



City Councilmembers Present:

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

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
City Secretary Toshia Kimball
Public Works Director Scott Holden
Development Services Director Joe Hilbourn
Deputy Liam Sartor

The regular City Council meeting was called to order at 6:30 pm.

Citizen Input

1. Citizen Input

There were no members of the public wishing to address the City Council. There were four citizens in attendance.

Community Interest

2. Items of Community Interest

Mayor Olk gave items of community interest including:

- Keep Lucas Beautiful Spring Cleanup – Saturday April 6, 2024, from 9 a.m. to 1p.m.
- Founders Day Country Fair – Saturday April 13, 2024, from 9 a.m. to 2 p.m.
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2024 General and Special Elections for May 4, 2024		
Lucas Community Center is a voting location		
Early Voting	April 22 nd – 27 th	8:00 a.m. – 5:00 p.m.
Early Voting	April 29 th & April 30 th	7:00 a.m. – 7:00 p.m.
Election Day	May 4, 2024	7:00 a.m. – 7:00 p.m.

- Stick Horse Rodeo – Mayor ProTem Peele is requesting stick horse donations. Donations can be collected at City Hall. Opportunity to earn medals and must wear closed toe shoes.
- Councilmember Fisher is working on a historical cookbook.
- Preserving Lucas History – If you have old photographs that showcase some of our Lucas history email or drop them off to the City Secretary Toshia Kimball at City Hall with a brief description of each photo.

Public Hearing

3. **Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning” excluding Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.**

- A. Presentation by Development Services Director Joe Hilbourn**
- B. Conduct Public Hearing**
- C. Take action on the request**

Public Hearing was opened at 6:38 p.m. The Public Hearing was closed at 6:38 p.m.

The following comments and changes were suggested:

- Schedule of uses chart: strike, “Electric equipment assembly and sales.”
- Mayor Pro Tem Peele asked where impervious coverage is defined. Development Services Director Joe Hilbourn stated it is not defined in our code of ordinances. Impervious coverage means it does not allow water through. Buildings and driveways are considered impervious cover. City of Lucas attorney Joe Gorfida advised that most cities do not define impervious cover.
- §14.03.295 Principal building regulations subsection (f) change impervious coverage from 70% to 65%.
- §14.03.353 Development Regulations subsection (14) adding parking and surface standards matching what is in Village Center and light industrial in 14.03.472 (d).
- §14.02.064 Limitation on reapplication - City Council requested legal to revise this section and add language for City Council to take action to deny an application with or without prejudice.
- Division 2, AO Agricultural District - R2 Construction standards were added to AO. Impervious coverage of 15% was added. City Council discussed adding SUP for agricultural uses.
- Open Space District – City Council discussed adding requirement of 10 acres. This is currently included in “§14.03.712 Use regulations” under subsection (6).
- Open Space District – Impervious coverage of 15% was added to match with AO. City Council discussed adding SUP for agricultural uses.
- Division 15, Schedule of Uses, subsection (e) Schedule of uses chart, “Recycling center/recycle container.” SUP was added to LI only for recycling center/recycle container.
- Councilmember Fisher stated that we allow an arts and crafts store, but we don’t allow a ceramic store even by SUP in Village Center. Is it because of the kilns? Mayor advised, because of the hazardousness. Councilmember Fisher asked if the coffeehouse require an SUP because they have a drive-through? Development Services Director Joe Hilbourn stated that we require an SUP for a coffee house, because coffee houses put out a distinctive odor.

