



**City of Lucas
City Council Meeting
March 15, 2018
7:00 P.M.**

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:00 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
Special Projects Coordinator Cathey Bonczar
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
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.

Ilene Mougel of 651 Stinson Road expressed her gratitude to Lucas Fire Rescue for coming to her house to fix her smoke detector. She also thanked Public Works Director/City Engineer Stanton Foerster for filling the pot holes on Stinson Road, and requested that Council consider a turn lane at the south end of Stinson Road.

Community Interest

2. Community Interest.

Mayor Olk reminded everyone of the upcoming open house meetings scheduled for April 19, 2018 for Blondy Jhune Road, May 3, 2018 for Winningkoff Road, and May 17, 2018 for Stinson Road.

Mayor Pro Tem Peele reminded everyone about the upcoming Founders Day event. She noted that the City was accepting stick horse donations and also discussed the new addition of the Pony Hop event at Founders Day.

Councilmember Fisher extended her congratulations to Councilmember Lawrence's son for being appointed to the All-District second team and as a member of the All-District Academic team. She also congratulated the members of the Lovejoy basketball team who earned All-District honors.

Consent Agenda

3. Consent Agenda.

- A. Approval of the minutes of the March 1, 2018 City Council meeting.
- B. Consider approval of the Interlocal Agreement for Emergency Medical Services between the City of Lucas and Lovejoy Independent School District for EMS services at all school district football games.

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

Public Hearing Agenda

Agenda items 4, 5, and 6 were read into the record and one public hearing was conducted for all three items.

- 4. **Public hearing to consider adopting Ordinance 2018-03-00879 approving the zoning of a recently annexed parcel of land from AO to R-1 consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway (also commonly known as Claremont Springs, Phase 1) and consisting of approximately 24 lots, in the City of Lucas, Texas.**

Development Services Director Joe Hilbourn gave an overview of the rezoning of this recently annexed parcel of land, noting that this was the second public hearing for this request.

- 5. **Public hearing to consider adopting Ordinance 2018-03-00878 approving the zoning of a recently annexed tract of land from AO to R-1 consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in Volume 549, Page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road (also commonly known as Edgewood Estates) and consisting of approximately 49 lots.**

Development Services Director Joe Hilbourn gave an overview of the rezoning of this recently annexed parcel of land, noting that this was the second public hearing for this request.

- 6. **Public hearing to consider adopting Ordinance 2018-03-00877 approving the zoning of a recently annexed parcel of land from AO to R-1 consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road (also commonly known as Cimarron Estates) and consisting of approximately 25 lots in the City of Lucas, Texas.**

Development Services Director Joe Hilbourn gave an overview of the rezoning of this recently annexed parcel of land, noting that this was the second public hearing for this request.

Mayor Olk opened the public hearing at 7:16. There being no one wishing to speak, the public hearing was closed.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Millsap to adopt Ordinance 2018-03-00879 approving the zoning of a recently annexed parcel of land from AO to R-1 consisting of approximately 36.84 acres of land out of the James M. Snider Survey, Abstract No. 824, in Collin County, Texas, as described in volume 924, page 443, and generally located on the south side of Estates Parkway, one-half mile west of the intersection of Ingram Road and Estates Parkway, also commonly known as Claremont Springs, Phase 1 and consisting of approximately 24 lots. The motion passed unanimously by a 7 to 0 vote.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to adopt Ordinance 2018-03-00878 approving the zoning of a recently annexed tract of land from AO to R-1 consisting of approximately 62.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County, Texas, as described in Volume 549, Page 333, and generally located on the north side of FM 1378, one-half mile east of the intersection of FM 1378 and W. Lucas Road, also commonly known as Edgewood Estates and consisting of approximately 49 lots. The motion passed unanimously by a 7 to 0 vote.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Millsap to adopt Ordinance 2018-03-00877 approving the zoning of a recently annexed parcel of land from AO to R-1 consisting of approximately 32.97 acres of land out of the Benjamin Sparks Survey, Abstract No. 813, in Collin County Texas, as described in volume 3928, page 145, and generally located on the east side of FM 1378, one-quarter mile north of the intersection of FM 1378 and W. Lucas Road, also commonly known as Cimarron Estates and consisting of approximately 25. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

- 7. Consider the request by Barrett Owens on behalf of Daniel and Lana Afseth for approval of a preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, abstract number 354 otherwise known as 1890 Estates Parkway.**

Development Services Director Joe Hilbourn gave a brief overview of the request noting that the property was currently zoned R-2 and consisted of five 2-acre lots. Mr. Hilbourn explained that the plat conformed to the City's requirements, however because there was a drainage ditch running through the development, drainage would be a challenge in this subdivision.

Mayor Pro Tem Peele asked about the retention pond at the back of the property, and the City Council discussed concerns about the natural flow of the water in the area and potential flooding.

Mr. Hilbourn explained that the development would be required to meet all drainage standards, and the homeowners association would be responsible for maintaining the pond.

Councilmember Fisher asked about an area that was unbuildable, and City Attorney Joe Gorfida advised that the plat meets all the legal requirements.

