



**City of Lucas
City Council Meeting
September 21, 2017
7:05 P.M.**

(or immediately following the Lucas Fire Control, Prevention and EMS District Board Meeting)
City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:02 p.m.

City Councilmembers Present:

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

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
Finance Director Liz Exum
Fire Chief Ted Stephens
Assistant Fire Chief Lance Gant

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

Citizen Input

1. Citizen Input.

Scott Jones, 606 Pool Lane, President of the Edgewood Estates Homeowners Association asked to speak regarding agenda Item No. 12. Mr. Jones expressed his concerns on behalf of a group of homeowners that did not want to be annexed into the City stating concerns related to increased costs associated with refuse services and no longer offering curbside recycling.

Community Interest

2. Community Interest.

Mayor Olk presented the following Proclamations and Recognitions:

- A. Recognition of Eela Arvin, Joanna Morgan, and Katie Iacona for performing CPR and saving a life.
- B. A Proclamation to Patrick Nichols, Jennifer Sorrell, and Karen Koons of Murphy USA for their support during the fuel shortage created from the aftermath of Hurricane Harvey.

- C. Presentation to the City of Lucas Finance Department for receiving the 2016 Certificate of Achievement for Excellence in Financial Reporting Award from the Government Finance Officers Association.
- D. Presentation to the City of Lucas Finance Department for receiving the Transparency Star Award in the area of Traditional Finances from the Texas State Comptroller's office.

Mayor Olk announced that the City Council had been invited to the Saddlebrook Community for their National Night Out event.

Fire Chief Ted Stephens announced that Lucas Fire-Rescue had received seven invitations for the Fire-Rescue Department to attend neighborhood events taking part in National Night Out. Chief Stephens invited the City Council to attend those meetings with Fire-Rescue as well. Councilmember Fisher and Mayor Pro Tem Peele stated they would ride along with the Fire-Rescue Department to their National Night Out events.

Mayor Olk announced that a reception was taking place at the Lucas Walmart for their Manager Training Academy on September 26, 2017 at 7:30 am and asked that City Council members attend if able.

Chief Stephens thanked the City Council for allowing Fire-Rescue staff to deploy three teams to Fulton, Texas to assist in the cleanup efforts from Hurricane Harvey.

Mayor Olk announced that the City Council meeting for October 5, 2017 had been cancelled due to a lack of quorum.

Consent Agenda

3. Consent Agenda.

- A. Approval of the minutes of the September 7, 2017 City Council meeting.
- B. Consider adopting Ordinance 2017-09-00867 approving the request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for a specific use permit request for a drive-thru restaurant located at the southeast corner of Angel Parkway and Lake Travis Drive.
- C. Consider authorizing the Mayor to enter into Amendment No. 10 of an Interlocal Agreement between the City of Lucas and Collin County for Animal Control Services for a period of one year ending September 30, 2018 in the amount of \$19,030.00.
- D. Consider authorizing the Mayor to enter into Amendment No. 10 of an Interlocal Agreement between the City of Lucas and Collin County for the use of Animal Shelter Facilities for a period of one year ending September 30, 2018 in the amount of \$14,970.00.

- E. Consider adopting Ordinance 2017-09-00870 approving the Lucas Design Manual for the installation of Network Nodes and Node Support Poles.

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

Regular Agenda

4. **Consider the request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for site plan approval for a shell building for the property located at the southeast corner of Angel Parkway and Lake Travis Drive.**

Development Services Director Joe Hilbourn gave a presentation explaining that the applicant proposed a shell building, approximately 5,800 square feet, with 37 parking spaces, and an additional nine parking spaces provided for stacking as part of the drive-thru. Mr. Hilbourn stated that the proposed site plan complies with the Dark Sky ordinance and there was no flood plain located on site.

Councilmember Fisher asked if the retention pond area would be constructed of concrete.

Mr. Hilbourn explained that the back wall would be constructed of concrete and the remainder would be grass.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve the request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for site plan approval of a shell building located at the southeast corner of Angel Parkway and Lake Travis Drive. The motion passed by a 6 to 1 vote with Councilmember Lawrence voting in opposition to the request.

5. **Consider adopting Ordinance 2017-09-00868 approving the budget for fiscal year beginning October 1, 2017 and ending September 30, 2018.**

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Millsap to adopt Ordinance 2017-09-00868 approving the budget for the fiscal year beginning October 1, 2017 and ending September 30, 2018. The motion passed unanimously 7 to 0, with the following record vote:

Councilmember Fisher:	Yes
Councilmember Baney:	Yes
Councilmember Duke:	Yes
Mayor Olk:	Yes
Mayor Pro Tem Peele:	Yes
Councilmember Lawrence:	Yes
Councilmember Millsap:	Yes

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Millsap to ratify the property tax revenue increase reflected in the fiscal year 2017-2018 adopted budget. The motion passed unanimously 7 to 0, with the following record vote:

Councilmember Fisher:	Yes
Councilmember Baney:	Yes
Councilmember Duke:	Yes
Mayor Olk:	Yes
Mayor Pro Tem Peele:	Yes
Councilmember Lawrence:	Yes
Councilmember Millsap:	Yes

6. **Consider adopting Ordinance 2017-09-00869 of the City of Lucas, Texas, levying Ad Valorem Taxes for the Tax Year 2017 (Fiscal Year 2017-2018) at a rate of \$0.317948 per one hundred (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2017.**

MOTION: A motion was made by Mayor Olk, seconded by Mayor Pro Tem Peele, to adopt Ordinance 2017-09-00869 levying ad valorem taxes for the 2017 tax year, and that the property tax rate was increased by the adoption of a tax rate of \$0.317948, an approximate 6.9 percent increase in the tax rate. The motion passed unanimously 7 to 0, with the following record vote:

Councilmember Fisher:	Yes
Councilmember Baney:	Yes
Councilmember Duke:	Yes
Mayor Olk:	Yes
Mayor Pro Tem Peele:	Yes
Councilmember Lawrence:	Yes
Councilmember Millsap:	Yes

7. **Consider adopting Resolution 2017-09-00466 of the City Council of the City of Lucas, Texas, supporting 1) a limited access roadway within the north-south corridor generally concurrent with FM 546 and/or FM 982; 2) north-south transportation improvements within and near the City of Lucas; and 3) operational improvements to the US 75 corridor; and 4) providing for an effective date.**

Mayor Olk stated that the Regional Transportation Council of the North Central Texas Council of Governments has requested from the City of Lucas support for a north/south limited access roadway proposed along the peninsula on the other side of Lake Lavon and to submit operational roadway improvements proposed within the City of Lucas that could be considered as possible future projects.

Mr. Foerster reviewed with the City Council the proposed north/south operational transportation improvements and proposed intersection improvements throughout the City. The following list of proposed transportation improvements was agreed to:

- Angel Parkway (Estates Parkway to Parker Road)
Six-lane, concrete, divided, and curb/gutter
- Rock Ridge Road/Allison Lane Realignment (Country Club Road to W. Lucas Road)
Rock Ridge Road – four-lane, concrete, divided, and curb/gutter
Allison Lane – two-lane, concrete, undivided, and ditches
- McGarity Lane (Angel Parkway to Allison Lane)
Four-lane, divided, and curb/gutter
- Ingram Lane (Estates Parkway to W. Lucas Road)
Twenty-four feet (24-feet) concrete, undivided, and ditches
- Lewis Lane (W. Lucas Road/Ingram Lane Intersection to Parker Road/McCreary Road Intersection)
Four-lane, concrete, divided, and ditches
- Country Club Road/W. Lucas Road/Southview Drive (Rock Ridge Road to Parker Road)
Two-lane, concrete, divided with turn lanes, and ditches
- Stinson Road (W. Lucas Road to Parker Road)
Two-lane, concrete, undivided with turn lanes, and ditches including the extension from Edgewood Drive to Stinson Road.
- New Roadway – (Inspiration Connection Via Brockdale Park Road to E. Lucas Road)
North End of the Inspiration Neighborhood to E. Lucas Road/Daytona Ave intersection

Intersection improvements agreed to were as follows:

- Angel Parkway/Estates Parkway Intersection
Provide dual lefts, dual rights, and maintain through lanes at each intersection
- Angel Parkway/McGarity Lane Intersection
Provide dual lefts, dual rights, and maintain through lanes at each intersection
- Angel Parkway/W. Lucas Road Intersection
Provide dual lefts, dual rights, and maintain through lanes at each intersection
- Rock Ridge Road/Estates Parkway Intersection
Realign Rock Ridge Road to the east improve intersection geometry and add left and right turn lanes to Rock Ridge Road
- Rock Ridge Road/Allison Lane at Estates Parkway
Realign Rock Ridge Road to the east to line up with Allison Lane. New intersecting will need to be midway between Angle Parkway and the western driveway into Lovejoy High School.

