



City of Lucas
City Council Meeting
October 4, 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 Wayne Millsap
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Debbie Fisher
Councilmember Philip Lawrence

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
City Engineer Stanton Foerster
Finance Director Liz Exum
Fire Chief Ted Stephens
Special Projects Coordinator/Executive Assistant
Kent Souriyasak

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.

Mayor Olk announced that the City of Lucas Finance Department had received the 2017 Certificate of Achievement for Excellence in Financial Reporting Award from the Government Finance Officers Association. Mayor Olk presented this award to Finance Director Liz Exum and noted that this was the 8th consecutive year for the City to receive this award.

Mayor Olk also presented to Finance Director Liz Exum, the Transparency Star Award in the area of Debt Obligations received from the Texas State Comptroller's office.

Mayor Olk announced that the Lucas Country Christmas event would be held Friday, December 7 from 6 – 9 pm, and encouraged everyone to take the technology survey that was mailed out with the

City's water bills and available on the City's website. Mayor Olk also noted that the Scarecrow Contest in the Lucas Community Park would be held October 20 through November 3.

City Manager Joni Clarke announced that the Forest Creek Park Grand Reopening would be held Saturday, October 13 at 9 am, and the Fall Sweep Cleanup/Arbor Day event would be held on November 3 from 8 am to Noon.

Fire Chief Ted Stephens stated the Fire Station Open House would be held October 7 at Noon, and Fire-Rescue staff participated in National Night Out attending six neighborhood gatherings that were all well attended by community members.

Consent Agenda

3. Consent Agenda.

- A. Consider approving the minutes of the September 6, 2018 City Council meeting.
- B. Consider approving the minutes of the September 20, 2018 City Council meeting.
- C. Consider approving Resolution R 2018-10-00476 opposing the Texas Transportation Commission ruling increasing the height of existing billboards along Texas' federally funded roadways.
- D. Consider authorizing the Mayor to enter into Amendment No. 1 of an Interlocal Agreement between the City of Lucas and Collin County for law enforcement services to amend the contract amount from \$281,585 to \$285,073.34 for fiscal year 2018-2019. The City has budgeted \$300,000 in Fiscal Year 2018-19 in line item 11-6999-326.
- E. Consider authorizing the Mayor to enter into Amendment No. 11 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, 2019 in the amount of \$14,970.00. The City has budgeted \$15,000 in Fiscal Year 2018-19 in line item 11-6999-336.
- F. Consider authorizing the Mayor to enter into Amendment No. 12 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, 2019 in the amount of \$19,030.00. The City has budgeted \$20,000 in Fiscal Year 2018-19 in line item 11-6999-336.

Mayor Olk stated that a correction had been made to the September 20, 2018 minutes highlighted on page 3, and explained that the amended minutes could be approved as part of the Consent Agenda or removed from the agenda for further discussion.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve the Consent Agenda with the amended minutes as presented. The motion passed unanimously by a 7 to 0 vote. The minutes were amended with the addition of following statement:

“Councilmember Fisher stated that she was not in agreement with the proposed tax rate, but because of the law requiring a super majority vote of at least 5 members voting in favor, and with only five members in attendance at the meeting, if the tax rate were denied, this item would come before the Council again at the same tax rate proposed. Councilmember Fisher stated for that reason only, she would vote in favor of the tax rate.”

Public Hearing Agenda

4. Public hearing to consider amendments to the City’s land use assumptions, capital improvements plan and impact fees.

Development Services Director Joe Hilbourn discussed the cost of the City’s water system and existing storage facilities in place, as well as waterline projects and their projected cost. Mr. Hilbourn discussed the improvements required to the water system due to increased development and stated that with updated land use assumptions from the Capital Improvement Plan, the impact fees had changed. Staff recommended adopting a water impact rate of \$3,473 and a road impact rate of \$1,188.21.

Mayor Olk explained that impact fees were based off of what it costs the City to conduct the work, and developers were required to pay their proportional share.

Mayor Olk opened the public hearing at 7:21pm, 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 approve amendments to the City’s land use assumptions, Capital Improvement Plan and impact fees with a water service unit rate of \$3,473 and a road service unit rate of \$1,188.21. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

5. Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.

Development Services Director Joe Hilbourn stated that this was the second phase of the proposed two building project. Phase Two items such as masonry, building height and signage would be identical to Lucas Plaza Phase One. Mr. Hilbourn stated that Phase Two includes an 8,200 square foot building with four proposed tenant spaces.

Councilmember Fisher asked if there were drainage concerns in the area.

Mr. Hilbourn stated there was stormwater runoff concerns for this area coming from the City of Allen; however, the development would not add to the existing issue. Mr. Hilbourn stated that retention areas were being provided on site, but it was not sufficient to alleviate the problem.

Councilmember Lawrence stated he was concerned about the drainage issues in the area and what impact another development may have on drainage.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve the architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. The motion passed by a 6 to 1 vote with Councilmember Lawrence voting in opposition.

