



City of Lucas  
City Council Meeting  
April 6, 2017  
7:00 P.M.

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

**Call to Order**

Mayor Olk called the meeting to order at 7:01 p.m.

**City Councilmembers Present:**

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

**Staff Present:**

City Manager Joni Clarke  
City Attorney Julie Doshier  
City Secretary Stacy Henderson  
Development Services Director Joe Hilbourn  
Public Works Director/City Engineer Stanton Foerster  
Fire Chief Ted Stephens

Councilmember Wayne Millsap

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.**

Angelique DeWitt, 1105 Ramsey, Lucas spoke in opposition to the stop sign removal at Estelle and Wendy Lane noting her concerns related to speeding traffic and additional accidents that could occur.

Gina Ferrall, 980 Wendy Lane, spoke in opposition to removal of the stop sign at Estelle and Wendy Lane and submitted to the City Council a detailed letter outlining her concerns and that further studies were needed to determine if removing the sign was warranted.

Robin Wells, 670 Wendy Lane, spoke in opposition to removal of the stop at Estelle and Wendy Lane.

Pedro and Amber Silverio, 251 E. Blondy Jhune Road, spoke regarding concerns related to the development next to their property under construction that was causing drainage issues on their property, debris on site, a berm that had been constructed higher than was depicted on the approved site plan and culvert piping that had not been constructed according to their drainage plan.

Development Services Director Joe Hilbourn noted that he would contact Mr. and Mrs. Silverio to update them on plans for the property and address any concerns.

Mayor Olk asked that an item be placed on a future agenda regarding stop signs so that the City Council may discuss the item further.

### Community Interest

#### 2. Community Interest Items.

- A. **Presentation of Proclamation to Deputy Brent Collins of the Collin County Sherriff's office honoring his extraordinary efforts.**

Mayor Olk presented the Proclamation to Deputy Collins and thanked him for his extraordinary efforts in protecting the citizens of Lucas.

- B. **Discuss pending legislation that is being considered by the 85<sup>th</sup> Legislature and provide guidance to City Staff and City Attorney.**

Mayor Olk and Councilmember Fisher attended a meeting hosted by the Regional Transportation Council in McKinney regarding the growth and transportation issues in Collin County. Mayor Olk stated that RTC was proposing to widen some roadways within the County and is working with surrounding cities to determine the best options for each city.

Councilmember Fisher noted that Senate Bill 17 related to franchise taxes was a bill that she was currently following this legislative session.

### Executive Session

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

3. **Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to conduct an interview for appointment consideration to the Board of Adjustment.**

The City Council convened into Executive Session at 7:21pm.

4. **Reconvene into open session and take any action necessary as a result of the Executive Session.**

The City Council reconvened into open session at 7:34 pm.

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to appoint James Foster as an alternate member to the Board of Adjustment. The motion passed unanimously by a 6 to 0 vote.*

### Consent Agenda

5. **Approval of the minutes of the March 16, 2017 City Council meeting.**
6. **Approval of Resolution R 2017-04-00458 authorizing the Mayor to enter into an interlocal agreement between the City of Lucas and the North Central Texas Council of Governments (NCTCOG) for 911 data for emergency service notifications.**



**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 6 to 0 vote.*

### Public Hearing

- 7. Hold a public hearing and consider adopting Ordinance 2017-04-00853 amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled "Schedule of Uses" by removing self-storage as a permitted use within the Village Center (VC) zoning district.**

Development Services Director Joe Hilbourn recommended that self-storage be removed as an allowable use within the Village Center zoning district.

Mayor Olk opened the public hearing at 7:38pm, there being no one wishing to speak, the public hearing was closed.

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to adopt Ordinance 2017-04-00853 amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled "Schedule of Uses" by removing self-storage as a permitted use within the Village Center zoning district. The motion passed unanimously by a 6 to 0 vote.*

- 8. Hold a public hearing and consider adopting Ordinance 2017-04-00852 amend the existing specific use permit for Lucas Self Storage, a self-storage facility located at 575 Angel Parkway, on a parcel of land containing 4.417 acres and expanding their facility by including an additional 2.963-acre parcel, adding additional buildings and caretaker living facilities.**

Development Services Director Joe Hilbourn gave a presentation discussing details of the existing facility and proposed amendments.

Mayor Pro Tem Peele discussed the need for additional units given the existing facility was not yet completed, and Councilmember Fisher expressed concern regarding the impact on drainage the existing facility has had on surrounding residential properties.

