



## **AGENDA**

### **City of Lucas City Council Meeting October 18, 2018 7:00 PM**

### **City Hall – Council Chambers 665 Country Club Road – Lucas, Texas**

*Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, October 18, 2018 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.*

#### **Call to Order**

---

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

#### **Citizen Input**

---

*The Citizen Input portion of the agenda is an opportunity for the public to address the City Council on any subject. By completing a "Request to Speak" form and submitting to the City Secretary, citizens have an opportunity to speak at the City Council meeting. However, in accordance with the Texas Open Meetings Act, the City council cannot discuss issues raised or make any decisions but may refer items to City Staff for research and possible inclusion on a future agenda.*

1. Citizen Input (**Mayor Jim Olk**)

#### **Community Interest**

---

*Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.*

2. Community Interest. (**Mayor Jim Olk**)
  - A. Presentation of Proclamation declaring October 2018 as Breast Cancer Awareness Month.

#### **Consent Agenda**

---

*All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.*

3. Consent Agenda:
  - A. Consider approving the minutes of the October 4, 2018 City Council meeting. (**City Secretary Stacy Henderson**)

## Regular Agenda

---

4. Consider board applications to fill a vacant alternate position on the Parks and Open Space Board. (City Secretary Stacy Henderson)
5. Consider amending Fiscal Year Budget 2018-2019 and appropriating funds in the amount of \$19,055 for parks repairs to general fund account 11-8211-417; appropriating funds in the amount of \$28,575 for completion of the water meter installation program to water fund account 51-6400-233; and appropriating funds in the amount of \$11,900.50 for bunker gear to general fund account 11-6300-209. (Development Services Director Joe Hilbourn, Fire Chief Ted Stephens)
6. Consider authorizing the City Manager to enter into a contract with TexasBit/APAC/Oldcastle in an amount not to exceed \$109,860 for repairs along Brockdale Park Road as agreed upon in the Agreement between Brockdale Community LLC and the City of Lucas utilizing funds deposited with the City of Lucas by Brockdale Community LLC into a restricted account. (City Engineer Stanton Foerster)
7. Discuss and provide direction to the City Manager to 1) establish an advertising, bidding, and construction schedule for the Stinson Road, Blondy Jhune Road, and Winningkoff Road projects and 2) discuss project management options of the Stinson Road, Blondy Jhune Road, Winningkoff Road, and North Pump Station Water Tower projects. (City Engineer Stanton Foerster)

## Executive Session Agenda

---

*As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. Closed to the public as provided in the Texas Government Code.*

8. 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.
9. Reconvene into Regular Session and take any action as a result of the Executive Session.
10. Adjournment.

## Certification

---

*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on October 12, 2018.*

---

*Stacy Henderson, City Secretary*

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972.912.1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## City Council Agenda Request

### October 18, 2018

Requester: Mayor Jim Olk

#### **Agenda Item Request**

---

Citizen Input

#### **Background Information**

---

NA

#### **Attachments/Supporting Documentation**

---

NA

#### **Budget/Financial Impact**

---

NA

#### **Recommendation**

---

NA

#### **Motion**

---

NA



# City of Lucas Council Agenda Request October 18, 2018

Requester: Mayor Jim Olk

## **Agenda Item Request**

---

2. Items of Community Interest.
  - A. Presentation of Proclamation declaring October 2018 as Breast Cancer Awareness Month.

