13; Ordinance 2015-08-00816 adopted 8/20/15; Ordinance 2016-03-0832 adopted 3/3/16; Ordinance 2016-04-00835 adopted 4/7/16; Ordinance 2018-03-00876 adopted 3/1/18; Ordinance 2022-05-00953 adopted 5/19/22; Ordinance 2022-08-00535 adopted 9/1/2022)

§ 14.01.005 Compliance with the regulations.

Except as herein specifically provided:

- (1) No land shall be used except for a purpose permitted in the district in which it is located.
- (2) No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located.
- (3) No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which such building is located.
- (4) No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in

conformity with the area regulations of the district in which such building is located.

- (5) No building shall be erected, converted, enlarged, reconstructed, or structurally altered to the extent specifically provided herein except in conformity with the off-street parking and loading regulations provided herein for the use for which the building is intended.
- (6) The minimum yards, parking spaces, and open area, including lot area per dwelling unit, required by this chapter for each and every building existing at the time of passage of this chapter or for any building hereafter erected, shall not be encroached upon or considered as part of the yard or parking, nor shall any lot area be reduced below the requirements of this chapter for the district in which such lot is located.
- (7) Every building hereafter erected or structurally altered shall be located on a building lot as herein defined and, except as specifically provided herein, there shall not be more than one main building on one (1) lot.
- (8) No construction of any sewer system, sanitary landfill, public utility, or facility for the treatment of wastewater in any part of the city or its extraterritorial jurisdiction and within 2,000 feet (2000') of Lake Lavon shall be permitted.
- (9) All lots shall front on a street and all lots shall have street frontage of not less than 50% of the required width at the front building line, but not less than forty feet (40)'; No lot shall be landlocked.

Commented [JH40]: Added but not less than 40'

(1995 Code, sec. 9-5; Ordinance 2022-08-00535 adopted 9/1/2022)

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City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 14

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



City of Lucas

City Council Agenda Request

September 7, 2023

Item No. 15

Requester: Mayor Jim Olk

Agenda Item Request

Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA