



**City of Lucas
City Council Meeting
July 5, 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

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Engineering Intern Brandon Merrill

City Councilmembers Absent:

Councilmember Wayne Millsap
Councilmember Philip Lawrence

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.

There was no citizen input at this meeting.

Community Interest

2. Community Interest.

Councilmember Fisher thanked City staff and emergency responders for their work responding to fire calls and complaints during the July 4th holiday.

City Manager Joni Clarke stated that there were two grass fires on July 3 and two grass fires on July 4. The City received 30 calls for service and gave ten written warnings.

Ms. Clarke also informed the Council that the Texas Municipal League was holding their annual conference in Fort Worth in October if they would like to attend.

Consent Agenda

3. Consent Agenda.

- A. Approval of the minutes of the June 21, 2018 City Council training session.
- B. Approval of the minutes of the June 21, 2018 City Council meeting.
- C. Consider the request by Jacobs Engineering Group on behalf of Saint Paul Inspiration LLC for approval of a preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots.

Mayor Pro Tem Peele asked that Agenda Item 3C be removed from the Consent Agenda.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to approve Consent Agenda Items A and B as presented. The motion passed unanimously by a 5 to 0 vote.

Consent Agenda Item 3C:

Consider the request by Jacobs Engineering Group on behalf of Saint Paul Inspiration LLC for approval of a preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots.

Mayor Pro Tem Peele explained that when the development agreement was negotiated for this site, it was agreed upon that the larger lots would be placed adjacent to the City's ETJ and wanted to ensure that the preliminary plat reflected as such.

Development Services Director Joe Hilbourn stated the larger lots, consisting of 8,000 to 10,000 square feet, were located adjacent to the City's ETJ, and conform with the stipulations of the development agreement and concept plan.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the preliminary plat of Saint Paul Inspiration LLC, a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots. The motion passed unanimously by a 5 to 0 vote.

Public Hearing Agenda

- 4. Public Hearing to discuss an annexation application submitted by Max Lewis on behalf of Liberty Bankers for a replat of Lakeview Downs recorded as instrument number 201001 190000 100 consisting of 116 lots and being 148.842 acres of land out of the Thomas James Survey ABS# 477 and the Montgomery Birch Survey ABS# 115, located near the intersection of East Lucas Road and Snider Lane.

Development Services Director Joe Hilbourn stated that this public hearing was the first of two required public hearings, with the second public hearing taking place on July 19, 2018. Mr. Hilbourn noted that a unilateral annexation agreement was approved in 2013. The subdivision was located within the City's ETJ containing 116 lots, with all the lots being at least one acre in area, and one 8-acre commercial tract of land. Mr. Hilbourn further explained that there were two approved development agreements for this site, one for construction and offsite improvements, and the other for annexation. The annexation was voluntary and in conformance with the City's approved development agreement for annexation.

Mayor Olk opened the public hearing at 7:10pm and called the following individuals forward to speak:

Tom Kaplan, 1810 Snider Lane, noted his opposition to the proposed development explaining that too much traffic already existed on Snider Lane and the development would create additional traffic. Mr. Kaplan noted that he was not in favor of one acre lots and expressed concern about what types of homes could be built as part of the development.

Patsy Black, 2180 Snider Lane, expressed her concern regarding the potential for property values to be affected, the types of homes that would be constructed and the size of the homes. Ms. Black asked why the property was not annexed until it was close to construction.

Mr. Hilbourn explained the annexation process noting that the City did not have annexation authority until 2008 and the property had already been platted with the County before that time. Mr. Hilbourn discussed with Ms. Black the minimum and maximum size homes that could be built on the lots.

Barry Bruff, 1780 Snider Lane expressed his concern related to the additional traffic that will be brought to the area and suggested some type of traffic calming devices be placed in the area to mitigate speeding.

Susan Bruff, 1780 Snider Lane expressed her concern with the property being developed and no longer having of the country feel. Ms. Bruff suggested additional signage be placed in the area to protect residents and children from speeding vehicles.

