



**City of Lucas  
City Council Meeting  
April 7, 2016  
7:00 PM**

**City Hall - 665 Country Club Road – Lucas Texas**

## **Minutes**

### **Call to Order**

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

**Council Members Present:**

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Wayne Millsap (*arrived at 7:09pm*)  
Councilmember Tim Baney  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
Councilmember Debbie Fisher

**Staff Present:**

City Manager Joni Clarke  
City Attorney Joe Gorfida  
City Secretary Stacy Henderson  
Development Services Director Joe Hilbourn

Mayor Olk determined that a quorum was present. Everyone was reminded to turn off or silence their cell phones and the Mayor asked Boy Scout Jacob Betz to lead the Pledge of Allegiance.

Boy Scouts Jacob Betz and Caleb Betz were in attendance working towards their Citizenship and Community merit badges.

### **Citizen Input**

**1. Citizen Input**

There was no citizen input from the audience.

### **Community Interest**

**2. Community Interest Items: Presentation of Proclamation to the Blacksheep Motorcycle Club declaring the month of May as Motorcycle Awareness Month.**

Mayor Olk presented the Proclamation to members of the Blacksheep Motorcycle Club declaring May as Motorcycle Awareness Month.

Mayor Olk also thanked those that participated in the Keep Lucas Beautiful cleanup event held on April 2, 2016. He noted that there were approximately 96 volunteers that participated collecting 30 tons of trash and debris as part of the event.

### Consent Agenda

**3. Consider approval of the minutes of the March 17, 2016 City Council meeting.**

***MOTION:** A motion was made by Councilmember Duke, seconded by Mayor Pro Tem Peele, to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.*

### Public Hearings

**4. Consider adopting Ordinance 2016-04-00835 amending the City's Code of Ordinances, Section 14.01.004, Subsection B, Definitions creating a new definition for Nursing Home Facility.**

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

Development Services Director Joe Hilbourn gave a brief presentation discussing the definition of Nursing Home Facility.

Mayor Olk opened the public hearing at 7:09 pm, there being no one in the audience wanting to speak, the public hearing was closed.

Mayor Olk stated that he would like the term memory care facility added as part of the definition for Nursing Home Facility.

***MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Lawrence to adopt Ordinance 2016-04-00835 amending the City's Code of Ordinances, Section 14.01.004, Subsection B, Definitions by creating a new definition for Nursing Home Facility and including the term memory care facility as part of the definition. The motion passed unanimously by a 7 to 0 vote.*

### Regular Agenda

**5. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval, being a replat of Lot 1 of Ford's Cattle Ranch totaling 69.019 acres with Phase 1 consisting of 11 lots, containing 31.897 acres with one remaining lot of 37.122 acres. The property is located at the northeast corner of East Winningkoff Road and Welborn Lane.**

Development Services Director Joe Hilbourn gave a presentation discussing the elements of the preliminary plat and that very few improvements would be needed to the property as detention ponds were already in place as well as all roadways and water mains.

The City Council discussed with Mr. Hilbourn the lot width requirements for the flag lots associated with the development ensuring that adequate area was available for emergency vehicle access.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve the preliminary plat, being a replat of Lot 1 of Ford's Cattle Ranch totaling 69.019 acres with Phase 1 consisting of 11 lots, containing 31.897 acres with one remaining lot of 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. The motion passed unanimously by a 7 to 0 vote.*

**6. Consider adopting Ordinance 2016-04-00836 amending the Code of Ordinances, Chapter 3, Section 3.01.011 Construction Site Maintenance to provide regulations for roll off containers used on construction sites.**

Development Services Director Joe Hilbourn gave a presentation discussing the current code requirements related to roll off containers and the proposed amendments related to the amount of time in which roll off containers could be used on construction sites.

The City Council discussed the amount of time in which roll off containers could be placed on site before construction began and how much time should be allotted before the roll off containers must be removed. The City Council was in agreement to allow roll off containers to be placed on site 10 calendar days before construction began and must be removed 21 calendar days after construction had commenced or was abandoned.

**MOTION:** *A motion was made by Mayor Olk, seconded by Councilmember Millsap to adopt Ordinance 2016-04-00836 amending the Code of Ordinances, Chapter 3, Section 3.01.011 Construction Site Maintenance to read that roll off containers may be placed on site 10 calendar days before construction began and must be removed 21 calendar days after construction had commenced or was abandoned. The motion passed unanimously by a 7 to 0 vote.*

**7. Consider calling a special City Council meeting for the purpose of canvassing the May 7, 2016 election results.**

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Millsap to call a special City Council meeting for May 16, 2016 at 8:00 am for the purpose of canvassing the May 7, 2016 election results. The motion passed unanimously by a 7 to 0 vote.*

**Executive Session**

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

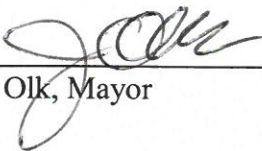
**8. Executive Session.**

There was no Executive Session for this meeting.

**9. Adjournment.**

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 7:24pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:

  
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Jim Olk, Mayor

ATTEST:

  
\_\_\_\_\_  
Stacy Henderson, City Secretary

