



**City of Lucas  
City Council Meeting  
June 20, 2019  
7:05 P.M.**

*(or immediately following the Lucas Fire Control, Prevention & EMS District Meeting)*

**City Hall - 665 Country Club Road – Lucas Texas**

**MINUTES**

**Call to Order**

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Mayor Olk called the meeting to order at 7:03 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  
Finance Director Liz Exum  
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**

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**1. Citizen Input.**

There was no citizen input at this meeting.

**Community Interest**

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**2. Items of Community Interest.**

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

Mayor Olk stated that there were no updates regarding pending legislation and discussed the following items of Community Interest:

- City offices would be closed on July 4<sup>th</sup> and the City Council meeting for July 4<sup>th</sup> had been cancelled.
- The City Council would be holding a budget workshop at the July 18 City Council meeting to plan for the Fiscal Year 2019/2020 budget.
- TxDOT held a meeting on June 18 to discuss the West Lucas Road and Country Club /Southview Intersection improvements. Plans were available for public viewing and any written comments that citizens would like to be included as part of the public meeting

should be submitted to TxDOT and postmarked by Wednesday, July 3, 2019.

- The Technology Committee was still conducting speed tests to gather information on internet service throughout the community. To take the speed test go to [speedtest.lucastexas.us](http://speedtest.lucastexas.us).

City Manager Joni Clarke noted that a welcome reception for new Lovejoy ISD Superintendent Dr. Goddard would be held on June 26 at 7pm at the Lovejoy Elementary School gym.

## Consent Agenda

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### 3. Consent Agenda.

- A. Approval of the minutes of the June 6, 2019 City Council meeting.
- B. Consider setting the public hearing for the City of Lucas Fiscal Year 2019-20 budget for August 1, 2019.
- C. Consider amending Fiscal Year 2018-19 budget by appropriating \$26,640 from unrestricted General Fund Reserves to account 11-6210-224 Asphalt/Base/Concrete/Culvert to repair under-road structure damage at the intersection of Cedar Bend Trail and East Lucas Road.
- D. Consider approving Resolution R-2019-06-00484 agreeing to the terms of a Collin County Parks and Open Space Grant and submitting an application to the Collin County Parks and Open Space Project Funding Assistance Program in the amount of \$111,669 to cover the cost of engineering construction plans, specifications and estimates for the construction of a proposed Safe Routes to School (SRTS) trail project.

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

## Public Hearing Agenda

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### 4. Public Hearing Agenda:

- A. Public hearing to consider amending the Comprehensive Plan as it relates to the Trails Master Plan.

Development Services Director Joe Hilbourn explained that the proposed amendment to the Comprehensive Plan included adding a section of trail adjacent to Ingram Road from Estates Parkway to West Lucas Road. The proposed amendment was reviewed and recommended for approval by the Parks and Open Space Board.

Mayor Olk opened the public hearing at 7:12 pm, there being no one wishing to speak, the public hearing was closed.

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

- B. Public hearing to consider the request by Ron Lacock on behalf of Lucas Country Corners for a change in zoning from two-acre Residential (R-2) to Commercial Business (CB) on a parcel of land consisting of 8.245 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road.**

Mayor Olk stated that the applicant had requested this item be withdrawn from the agenda.

There was no action taken on this item as it was withdrawn.

Councilmember Millsap suggested the Council move to Agenda Item No. 13 as it was related to upcoming funding discussions associated with Agenda Item No. 5.

Mayor Pro Tem Peele stated that she would like to discuss Agenda Item No. 6 at this time.

Mayor Olk stated that they would discuss Agenda Items 6, 13, 10, and 11 then return to Agenda Item No. 5 on the regular agenda.

## **Regular Agenda**

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### **6. Consider setting the date for Founders Day for 2020.**

Mayor Olk explained that Founders Day was currently held the second Saturday of May. It has previously been held in the Fall; however, with the City's Country Christmas event and cleanup events, there were too many events occurring close together.

Mayor Olk called the following individuals forward that requested to speak:

Brenda Rizo, 1200 Winningkoff, explained that the first Founders Day was driven by citizens and the City was not involved until 2010 as volunteers began to fade. Ms. Rizo stated that she would like to propose a new date due to the volatile weather in the Spring and the May date also fell around Mother's Day. Ms. Rizo stated that they had good success with obtaining volunteers in October and suggested Founders Day be held in mid-October. Ms. Rizo stated that she would also like to head up a citizens committee to assist staff and remove 90 percent of the workload from staff.

Chris Churchill, 1125 Brockdale Park, noted that higher participation took place in October allowing for more participation in the parade. Ms. Churchill stated that people love to dress up, dress up their horse and come to event. Ms. Churchill stated that she was in favor of holding Founders Day in October.

Paula Reber, 101 Manor Circle, stated that she was in favor of holding the parade in October, that allowed for greater participation, and discussed the bad weather that occurred in the Spring.

Bill Esposito, 13 North Star, stated that he was also in favor of moving Founders Day to the Fall. Mr. Esposito stated that the Spring does come with weather issues and the windy weather was not conducive for small tents used by the vendors. Mr. Esposito stated that in the Spring there were a

lot of family events going on, including school sports and organizations and he was in favor of creating a citizens committee.

Sally Ballis, 1820 Winningkoff, stated that she was in favor of hosting Founders Day in October, that would encourage more participation.

Mayor Pro Tem Peele stated that she had heard from many citizens that would like to have Founders Day return to an October event. Mayor Pro Tem Peele stated that she was a proponent for the date in May because it would avoid election season and continue being a family event. However, the month of May was also busy with school activities. Mayor Pro Tem Peele stated that she would like to propose a date of October 2020 for the next Founders Day event that would allow nine weeks between the Founders Day event and Country Christmas.

Councilmember Duke stated that he would like to see an organized volunteer group take charge of Founders Day and suggested a Founders Day Committee be created that would work directly with staff and he was in favor of moving the event to the Fall.

Councilmember Millsap stated that the Founders Day event was much larger in scale compared to when it was led by volunteers years ago. Weather was an issue during the Spring or Fall season and believed the events should be spread throughout the year. Councilmember Millsap stated that due to logistics and execution, City staff should be in charge of the event and a commitment from volunteers was needed to ensure details of the event were maintained. Councilmember Millsap proposed May 9, 2020 for the Founders Day event.

Councilmember Fisher stated that the Founders Day event was much larger than in years past, the format had changed, and the number of contracts and liability associated with the event did not allow for Founders Day to be turned over to volunteers. Councilmember Fisher stated that October was also a time for school events such as marching band and football, and the City also hosted cleanup events and Fire Rescue commitments with the community. Councilmember Fisher stated that she welcomed volunteer involvement but was not in favor of hosting Founders Day in October.

Councilmember Baney expressed his concerns with long-term commitment from volunteers to run the event year after year and noted that the Parks Board was reviewing possible events to be added to the calendar.

Mayor Olk stated that as volunteers quit working the event, responsibilities fell to City staff. He noted that references had been made to handling the horse parade, but no other discussions associated with a majority of the other responsibilities had been mentioned. Mayor Olk stated that he appreciated the volunteers but did not want to have major events that close together.

Mayor Pro Tem Peele stated that the proposal was not to take over the event but allow volunteers to handle the parade. The October date proposed was a way to get participation from the horse community that had been lost.

City Manager Joni Clarke stated that she would prefer Founders Day be held in May due to staff resources.

Councilmember Lawrence stated that should a volunteer group want to handle aspects of the event, a proposal needs to be presented that outlines how the responsibilities will be handled and present to the City Council.

City Manager Joni Clarke stated that one of the challenges the event faces was obtaining and overseeing volunteers. Past Mayor Rebecca Mark served as volunteer coordinator and some volunteers were young and needed supervision, others did not show up to the event and it did not decrease the amount of staff time needed. Ms. Clarke stated that the Trinity Trails Preservation Association plays an active role in the parade. Ms. Clarke reviewed some of the tasks handled by staff such as coordination with the Collin County Sheriff's office, parking for the event, and contracts.

Mayor Olk stated that if there was a group of volunteers that wanted to take over the event, a plan should be submitted outlining details of how this would be handled and meet with City staff.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Mayor Olk to hold Founders Day on May 9, 2020. The motion passed by a 4 to 3 vote with Councilmember Duke, Lawrence and Mayor Pro Tem Peele voting in opposition.

The City Council moved to Agenda Item No. 13.

