



City of Lucas  
City Council Meeting  
February 2, 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 7:00 p.m.

**City Councilmembers Present:**

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Wayne Millsap (*arrived at 7:23pm*)  
Councilmember Tim Baney  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
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  
Finance Director Liz Exum  
Cathey Bonczar, Executive Assistant/Special Projects  
Coordinator

**City Staff Absent:**

Joe Gorfida, City Attorney

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.

**Community Interest**

**2. Community Interest Items.**

**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 noted that this item would be a standing item on the agenda with updates from the City Attorney and City Manager while the 85<sup>th</sup> Legislature was in session, paying attention to items that would prohibit the City to self-govern.

Councilmember Fisher discussed a letter received from Senator Taylor's office regarding water systems, infrastructure and improvements to the permitting process. Councilmember Fisher suggested this be an item to watch further.

Mayor Olk also noted that the Transportation Town Hall meeting was held on January 26 with approximately 80 people in attendance, and received good input regarding the City's Thoroughfare Plan.

### Consent Agenda

3. Consider approval of the minutes of the January 19, 2017 City Council meeting.
4. Consider adopting Ordinance 2017-02-00848 ordering a General Election to be held on May 6, 2017 for the purpose of electing two City Councilmembers for Seat No. 1 and Seat No. 2, designating location of a polling place, ordering Notice of Election and authorizing execution of a joint election agreement.
5. Consider approving a Proclamation declaring May 2017 as Building Safety Month.

Councilmember Fisher stated that she would like to remove Agenda Item No. 3 from the Consent Agenda to discuss further.

**MOTION:** *A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to approve Agenda Item Nos. 4 and 5 on the Consent Agenda. The motion passed unanimously by a 7 to 0 vote.*

### Regular Agenda

3. Consider approval of the minutes of the January 19, 2017 City Council meeting.

Councilmember Fisher noted that she had sent her corrections to Mayor Olk, City Manager Joni Clarke and City Secretary Stacy Henderson earlier in the day and would like the following language added to the minutes identified in *italics*.

Page 4, paragraph 2, the statement read "Councilmember Fisher and Councilmember Baney discussed the proposed Village Center rezoning noting that there was existing commercial property in the area that had not been developed and concerns associated with *an actual need for more commercial property in the City. Councilmember Fisher questioned if two of the lots could be developed alone and cause potential problems for selling the other properties and was told that was true.*"

Page 4, paragraph 3, last sentence, the statement read "The Council discussed the tighter controls in place that accompany Village Center rezoning. *Councilmember Fisher pointed out the approved Land Use Chart does not in fact provide tighter controls.*"

Mayor Olk also noted that on Page 4, last sentence of the Motion, the words "*which is considered a no vote*" be removed.

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

6. **Presentation and discussion from Lovejoy High School students participating in the Lovejoy ISD Independent Studies program:**

Davis Mosel, Coding  
Carrie Duke, Food Insecurity

Mayor Olk announced that students from Willow Springs Middle School would also be participating in the Lovejoy ISD Independent Studies Program this year and introduced students Davis Mosel that presented his topic on Computer Software Coding and Programming, and Carrie Duke who presented her topic on Food Insecurity in countries around the world and agricultural education.

7. **Consider appropriating \$150,000 from the Water Fund Reserves to Account Number 8210-490-104 to implement Phase One of the water meter replacement program.**

Mayor Olk noted that this item was brought before the Council at their January 19, 2017 meeting for discussion as part of the water meter replacement program.

***MOTION:** A motion was made by Councilmember Fisber, seconded by Councilmember Baney to appropriate \$150,000 from the Water Fund Reserves to Account Number 8210-490-104 to implement Phase One of the water meter replacement program. The motion passed unanimously by a 7 to 0 vote.*

8. **Consider creating a position in the Public Works Department for a Public Works Specialist I with annual personnel costs, including salary and benefits totaling \$44,902.**

Mayor Olk noted that this item was also brought before the Council at their January 19, 2017 meeting for discussion as part of the water meter replacement program.

***MOTION:** A motion was made by Councilmember Lawrence, seconded by Councilmember Millsap to approve the Public Works Specialist I position and amend the FY 2016-2017 budget by \$31,086, funding the position with water fund reserves. The motion passed unanimously by a 7 to 0 vote.*

9. **Consider amending the FY 16-17 budget for a 20% contingency in the amount of \$311,956 for the Blondy Jhune Road Bridge Replacement Project from account 21-8210-491-121 Blondy Jhune Bridges/Safety Projects to be funded by remaining 2015 Certificates of Obligation \$139,503, and Impact Fee Reserves in the amount of \$154,453.**

Public Works Director/City Engineer Stanton Foerster gave a presentation stating that funding had been approved for the Blondy Jhune Bridges project, including a 20% contingency, but the source of funding for the contingency was not specified. Mr. Foerster stated that contingency funds would be needed for the following items: 1) design work for the utility drill shaft; 2) utility modifications; and 3) new water service line for the home at 725 Blondy Jhune Road.

***MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to amend the FY 2016-2017 budget for the 20% contingency in the amount of \$311,956 for the Blondy Jhune Road Bridge Replacement Project to account 21-8210-491-121; \$154,453 from Impact Fee Reserve Funds; and \$139,503 from remaining Certificates of Obligation funding. The motion passed unanimously by a 7 to 0 vote.*

**10. Discuss and finalize the Water System section of the Capital Improvement Plan.**

Mayor Olk noted his comments related to Item 20a of the Capital Improvement Plan included as part of FY 17-18. Mayor Olk stated the overview section of the project discusses installing 400 pressure reducing devices. Mayor Olk stated that when installing pressure reducing devices, homeowners would be required to compensate for a closed loop system caused by the pressure reducing valve.

Development Services Director Joe Hilbourn stated that each property owner would be responsible for installing an expansion tank. Mr. Hilbourn stated that should individual pressure reducing valves be installed, they should be installed for the entire system rather than individual homes.

Mayor Olk suggested the language be modified to reflect the need to reduce the pressure plane system-wide.

The Council discussed the cost associated with homeowners being required to install individual expansion tanks at a residence.

Councilmember Millsap added that the City's water system was creating the issue and the cost should not be the responsibility of the homeowner.

Mayor Olk also noted on Page 11 of the Capital Improvement Plan related to Wilshire Court, the overview section states water service would be eliminated. Mayor Olk suggested the summary read that it was being changed to a loop service instead of being eliminated. He noted that this change should be made throughout the CIP where it states water service was being eliminated.

Development Services Director Joe Hilbourn provided clarification to Councilmember Millsap regarding the discrepancy between meter costs detailed in the CIP and the meter costs approved by the City Council. Mr. Hilbourn noted that the City Council approved an AMR system, and the CIP references an AMI system in the future.

No formal action was taken on this item, it was for discussion purposes only.

**11. Consider adopting Ordinance 2017-02-00849 appointing Dana Huffman as Municipal Court Judge for the City of Lucas for a two-year term expiring on February 2, 2019.**

***MOTION:** A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to adopt Ordinance 2017-02-00849 appointing Dana Huffman as Municipal Court Judge for the City of Lucas for a two-year term expiring February 2, 2019. The motion passed unanimously by a 7 to 0 vote.*

**12. Consider authorizing the Mayor to enter into an agreement with Judge Dana Huffman for Municipal Court services for the City of Lucas and establish requirements and compensation.**

***MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to authorize the Mayor to enter into an agreement with Judge Dana Huffman for Municipal Court Services for the City of Lucas that establish requirements and compensation. The motion passed unanimously by a 7 to 0 vote.*

**13. Discuss the feedback from the Town Hall Meeting and provide guidance to staff regarding revisions to the City of Lucas thoroughfare plan.**

Mayor Olk gave a recap of the Town Hall meeting stating that the residents present were in favor of maintaining the City's existing Thoroughfare Plan with the exception of removing roundabouts currently shown on the Thoroughfare Plan, maintain smaller roadways throughout the City, and keeping increased traffic out of the City as much as possible.

Councilmember Baney asked why a connection was shown on the Thoroughfare Plan from Winningkoff Road to Snider Lane if the City would like to decrease cut through traffic. Councilmember Baney stated that as the County continues to grow further east, additional traffic will be utilizing these roadways for cut through traffic.

Public Works Director/City Engineer Stanton Foerster stated that roadways were placed on the Thoroughfare Plan to provide guidance to developers as to what is expected regarding neighborhood connectors streets during the development process.

Mr. Foerster noted that neighborhoods could be interconnected through a secondary access for emergency vehicles where a gate could be placed across certain roadways, thereby decreasing cut through traffic. Mr. Foerster stated that he would like to ensure anything used to deter cut through traffic would not restrict horse trailers and emergency vehicles.

Councilmember Millsap discussed the use of roundabouts that could be used to assist in slowing traffic and would like to review this option, especially for Stinson Road.

Mayor Pro Tem Peele asked that when researching the use of roundabouts that they be horse-friendly and could handle trailer access and turning radii.

Mayor Olk suggested referring to intersections as improved intersections rather than roundabouts so options could be created on the Thoroughfare Plan.

The Council discussed the need to review streets on the Thoroughfare Plan and determine which streets were used for local traffic, and ways to discourage cut through traffic. The Council also discussed obtaining dedicated right of way from developers as subdivisions are constructed to ensure intersection improvements could be made.

Mayor Olk suggested the Thoroughfare Map be bought back for Council consideration and review at the February 16, 2017 City Council meeting.

There was no formal action taken on this item.

**Executive Session**

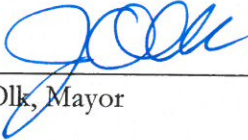
The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

No items were scheduled for Executive Session on this agenda.

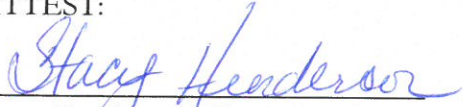
14. Adjournment.

**MOTION:** *A motion was made by Councilmember Millsap, seconded by Councilmember Baney to adjourn the meeting at 8:12 pm. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:

  
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Jim Olk, Mayor

ATTEST:

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