Mr. Feagin, the applicant for Lucas Self Storage, came forward and discussed the need for additional storage based on homes located within a 3-mile radius of the facility, and the benefit of having an onsite manager that provide additional security for the facility.

Mayor Olk opened the public hearing at 7:51pm and called the following individuals forward that requested to speak:

The following individuals came forward to speak in opposition to the request discussing drainage issues/erosion they were having on their property due to the self-storage development:

- Anita Ahmadi, 2540 McGarity
- Raymond Helton, 2350 McGarity
- Robin Ahmadi, 2540 McGarity
- Javier Vega, 405 Pennington
- Gul Khan, 400 Pennington

- Pedro Silverio, 251 E. Blondy Jhune Road asked the Council to have an engineer review the drainage on the self-storage site.

Mayor Olk closed the public hearing at 8:05 pm.

The City Council discussed the best use for the property, the need for additional self-storage units and what benefit adding additional units would provide for the City. The Council also wanted to address drainage concerns with the existing self-storage development.

**MOTION:** *A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to deny the request to amend the existing specific use permit for Lucas Self-Storage, located at 575 Angel Parkway. The motion to deny passed unanimously by a 6 to 0 vote.*

### Regular Agenda

- 9. Consider adopting Ordinance 2017-04-00851 amending Chapter 3 of the City of Lucas Code of Ordinances by adopting a Building and Standards Commission for the purposes of hearing cases involving the enforcement of municipal ordinances including substandard buildings.**

Mayor Olk explained that Chapter 54 of the Texas Local Government Code provides the ability for the City to implement a process that would allow for quasi-judicial enforcement of health and safety ordinances. He noted that the proposed ordinance appoints the Zoning Board of Adjustment to serve as the Building and Standards Commission and they would hear cases brought forward by City Staff.

City Attorney Julie Doshier discussed the authority of the Building and Standards Commission, the process in which cases would be brought forward to the Commission and the appeal process.

**MOTION:** *A motion was made by Mayor Olk, seconded by Councilmember Lawrence to adopt Ordinance 2017-04-00851 of the City Council of the City of Lucas, amending the Code of Ordinances by amending Chapter 3 titled "Building Regulations" by adding a new article 3.20 titled "Building and Standards Commission" providing provisions for determining cases concerning alleged violations of ordinances including substandard buildings; providing for the powers and duties of the Building and Standards Commission that are consistent with State law; providing for provisions regarding notice of hearings before the Building and Standards Commission and providing provisions for the appeal process. The motion passed unanimously by a 6 to 0 vote.*

- 10. Consider nomination of City Councilmember(s) to a Request for Qualifications selection committee for the evaluation of professional engineering services and appointment by the Mayor to said committee.**

Mayor Olk and Council appointed Councilmember Duke to the Request for Qualifications Selection Committee.

11. **Consider setting a time to begin the April 20, 2017 Fire Control Prevention and EMS District meeting and the City Council meeting/Mid-Year Budget review meeting.**

The City Council was in agreement to begin the April 20, 2017 Fire Control Prevention and EMS District meeting and City Council meeting at 6:30 pm.

12. **Consider and authorize the City Manager to proceed with a professional services contract with BW2 Engineers, Inc. in the amount not to exceed of \$185,000 for the design of the Single Pressure Plane Facilities (water tower, pressure regulating valves, Wiltshire connections, and pump house).**

***MOTION:** A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to authorize the City Manager to proceed with a professional services contract with BW2 Engineers, Inc. in the amount not to exceed of \$185,000 for the design of the Single Pressure Plane Facilities including the water tower, pressure regulating valves, Wiltshire connections, and pump house. The motion passed unanimously by a 6 to 0 vote.*

13. **Consider approving the entire common boundary with the City of Parker and direct the City Manager to draft a new ordinance that defines the entire boundary with the City of Parker and repeals any previous such ordinances and agreements.**

Public Works Director/City Engineer Stanton Foerster discussed with the Council clarifying the City of Lucas/City of Parker boundary lines in the area of the 800-foot section from the north side of 5480 Lewis Lane to the midpoint of 5544 Lewis Lane and the area near Bois D'arc Lane.

The City Council was in agreement to direct the City Manager to draft a new ordinance/agreement with the City of Parker defining the following boundaries:

- Centerline of Parker Road
- East right-of-way line of Lewis Lane
- South, East, North side of the Newman tract
- West right-of-way line of Lewis Lane
- West and north side of the Hendrix tract
- West right-of-way line of Lewis Lane
- South right-of-way line of W. Lucas Road

14. **Discussion regarding the provision of law enforcement services by the Collin County Sheriff's Office.**

Mayor Olk stated that he had asked the City Manager to research options related to law enforcement services such as partnering with other cities, cost associated with the City having its own police department, and the option of a public safety department.

