

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, October 15, 2020 at 7:00 pm by video conference 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.

On March 16, 2020 Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. To comply with Governor Abbott's latest Executive Order and to practice safe distancing, Lucas City Council meetings will not be open to on-site visitors. In the interim, City Council meetings will be available through Zoom Webinar from your computer or smartphone. To join the meeting, please click this URL

https://zoom.us/s/95534828374?pwd=ZkJ5cTZkVWNEL3o0WFNCQXBjQ0RvZz09 and enter your name and email address. To join by phone: 1-346-248-7799 Webinar ID: 955 3482 8374 Passcode: 712285. If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at https://www.lucastexas.us/live-streaming-videos/.

If the public desires to speak during a specific agenda item, they must email shenderson@lucastexas.us by 4:00 pm on 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. You may also communicate and send your comments to the City Councilmembers directly by emailing citycouncil@lucastexas.us.

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 5510415 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 October 1, 2020 City Council meeting. (City Secretary Stacy Henderson)

Regular Agenda

- 4. Consider an alternative financing plan for the cash defeasance and bond refunding for the General Obligation Refunding Bonds, Series 2007 and Certificates of Obligation, Series 2011 using sinking fund reserves to buy down outstanding Certificates of Obligation, Series 2011 and refund the remaining principal. (Mark McLiney, SAMCO Capital, Andrew Friedman, SAMCO Capital, City Manager Joni Clarke, Finance Director Liz Exum)
- Consider establishing priorities and goals for the Geographic Information System (GIS) Mapping and data entry along various roadway rights-of-ways and easements and view a presentation and demonstration of the work completed by Lakes Engineering in FY 19/20. (City Engineer Stanton Foerster)
- 6. Consider opening the City of Lucas City Council and Board and Commission meetings to the public and set guidelines for those who would like to attend official city meetings in person. (Mayor Jim Olk, City Manager Joni Clarke)

Executive Session Agenda

- 7. Executive Session: An Executive Session is not scheduled for this meeting.
- 8. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
- 9. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on October 9, 2020.

Harry Henderson

Stacy Henderson, City Secretary

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 City Secretary Stacy Henderson at 972.912.1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



Requester: Mayor Jim Olk

Agenda Item Request
Citizen Input
Background Information
NA
Attachments/Supporting Documentation
NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



Requester: Mayor Jim Olk

Agenda Item Request

2. Items of Community Interest.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas Council Agenda Request October 15, 2020

Requester: City Secretary Stacy Henderson

Agenda Item Request

- 3. Consent Agenda:
 - A. Approval of the minutes of the October 1, 2020 City Council meeting.

Background Information

NA

Attachments/Supporting Documentation

1. Minutes of the October 1, 2020 City Council meeting.

Budget/Financial Impact

NA

Recommendation

City Staff recommends approval of the Consent Agenda.

Motion

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



City of Lucas City Council Meeting October 1, 2020 Video Conference Meeting 7:00 P.M. City Hall, 665 Country Club Road, Lucas, Texas

MINUTES

Call to Order

City Councilmembers Present:

Mayor Jim Olk Mayor Pro Tem Kathleen Peele Councilmember Wayne Millsap Councilmember Tim Baney Councilmember Steve Duke Councilmember Philip Lawrence Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke City Secretary Stacy Henderson City Attorney Joe Gorfida Development Services Director Joe Hilbourn City Engineer Stanton Foerster Assistant to the City Manager Kent Souriyasak

This meeting was conducted by video conference.

Mayor Olk called the meeting to order at 7:00 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

There was no citizen participation during this agenda item.

Community Interest

2. Community Interest

Mayor Olk noted that the following items of Community Interest:

- COVID restrictions for City meetings would be lifted at the first City Council meeting in November. Staff would bring forward a proposal for reopening at the October 15 meeting.
- The September 26 market had 444 visitors and 42 vendors in attendance. The last market is October 10.
- Early voting begins on October 13 through October 30 at the Lucas Community Center. Sample ballots have been placed on the City's election page.
- The City would begin live streaming City meetings on October 1 with SwagIt and a link to live stream can be found on the City's website.

• The Economic Development Administration provided an update on the City's application for the proposed broadband project stating it would be reviewed in late October and approval consideration would be known the first week of November.

