



City of Lucas  
City Council Meeting  
January 3, 2019  
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

**MINUTES**

**Call to Order**

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Mayor Pro Tem Peele called the meeting to order at 7:00 p.m.

**City Councilmembers Present:**

Mayor Pro Tem Kathleen Peele  
Councilmember Wayne Millsap  
Councilmember Tim Baney  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
Councilmember Debbie Fisher

**Staff Present:**

City Manager Joni Clarke  
City Attorney Joe Gorfida  
City Secretary Stacy Henderson  
City Engineer Stanton Foerster  
Development Services Director Joe Hilbourn

**City Councilmember Absent:**

Mayor Jim Olk

Mayor Pro Tem Kathleen Peele determined that a quorum was present. Everyone was reminded to silence their cell phones and the Pledge of Allegiance was recited.

**Citizen Input**

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**1. Citizen Input.**

Anita Ahmadi, 2540 McGarity Lane in Lucas, stated that the roadway leading to her home on Allison Lane was almost undrivable due to damage created by the construction traffic related Walmart, the storage facility and other commercial projects near McGarity and Allison Lanes. Ms. Ahmadi stated that the Post Office would no longer deliver parcels to her home because of the large holes in the roadway. Ms. Ahmadi thanked City Engineer Stanton Foerster with his help regarding this matter and was informed by Mr. Foerster that this item would be coming before the City Council for discussion at their January 17, 2019 meeting.

**Community Interest**

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**2. Community Interest.**

Mayor Pro Tem Kathleen Peele noted that the City would be hosting Art in Public Places on January 31, 2019 featuring art from Lovejoy and Allen ISDs that will be on display at City Hall. Mayor Pro Tem Peele also explained that the City would be having an open house on February 19,

2019 celebrating the City's 60<sup>th</sup> anniversary. Mayor Pro Tem Peele reminded everyone that candidate filing for the May 4, 2019 election begins January 16 through February 15.

## Consent Agenda

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### 3. Consent Agenda.

A. Approval of the minutes of the December 6, 2018 City Council meeting.

**MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

## Regular Agenda

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### 4. Conduct interviews of Technology Committee applicants and consider appointments to the Technology Committee.

The following Technology Committee applicants were asked to come forward and speak to their background and experience in the technology field as it related to the Technology Committee.

Dennis Scully, 914 Highland Drive  
Paul Rathgeb, 10 Rollingwood Drive  
Mark Skaggs, 1807 Chatfield Lane  
George Brody, 910 Clove Glen

Mayor Pro Tem Peele noted that the remaining applicant, Trey Sleeper, was unable to attend tonight's City Council meeting, but did attend the December 6, 2018 meeting and spoke with the Council at that time.

Mayor Pro Tem Peele thanked the applicants for volunteering for the Committee and looked forward to what results the Committee could provide. Councilmember Fisher stated that she was impressed with the applicants knowledge and noted that each individual area of city had a different challenge, and thanked the applicants for bringing forward their expertise.

**MOTION:** A motion was made by Councilmember Baney, seconded by Councilmember Millsap to appoint Dennis Scully, Paul Rathgeb, Mark Skaggs, George Brody and Trey Sleeper to the Technology Committee. The motion passed unanimously by a 6 to 0 vote.

## Executive Session Agenda

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### 5. Pursuant to Texas Government Code, Section 551.074, Personnel Matters, the City Council will convene into Executive Session to discuss appointments and reappointments to the Board of Adjustment.

Mayor Pro Tem Peele stated that the City Council would convene into Executive Session at 7:21pm to discuss appointments and reappointments to the Board of Adjustment.

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

The City Council reconvened into regular session at 7:32pm and took the following action:

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to reappoint Adam Sussman and Brian Blythe to the Board of Adjustment for a two year term, and appoint Ron Poteete as Alternate Member 1 to the Board of Adjustment for a two year term. The motion passed unanimously by a 6 to 0 vote.