- §14.04.033 Off-street nonresidential parking subsection (3). Mayor Olk suggested looking at City of Garland parking requirements to determine the amount of space for vehicle storage separate from parking.
- §14.04.033 subsection (18) Personal services to include but not limited to nail salon, hair salon or therapy – Councilmember Fisher is concerned about parking spaces with nail salons, hair salons, etc. if the area is remodeled and extra parking is not added. Development Services Director Joe Hilbourn advised that the business would not be able to remodel/add stations if they didn't have spaces available. If done without a permit they would be in violation of our code of ordinances.
- Councilmember Lawrence asked if we do a check in on the businesses. Development Services Director Joe Hilbourn stated that the City does an annual inspection on every commercial business.
- §14.04.073 subsection (2) the not in the brackets should be there. Typo from the codification.
- §14.04.122 Front yards subsection (b) Councilmember Fisher asked who maintains the visibility triangles? City Manager Joni Clarke advised that the City maintains it for safety.
- §14.04.122 Front yards – Add revision to subsection (b) to reflect...“nor any tree shall be prohibited within this area.”

City Council thanked the staff, sub-committee and P&Z for all the hard work of Chapter 14 review and edits.

A City Council sub-committee was formed, and Chapter 14 was discussed with the exception of the accessory building and structure uses which had to be re-written and will be coming back to the City Council on the consent agenda.

There was no motion required for this item.

4. **Conduct a public hearing and consider a request by the owner Ryan Mullholand with Homerun Alley on behalf of Boson Motors for an amendment to the zoning use chart to permit electric equipment assembly and sales.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take action on the request**

Mayor Olk opened the public hearing and 7:29 p.m. and closed the public hearing at 7:29 p.m.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Fisher, to deny with prejudice an amendment to the zoning use chart to permit electric equipment assembly and sales requested by the owner Ryan Mullholand with Homerun Alley on behalf of Boson Motors. The motion passed unanimously by a 7 to 0 vote.

5. **Cancellation of a public hearing to 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 feet east of the intersection of Angel Parkway and McGarity Lane.

The application was denied by Planning & Zoning and chose not to appeal. City Council accepted the cancellation.

Consent Agenda

6. Consent Agenda:

- A. Approval of the minutes of the March 7, 2024 City Council meeting.**
- B. Approval of authorizing the City Manager to enter into a contract with Hydromax USA, LLC for fire hydrant and valve maintenance utilizing an interlocal agreement with the City of Garland, Texas in an amount not to exceed \$113,000.**

MOTION: A motion was made by Councilmember Kuykendall, seconded by Councilmember Johnson, to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

7. Consider an analysis of pavement condition data and discuss projections for full-system, total lifecycle pavement maintenance and the development of a 5-year streets maintenance plan.

Councilmember Kuykendall asked what is the traffic use for each road? Traffic has a large impact on road conditions.

CIP Manager Patrick Hubbard advised that the range of the estimated life is wide because of difference between the type and volume of traffic on the roads but the NEXCO Highway Solutions of America (NHSA) model does not account for differences in traffic. NHSA is the American subsidiary of the Japanese corporation that we used as a vendor to collect the data.

Councilmember Lawrence requested more granular information to review 0-3 years of data versus 0-10 years of data. No more than 5 years. Mayor Pro Tem Peele agreed.

Mayor Olk advised that details come out in our CIP Plan where we receive the granular data that goes road by road.

CIP Manager Patrick Hubbard advised that our current annual street budget is \$750k and \$100k for drainage.

Mayor advised City Manager Joni Clarke on the statement, "If an additional \$70,000 is needed for street maintenance, the City will need approximately \$861,575 annually in the street maintenance budget for a 5 year period.

City Council expressed appreciation to staff.

MOTION: A motion was made by Councilmember Kuykendall, seconded by Mayor Pro Tem Peele to approve the City of Lucas Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2022-2023. The motion passed unanimously by a 7 to 0 vote.

8. **Consider authorizing the City Manager to enter into a contract with Anderson Asphalt & Concrete Paving, LLC, for the rehabilitation of Edgefield Lane, Lynn Lane, Woodmoor Drive, and Winningkoff Road/East Winningkoff Road in a not to exceed amount of \$350,206 from Account 11-8209-301 Improvement Roads (Street Maintenance).**

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Pro Tem Peele to approve authorizing the City Manager to enter into a contract with Anderson Asphalt & Concrete Paving, LLC, for the rehabilitation of Edgefield Lane, Lynn Lane, Woodmoor Drive, and Winningkoff Road/East Winningkoff Road in a not to exceed amount of \$350,206 from Account 11-8209-301 Improvement Roads (Street Maintenance). The motion passed unanimously by a 7 to 0 vote.