Presentations

2A. Presentation by Cornerstone Ranch

David Heaton with Cornerstone Ranch explained that he had a property under contract in Lucas that would require a Planned Development overlay in order to accomplish the items they anticipate for the property. Mr. Heaton noted that currently Cornerstone Ranch was located in McKinney and was looking for an alternate location due to the expansion of the McKinney airport. Cornerstone Ranch was a nonprofit home and day program for people with special needs and would like to relocate their facilities to a 50-acre tract of land on Forest Grove Road adjacent to Stonegate and across from the Ranches of Pecan Grove. Mr. Heaton noted that one home would be located on the property that was approximately 10,000 square feet and house eight residents and staff members with the intention to eventually build four to six homes on the 50-acre site. Mr. Heaton discussed the garden and other living skills that were part of the program, detention area for the property, traffic, and participants in the day program.

Mayor Olk explained that a Planned Development overlay would require a zoning change and public hearings and those items would have to be addressed before the City Council could consider addressing any items.

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

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the September 17, 2020 City Council meeting.
- B. Consider calling a special City Council meeting for November 11, 2020 at 8:30 am to canvass the November 3, 2020 election results.
- **MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

4. Consider holding or canceling the Country Christmas event scheduled for Friday, December 4, 2020.

City Manager Joni Clarke discussed strategies to encourage social distancing such as removing the train ride, limiting the number of people on the ice rink at one time, holding the holiday market outdoors, and limiting food to In N Out Burger only, no staff would be serving food or drinks.

The tree would be on at the beginning of the event and hand sanitizing stations would be made available.

Mayor Pro Tem Peele expressed her concern about sharing skates at the rink, having a large crowd at the event, limiting seating on the shuttle bus and exposing staff.

Councilmember Fisher expressed her concern about the event becoming commercialized, the amount of staff needed to work the event, and the size of crowd becoming too large.

Councilmember Baney noted that individuals were used to social distancing and believed that the City could work through the logistics to hold a safe event.

The Council discussed logistics with the event, social distancing with events, and staff working the event and their exposure.

Councilmember Fisher asked that the number of farmers market vendors be limited. It was agreed to be limited to 25-30 vendors.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Baney to approve holding Country Christmas on Friday, December 4, 2020 and adhere to masks and social distancing requirements, and have staff bring back a report to the November 19, 2020 City Council meeting logistics of the event. The motion passed unanimously by a 7 to 0 vote.

5. Consider authorizing the City Manager to enter into a contract with TexasBit/APAC for FY 20/21 roadway maintenance in an amount not to exceed \$600,000 and identify priority streets.

City Engineer Stanton Foerster recommended the following streets for roadway maintenance in fiscal year 20/21:

Stinson Road (Bristol Park – Bentwater Drive)	\$129,640
Winningkoff Road (E. Lucas Road – Rollingwood)	\$128,664
Blondy Jhune Road (West end)	\$107,220
Forest Grove (Stonegate – Orr Road)	<u>\$233,352</u>
Total	\$598,876

- **MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve authorizing the City Manager to enter into a contract with TexasBit/APAC for the FY 20/21 roadway maintenance for a total amount not to exceed \$600,000 for the streets outlined above. The motion passed unanimously by a 7 to 0 vote.
- 6. Consider authorizing the City Manager to enter into a contract for the construction of On-Call Miscellaneous Grading, Excavation, and Finish Work via Work and Purchase Orders (Bid #014-18a) with Four Star Excavation, Inc. in the amount not to exceed \$100,000 from account Improvements Roads 11-8209-301.

- **MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to enter into an agreement with Four Star Excavation for the below mentioned projects and/or other projects to be named later. The motion passed unanimously by a 7 to 0 vote.
 - Brookhaven culvert repairs
 - Winningkoff culvert maintenance (800 feet north of East Lucas Road)
 - Stinson Road culvert maintenance at Muddy Creek
 - East Winningkoff Road/Winningkoff Road culvert extension

Executive Session Agenda

7. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to discuss the evaluation for the City Secretary.

The City Council convened into Executive Session at 8:12 pm.

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

The City Council reconvened from Executive Session at 8:48 pm. There was no action taken as a result of the Executive Session.