**Regular Agenda (Continued)**

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**7. Consider and provide direction to the City Manager regarding roadway maintenance for Brockdale Park Road, East Winningkoff Road, Forest Grove Road, Orr Road, Prado Verde Drive, Snider Lane, and W. Lucas Road, during the 2019 asphalt season.**

City Engineer Stanton Foerster discussed with the City Council his recommendation for road maintenance on the following streets during 2019. Those roads identified were as follows:

- A. West Lucas Road – reconstruct 1,300 feet of the center portion of the roadway in areas of significant deterioration in front of Willow Springs Middle School.
- B. Orr Road – reconstruct 400+/- feet south of Forest Grove Road in anticipation of the detour route for the Blondy Jhune Road reconstruction.
- C. Forest Grove Road – reconstruct approximately 300 feet of Forest Grove Road from Orr Road to the west.
- D. East Winningkoff Road – reconstruct from Shady Lane to Logan Ford Ranch Phase 3 once funds were available from the developer.
- E. Brockdale Park Road – maintain gravel and perform minor maintenance until Hillwood expands work along Brockdale Park Road between Lakeshore Boulevard and the cul-de-sac at the trailhead gate.
- F. Prado Verde Drive Hammerhead – design and construct hammerhead once easement has been obtained.
- G. Snider Lane – minor maintenance until development of Lakeview Downs was substantially complete

Councilmember Fisher asked if an easement had been obtained for Prado Verde identified in “F” above. Mr. Foerster stated that not all easements had been obtained.

Councilmember Fisher asked if the potholes north of the bridge on Stinson Road would be repaired this year. Mr. Foerster stated that asphalt had been added to the project for the necessary repairs.

Councilmember Millsap stated that approximately \$720,000 remained in the budget for road repairs this year and items A, B and C could use a majority of those funds.

Mr. Foerster stated that was correct and repairs to West Lucas Road could be substantial. Mr. Foerster noted that any remaining funds from the Blondy Jhune Road project could also be used towards one of the roadway projects listed above.

Councilmember Fisher asked if the City was going to have to contribute funds to the resurfacing project of Country Club Road by TxDOT extending from the White Rock Creek Bridge to Parker Road. Councilmember Fisher also questioned if the City would be required to fund the Estates Parkway/Country Club intersection improvements.

Mr. Foerster stated that in discussions with COG and TxDOT, he had requested that the intersection improvements at Country Club and Estates Parkway be incorporated into their maintenance operations, and the City's contribution would be the design of the intersection only, which has been completed. Mr. Foerster stated that he had also asked that drainage be repaired at the intersection. TxDOT has not asked for additional funding for these items. Mr. Foerster stated that the \$280,000 earmarked for this project may be able to be placed back into reserves.

Mr. Foerster discussed with the Council various TxDOT projects throughout the City and the pavement design for the Southview corner.

Councilmember Millsap asked if full-depth repairs would be made to Orr Road. Mr. Foerster explained that Orr Road would be pulverized down eight inches, four inches of asphalt added, using two different types of asphalt.

Councilmember Millsap stated that he was in agreement with the order of projects proposed, and noted that Orr and Forest Grove Roads would be critical when the reconstruction of Blondy Jhune was underway.

The City Council was in agreement with the road repairs outlined above recommended by the City Engineer.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the roadway maintenance of Brockdale Park Road, East Winningkoff Road, Forest Grove Road, Orr Road, Prado Verde Drive, Snider Lane, and West Lucas Road, during the 2019 asphalt season in the order outlined above. The motion passed unanimously by a 6 to 0 vote.

**8. Consider and provide direction to the City Manager regarding future roadway reconstruction projects as identified in the City's Capital Improvement Plan and Thoroughfare Plan and evaluate possible funding strategies.**

City Engineer Stanton Foerster stated that the Capital Improvement Plan outlines projects by fiscal year; however, there were also projects outlined in the 2017 Master Thoroughfare Plan that were not identified in the Capital Improvement Plan. Mr. Foerster asked if the Council would like to consider adding the following street projects to the Capital Improvement Plan and begin prioritizing for funding.