## **Background Information**

---

NA

## **Attachments/Supporting Documentation**

---

1. Proclamation

## **Budget/Financial Impact**

---

NA

## **Recommendation**

---

NA

## **Motion**

---

NA



## *Proclamation*

**WHEREAS**, breast cancer is one of the most common cancers among women and in 2018 will affect approximately 266,000 women, making it the most frequently diagnosed cancer among women in America; and

**WHEREAS**, the 3.5 million breast cancer survivors living in America today are a testament to their courage, as well as the importance of promoting awareness of the disease, promoting research for a cure, and education about the importance of early detection of breast cancer through mammography and other methods; and

**WHEREAS**, the month of October is designated as National Breast Cancer Awareness Month and there continues to be a need to promote increased awareness of breast cancer screening; and

**NOW, THEREFORE**, I Jim Olk, Mayor of the City of Lucas, Texas on behalf of the City Council support those who continue to cope with breast cancer, and extend our deepest respect for survivors and those advocating for prevention and a cure, and in so doing hereby proclaim OCTOBER 2018 as

### **"BREAST CANCER AWARENESS MONTH"**

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the official seal of the City of Lucas, this 18th day of October, 2018.

  
\_\_\_\_\_  
Jim Olk, Mayor

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



# City of Lucas Council Agenda Request October 18, 2018

Item No. 03

Requester: City Secretary Stacy Henderson

## **Agenda Item Request**

---

3. Consent Agenda:
  - A. Consider approving the minutes of the October 4, 2018 City Council meeting.

## **Background Information**

---

NA

## **Attachments/Supporting Documentation**

---

1. Minutes of the October 4, 2018 City Council meeting.

## **Budget/Financial Impact**

---

NA

## **Recommendation**

---

City Staff recommends approval of the Consent Agenda.

## **Motion**

---

I make a motion to approve the Consent Agenda as presented.



**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:

ATTEST:

---

Jim Olk, Mayor

---

Stacy Henderson, City Secretary



# City of Lucas

## City Council Agenda Request

### October 18, 2018

Item No. 04

Requester: City Secretary Stacy Henderson

#### **Agenda Item Request**

---

Consider board applications to fill a vacant alternate position on the Parks and Open Space Board.

#### **Background Information**

---

One vacant alternate member position is available on the Parks and Open Space Board, and currently, there are two board volunteer applications on file. Prospective applicants will be in attendance at the City Council meeting to meet with Council and answer any questions during the regular session.

#### **Attachments/Supporting Documentation**

---

1. Board volunteer applications (*sent under separate attachment*)

#### **Budget/Financial Impact**

---

NA

#### **Recommendation**

---

NA

#### **Motion**

---

NA



# City of Lucas

## Council Agenda Request

### October 18, 2018

Requester: Development Services Director Joe Hilbourn, Fire Chief Ted Stephens

#### **Agenda Item Request**

---

Consider amending Fiscal Year Budget 2018-2019 and appropriating funds in the amount of \$19,055 for parks repairs to general fund account 11-8211-417; appropriating funds in the amount of \$28,575 for completion of the water meter installation program to water fund account 51-6400-233; and appropriating funds in the amount of \$11,900.50 for bunker gear to general fund account 11-6300-209.

#### **Background Information**

---

Development Services entered into an agreement with Jones Brother's Construction for updates to the Lewis Park pavilion including painting, new light fixtures, branch circuits, soffit material, and replacing the existing gutters and downspouts. These were items needed to address the dilapidated appearance of the underside of the roof deck. The project was started prior to the end of Fiscal Year 17/18 but due to weather could not finish the project before the end of the fiscal year. Staff is requesting to appropriate funds from the general fund to finish the project. The original contract amount was for \$38,110 in account number 11-8211-417, approximately 50 percent of the work was completed and paid prior to the end of the fiscal year. An appropriation in the amount of \$19,055 to general fund account 11-8211-417 is being requested.

Public Works is requesting to appropriate funds in the amount of \$28,575 to water fund account 51-6400-233 to complete the Neptune water meter installations. This request is being made to remedy a staffing shortage that has occurred due to an employee being placed on medical leave. If funding is allocated, the City Manager will enter into a contract with R&M Services for water meter installation.