Mayor Olk closed the public hearing at 7:36 pm. and noted that this was a discussion item only, no action was taken.

Regular Agenda

5. Update by Staff regarding the construction activities along West Lucas Road by Reynolds Asphalt and provide direction to the City Manager on the same.

Public Works Director/City Engineer Stanton Foerster updated the Council regarding construction activities along West Lucas Road. He stated that approximately 4 percent of the overlay had come off and to fix the roadway, approximately 17 percent of the overlay would be required to be removed and replaced. This percentage did not include areas that may be failing due to the base material. Mr. Foerster stated that they have communicated with Reynolds Asphalt, the contractor that worked on the roadway, that the overlay was to be 1 ½ inches thick and put down when it was 60 degrees or more, which those two items did not occur. Mr. Foerster stated that it was also

conveyed to Reynolds Asphalt that the roadway needed to be repaired and a meeting was scheduled for the week of July 9, 2018 to discuss the needed roadway repairs.

Mr. Foerster explained that 89 cores had been taken of the roadway in various locations to measure and verify the thickness of the overlay. Mr. Foerster handed out an exhibit of West Lucas Road noting where core samples had been taken. The red circles on the exhibit indicated core samples that were not 1 ½ inches thick, the red rectangles on the exhibit indicated where failing had already occurred, and no new core samples were taken from those locations. The yellow markings indicated what was being recommended to Reynolds Asphalt for repairs that would include the entire lane width. Some areas of the roadway would require full-depth repairs. Mr. Foerster stated that Reynolds Asphalt has stated that the failures were due to a complete base failure of the roadway.

Mr. Foerster stated that the road carries approximately 15,000 vehicles daily and in approximately five years, the road will have to be reconstructed again. He noted that when the design for the roadway was conducted in 2013, the vehicle load was not as significant as is today. Mr. Foerster stated that the roadway was approximately a 5-inch thick layer of asphalt and base.

Mayor Olk asked how much wider the pavement was made than the original roadway.

Mr. Foerster noted that the pavement was 4 to 6 feet wider than the original roadway at various locations throughout West Lucas Road.

Mayor Olk asked that this item be placed on the July 19, 2018 agenda for an update should comments have been received from Reynolds Asphalt.

Councilmember Fisher asked if the core samples identified a layer of mud between the two layers of asphalt that would prohibit adhesion and cause a failure.

Mr. Foerster explained that a tar-like material called tac was placed in between layers of asphalt for adhesion purposes. However, mud was noticed coming up in some of the cracking along the roadway as well, which may be what some residents noticed. Mr. Foerster stated that mud was not found between the layers of asphalt during core sampling.

There was no further action on this item, it was for discussion purposes only and would be brought back before the City Council for future updates.

6. Discuss distributing a technology and communication survey to Lucas residents and provide direction to staff regarding survey content.

Mayor Olk explained that he and Councilmember Fisher met with the City's IT Consultant, Baxter IT regarding internet service currently provided in the City of Lucas. Mayor Olk noted that he continually receives comments from citizens regarding the poor internet service options available to residents. Given that service providers were not forthcoming with outlining where their service lines were located, it was suggested by Baxter IT that a technology survey be conducted to gather more information from Lucas citizens. Mayor Olk noted that a draft survey had been prepared and asked Council for their input.

The following suggestions were made by the City Council to add to the survey:

- Identify neighborhood where resident lives at beginning of survey.
- Do you have access to internet?
- Who is your internet provider?
- Do you have interest in internet?
- Do you have access to fiber, antenna, or other options?
- What type of service is currently being provided?

Mayor Pro Tem Peele suggested keeping the survey as precise as possible and suggested the question related to how long a resident had lived in the City be removed.

The City Council was in agreement to amend the survey as suggested above and have the survey sent out hard copy form and electronically.

7. Consider the City Council volunteering for the TML 2018 Resolution Committee.

Mayor Olk volunteered to be considered for the TML 2018 Resolution Committee.

Executive Session Agenda


8. Executive Session.

An Executive Session did not take place at this meeting.

9. Adjournment.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Duke to adjourn the meeting at 8:13 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary