



City of Lucas
City Council Meeting
June 2, 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 p.m.

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap (*arrived at 7:04pm*)
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
Public Works Director/City Engineer Stanton Foerster
Fire Chief Jim Kitchens
Assistant Fire Chief Ted Stephens

Mayor Olk determined that a quorum was present. Everyone was reminded to turn off or silence their cell phones and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

There was no citizen input from the audience.

Community Interest

2. Community Interest Items:

Mayor Olk presented a Proclamation to Deputy Gary Gilchrist of the Collin County Sheriff's office honoring his years of service to the Lucas community.

Consent Agenda

- 3. Consider approval of the minutes of the May 16, 2016 special City Council meeting.**
- 4. Consider approval of the minutes of the May 19, 2016 City Council meeting.**

5. Consider the request by HC Inspiration Two, LLC for approval of a preliminary plat to develop 506 lots totaling 170.5 acres, of which 136 lots totaling 50.5 acres are within the City of Lucas located in the Leroy Farmer Survey, Abstract No. 334, Mark Morris Survey, Abstract No. 561, and Orpha Shelby Survey, Abstract No. 799 more commonly known as Inspiration.
6. Consider a revenue budget adjustment for funds received in the amount of \$8,000 from the Collin County Fire Marshall's and associated expenditure for a fire safety class conducted through Lucas Fire-Rescue.

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

Public Hearing

7. Consider the request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of a specific use permit for outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road and adopting Ordinance 2016-06-00839.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

A presentation was given by Development Services Director Joe Hilbourn outlining details of the specific use permit and stated that outside dining was proposed in the front of the building only. Mr. Hilbourn stated that this request was approved by the Planning and Zoning Commission with the following conditions:

1. Outside dining only permitted in the front of the building
2. Outside dining permitted between 6:00 am and 10:00 pm
3. When outside dining not in use, the tables and chairs shall be removed
4. No music permitted for the outside dining area

Mayor Olk opened the public hearing at 7:15pm and asked if anyone in the audience wanted to speak regarding this request.

Mike Ballatti, 220 Rising Sun Road, Lucas, stated his concerns regarding a second floor proposed as part of the building and asked what use would be located on the second floor.

Mr. Hilbourn stated that offices were proposed for the second floor.

There being no one else wanting to speak, Mayor Olk closed the public hearing at 7:18pm.

The City Council discussed concerns associated with outside dining at this location related to amplified and non-amplified music, noise associated with outside dining, traffic in the area, close proximity to a residential neighborhood, and children playing near the creek area.

The City Council discussed the citizen's request for family style dining in Lucas but felt there would be better suited locations than the request proposed.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to deny the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for a specific use permit for outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road. The motion to deny passed unanimously by a 7 to 0 vote.*

Regular Agenda

8. **Consider the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for site plan approval of a proposed office retail space for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners.**

Because Agenda Item No. 7, the specific use permit request was denied, the City Council removed the site plan request item from the agenda.

9. **Consider approving the Communications Facilities License Agreement with Jab Broadband DBA Skybeam Texas for a period of one year expiring in May 31, 2017, maintaining all existing contractual requirements and authorizing the City Manager to execute the agreement.**

Public Works Director/City Engineer Stanton Foerster distributed to the City Council license agreement pricing between Jab Broadband and other municipal agencies to analyze current rates around the Collin County area. He stated the existing contract with Lucas began at \$200 monthly and increased to \$400 monthly in 2012.

The City Council agreed to renew the contract for one year and review the current customer base during that time to determine if an increase was warranted.

MOTION: *A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to approve the Communications Facilities License Agreement with Jab Broadband DBA Skybeam Texas for a period of one year expiring on May 31, 2017, maintaining all existing contractual requirements and authorizing the City Manager to execute the agreement. The motion passed unanimously by a 7 to 0 vote.*

10. **Discuss and provide direction to the City Manager regarding the following: 1) Street Maintenance for summer 2016 by APAC and 2) Updates on West Lucas Road Regional Toll Revenue Project, County Club Road/W. Lucas Road Intersection Drainage, Blondy Jhune Bridge Project, and Winningkoff Reverse Curve.**

1) Street Maintenance for summer 2016 by APAC:

Public Works Director/City Engineer Stanton Foerster discussed remaining funds that were available from the Wendy Lane culvert project and the County repairs for the Lewis Lane project. Mr. Foerster stated these remaining available funds could be used towards needed repairs/improvements to Ingram Lane, Lewis Lane, Snider Lane, and the southern 1,200 feet of Stinson Road. Mr. Foerster discussed the deficiencies with each roadway and stated that milling and pavement with a 3-inch overlay was proposed.