**13. Consider repairs to a vintage 1954 fire truck commonly referred to as "Streaker" for use during special events and amend the Fiscal Year 18/19 budget by appropriating \$118,495 to account 11-6212-232 Development Services Vehicle Maintenance from unrestricted General Fund Reserves.**

Development Services Director Joe Hilbourn explained that at the November 17, 2016, City Council meeting, members of the Friends of the Lucas Fire-Rescue board presented to Council that they would like to raise funds to be used towards the restoration of "Streaker", the City's 1954 fire truck. Estimates had been obtained in the amount of approximately \$8,000 for repairs but did not include engine work. An additional \$7,000 to \$12,000 would be needed for painting and making the vehicle drivable. Mayor Olk directed staff to delay repair efforts to allow time for the Friends of the Lucas Fire-Rescue board to obtain estimates and outline a timeline for restoration. Fundraising and restoration efforts for "Streaker" have not gone as expected, and the latest estimate from Armadillo Automotive in Hamilton, Texas was for \$118,495 for restoration of the vehicle. Staff recommended either selling the vehicle or making the necessary repairs.

Mr. Hilbourn also discussed the confusion with the title of the vehicle as the title states the vehicle is a 1949 fire truck; however, Armadillo Automotive states the VIN number indicates it's a 1954 fire truck.

Ron Grotti, 2 Lemon Tree, stated that he did not agree with selling Streaker and would like the City to come up with another solution. Mr. Grotti stated that the 1949 Streaker had some body repair work done with parts from other vehicles being used, which may be causing some of the confusion regarding the VIN number and different years being referenced.

Lee Bauer, 15 Prado Verde, stated that he would like this item tabled until he could meet with Chief Stephens. He noted that the fire truck was a historical item that should be preserved and part of Lucas history.

Kathleen LoSapio, 650 Scarlett Drive, and Secretary of the Friends of the Lucas Fire-Rescue Board stated that she was tasked with finding a way to restore Streaker. Because the vehicle was not operable and no way of getting Streaker to an automotive shop, accurate estimates could not be

obtained. Ms. LoSapio stated that there is a volunteer at the fire station that restores vehicles and willing to assist but would require Streaker be moved to the Fire Station.

The City Council discussed the legal issues surrounding having a volunteer work on a City asset and discussed donating the fire truck to the Friends of Lucas Fire-Rescue that would give the Board greater access to the vehicle and the work that needed to be done.

Councilmember Millsap stated that the City did not want to sell the vehicle and would like to see it restored, however, not using tax dollars for that work. The Friends of the Lucas Fire-Rescue would have to continue fundraising efforts and find a place to store the vehicle.

Councilmember Lawrence stated that should Streaker be donated to the Friends of the Lucas Fire-Rescue Board, he wanted to ensure that the vehicle was maintained even if board members changed.

Councilmember Duke suggested a Friends of Streaker 501c3 board be created which could include the same board members as Friends of Lucas Fire-Rescue Board but would be strictly dedicated to the Streaker vehicle.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to deny making repairs to Streaker or allocating funds. The motion to deny passed unanimously by a 7 to 0 vote.

The City Council moved to Agenda Item No. 10 at this time.

**10. Consider an update on the Supervisory Control and Data Acquisition (SCADA), North Pump Station and Water Tower Project; and authorize the City Manager to enter into an agreement for the SCADA system.**

City Engineer Stanton Foerster stated that staff received two bids for the north pump station and water tower that were too high, and the City Council rejected the bids. Staff would like to divide the project and has interviewed two firms to assist with the first phase that would include SCADA design and implementation. The design would update the software and improve communication with all locations around the City including the new pump station and water tower.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Fisher to approve authorizing the City Manager to enter into an agreement for the design and implementation of the Supervisory Control and Data Acquisition system in an amount not to exceed \$100,000. The motion passed unanimously by a 7 to 0 vote.

The City Council moved to Agenda Item No. 11 at this time.

**11. Consider an update on the condition related to the Winningkoff, Snider and Stinson Bridges, identify the Snider Bridge replacement as a priority project, and postpone the Stinson Bridge design and construction work.**

City Engineer Stanton Foerster stated that the City has been experiencing ongoing challenges with Snider Lane bridge and during rain events, it was common to close the bridge due to flooding, and removal of debris was also challenging around the bridge. Mr. Foerster stated that regarding the Winningkoff bridge, in June of 2019 a separation was noticed between the Winningkoff bridge and the pavement north of the bridge.

