



City of Lucas  
City Council Meeting  
April 4, 2019  
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

**MINUTES**

**Call to Order**

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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 Steve Duke  
Councilmember Debbie Fisher

**Staff Present:**

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

**City Councilmembers Absent:**

Councilmember Tim Baney  
Councilmember Philip Lawrence

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**

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**1. Citizen Input.**

There was no citizen input at this meeting.

**Community Interest**

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**2. Community Interest.**

- A. Discuss pending legislation that is being considered by the 86th Legislature and provide guidance to City Staff and City Attorney.

City Attorney Joe Gorfida noted that there was no further information regarding pending legislation at this time. Councilmember Fisher explained that HB 2 regarding property tax relief may provide no relief for taxpayers and suggested citizens reach out to their legislatures and monitor the bill as it may change.

Mayor Olk discussed other items of community interest that included:

- Cancellation of the Texas Trash Off Cleanup and electronic recycling event scheduled for April 6, 2019 due to inclement weather. This event has been rescheduled to June 15.

- The City's Founders Day event is scheduled for May 11 from Noon to 4 pm. Mayor Pro Tem Peele discussed the stick horse rodeo event noting that stick horse donations were appreciated.
- Mayor Olk discussed the City's General and Special Election scheduled for May 4 that included City Council seats 5 and 6 on the ballot, as well as renewing the one-half percent sales tax allocated towards the Fire District. Early voting begins April 22 through April 30.

### Consent Agenda

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#### 3. Consent Agenda.

- Approval of the minutes of the March 21, 2019 City Council meeting.
- Consider canceling the July 4, 2019 City Council meeting.
- Consider approving the recommended capital water, bridge, and roadway projects to be funded with Certificate of Obligation.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Millsap to approve the Consent Agenda as presented. The motion passed unanimously by a 5 to 0 vote.

### Regular Agenda

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#### 4. **Presentation from Willow Springs Middle School student participating in the Lovejoy ISD Independent Studies Program: Nathaniel Bognot, 7<sup>th</sup> Grade, "How companies moving Texas would affect the economy."**

Nathaniel Bognot gave a presentation discussing how companies moving to Texas would affect the economy. The City Council thanked Mr. Bognot for coming before the City Council to discuss his presentation.

#### 5. **Consider the appeal of a Planning and Zoning Commission decision denying a final plat application submitted by Neelakantan R. Srivasta for the final plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas.**

Development Services Director Joe Hilbourn gave a presentation stating that site was currently zoned R-2 and contained one lot that was 5.078 acres. Mr. Hilbourn stated that two lots were being proposed, with lot one being 3.078 acres and the second lot being two acres in area. The lots meet the City's requirements for size and frontage; however, the lots do not meet the City's subdivision requirements for the number of homes allowed on a dead-end street, and there was no means available in the existing subdivision to meet the requirements to extend the number of homes on a dead-end street. Mr. Hilbourn expressed the following concerns related to the plat:

- Creation of additional lots with an undersized water main in that area from 6" to 4" that was not looped.

- No turnaround proposed for the dead end extending to lot two of the proposed subdivision.
- A dead end exceeding 150 feet in length was required to dedicate enough right-of-way for a 60-foot radius, and a 45-foot radius turn around.

Mr. Hilbourn discussed with the City Council the subdivision requirements for streets and drainage and recommended denying the plat due to the number of homes on a dead-end street with no turn around, nor the ability to extend the number of homes on a dead end street by widening the road, adding additional fire hydrants, or looping the water main. Mr. Hilbourn noted that the Planning and Zoning Commission denied the request by a unanimous vote of 5-0.

Neel Srivatsa, 21 Graham Lane, stated that he moved to Lucas approximately one year ago and would like to separate the lots and build a home for himself and his son. Mr. Srivatsa distributed a list of homes on Graham Lane

Christina Sookdeo, representing the applicant, asked why the plat was denied by the Planning and Zoning Commission given there were 27 other homes that were approved on Graham Lane on a dead-end street. Ms. Sookdeo stated that if the plat is denied, she wanted to know why the plat was being treated differently than other properties on Graham Lane.

Mayor Olk explained that some of the homes on Graham Lane were built in the 1970's prior to the City's plat requirements in place currently. Mayor Olk further explained that when plats are submitted, they are required to meet current City regulations pertaining to platting.

Mr. Hilbourn stated that during the 1970's there were no platting requirements established.

Ms. Sookdeo stated that a new home was constructed on Graham Lane in 2017.

Mayor Olk noted that the new home constructed was built on an existing lot.

Ms. Sookdeo stated that in order to assist in alleviating the lack of turnaround on Graham Lane, they had submitted plans that provide for various exit points from Graham Lane that they would like to be considered as well.

Mayor Olk explained that the City Council could only act upon and consider the plat as submitted.

Ms. Sookdeo began discussing what uses were permitted in the R-2 zoning district, and City Attorney Joe Gorfida advised the applicant that the City Council could not discuss those items as it was not part of the agenda request.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to deny the final plat application submitted by Neelakantan R. Srivasta for final plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas as it does not conform to the City's regulations. The motion to deny passed unanimously by a 5 to 0 vote.