City Manager Joni Clarke explained her findings noting that the cost to start the City's own police department would cost approximately \$1.5 to \$2 million and inquiries were made to the City of Allen regarding partnering for law enforcement services as well. Ms. Clarke stated that if the City considered starting its own public safety department, this would take substantial time. Ms. Clarke noted that the best option at this time, would be to continue partnering with Collin County for law



enforcement services. However, Ms. Clarke noted that Collin County Sheriff's Office was maintaining that Lucas would need to fund an additional two deputies and vehicles.

Mayor Pro Tem Peele expressed her concern that the City was being requested to provide additional funding for deputies that would not be dedicated to Lucas.

The City Council discussed the cost associated with starting their own police department compared to the services provided as part of the law enforcement partnership with the Collin County Sheriff's Office.

The City Council directed the City Manager to continue negotiating on behalf of the City with the Sheriff's Office and to receive written clarification regarding how the two additional deputies funded by the City of Lucas would be allocated, how the deputies would cover the City of Lucas and surrounding cities, respond to calls for assistance, and general operational matters.

- 15. Consider approving Resolution R-2017-04-00459 authorizing an interlocal agreement with Collin County, Texas concerning the acquisition of real property needed to realign and improve sections of existing Lucas Road (FM 1378) and Southview Drive (FM 3286) at or adjacent to their intersection in the City of Lucas, Collin County, Texas, and appropriating funds from the FY 16/17 General Fund Reserves.**

Councilmember Fisher explained that the improvements that will be made to this intersection would positively impact the surrounding neighborhood and existing cut-through traffic.

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to approve Resolution R-2017-04-00459 authorizing an interlocal agreement with Collin County, Texas concerning the acquisition of real property needed to realign and improve sections of existing Lucas Road (FM 1378) and Southview Drive (FM 3286) at or adjacent to their intersection in the City of Lucas, Collin County, Texas, and appropriating funds from the FY 16/17 General Fund Reserves. The motion passed unanimously by a 6 to 0 vote.*

- 16. Consider accepting the resignation of Parks and Open Space Board Member Amber Patteson and promote Alternate Member 1 and 2 positions.**

**MOTION:** *A motion was made by Councilmember Baney, seconded by Councilmember Fisher to accept the resignation of Parks Board Member Amber Patteson and promote Alternate Member 1, Bill Esposito to a Regular Member position and promote Alternate Member 2, Joanne Doucet to the Alternate Member 1 position. The motion passed unanimously by a 6 to 0 vote.*

- 17. Discuss and finalize the Streets System section of the Capital Improvement Plan.**

Mayor Olk asked that the At-A-Glance portion of the CIP be updated to change the priority from high to routine for Item No. 7, and to provide project detail for Items 20 and 21 related to maintenance of multiple streets.

The City Council asked that the CIP be updated with the changes proposed and brought back to the Council for consideration.


18. Consider authorizing the City Manager to purchase 25 Hydro-Guard HG-6 Hydrant Automatic Flushing Units with test ports through the BuyBoard Competitive Purchasing (501-15) in an amount not to exceed \$59,396.55 plus shipping using Account 21-8210-490-123 Dead End Connections funds.

**MOTION:** *A motion was made by Councilmember Lawrence, seconded by Councilmember Duke to authorize the City Manager to purchase 25 Hydro-Guard HG-6 Hydrant Automatic Flushing Units with test ports through the BuyBoard Competitive Purchasing in an amount not to exceed \$59,396.55 plus shipping using Account 21-8210-490-123 Dead End Connections funds. The motion passed unanimously by a 6 to 0 vote.*

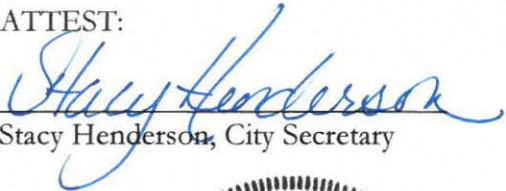
19. **Adjournment.**

**MOTION:** *A motion was made by Mayor Olk, seconded by Councilmember Lawrence to adjourn the meeting at 9:31 pm. The motion passed unanimously by a 6 to 0 vote.*

APPROVED:

  
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Jim Olk, Mayor

ATTEST:

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