- Blondy Jhune Road within the Hendrix Farm property (developer funded).
- East Winningkoff Road from Orr Road to Logan Ford Ranch Phase 3.
- Forest Grove Road from Country Club Road to Orr Road.
- Orr Road from East Winningkoff Road to existing Forest Grove Road.
- Snider Lane eastern section from Shady Lane to 300 feet north of East Lucas Road.
- Snider Lane western section and bridge from Winningkoff Road to Shade Lane.
- Stinson Road/Edgewood Drive section from the Reverse Curve to West Lucas Road.
- Stinson Road middle section and bridge from Bristol Park to Bentwater Drive.
- West Lucas Road (four-lane) from Angel Parkway to Country Club Road.
- Winningkoff Road northern section from Snider Lane to Orr Road.

Mayor Pro Tem Peele suggested the Council determine how additional projects would be funded or if any additional projects should be taken on at this time.

Councilmember Millsap stated that in reviewing the appraised value and the tax rate calculations, the time frame in which to fund additional projects was time sensitive, and the City was facing challenges due to projects that had not been funded previously. Councilmember Millsap stated that the City currently has 14 months in reserve and using reserve funds may need to be a consideration, as well as the possibility of raising taxes to fund additional projects.

Mayor Pro Tem Peele suggested it would be more prudent if funding of additional projects were delayed for one or two years to allow the debt service to decline and use reserves to fund some of the roadway projects in the interim. Mayor Pro Tem Peele questioned if the City gained anything by deferring projects for several years and not obtaining any further debt.

Councilmember Millsap stated that based on the debt service schedule, a reduction in debt service would not occur for four more years, and a possible gap in funded projects could occur.

The City Council discussed ways in which to fund additional projects and which projects to choose, such as smaller projects versus larger projects. The current debt service and expenditures were also discussed and how much higher the debt service would continue to increase should funding be postponed.

Councilmember Millsap noted that Lucas has one of the lowest tax rates in Collin County, and the City continues to lower the tax rate, but not fund needed infrastructure projects.

Mr. Foerster suggested the Council fund the design portion of the first four projects proposed allowing for a better estimate of the cost of the overall project.

Councilmember Fisher expressed her concern with funding and implementing the engineering design portion of the projects much earlier than construction begins. Councilmember Fisher stated that design drawings may have to be revised given the amount of time that had lapsed between when the design plans were originally completed and the time construction begins. Ms. Fisher also expressed her concern about limited staff and the workload on staff of all the potential projects.

Councilmember Millsap asked when the design work would begin for the first two projects proposed above.

Mr. Foerster stated that projects could begin in the spring of 2019 if a project manager was hired, otherwise projects would not begin for two to three years. Mr. Foerster reminded the Council that the proposal to hire a project manager was scheduled for the January 17 City Council agenda.

Councilmember Millsap noted that a schedule must be adhered to regarding the issuance of Certificates of Obligation and questioned if Certificates of Obligation could be issued over multiple years.

City Manager Joni Clarke stated that the City's Financial Advisor, Mark McLIney could come to a meeting to discuss various funding options.

Councilmember Baney stated that he'd like to see a timeline created of proposed projects, including the design and construction phases, that could be used as a planning tool, with the intention that a project manager would be utilized.

Mayor Pro Tem Peele suggested the timeline be provided at the same meeting when the Financial Advisor was also present to assist with discussions.

Councilmember Millsap suggested the timeline be updated on a quarterly basis including the bidding process.

For the purpose of planning with the Financial Advisor, the Council agreed to tentatively use the amount of \$7 or \$9 million for Certificates of Obligation and what impact that would have on the tax rate to discuss with the Financial Advisor. This item will be brought back to a future meeting in February or March 2019 to discuss further.