Lucas Fire-Rescue has an annual grant request with the Texas Forest Service to purchase bunker gear for the department. The Forest Service evaluates all requests received twice a year, once in November and again in March. Fire-Rescue staff did not receive a grant during the November evaluation and were notified in March that the evaluation process had been moved to May 2018. Funding was also not granted during the May evaluation. Bunker gear was ordered in May 2018, and in July staff was informed the gear would be delivered September 28, 2018. However, staff was informed in late September that there were technical difficulties with the order and it would be delayed again and not be received by September 30. Fire-Rescue is requesting an appropriation in the amount of \$11,900.50 to general fund account 11-6300-209 to fund the purchase of the bunker gear in fiscal year 2018-2019.



# City of Lucas Council Agenda Request October 18, 2018

Item No. 05

## **Attachments/Supporting Documentation**

---

1. Original proposal for project from Jones brother construction.
2. Email from MES regarding delivery delays with bunker gear.

## **Budget/Financial Impact**

---

This request is to appropriate \$19,055 to general fund account 11-8211-417, \$28,575 to account 51-6400-233 and \$11,900.50 to general fund account 11-6300-209.

## **Recommendation**

---

Staff is recommending approval of the budget amendment as listed below:

1. \$19,055 to general fund account 11-8211-417
2. \$28,575 to water fund account 51-6400-233
3. \$11,900.50 to general fund account 11-6300-209

## **Motion**

---

I make a motion to approve/deny appropriate funds in the amount of \$19,055 for parks repairs to general fund account 11-8211-417; appropriate funds in the amount of \$28,575 for completion of the water meter installation program to water fund account 51-6400-233; and appropriate funds in the amount of \$11,900.50 for bunker gear to general fund account 11-6300-209 in the fiscal year 2018-2019 budget.

**Jones Bros.Construction**  
**1412 Timber Ridge Dr.**  
**Allen, TX 75002**

PROPOSAL

8-27-18

Job Re- City of Lucas

Attn - Joe Hilbourn

Furnish and install light stone sheet metal with brown trim and brown gutters to underside of Pavilion	24,360.00
--	-----------

Electrical - Remove 30 existing lights and replace with new LED fixtures	11,500.00
--	-----------

Paint - Paint Beams	2,250.00
---------------------	----------

Total	38,110.00
-------	-----------

Thank You

Craig Jones 214-535-7779



## Ted Stephens

---

**From:** Scott Wheless  
**Sent:** Thursday, September 27, 2018 8:42 AM  
**To:** Ted Stephens  
**Subject:** FW: Bunker Gear

Where do we go from here? I was told in a previous Email by him it would be sent out by 9/28. Its now going to be a week or two into October. Can we use the pro forma invoice to get this gear or is it just going to be next years budget.

Thanks

Scott Wheless

**From:** Herron, Jason <jherron@mesfire.com>  
**Sent:** Wednesday, September 26, 2018 4:23 PM  
**To:** Scott Wheless <SWheless@lucastexas.us>  
**Subject:** RE: Bunker Gear

See the below message from Honeywell:

*"Hi Jason,*

*"We had some technical difficulties with the import of the sizes with this order. IT had to do somethings behind the scene. IT dept got this fixed yesterday. The order has progressed to cutting room now and will continue to work thru.*

*We apologize for this unforeseen delay.*

*Now that this order is moving again it should be completed within a week or two.*

*Thank-You, Best Regards, Rhonda"*

### Jason Herron

Outside Sales Representative  
Municipal Emergency Services  
Office: 281-442-9190  
Mobile: 972-921-4782  
[jherron@mesfire.com](mailto:jherron@mesfire.com)  
[www.mesfire.com](http://www.mesfire.com)





# City of Lucas

## City Council Agenda Request

### October 18, 2018

Item No. 06

Requester: City Engineer Stanton Foerster

#### **Agenda Item Request**

---

Consider authorizing the City Manager to enter into a contract with TexasBit/APAC/Oldcastle in an amount not to exceed \$109,860 for repairs along Brockdale Park Road as agreed upon in the Agreement between Brockdale Community LLC and the City of Lucas utilizing funds deposited with the City of Lucas by Brockdale Community LLC into a restricted account.