The City Council was in agreement to move forward with using project funds of \$468,596 towards Ingram Lane, Lewis Lane, Snider Lane, and the southern 1,200 feet of Stinson Road.

2) Updates on West Lucas Road Regional Toll Revenue Project, County Club Road/W. Lucas Road Intersection Drainage, Blondy Jhune Bridge Project, and Winningkoff Reverse Curve:

Mr. Foerster discussed the West Lucas Road Regional Toll Project stating that staff had completed and submitted the environmental documents to North Central Texas Council of Governments for their review and approval. Funding was discussed regarding improvements to West Lucas Road that was allocated as follows:

- \$1,200,000 - North Central Texas Council of Governments
- \$250,000 – Collin County
- \$50,000 – City of Lucas impact fees paid by developers

Construction of a 3-lane asphalt roadway was proposed to begin in the fall of 2016 and last approximately eight months. Mr. Foerster stated that the current scope of the project was from the western edge of Willow Springs Middle School to Ingram. However, if the City of Parker participates financially, approximately 2/3 of the roadway was in the Lucas and 1/3 belongs to the City of Parker, the City of Lucas would consider improvements up to the Angel Parkway/West Lucas Road Intersection. To complete the entire roadway including the section in Parker's jurisdiction would cost approximately \$1.6 million.

The City Council asked that staff contact the City of Parker to determine if they would be willing to participate and repair their portion of Ingram Road.

MOTION: *A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to approve the roadway improvements from Ingram Road to Willow Springs Middle School and contact the City of Parker to ask if they would participate in the project. The motion passed unanimously by a 7 to 0 vote.*

Mr. Foerster discussed improving drainage at the Country Club Road/West Lucas Road intersection stating that if drainage were improved, it could eliminate the need for a guardrail at the northwest corner of the intersection. Approximately \$65,000 was available as part of the Country Club Road/W. Lucas Road intersection RTR project that must be returned to NCTCOG unless additional work is identified.

The City Council was in favor of approving the use of funds in the amount of \$65,000 towards drainage improvements for the intersection at County Club Road and West Lucas Road intersection.

Mr. Foerster then discussed updates to the Blondy Jhune Road Bridge Project and the Winningkoff Reverse Curve project stating that bids had been advertised for Blondy Jhune and three contractors to date had picked up plans. The Winningkoff project will not be advertised until a later date as to not overlap the Blondy Jhune project.

City Council directed staff to organize neighborhood meetings for Blondy Jhune and Winningkoff to keep the citizens informed.

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

11. Discuss and provide direction to staff regarding maintaining the Allen American as the City's official newspaper.

City Secretary stated that in speaking with the Allen American, they were not intending on obtaining their second class postal matter license within Collin County at this time.

City Manager Joni Clarke stated that staff has had a good working relationship with the Allen American, they have a larger window for advertising and their pricing was competitive.

City Attorney Joe Gorfida stated that the only time when the Allen American not having their postal matter license would come into effect is when the City needed to advertise for bonds or certificates of obligation. In that instance, the City would need to use a paper of record.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Lawrence to continue using the Allen American as the City's official newspaper and to use the Wylie News should the City need to advertise bonds or certificates of obligation. The motion passed by a 6 to 1 vote with Councilmember Fisher voting in opposition.*

Executive Session

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

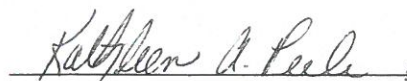
13. Executive Session.

There was no Executive Session scheduled for this meeting.

14. Adjournment.

MOTION: *A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to adjourn the meeting at 8:20pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:


Kathleen Peele, Mayor Pro Tem



ATTEST:


Stacy Henderson, City Secretary