



**City of Lucas  
City Council Meeting  
October 18, 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  
City Attorney Joe Gorfida  
Development Services Director Joe Hilbourn  
City Engineer Stanton Foerster  
Fire Chief Ted Stephens

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 noted that the technology survey was still available online for those that had not yet had an opportunity to take part, and stated that thus far 370 surveys had been received. Mayor Olk also noted that the Forest Creek Park Grand Reopening would be held Saturday, October 27 at 9 am, and the Fall Sweep Cleanup/Arbor Day event would be held on November 3 from 8 am to Noon.

City Manager Joni Clarke announced that the that the City would be celebrating its 60<sup>th</sup> birthday celebration in February 2019 and would be holding an open house.

Mayor Olk presented a Proclamation declaring the month of October 2018 as Breast Cancer Awareness Month.

Councilmember Fisher stressed the importance of screening and obtaining examinations. She encouraged all women to get routine examines to ensure early detection, and also asked that men encourage their wife, mother or sister to obtain routine examinations as well.

## Consent Agenda

---

### 3. Consent Agenda.

A. Consider approving the minutes of the October 4, 2018 City Council meeting.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

## Regular Agenda

---

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

Councilmember Baney asked that this item be pulled from the regular agenda and placed on the December City Council agenda during the regular appointment process, allowing the Council to review all applications received.

Mayor Olk and City Council were in agreement to table this item to the December 7, 2018 City Council meeting.

### 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 gave a presentation explaining that work was not completed to the Kenneth Lewis Park pavilion, and at the end of the fiscal year unused funds were returned to the General Fund. Staff was requesting to appropriate funds from general fund reserves to complete the project. Mr. Hilbourn noted that the original contract amount was for \$38,110 and approximately 50 percent of the work was completed and paid prior to the end of the fiscal year. Mr. Hilbourn was requesting an appropriation in the amount of \$19,055. Mr. Hilbourn also explained that he was requesting to appropriate funds in the amount of \$28,575 to complete the Neptune water meter installations.

Fire Chief Ted Stephens explained that Fire-Rescue was requesting an appropriation of funds in the amount of \$11,900 to fund the purchase of bunker gear that was ordered and budgeted in fiscal year 17/18, but items were not received until the current budget year.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to 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. The motion passed unanimously by a 7 to 0 vote.

- 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 explained that he would attempt to have all repairs made to the roadway by November 30; however, the if the contract could not be awarded before this date, repairs would begin in the spring.

**MOTION:** A motion was made by Councilmember Baney, seconded by Councilmember Millsap to authorize the City Manager to enter into a contract with Texas Bit/APAC/Oldcastle in an amount not to exceed \$109,860 using Restricted Cash Brockdale account 11-1001-50 and Restricted Cash Brockdale account FY 18-19 11-1001-55. The motion passed unanimously by a 7 to 0 vote.

- 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 updated the City Council on the Stinson Road project from Parker Road to Bristol Park noting that Lakes Engineering had taken over the design project with an estimated completion date for the design and advertising scheduled for December 2018.

Mr. Foerster updated the City Council on the Blondy Jhune Road project from the west bridge to Winningkoff Road. The Council discussed possible traffic routes during construction, access for emergency vehicle routes, and estimated timeline of construction taking approximately 14 months.

Mr. Foerster discussed with the City Council on the Blondy Jhune Road project from the Hendrix Farms subdivision to the west bridge, the Winningkoff Road from the reverse curve to Snider Lane, and the North Pump Station Water Tower projects, and stated that he would like to bid all projects at the same time to obtain better pricing.

Mr. Foerster proposed the hiring of a construction management firm given the size and funding amounts of the proposed projects, and had requested Lakes Engineering develop a proposal to assist the City with project management of all the projects proposed.

The City Council discussed with Mr. Foerster what a construction management firm provided, such as keeping the project on schedule and budget, logging of daily activities and reporting those to City

staff, communicating with the contractor, inspectors and design professionals, and review of all invoicing. The City would provide inspections on all projects. Mr. Foerster noted that construction management of these projects typically cost between 6 to 8 percent of the construction cost.

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Fisher, to authorize the City Manager to establish a schedule to maximize debt opportunities and obtain the most competitive bids for these projects. The motion passed unanimously by a 7 to 0 vote.

Another motion was made by Councilmember Fisher, seconded by Councilmember Millsap to authorize the City Manager to negotiate a construction management agreement with Lakes Engineering for the Stinson Road, Blondy Jhune Road, Winningkoff Road, and North Pump Station Water Tower project. The motion passed unanimously by a 7 to 0 vote.

## Executive Session Agenda

### 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.

The City Council convened into Executive Session at 7:54 pm.

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

The City Council reconvened from Executive Session at 8:36 pm and took the following action.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to amend the City Manager's contract to adjust the annual compensation to \$148,000 effective October 1, 2018 and authorize the Mayor to sign the amended contract. The motion passed unanimously by a 7 to 0 vote.

### 10. Adjournment.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Baney to adjourn the meeting at 8:37 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Jim Olk, Mayor

ATTEST:



Tracy Henderson, City Secretary