**6. Discuss the stop signs and road humps on Forestview Drive and Gold Dust Trail that could potentially affect Lucas Fire-Rescue apparatus during an emergency response.**

Councilmember Millsap discussed his concern regarding the number of stop signs and road humps on Forestview Drive and Gold Dust Trail within the Huntwick neighborhood. He explained that with the new fire engine in service and construction closure of Blondy Jhune Road, traffic will be rerouted to the Huntwick neighborhood and there would be an impact on the maintenance of the fire engine as well as a delay in response time due to the number of stop signs and road humps in the neighborhood. Councilmember Millsap recommended that the road humps be removed, and the stop signs be consistent with the remainder of the City.

Mayor Olk noted that any action taken regarding the stop signs and road humps, the neighborhood should be informed and given an opportunity to express their opinion.

Mayor Pro Tem Peele and Councilmember Fisher suggested that should the speed humps be removed, rumble strips or some other alternative traffic calming device be installed as this neighborhood would be experiencing increased traffic due to the rerouting of Blondy Jhune.

Mayor Olk discussed with Fire Chief Ted Stephens the kind of impact the speed humps would have on the fire engine.

Chief Stephens explained that the fire engine weights approximately 47,000 pounds and the speed humps would damage the suspension and breaking system of the fire engine. Chief Stephens stated that the speed humps cause a 6-10 second delay for each hump and there was concern related to the safety of the individuals in the back of an ambulance.

Mayor Olk asked that this item be placed on the April 18, 2019 agenda for consideration of removal of the road humps only at this time and discussion of stop signs could be conducted at a later date. Mayor Olk also asked that the neighborhood be notified that consideration was being given to removing the speed humps for safety concerns with the fire engine and ambulance.

City Manager Joni Clarke stated that letters or flyers would be delivered to the neighborhood notifying them of the meeting.

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

**7. Consider an appointment to fill a vacant position on the Planning and Zoning Commission.**

**MOTION:** A motion was made by Mayor Olk, seconded by Mayor Pro Tem Peele to promote Tim Johnson from an alternate member to a regular member position, and promote Tommy Tolson to the Alternate Member 1 position. The motion passed unanimously by a 5 to 0 vote.

Mayor Olk asked that an agenda item be placed on the April 18, 2019 agenda to discuss Planning and Zoning Commission appointments along with the applicants that have applied for a board position.

**8. Consider appointing a Grand Marshal for the 2019 Founders Day Parade.**

City Manager Joni Clarke informed the Council that Representative Candy Noble would be unable to attend the Founders Day festivities as Grand Marshal due to her schedule.

The City Council nominated Mrs. Lee Ford as Grand Marshal for the Founders Day parade and asked staff to reach out to Mrs. Ford to check her availability.

**9. Review Articles IV and V of the City Charter and provide direction to the City Attorney regarding any proposed amendments to be considered as part of a Charter update.**

City Attorney Joe Gorfida reviewed with the City Council proposed amendments to Articles IV and V of the City's Charter. Mr. Gorfida identified several items for removal related to date specific items that were no longer valid, a typographical error in Section 5.01, and removal of item 9, Section 4.03 under City Manager duties.

City Manager Joni Clarke stated that Section 6.01 Financial, referring to changing auditing firms every five years was challenging for the City to find available firms and suggested this could be amended to reflect that different field auditors could be used within the same firm.

Mayor Pro Tem Peele stated that changing the language and maintaining the same auditors may not give confidence in the audits performed.

The City Council discussed various ways in which this section could be amended such as changing partners within the firm and changing the auditors that perform the work.

The Council asked Mr. Gorfida to compile a complete listing of proposed amendments, once the Charter had been completely reviewed, and to add the auditor amendment to the list for further discussion.

**10. Consider the City's Compensation System.**

City Manager Joni Clarke gave a presentation regarding the City's compensation system noting that the City provides for cost of living adjustments as well as merit compensation. Ms. Clarke discussed identifying benchmark cities, defining the City's labor market, the need for future assistance in a market study. Ms. Clarke discussed the current benchmark cities used that did not provide the best comparison to Lucas, those included:

- Celina
- Fairview
- Fate
- Melissa
- Parker
- Prosper
- Sunnyvale
- Trophy Club

Ms. Clarke discussed how market data was calculated in previous studies that included eliminating the high and low responses, with the average used for the remaining responses, as well as the midpoint of the market average.

Ms. Clarke recommended the Council identify eight to twelve benchmark cities and their selection criteria such as population, property tax rate, geographical area, or staff size and direct City staff accordingly on how to proceed.

Mayor Olk stated that he wanted to retain employees and would like the City to be above average in the market in order to encourage potential applicants to work for the City of Lucas.

Councilmember Fisher stated that she preferred the median to be used for the calculation rather than the average so that we are aware of the tax impact on households.

Mayor Pro Tem Peele stated that the City should use population size as well as government size as part of the methodology. Councilmember Millsap stated that geographical implications differ by county and also pay differently. The City should also consider reaching out to various colleges to assist with a market study project.

The City Council discussed how to choose appropriate benchmark cities and possible methodologies to be used.

Mayor Olk suggested the following methodology be used:

- Choose approximately 8-12 benchmark cities that have similar employee size, job descriptions and population
- Use median for the calculation and see how it compares to the average calculation
- Look to colleges to see if the compensation study could be taken on as a project
- Review various positions with each budget cycle

### **Executive Session Agenda**

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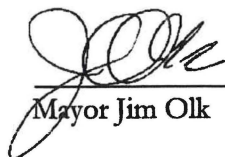
#### **11. Executive Session.**

An Executive Session was not held at this meeting.

#### **12. Adjournment.**

**MOTION:** A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 8:35 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:



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Mayor Jim Olk

ATTEST:



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Stacy Henderson, City Secretary