**9. Consider authorizing the City Manager to apply for a grant with the Texas Department of Transportation for the purpose of constructing approximately 5.3 miles of the City's trail network, referred to as the exercise loop, adjacent to Estates Parkway, West Lucas Road, Allison Lane, and Country Club Road.**

Development Services Director Joe Hilbourn explained that the Texas Department of Transportation announced grants that were available for bicycle and pedestrian infrastructure projects. City staff was requesting authorization to apply for a grant for the purpose of constructing 5.3 miles of the City's trail network referred to as the exercise loop adjacent to Estates Parkway, West Lucas Road, Allison Lane and Country Club. Mr. Hilbourn stated that as more details are released from TxDOT, staff would have more information regarding if matching funds were needed.

Mayor Pro Tem Peele noted that she preferred Option 2 outlined by staff in the City Council packet that suggested Allison Lane be removed from the project and have the trail system utilize the sidewalk provided by commercial projects adjacent to Angel Parkway, and provide eight-foot wide trails.

**MOTION:** A motion was made by Councilmember Fisher, seconded by Councilmember Duke to authorize the City Manager to apply for a grant with the Texas Department of Transportation for the purpose of constructing approximately 5.3 miles of the City's trail network referred to as the exercise loop. The motion passed unanimously by a 6 to 0 vote.

**10. Consider review of the City Charter and recommend any amendments to be considered in the upcoming May 4, 2019 election.**

City Attorney Joe Gorfida stated that the charter was last reviewed in 2013 and no changes were proposed at that time. After reviewing the Charter, Mr. Gorfida suggested amendments that could be revised concerning the City's transition from a General Law city to a Home Rule city. He also suggested amending Section 3.09 regarding City Council vacancies that would allow the City Council to fill a vacancy and appoint a member to the Council if the seat vacated was for 12 months or less. As the charter is written currently, a special election would have to be held within 120 days to fill the vacant seat. Mr. Gorfida also noted that Section 3.13(7) should be amended to denote that appointed members to a board or commission must be a resident of the city for 12 months as opposed to the 6 months the Charter reflects currently.

Mr. Gorfida noted that these proposed changes could be brought forward by the City Council, a charter review committee was not needed nor were public hearings required. Mr. Gorfida stated that these amendments would be brought forward to the May 2020 election as there was not enough time for review before the May 4, 2019 election.

Mayor Pro Tem Peele asked that a list of proposed amendments be created and brought back to a future meeting for further discussion.

**11. Consider the timeframe to be used for ballot language in the May 4, 2019 special election related to the continuation of the Lucas Fire Control, Prevention, and EMS District, and sales tax dedicated to the Lucas Fire Control, Prevention, and EMS District.**

City Manager Joni Clarke stated that the ballot language for the continuation of the Fire District and the sales tax allocated to the Fire District required an amount of time be included on the ballot language. The Council may choose between 5, 10, 15 and 20 years. City staff was recommending 20 years.

Councilmember Millsap expressed his concern with being locked into a time commitment of 20 years and was more inclined to choose 10 years as circumstances could change.

Councilmember Duke also expressed his concerns with earmarking funds to the Fire Department for that length of time.

City Attorney Joe Gorfida stated that should the City want to change the number of years the tax rate was in effect at a future date, it would have to be taken back to the voters.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Baney to include 10 years as the timeframe used for ballot language in the May 4, 2019 special election related to the continuation of the Lucas Fire Control, Prevention and EMS District and the sales tax dedicated to the District. The motion passed unanimously by a 6 to 0 vote.

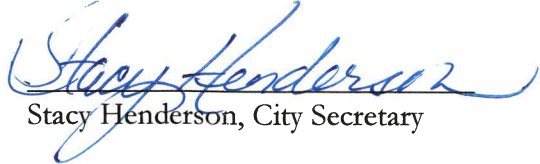
**12. Adjournment.**

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 8:41 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:

  
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Mayor Pro Tem Kathleen Peele

ATTEST:

  
Stacy Henderson, City Secretary