#### **Background Information**

---

During the September 4, 2018, City Council meeting, the City Manager was authorized to enter into an agreement with Brockdale Community LLC for repairs to Brockdale Park Road. The agreement was executed on September 24, 2018, and a \$100,000 check was deposited with the City as well.

The City Engineer met with TexasBit to review the various repairs. Dallas County is in the process of rebidding the Street Maintenance contract. The City Engineer will not have the new prices until after the 18th of October. There is a possibility that TexasBit will not be awarded the Dallas County contract. The City utilizes an interlocal agreement between Texas Bit/APAC/Old Castle and Dallas County to obtain competitive bidding.

#### **Attachments/Supporting Documentation**

---

None

#### **Budget/Financial Impact**

---

The balance in the Restricted Cash Brockdale (11-1001-50) is \$9,860, and the balance in Restricted Cash Account Brockdale FY 18-19 (11-1001-55) is \$100,000.

#### **Recommendation**

---

City Engineer Stanton Foerster recommends being ready to enter into an agreement with TexasBit as quickly as possible to get the Brockdale Road repairs done before November 30, 2018 (the end of the asphalt season) using all available funds to repair Brockdale Park Road.



Item No. 06

**City of Lucas**  
**City Council Agenda Request**  
**October 18, 2018**

**Motion**

---

I make a motion to authorize the City Manager to enter into a contract with TexasBit/APAC/Oldcastle/ in an amount not to exceed \$109,860 using Restricted Cash Brockdale account 11-1001-50 and Restricted Cash account Brockdale FY 18-19 11-1001-55.



# City of Lucas

## City Council Agenda Request

### October 18, 2018

Requester: City Engineer Stanton Foerster

#### **Agenda Item Request**

---

Discuss and provide direction to the City Manager to 1) establish an advertising, bidding, and construction schedule for the Stinson Road, Blondy Jhune Road, and Winningkoff Road projects and 2) discuss project management options of the Stinson Road, Blondy Jhune Road, Winningkoff Road, and North Pump Station Water Tower projects.

#### **Background Information**

---

Stinson Road from Parker Road to Bristol Park - KCI Technologies was released from their design responsibilities on September 21, 2018, because KCI had not devoted such time as reasonably necessary for the satisfactory performance of the service under Section 5.1 of the Agreement between the KCI and the City. KCI was to submit 90% complete plans to the City in July, but they failed to do so. When the plans were delivered, the plans contained a serious lack of detail. KCI also based their design on a recommendation to obtain 20 to 70 feet of drainage easements from the east side of Stinson Road despite being given clear direction that no right-of-way and no easements were going to be obtained for drainage in this area of the project.

Lakes Engineering was asked to prepare a proposal to finish the Stinson Plans for a November letting. To date, KCI has failed to deliver the digital data necessary to finish the plans, and Lakes Engineering has not completed their proposal due to lack of data forthcoming from KCI. Despite the KCI setback, Lakes Engineering believes they can finish the plans in six weeks for advertising in December 2018 and a letting in January 2019.

The traffic control plans being considered for this project will maintain southbound traffic throughout the project. The western half of the roadway will be constructed first followed by the eastern half.

Blondy Jhune Road from the west bridge to Winningkoff Road - Lakes Engineering completed the design plans in July as per their schedule. The final details for the traffic control plans (TCP) are being finished. The basic idea for the TCP is to maintain eastbound traffic throughout the project. These plans are ready for advertising in late October and letting in November.

Blondy Jhune Road from the Hendrix Farms proposed subdivision to the west bridge - Due to efficiencies in the design and construction elements in the above Blondy Jhune Road project, not all the construction funds budgeted for that project will be needed. Lakes Engineering was engaged in a second project along Blondy Jhune Road to continue their design work from west of the west bridge to the east side of the Hendrix Farm proposed subdivision. They will be delivering 90% plans in mid October, and these plans are ready for advertising in late October and letting in November as an additive alternate to the main Blondy Jhune Road project.