- Estates Parkway/Ingram Lane Intersection
Add northbound left and right turn lanes, add eastbound right turn lane, add westbound left turn lane, maintain all through lanes on Estates Parkway
- Ingram Lane/Lewis Lane at W. Lucas Road
Realign Ingram Lane and Lewis Lane at W. Lucas Road to eliminate the off-set intersections
- W. Lucas Road/Ingram Lane Intersection
Add southbound left and right turn lanes, add eastbound left turn lane, add westbound right turn lane, maintain all through lanes on W. Lucas Road
- W. Lucas Road/Lewis Lane Intersection
Add northbound left and right turn lanes, add eastbound right turn lane, add westbound left turn lane, maintain all through lanes on W. Lucas Road
- Country Club Road/W. Lucas Road Intersection
Provide dual lefts, dual rights, and maintain through lanes at each roadway
- W. Lucas Road/Stinson Road Intersection
Provide dual northbound lefts, dual northbound rights, eastbound right, westbound left, and maintain through lanes on W. Lucas Road
- W. Lucas Road/Edgewood Drive Intersection
Provide dual northbound lefts, dual northbound rights, eastbound right, westbound left, and maintain through lanes on W. Lucas Road
- Parker Road/Stinson Road Intersection
Add southbound left and right turn lanes, add eastbound left turn lane, add westbound right turn lane, maintain all through lanes on Parker Road
- Lucas Road/Southview Drive Intersection
Realign the intersection to a "T" so that Lucas Road is the top of the T and Southview Drive is the stem of the T. The W. Lucas Road approach would be two through lanes with a dual right turn. The E. Lucas Road approach would be two through lanes with a dual left turn. The Southview Drive approach would be a dual left and dual right. Divide the intersection for safety.
- Country Club Road/Estates Parkway Intersection
Provide for dual lefts, dual rights, and maintain through lanes at each intersection.
- E. Lucas Road/Winningkoff Road Intersection
Provide dual southbound lefts, dual southbound rights, eastbound left, westbound right, and maintain through lanes on E. Lucas Road
- Southview Drive (FM 1378)/Parker Road (FM 2514) Intersection
Provide dual lefts, dual rights, and maintain through lanes at each approach

- Country Club Road/Rock Ridge Road Intersection
Realign to improve intersection geometry, provide dual lefts and dual rights, maintain all through lanes

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Duke to approve Resolution 2017-09-00466 supporting a limited access roadway within the north-south corridor generally concurrent with FM 546 and/or FM 982; north-south transportation improvements within and near the City of Lucas; operational improvements to the US 75 corridor; and including City of Lucas operational street alignments and intersection improvements as outlined above and attached as Exhibit B to said Resolution. The motion passed unanimously by a 7 to 0 vote.

8. **Authorize the City Manager to enter into a professional services contract with Birkhoff, Hendricks & Carter, LLP in the amount of \$82,700 for the design of the Estates Parkway/Country Club Road Intersection Project using funds from FY 17-18 account 21-8210-491-126.**

Councilmember Fisher requested a timeline for the completion of the project and stated that \$350,000 was budgeted for the project; however, the engineer's design stated \$750,000.

Mr. Foerster clarified that the engineer's design included TxDOT work as well, not just the City of Lucas portion, and the timeline was included as Exhibit B of the contract, with each portion of the project outlined.

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Millsap to authorize the City Manager to enter into a professional services contract with Birkhoff, Hendricks and Carter LLP in the amount of \$82,700 for the design of the Estates Parkway/Country Club Road Intersection project using funds from FY 17-18 account 21-8210-491-126. The motion passed unanimously by a 7 to 0 vote.

9. **Authorize the City Manager to enter into a professional services contract with Lakes Engineering, Inc. in the amount of \$115,315 for the design of the Blondy Jhune Road Middle and East Sections Project using funds from FY 17-18 account 21-8210-491-129.**

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Millsap to authorize the City Manager to enter into a professional services contract with Lakes Engineering in the amount of \$115,315 for the design of the Blondy Jhune Road Middle and East Sections Project using funds from FY 17-18 account 21-8210-491-129. The motion passed unanimously by a 7 to 0 vote.

10. **Authorize the City Manager to enter into a professional services contract with KCI Technology, Inc. in the amount of \$264,910 for the design of the Stinson Road Southern Section Project using funds from FY 17-18 account 21-8210-491-128.**

Public Works Director/City Engineer Stanton Foerster discussed with the City Council the circular intersection improvements associated with this project. The Council discussed the various design standards associated with circular intersections, and how they could be used as a traffic calming technique to slow traffic. The City Council was in agreement that the circular intersection be designed to accommodate trailers.

Councilmember Fisher asked for a timeline associated with this project.