Adjournment

9. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 8:48 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Stacy Henderson, City Secretary

Jim Olk, Mayor



Requester: Mark McLiney, SAMCO Capital Andrew Friedman, SAMCO Capital City Manager Joni Clarke Finance Director Liz Exum

Agenda Item Request

Consider an alternative financing plan for the cash defeasance and bond refunding for the General Obligation Refunding Bonds, Series 2007 and Certificates of Obligation, Series 2011 using sinking fund reserves to buy down outstanding Certificates of Obligation, Series 2011 and refund the remaining principal.

Background Information

On September 17, 2020, the City Council approved the payoff of the General Obligation Refunding Bonds, Series 2007 in the debt service and water funds using sinking fund reserves as follows:

Series 2007 Bond pay off estimate (November 11) by fund:

Debt Service	\$485,045
Water Fund	<u>\$212,162</u>
Total	\$697,207
Minus payment Included in FY 2020-2021 budget:	
Debt Service Principal (59-7900-216)	\$235,000
Debt Service Interest (59-7900-217)	\$13,630
Water Fund Principal (51-7900-216)	\$105,000
Water Fund Interest (51-7900-217)	<u>\$5,922</u>
Total	\$359,552

Remaining balance to fund using sinking fund reserves in debt service and water funds:

Debt Service Principal (59-7900-216)	\$245,000
Debt Service Interest (59-7900-217)	(\$8,585)
Water Fund Principal (51-7900-216)	\$105,000
Water Fund Interest (51-7900-217)	<u>(\$3,760)</u>
Total	\$337,655

The estimated interest savings from this early payoff was approximately \$18,926. The Council also approved refunding Certificates of Obligation, Series 2011 for an approximate net savings of \$506,791. When combining the savings of \$506,791 to the savings from paying off the Series 2007 Bonds of \$18,926, the City would save \$525,717.



SAMCO met with the paying agent and bond holder for the existing General Obligation Refunding Bond, Series 2007 and discovered that to prepay the Series 2007 bonds would result in a prepayment penalty of \$27,522 that would eliminate any cash savings to the City and remove the economic viability of the defeasance plan for the Series 2007 bonds.

The Finance Director and City Manager met with Mark McLiney from SAMCO and a new plan was discussed to reduce outstanding debt and increase savings by an additional \$5,380 utilizing excess sinking fund reserves of the City. The new plan includes leaving the General Obligation Refunding Bonds, Series 2007 outstanding since there is no longer an economic benefit to defease the bonds and use the City's sinking fund reserves, that were originally intended to redeem the 2007 bonds (337,655 + one month interest 4,945 = 342,600) to buy down the refunding of the Series 2011 COs. The one-month interest is due to the change in the redemption date from November 11, 2020 to December 8, 2020.

Attachments/Supporting Documentation

1. Bond Refunding Opportunity Update Presentation from SAMCO

Budget/Financial Impact

The alternative plan to use \$342,600 in sinking fund reserves to buy down outstanding Certificates of Obligation, Series 2011 and refund the remaining \$2,980,000 principal (par value) will generate debt service savings of approximately \$531,097.

Recommendations

Staff recommends the buy down of Certificates of Obligation, Series 2011 using sinking fund reserves totaling \$342,600 and refunding the remaining \$2,980,000 principal (par value) to generate debt service savings of approximately \$531,097.

Motion

I make a motion to authorize City staff and SAMCO consultants to proceed with the alternative plan to use sinking fund reserves totaling \$342,600 and refunding the remaining \$2,980,000 principal (par value) to generate debt service savings of approximately \$531,097.



City of Lucas, Texas

Bond Refunding Opportunity Update

October 15, 2020

Mark M. McLiney Andrew T. Friedman SENIOR MANAGING DIRECTOR MANAGING DIRECTOR SAMCO Capital SAMCO Capital (210) 832-9760 (San Antonio) (210) 832-9760 (San Antonio) MEMBER: FINRA/SIPC (214) 765-1439 (Dallas) MEMBER: FINRA/SIPC (214) 765-1439 (Dallas) www.samcocapital.com mmcliney@samcocapital.com www.samcocapital.com afriedman@samcocapital.com



Original Plan approved by Council on September 17th was:

• Retire (defease) \$690,000 General Obligation Refunding Bonds, Series 2007 using \$697,207 cash contribution as detailed below:

Source of Cash	Amount		
Current ('21) I&S Levy	\$248,630.00		
Current ('21) Utility Budget	110,922.00		
I&S Reserves	236,415.00		
Utility System Reserves	<u>101,240.00</u>		
Total	\$697,207.00		

- Refund \$3,490,000 Certificates of Obligation, Series 2011 with Refunding Bonds;
- Savings from cash defeasance was projected to save \$18,926;
- Savings from Refunding was projected to save \$506,791; and
- Combined savings of \$525,717
- Further legal analysis and visit with bond holder of 2007 Bonds revealed that the issue is callable at anytime with a prepayment penalty of \$27,522 which removes the economic viability of defeasance plan.



New plan for City Council's consideration as follows:

- Leave the General Obligation Refunding Bonds, Series 2007 outstanding since there is no longer an economic benefit to defeasing the bonds;
- Use the City's cash reserves, that were originally intended to redeem the 2007 Bonds (\$342,600.46*), to 'buy down' the refunding of the Series 2011 COs.
- Overall savings increases as follows:

Gross Savings	\$873,697.36
Less: Cash Contribution (Utility Reserves + I&S Reserves)*	(\$342,600.46)
Net Savings*	\$531,096.90

• New financing plan increases savings by \$5,379.90 while reducing outstanding debt with excess reserves of the City.

Prior I&S Reserves + Utility System Reserves = \$236,415.00 + \$101,240.00 = \$337,655.00 (see prior page) New I&S Reserves + Utility System Reserves = \$239,236.93 + \$103,363.53 = \$342,600.46



^{*} Redemption date was changed from November 11, 2020 to December 8, 2020 as result of delay in decision to proceed and accounts for different cash contribution required to defease the bonds since additional interest has accrued on the bonds to be refunded than was originally presented to Council.

Potential Refunding Results

Summary of Bonds to be Refunded							
Series Name	Par Refunded	Refunded Coupon Range	Maturities Refunded	Call Date			
Certificates of Obligation, Series 2011	\$ 3,490,000	3.00% - 4.00%	2022 - 2031	2/1/2021			

	Projected Annual Savings								
		P	rior Debt	R	efunding			Pre	esent Value
	Date		Service	De	bt Service		Savings		Savings
	09/30/2021	\$	58,356	\$	52,746	\$	5,610	\$	5,370
	09/30/2022		416,000		330,625		85,375		84,369
	09/30/2023		416,563		327,900		88,663		86,847
	09/30/2024		420,200		334,875		85,325		82,837
	09/30/2025		422,500		331,550		90,950		87,528
	09/30/2026		424,200		337,925		86,275		82,295
	09/30/2027		425,300		338,925		86,375		81,666
	09/30/2028		425,800		339,625		86,175		80,762
	09/30/2029		425,700		341,650		84,050		78,086
	09/30/2030		429,900		345,050		84,850		78,146
	09/30/2031		428,400		338,350		90,050		82,218
	Total	\$	4,292,918	\$	3,419,221	\$	873,697	\$	830,124
Less: Cash Contribnution						(342,600)			
Net Gross Savings					\$	531,097			

Summary of Refunding Results							
	Preliminary						
Par Amount of Refunded Bonds	\$	3,490,000					
Refunding Par Amount	\$	2,980,000					
Average Coupon of Refunded Bonds		3.97%					
True Interest Cost of Refunding Bonds		1.04%					
Gross Savings*	\$	531,097					
Net Gross Savings as a							
Percentage of Bonds Refunded 15.22%							

* Gross Savings is shown net of all costs of issuance and cash contributions made by the City.





Requester: City Engineer Stanton Foerster

Agenda Item Request

Consider establishing priorities and goals for the Geographic Information System (GIS) Mapping and data entry along various roadway rights-of-ways and easements and view a presentation and demonstration of the work completed by Lakes Engineering in FY 19/20.

Background Information

During late FY 19/20, Lakes Engineering was engaged to assess the current state of the City's GIS system and to begin creation of a citywide database. This work included the capturing and entering a significant portion of data focused along Blondy Jhune Road, Winningkoff Road, Snider Lane, and Stinson Road. There initial work was completed in September.