# City of Lucas

## City Council Agenda Request

### October 18, 2018

Requester: City Engineer Stanton Foerster

Winningkoff Road from the Reverse Curve to Snider Lane - Birkhoff, Hendrix, & Carter has completed the design plans in July as per their schedule. The final details for the traffic control plans (TCP) are being finished. The basic idea for the TCP is broken down into three stages:

Stage 1 – close Winningkoff Road to all traffic to construct the new bridge and culvert.

Stage 2 – open Winningkoff Road to northbound traffic while the western half of the roadway is constructed.

Stage 3 – maintain northbound traffic on the western half while the eastern half of the roadway is constructed.

These plans are ready for advertising in late October and letting in November.

Construction Management - Given the size and funding amounts of these three projects, the concept of professional construction management should be discussed. The City Engineer has requested Lakes Engineering to develop a proposal to assist the City with project management of the Stinson Road, Blondy Jhune Road, and Winningkoff Road projects as well as the North Pump Station Water Tower project.

In the construction industry, it is generally understood that the duty of the construction manager is to:

1. Communicate with design professionals, trades, contractors, suppliers, inspectors, and safety personnel to enable efficient and economical scheduling and coordination of labor and materials on the jobsite.
2. Endeavor to keep the project on schedule and budget.
3. Administer the project in compliance with contract documents.
4. Log daily activities and conditions.

Just as all projects vary in scope and complexity, the duties of the construction manager also vary in scope and complexity. On some occasions, construction managers have been tasked with or have undertaken responsibilities that require engineering knowledge and expertise to safely and effectively perform.

The preliminary estimate by Lakes Engineering for construction management of the \$9,000,000+/- of public improvements during the three to four years of construction to be in the range of 6% to 8% of the construction cost.

### Attachments/Supporting Documentation

---

NA



# City of Lucas

## City Council Agenda Request

### October 18, 2018

Requester: City Engineer Stanton Foerster

#### **Budget/Financial Impact**

---

Staff contemplates that a portion of the cost of the Construction Management will be part of the existing budgets for the four public works projects. Currently, the impact to the budget is unknown.

#### **Recommendation**

---

City Engineer Stanton Foerster is recommending receiving a proposal from Lakes Engineering for Construction Management of the Stinson Road, Blondy Jhune Road, and Winningkoff Road, and North Pump Station Water Tower projects.

With delay in the Stinson plans and the assistance of a construction management firm, City Engineer Stanton Foerster is recommending the following schedule for the three roadway projects:

1. Advertise all three in December/January
2. Open bids in January/February
3. Start construction in February/March

#### **Motion**

---

- A. I make a motion to authorize the City Manager to negotiate a Construction Management agreement with Lakes Engineering of the Stinson Road, Blondy Jhune Road, and Winningkoff Road, and North Pump Station Water Tower projects in an amount not to exceed 8 percent of the construction cost.
- B. I make a motion to authorize the City Manager to establish the following schedule for the Stinson Road, Blondy Jhune Road, and Winningkoff Road projects:
  1. Advertise all three in December 2018 and January 2019
  2. Open bids no later than February 2019
  3. Start construction no later than March 2019



# City of Lucas Council Agenda Request October 18, 2018

Requester: Mayor Jim Olk

## **Agenda Item Request**

---

### **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.

## **Background Information**

---

NA

## **Attachments/Supporting Documentation**

---

NA

## **Budget/Financial Impact**

---

NA

## **Recommendation**

---

NA

## **Motion**

---

NA



# City of Lucas Council Agenda Request October 18, 2018

Requester: Mayor Jim Olk

## **Agenda Item Request**

---

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

## **Background Information**

---

NA

## **Attachments/Supporting Documentation**

---

NA

## **Budget/Financial Impact**

---

NA

## **Recommendation**

---

NA

## **Motion**

---

NA