City Attorney Joe Gorfida stated that a timeline would be incorporated into the contract as part of the exhibit.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to authorize the City Manager to enter into and negotiate a professional services contract with KCI Technology, Inc. in the amount of \$264,910 for the design of the Stinson Road Southern Section Project using funds from FY 17-18 account 21-8210-491-128. The motion passed unanimously by a 7 to 0 vote.

- 11. Discuss the opportunity 1) to add a fourth approach from 995 W. Lucas Road to the Country Club Road/W. Lucas Road intersection; 2) make improvements to the northwest corner of the same intersection; and 3) provide the City Manager with direction on the same.**

The City Council was in agreement to move forward with staff speaking with the affected property owners regarding intersection improvements and easement acquisition, as well as beginning discussions with TxDOT regarding intersection improvements.

- 12. Consider annexation of all remaining lots located outside the city limits of Lucas in Claremont Springs Estates Phase 1, Edgewood Estates, and Cimarron Estates subdivisions.**

Development Services Director Joe Hilbourn stated that the subdivisions of Claremont Springs Estates Phase 1, Edgewood Estates, and Cimarron Estates are encapsulated within the city limits of Lucas; however, these developments still have lots that have not been annexed. Mr. Hilbourn stated that Claremont Springs has 23 lots remaining outside the city limits, Cimarron Estates has 25 lots and Edgewood Estates has 50 lots that remain outside the city limits. Mr. Hilbourn stated that the City of Lucas provides city services to these lots that include law enforcement, fire suppression, emergency medical, water and building-related services including code enforcement. Mr. Hilbourn stated that State law was changing as of January 1 and unilateral annexation would no longer be permitted.

Councilmember Lawrence stated that he objected to requiring a homeowner to be annexed into the city, knowing that when they purchased their property they were within the City's ETJ area.

Mayor Pro Tem Peele discussed her concerns related to drainage issues within the Claremont Springs neighborhood that may require attention, as well as potential maintenance of the ponds that were located within the Edgewood Estates neighborhood.

Alan Topchik, 611 Pool Lane, living within the Cimarron neighborhood, stated that he was in favor of being annexed. He would like to be part of the community, have the right to vote, volunteer at events, and felt that it was the right thing to do given the amenities he used being in the city.

The City Council discussed the city services that homeowners receive in the ETJ areas, and whether these properties should be annexed.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Duke to approve proceeding with public hearings for annexation of all remaining lots located outside the city limits of Lucas in Claremont Springs Estates Phase 1, Edgewood Estates, and Cimarron Estates subdivisions. The motion passed by a 5 to 2 vote with Councilmember Fisher and Councilmember Lawrence voting in opposition.

- 13. Consider Ordinance No. 2017-09-00865 amending Chapter 1, Section 1.09 Titled Parks and Recreation by adding Section 1.09.063 titled “Reservation of Lucas Community Center” specifically outlining that reservation of the Community Center is limited to residents only and a Facility Use Agreement shall be completed with the Development Services Department.**

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adopt Ordinance No. 2017-09-00865 amending Chapter 1, Section 1.09 Titled Parks and Recreation by adding Section 1.09.063 titled “Reservation of Lucas Community Center” specifically outlining that reservation of the Community Center is limited to residents only and a Facility Use Agreement shall be completed with the Development Services Department. The motion passed unanimously by a 7 to 0 vote.

- 14. Consider Ordinance No. 2017-09-00871 approving amendments to the City’s Code of Ordinances, Appendix C, Master Fee Schedule by adding under Article 6.000 Miscellaneous Permits, Subsection (21) establishing a permit fee related to the construction of a Riding Arena; and by deleting under Article 21.000 Parks and Recreation, Subsection D, fees for Community Center rentals.**

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to adopt Ordinance No. 2017-09-00871 approving amendments to the City’s Code of Ordinances, Appendix C, Master Fee Schedule by adding under Article 6.000 Miscellaneous Permits, Subsection (21) establishing a permit fee related to the construction of a Riding Arena; and by deleting under Article 21.000 Parks and Recreation, Subsection D, fees for Community Center rentals. The motion passed unanimously by a 7 to 0 vote.

- 15. Discuss Board/Commission appointment process, including conducting interviews and updating procedures if needed.**

The City Council agreed to the following schedule for the Board/Commission interview and appointment process:

Application deadline:	November 10
Discussion at City Council Meeting:	November 16
Conduct Interviews and Appointments:	December 7 and December 17

Executive Session

- 16. Executive Session: An Executive Session is not scheduled for this meeting.**

The City Council did not hold an Executive Session during this meeting.

17. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to adjourn the meeting at 9:41 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