9. **Consider calling a special City Council meeting for the purpose of canvassing the May 4, 2024 election results.**

Mayor Olk stated that a special meeting was required to canvass the election results of the May 4, 2024 election. Per Section 67.004 (a) of the Texas Election Code, for the purpose of canvassing a city election, only two members of the City Council are needed to constitute a quorum. City Secretary Toshia Kimball proposed May 14, 2024 at 9:00 a.m. Mayor Olk and Councilmember Fisher stated they would be in attendance at the special called meeting.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Fisher to approve calling a special City Council meeting for May 14, 2024 at 9:00 a.m. for the purpose of canvassing the May 4, 2024 election results. The motion passed unanimously by a 7 to 0 vote.

10. **Consider creating the position of Development Coordinator for the City of Lucas and appropriating \$43,892 from unrestricted general fund reserves into the Development Services (6212) personnel services budget.**

Mayor Pro Tem Peele asked for confirmation that this position would take the applicant from when they come in the door and walk everything through the entire process?

CIP Manager Patrick Hubbard advised that the Development Coordinator would be working with the Director of Development Services and the Public Works Director.

Mayor Olk asked what gap we are attempting to fill and are we having an issue with meeting deadlines currently?

City Manager Joni Clarke stated it would relieve packet preparation from Planning & Zoning Committee for Assistant City Manager Kent Souriyasak.

Mayor Olk is not in favor of adding additional responsibilities to staff to attend more meetings. He questioned where is the position relieving those duties from additional staff?

City Manager Joni Clarke advised that the packet preparation for P&Z would be taken off of Assistant City Manager Kent Souriyasak's plate and added to the list of Development Coordinator responsibilities. Currently we don't have anyone that can facilitate the process. Would also relieve the Director of Development Services from writing cover letters.

Mayor Olk advised that this role needs to relieve staff so they can focus on current responsibilities. He also asked what happens when development slows? We are currently projected at 9,400 and we projected to develop out at 13,000.

City Manager Joni Clarke advised that majority of staff can retire in the near future and the City needs to focus on succession planning.

MOTION: A motion was made by Councilmember Kuykendall, seconded by Councilmember Lawrence to approve creating the position of Development Coordinator for the City of Lucas and appropriating \$43,892 from unrestricted general fund reserves into the Development Services (6212) personnel services budget. The motion passed unanimously by a 7 to 0 vote.

11. Consider nominations for the 2024 Service Tree Award Program.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to nominate Legacy 4-H as a Service Tree recipient for 2024. The motion passed unanimously by a 7 to 0 vote.

12. Consider authorizing the City Manager to enter into a contract with Jones Bros Construction for renovations to the Public Works Building in the amount not to exceed \$103,608 from account 11-8999-200, Building and Improvements.

Development Services Director Joe Hilbourn provided a presentation.

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Kuykendall to approve authorizing the City Manager to enter into a contract with Jones Bros Construction for renovations to the Public Works Building in the amount not to exceed \$103,608 from account 11-8999-200, Building and Improvements. The motion passed unanimously by a 7 to 0 vote.

Executive Agenda

13. Executive Session:

The City Council will convene into Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel Matters, to deliberate the appointment, employment, duties of a public officer – City Manager.

The application process is currently not closed. City Council would like to review the remaining applications prior to the next City Council meeting and move the agenda item to the next meeting.

14. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to adjourn the meeting at 8:52 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

Kathleen Peah

~~Mayor Jim Oik~~
Mayor Pro-Tem

ATTEST:

Toshia Kimball

Toshia Kimball, City Secretary