The next step in electronically documenting the various rights-of-way and easements (trail, utility, drainage, access, etc.) is ready to begin. Lakes, if engaged, will continue their work along these and other roadways:

- 1. Blondy Jhune Road
- 2. Winningkoff Road
- 3. Snider Lane
- 4. Stinson Road
- 5. Shady Lane
- 6. E. Winningkoff Road
- 7. Orr Road
- 8. Forest Grove Road
- 9. Rock Ridge Road
- 10. Ingram Lane
- 11. Estelle Lane

Cost of the next step will be determined by remarks and comments by the City Council about establishing priorities and goal for the GIS Mapping project.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

The funding for this work was not included in the FY 20/21 budget.



Recommendation

City staff recommends continuation of the GIS Mapping and data entry by Lakes Engineering of the various rights-of-way and easements (trail, utility, drainage, access, etc.) and collection of data from other agencies.

Motion

I make a motion to establish the following priorities and goals for the GIS Mapping project:

1.

2.

3.

- 4.
- 5.

And request a project proposal from Lakes Engineering based on these priorities and goals.



Requester: Mayor Jim Olk City Council

Agenda Item Request

Consider opening the City of Lucas City Council and Board and Commission meetings to the public and set guidelines for those who would like to attend official city meetings in person.

Background Information

On March 13, 2020, the Governor of the State of Texas declared a state of disaster for the State of Texas in response to the COVID-19 public health concerns. Subsequent City of Lucas Declarations of Local Disaster for Public Health Emergency were issued in response to the pandemic.

On March 16, 2020, Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency allowing members of the City Council and Boards and Commission members to participate in official city meetings via teleconferencing software (Zoom). Currently, the City of Lucas does not allow in-person attendance at official city meetings and requires public participation via teleconferencing software (Zoom) or viewing of the live stream (SwagIt). Topics for consideration:

- Should the City of Lucas continue to support elected and appointed officials to participate remotely via teleconferencing software (Zoom) as long as the suspended provisions of the Open Meetings Act are in place.
- When Governor Abbott reinstates the provisions of the Open Meetings Act requiring elected and appointed officials to attend meetings in person, should the City implement modifications to the Council Chambers to include plexiglass between each person at the dais, staff table and at the City Secretary desk (to be funded from remaining CARES funding). Are there any other measures that need to be taken to enhance safety?
- Should the City of Lucas allow the public to attend official meetings in person? If so, should masks or face coverings be required? Should the number of attendees be limited to 15 to ensure six feet of distance between attendees. Should all attendees be encouraged to use hand sanitizer when entering the Council Chambers.
- Should the City continue to use teleconferencing software (Zoom) to ensure public participation in official meetings?

Guidelines recommended for staff if in-person attendance at official city meetings is reinstated:

• Staff will be encouraged to use teleconferencing software (Zoom) to participate in meetings. Staff may enter the Council Chambers to provide presentations but should



only remain in the Council Chambers as necessary and wear masks or face coverings while in the Council Chambers. Masks may be removed to speak during presentations.

- The City Attorney will be encouraged to use teleconferencing software (Zoom) to participate remotely, when practical.
- City staff or the Deputy will monitor public entry at the entrance door of the Council Chambers. When room capacity is reached, the public will be informed that a person cannot enter until someone else leaves.

Attachments/Supporting Documentation

As of October 8, 2020, the following data was made available regarding COVID-19 cases in the City of Lucas:

- o 77 confirmed cases
- o 72 recovered cases
- 5 active cases

As of October 8, 2020, the following data was made available regarding COVID-19 cases in Collin County:

- o 15,923 confirmed cases
- o 15,091 recovered cases
- 832 active cases

Budget/Financial Impact

Should the City Council approve the placement of plexiglass at the dais, staff table and at the City Secretary desk, quotes will be obtained and adequate funding is available with CARES funding.

Recommendation

Mayor Olk serves as the Director of Emergency Management for the City of Lucas and is seeking feedback from the City Council regarding the possibility of opening City of Lucas meetings to the public in November 2020.

Motion

I make a motion to approve/deny opening the City of Lucas City Council and Board and Commission meetings to the public effective November 5, 2020 for those who would like to attend city meetings in person with the following guidelines:



Requestor: 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



Item No. 08

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