Mr. Foerster stated that based on the hazards and impact on safety to the traveling public, staff recommends that the reconstruction of the Snider Lane bridge should be the highest engineering priority.

Mayor Olk suggested a study be conducted on all three bridges to determine what was failing and prioritize the repairs.

No formal action was taken on this item.

The City Council moved to Agenda Item No. 5 at this time.

**5. Consideration and approval of Resolution R-2019-06-00483 by the City Council of the City of Lucas, Texas, authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.**

Andrew Friedman, with SAMCO Financial Advisors, discussed what projects would be included in the Certificates of Obligation noting that broad language was used to cover multiple projects such as street and bridge repairs because the City was unsure as to what projects would be selected and final costs had not been obtained. Mr. Friedman stated that citizens would be notified through advertisement of the issuance of Certificates of Obligation.

The City Council discussed debt service and tax rate calculations.

Mayor Olk stated that he would like notify residents in the newsletter the list of projects that would be included in the issuance of Certificates of Obligation.

Councilmember Fisher stated that she would be voting against the issuance of Certificates of Obligation as she believes this should go before the voters.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to approve Resolution R-2019-06-00483 by the City Council of the City of Lucas, Texas, authorizing and approving publication of Notice of Intention to issue Certificates of Obligation; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date. The motion passed by a 6 to 1 vote with Councilmember Fisher voting in opposition.

The City Council moved to Agenda Item No. 8 at this time.

**8. Consider the request by Angela Himmelreich to purchase the 60-foot by 1,320-foot right-of-way dedication to the south of her property at 2515 Orr Road.**

Development Services Director Joe Hilbourn stated that the applicant has expressed concern that her property was a flag-lot with a 25-foot strip for the driveway. Purchasing the right-of-way dedication would allow the property owner to install a wider entrance, driveway and privacy trees. Mr. Hilbourn stated that the right-of-way dedication belongs to the City of Lucas and is in place for a future roadway connection of West Forest Grove Road to Orr Road. Dedicating the entire right-of-way to Mrs. Himmelreich would landlock Block 1, a single lot part of the Stonegate subdivision. Selling the property would require the City to obtain an appraisal for the value of the property. Staff

was recommending to either keep the future right-of-way or dedicate one half of the 60-foot right-of-way dedicated by the Lucas Creek Estates plat to Mrs. Himmelreich and one half to Block 1 of Stonegate to prevent the lot from being landlocked.

Mayor Olk asked if the City had the right to sell right of way when it was dedicated from a different plat.

City Attorney Joe Gorfida stated that he would need to review the language on the dedicated plat to determine if it could be sold.

Justin Himmelreich, 2515 Orr Road, stated that they would like to build a home on the property as well as include a driveway with privacy trees on both sides. Ms. Himmerlich asked if replatting the property would assist in the dedication.

Mayor Olk stated that he would have the City Attorney review the language on the plat and have City Staff get back with the applicant and place this item back on the agenda if needed.

There was no formal action taken on this item.

**7. Consider the City's policy regarding the requirement of property owners to maintain private property, City easements and City right-of-way adjacent to public roadways and, specifically, discuss the trimming of trees including the canopy.**

Development Services Director Joe Hilbourn explained that City staff routinely maintains trees in the city to keep tree limbs from interfering with the traveling public. The only equipment available to staff for removing trees are chainsaws and pole saws. Staff has recently started receiving requests to keep the entire canopies trimmed to fourteen plus feet due to large RV's, the requests have been for Snider, Winningkoff, and Forest Grove Roads.

The City Council discussed how high the tree canopy was maintained for emergency vehicles which in some vehicles was 13 feet six inches.

The City Council was in agreement to maintain the tree canopy where needed for emergency vehicles, but was not in favor of raising the tree canopy in other locations.

**9. Consider authorizing the City Manager to proceed with receiving a proposal from Lee Engineering to provide a two-phase traffic review: (1) data collection and (2) design and creation of solutions related to traffic calming with the Huntwick neighborhood and Winningkoff Road.**

City Engineer Stanton Foerster stated that Lee Engineering would be conducting the traffic study in the Huntwick neighborhood and had outlined a scope for data collection as well as design solutions. Mr. Foerster asked if the City Council would like to move forward with their recommendation.