6. **Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of landscape plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.**

Development Services Director Joe Hilbourn stated that this was the second phase of the proposed two building project. Mr. Hilbourn reviewed items required as part of the landscape plan noting that all items met City requirements that included:

- A 20-foot landscape edge was being provided
- Shade trees were moved to the rear of the building to create a buffer from the residential area behind the building
- 17,867 square feet of landscaping was being provided
- Parking lot screening was provided with a 3-foot high double row of evergreen shrubs
- 13 trees were being provided and 88 shrubs
- The entire site was irrigated.

Mr. Hilbourn recommended approval of the landscape plan.

Councilmember Lawrence asked if the landscape proposed would assist with alleviating the excessive water in the area.

The Council discussed drainage associated in and around the property that was coming from other areas, such as the City of Allen, and that the City could not require a developer to repair a situation that was occurring elsewhere.

Mr. Hilbourn stated that the landscaping and trees would assist in absorbing some water, but would not provide a significant impact to water removal on the site and further explained that the drainage concerns would continue whether the property was or was not developed.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the landscape plan for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. The motion passed by a 6 to 1 vote with Councilmember Lawrence voting in opposition.

7. **Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for site plan approval for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.**

Development Services Director Joe Hilbourn stated that that this was the second phase of the proposed two building project. . Phase Two items such as masonry, building height and signage would be identical to Lucas Plaza Phase One. Mr. Hilbourn reviewed items of the site plan that included:

- 8,200 square foot building with four proposed tenant spaces
- 42 parking spaces were being provided
- Lot coverage of 67.5 percent
- Lot size of 57,860 square feet

Councilmember Lawrence expressed his concerns regarding the drainage issues in the area and what impact another development may have on drainage.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve the site plan for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. The motion passed by a 6 to 1 vote with Councilmember Lawrence voting in opposition.

8. Provide direction to the City Manager regarding emergency responder vehicle access and maneuverability related to dead-end streets, fire hydrant locations, narrow pavement and unwarranted signage.

City Engineer Stanton Foerster discussed the comprehensive review that was conducted of the City outlining areas of concern that could impede emergency responders and response time. Mr. Foerster stated that the list was created as a tool for Council to use when considering future projects.

Fire Chief Ted Stephens discussed some of the items on the list that impede emergency response and response times such as narrow roadways that affect fire truck maneuverability, roadways that were difficult to maneuver through because of increased traffic, and the lack of shoulder for vehicles to move to the right. The increased traffic also impedes emergency vehicles from using the Opticom system to change the traffic lights due to the distance the emergency vehicles are from the signal. Chief Stephens discussed traffic concerns in front of the fire station that at times also prohibits vehicles from leaving the fire station.

Mayor Olk stated that he would like to have a timeline added to the matrix listing outlining when street improvements were proposed in the CIP.

Mayor Pro Tem Peele asked that Mr. Foerster work with TxDOT to increase the timeline for improvements proposed at the West Lucas Road/Southview intersection. The intersection improvements would assist traffic congestion that occurs in that area.

Mr. Foerster discussed the TxDOT project at Southview/West Lucas Road intersection and that improvements were proposed to the intersection only, not the entire roadway. Mr. Foerster also discussed various projects that TxDOT would be working on in the coming year.

Councilmember Lawrence asked if staff could elaborate on unwarranted signage that impeded emergency responders.

City Manager Joni Clarke discussed unwarranted stop signs within neighborhoods as well as speed humps that also impede response times for emergency responders.

Chief Stephens discussed insufficient water line capacity and fire hydrants that cannot be used because of the lack of pressure and amount of water that also impede emergency responders.

The Council discussed signage concerns that should be addressed, turning radius needed for the fire trucks and the possibility of installing a flashing red light in front of the fire station to reduce traffic when needed.

The City Council asked that the additional information regarding street maintenance activity and waterline projects be incorporated into the matrix and bring back to Council at a later date. There was no formal action taken on this item.

Executive Session Agenda

9. Executive Session:

- A. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to discuss the evaluation for the City Manager.

The City Council convened into Executive Session at 8:08pm.

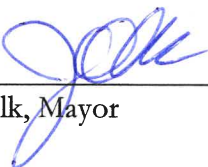
10. Reconvene into Regular Session and take any action as a result of the Executive Session.

The City Council reconvened from Executive Session at 10:15pm and there was no action taken as a result of the Executive Session.

11. Adjournment.

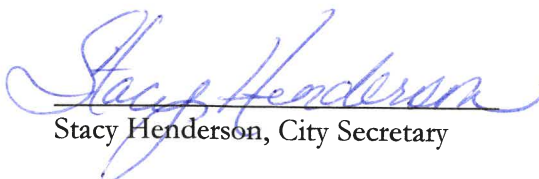
MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adjourn the meeting at 10:16 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