Councilmember Millsap asked about the frontage road for Lot 4, and Mr. Hilbourn clarified that only 45 feet of frontage road was required on a cul-de-sac.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve the request by Barrett Owens on behalf of Daniel and Lana Afseth for approval of a preliminary plat for a tract of land being 11.941 acres situated in the James Grayum Survey, abstract number 354 otherwise known as 1890 Estates Parkway. The motion passed by a 6 to 1 vote, with Councilmember Lawrence abstaining.

- 8. Consider the appropriation of \$8,307 from unrestricted general fund to provide payment to ES&H of Dallas, LLC for the hazardous materials incident and response that occurred on October 25, 2017.**

Assistant Fire Chief Lance Gant distributed a revised invoice in the amount of \$7,673.75. The City Council asked for clarification of the incident. Assistant Fire Chief Gant explained the details from the event and the need for services from ES&H.

MOTION: A motion was made by Councilmember Duke, seconded by Mayor Pro Tem Peele to approve the appropriation of \$7,673.75 from unrestricted general fund to provide payment to ES&H of Dallas, LLC for the hazardous materials incident and response that occurred on October 25, 2017. The motion passed unanimously by a 7 to 0 vote.

- 9. Provide direction to staff regarding the opportunity to add a fourth approach from 995 W. Lucas Road to the Country Club Road/W. Lucas Road intersection and make improvements to the northwest corner of the same intersection.**

Public Works Director/City Engineer Stanton Foerster provided an update on this project. He stated the Texas Department of Transportation (TxDOT) was planning to update the traffic signal at this intersection in June or July. Mr. Foerster stated he met with TxDOT to discuss the following items:

- 1) improvements to the city property on the northwest corner to eliminate the W. Lucas Road ditch and the need for a guardrail
- 2) a new driveway on the south side of the intersection to improve access to the commercial businesses at 995 W. Lucas Road and 1005 W. Lucas Road.

Mr. Foerster stated that TxDOT was requiring the City to begin construction by the end of April 2018. He further explained that he had communicated directly with the property owners that would be affected and determined that the property at 1045 W. Lucas Road and 945 W. Lucas Road, given the current uses, should not be required to participate by closing their driveways and using the proposed new fourth approach. Craig's Car Care, 1005 W. Lucas Road was willing to make changes to the driveway allowing cross traffic within a new easement. Mr. Spurgin's property, 1015 W. Lucas

Road involvement was very minor, and Craig Car Care is willing to let Mr. Spurgin use the new easement across his property. Mr. Willard, 995 W. Lucas Road has not committed to this project. Mr. Foerster stated that he was waiting on input from TxDOT regarding changes in the scope of the project and would update the City Council when the information was available.

No formal action was taken on this item.

- 10. Consider authorizing the City Manager to enter into a construction agreement for the construction of the White Rock Trail Repairs with 1) DDM Construction Corporation in an amount not to exceed \$187,590.00 plus 25% contingency in the amount of \$46,800.00 for a total of \$234,390 or 2) GRod Construction, LLC in an amount not to exceed \$252,842.00 plus a 15% Contingency in the amount of \$37,926.00 for a total of \$290,768 using funds in account 11-8209-301 "Improvements Roads".**

Public Works Director/City Engineer Stanton Foerster explained the timeline and history associated with this project. GRod was currently working on the Winningkoff Road reverse curve project and performing well. Mr. Foerster felt comfortable recommending GRod based on their history of workmanship, and also discussed the lower bid received from DDM Construction.

The City Council discussed the requirements regarding contractor selection, the sensitivity of the project given the history of previous work done, and the expected length of the contract. Mayor Olk noted the substantial difference in price between the two vendors. The City Council discussed the merits of the two companies and the possible reasons for the price difference.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to authorize the City Manager to enter into a construction agreement for the construction of the White Rock Trail Repairs with DDM Construction Corporation in an amount not to exceed \$187,590.00 plus 25% contingency in the amount of \$46,800.00 for a total of \$234,390 using funds in account 11-8209-301 "Improvements Roads". The motion passed unanimously by a 7 to 0 vote.

- 11. Consider various design elements of the Winningkoff Road Middle Section from the Reverse Curve Project to Snider Lane.**

Public Works Director/City Engineer Stanton Foerster stated the initial estimate for the project was \$1,630,000 for design and construction including three 10-foot by 5-foot box culverts at a cost of \$160,000. The consultant has raised a concern regarding the cost of the culvert crossing at Winningkoff Road north of Manor Lane. Mr. Foerster stated the existing 78-inch corrugated metal pipe culvert needed to be replaced with three 10-foot by 6-foot box culverts at a cost of approximately \$200,000 to \$250,000 due to the White Rock Creek typically flooding. Mr. Foerster advised the City Council that the increase may add approximately \$40,000 to \$90,000 to the overall cost of the project.

Councilmember Fisher asked if the new design would help with the washing away of the culvert, and Mr. Foerster replied that this new design would help with that issue.

No formal action was taken on this item.

Executive Session

12. Executive Session.

The City Council did not conduct an Executive Session at this meeting.

13. Adjournment.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Duke to adjourn the meeting at 7:59 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Cathey Bonczar, Executive Assistant