Mayor Pro Tem Peele stated that she was not in favor of conducting a traffic study in this area and would like to wait to see how traffic changed once intersection improvements had been completed at West Lucas Road and Southview.

Mayor Olk stated that he was in favor of data collection at this time but would defer the design and creation of solutions portion of the study until they have had a chance to review the data collected.



**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to proceed with receiving a proposal from Lee Engineering to provide data collection as outlined in the Agenda coversheet. The motion passed by a 6 to 1 vote with Councilmember Fisher voting in opposition.

**12. Consider the evaluation and possible revision of the City's benchmark cities to serve as a resource to generate comparable data regarding employee compensation.**

City Manager Joni Clarke stated that sales tax revenue was collected from each of the cities proposed and included on the spreadsheet as requested along with four additional cities that were added to the list for consideration.

The City Council was in agreement to use the following comparable cities for staff member positions that included:

- Allen
- Celina
- Frisco
- Garland
- Lewisville
- McKinney
- Plano
- Prosper
- Richardson
- Sachse
- Wylie

The City Council discussed comparable cities to be used for the director positions of the 12 cities recommended by staff.

Councilmember Fisher stated that she would not use Granite Shoals, Athens or Lakeway as comparable cities.

Ms. Clarke stated that staff was inquiring with a Compensation Specialist from another city to see if they would be willing to assist Lucas with a portion of the compensation study.

The City Council agreed that the following comparable cities would be used for director positions:

- Fair Oaks Ranch
- Fairview
- Horseshoe Bay
- Lago Vista
- Mont Belvieu
- Granite Shoals
- Burnet
- Lake Dallas
- Frisco

- McKinney

**14. Review Articles X, XI and XII of the City Charter and provide direction to the City Attorney regarding any proposed amendments and consider proceeding with a Charter amendment election in May 2020.**

City Attorney Joe Gorfida stated that in Section 10.01 he would update the language as to how franchise fees can be collected. He had no suggested changes for Chapter 11 and would delete Section 12.01 related to Procedures.

Mr. Gorfida stated that he would like to bring back a redline version of the changes to the Council and provide a recommendation at that time.

The City Council was in agreement to bring this item back to the August 1, 2019 City Council agenda for consideration.

**15. Consider authorizing the City Manager to enter into a contract with TexasBit/APAC/Oldcastle in an amount not to exceed \$600,000 from General Fund 11-8209-301 Improvement Roadways for temporary repairs along West Lucas Road.**

City Engineer Stanton Foerster stated that since the widening of West Lucas Road, additional areas have failed with approximately 6,000 linear feet of wheel-path base failure on West Lucas Road between Country Club and Angel Parkway. Mr. Foerster recommended entering into an agreement with TexasBit to complete temporary repairs before school begins in August 2019.

The City Council discussed the funds that had been used towards repairs on West Lucas Road and possible projects that have been delayed due to placing additional funding towards West Lucas Road.

The City Council discussed Collin County participation in roadway repairs due to the cut through traffic that uses West Lucas Road. The Council asked Mr. Foerster to continue discussions with Collin County to determine if a partnership could be formed for possible funding.

The Council was in agreement to repair West Lucas Road from in front of Willow Springs Middle School to Austin Trail and any remaining funds would be used towards road repairs for Snider Lane and Winningkoff.

**16. Consider City Council availability to conduct a joint meeting regarding drainage with the Planning and Zoning Commission on August 8, 2019.**

A majority of the City Council was in agreement to conduct the joint meeting with the Planning and Zoning Commission regarding drainage on September 12, 2019.

## **Executive Session Agenda**

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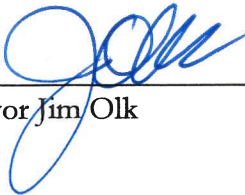
**17. Executive Session.**

An Executive Session was not conducted at this meeting.

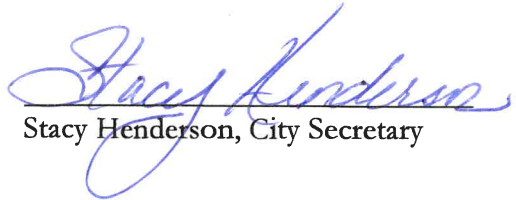
**18. Adjournment.**

**MOTION:** A motion was made by Councilmember Millsap seconded by Councilmember Lawrence to adjourn the meeting at 10:12pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

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

