



Drainage Workshop Minutes

**City of Lucas
Joint Meeting
Planning and Zoning Commission
&
City Council
September 12, 2019
7:00 PM
City Hall – Council Chambers
665 Country Club Road – Lucas, Texas**

Call to Order

Mayor Olk called the City of Lucas City Council Drainage Workshop with the Planning and Zoning Commission to order on September 12, 2019 at 7:01 pm

City Council in Attendance:

Jim Olk, Mayor
Kathleen Peele, Mayor Pro Tem
Steve Duke, Councilmember
Debbie Fisher, Councilmember
Wayne Millsap, Councilmember (*arrived at 7:05 pm*)

Absent:

Tim Baney, Councilmember
Phillip Lawrence, Councilmember

Chairperson Rusterholtz called the Planning and Zoning Commission Drainage Workshop with the Lucas City Council to order on September 12, 2019 at 7:01 pm

Planning and Zoning Commission in Attendance:

Peggy Rusterholtz, Chairman
David Keer, Vice-Chairman
Tim Johnson, Commissioner
Andre Guillemaud, Commissioner
Joe Williams, Commissioner (*arrived at 8:50 pm*)

Absent:

Tommy Tolson, Alternate Commissioner
Adam Sussman, Alternate Commissioner

Public Comment

Jim Iannucci, 9 Kingswood – Wants the ability to speak if something of interest comes up because there is a serious problem in Kingswood.

Bill Gunn, 3 Kingswood – I would like to see what is going on in the meeting and have an opportunity to speak.

Introduction

The Mayor opened the workshop by indicating that the City understands that there is a drainage problem partially due to the topography of being flat. We have started a drainage study, but it is not a promise to fix the issues. We will not come onto private property to solve private property owner drainage issues.

We have some topics that we can evaluate such as Public Improvement Districts. We are holding this meeting because we need to review our ordinances and be sure that they meet our needs. Another issue is how much enforcement do we need in place to address individuals filling in the floodplain. We can look at helping neighborhoods.

Jim Iannucci – Are we going to stop development because that is the root of the problem?

Mayor indicated that he did not necessarily agree with the statement regarding development and we would need to follow state law if we wanted to issue a moratorium.

Taylor Myers, 30 Citrus Way – Who is responsible for enforcing the water code? The Mayor indicated that TCEQ is responsible and they are not very responsive.

Chad Swiere, 859 West Forest Grove – In places where we have development that has taken place, is there any avenue to correct drainage issues such as creating berms. The Mayor indicated that development is required to submit a drainage plan and that State law does not allow diverting water or increasing flow.

A citizen asked if the City of Lucas has retention requirements? The Mayor indicated that it is an amount that is calculated by an engineer.

Councilmember Fisher asked about building in a floodplain and Development Services Director Joe Hilbourn indicated that if a development builds in the floodplain, it would have to be mitigated.

Regular Agenda - Discuss drainage challenges throughout the City and consider possible solutions to install, maintain, and promote drainage on private and public property and rights-of-ways.

City Engineer Stanton Foerster indicated that floodplains and floodways are different. The more of the floodplain that is studied, the more likely it is to help determine changes in the topography from floodplain classifications to floodway classification. Floodways are more strictly regulated and therefore, it is more difficult to negatively impact floodways. Our biggest challenge is enforcement. There are some zones in the City that we could strengthen.

A citizen commented that some people at the bottom of the hill were fine until development occurs uphill and causes negative impacts on those at the bottom of the hill.

City Engineer Stanton Foerster noted that development that occurred prior to 2009, there was almost no consideration given for drainage.

A citizen commented about development allowing soft fill to impact others. We have not seen these drainage ways maintained. The Mayor indicated that it is because most of it is on private property.

Councilmember Fisher asked what staff requires during the platting process and mentioned the Farmstead development. She also mentioned Lewis Lane bringing in fill. Development Services Director Joe Hilbourn indicated a drainage study is required for development. City Engineer Stanton Foerster indicated that Farmstead has five lots. Staff required the developer of Farmstead to do a drainage study.

Staff indicated that the challenge is getting proof for Court.

The drainage at Claremont Springs was discussed and Councilmember Fisher indicated when that development occurred, it was part of the County.

The City Council and Planning and Zoning Commission agreed that we need to evaluate our ordinances to ensure we can promote proper drainage in our City.

Mayor Pro Tem Peele wants to identify recommended changes to the ordinance and requests that the Planning and Zoning Commission make the necessary revisions to the City's drainage regulations.

Councilmember Fisher clarified that developers only have to address their proportional share.

Councilmember Millsap indicated that if we change our ordinance it will impact future development. For existing development, let's identify the problems and the solutions and who can implement the solutions and also clarify how are we going to pay for it.

Councilmember Fisher asked if there is an increase in the flow that you are receiving on your property, does state law allow the property owner to address the excess flow. City Engineer Stanton Foerster indicated that state law does allow the increase in flow to be addressed.

City Engineer Stanton Foerster and Mayor Olk discussed the fact that the lack of the maintenance is an issue.

Detention ponds that were engineered as part of the drainage system on private property are not being maintained.

Enforcement needs to be evaluated.

City Council directed the Planning and Zoning Commission to address the following:

- The issue of subdivisions with less than five lots.
- What kind of drainage study needs to be required and to what level of detail. Planning and Zoning Chairman Peggy Rusterholtz indicated that the Fairview ordinance that was provided offered a lot more detail on drainage regulations.
- Expansion of Floodplain and Floodway requirements.
- Clarification of responsibilities in maintaining the drainage system.
- Is the City Council going to continue to require drainage detention on private property?
- Funding drainage improvements with a storm water drainage fee.
- If a funding mechanism is put in place, what is it going to cover.
- Provide Planning and Zoning with a list of issues.
- Determine a cost of maintaining the creeks and detention ponds

Commissioner Johnson recommended a survey regarding the identification of drainage issue.

The City Council wants to focus on reviewing and revising necessary guidelines and regulations regarding our drainage system.

City Engineer Stanton Foerster provided an update on the Lemontree/Kingswood drainage study. The consultant has completed a draft report but has not completed the survey of the flows in Kingswood and didn't have all the elevation data for the Lemontree subdivision. The anticipated completion date of the study is anticipated for mid-October.

Adjournment

Mayor Olk adjourned the Lucas City Council Drainage Workshop with the Planning and Zoning Commission at 8:58 pm.

Chairman Rusterholtz adjourned the Planning and Zoning Commission Drainage Workshop with Lucas City Council at 8:58 pm

