



**City of Lucas
City Council Meeting
May 7, 2020
Video Conference Meeting
7:00 P.M.**

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Olk called the video conference 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 Philip Lawrence
Councilmember Debbie Fisher

City Staff Present:

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

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

This meeting was conducted via video conference.

Citizen Input

1. Citizen Input.

There was no citizen comment at this meeting.

Community Interest

2. Items of Community Interest.

Mayor Olk noted that the City was still under a Declaration of Public Health Emergency that followed guidelines outlined by Governor Abbott's latest Executive Order. Mayor Olk noted that at this time City Council and Planning and Zoning meetings were still being held via Ring Central webinar.

Councilmember Fisher noted that Lovejoy High School would be having a drive-by graduation and parade on May 30 and hoped the City could show their support for the graduates.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the April 16, 2020 City Council meeting.

Mayor Olk noted that the minutes had been amended on Page 4.

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

Regular Agenda

4. **Consider the request by Sue Blankenship on behalf of Inspiration to amend Article 2, Section 2.5 and Exhibit C of the approved Settlement and Release Agreement for the Inspiration development, to include increasing the lot count to 1,680 and decreasing the lot size from 10,000 square feet to 8,400 square feet for interior lots only for a parcel of land located in the City of Lucas extraterritorial jurisdiction, Abstract A0799 Orpha Shelby Survey, Tract 3, being 74.327 acres.**

Mayor Olk stated that the applicant has requested this item be withdrawn and will be placed on the May 21, 2020 City Council agenda.

5. **Consider adopting Ordinance 2020-05-00911 amending the City's Code of Ordinances, Chapter 10, Subdivisions, Article 10.04 Stormwater Runoff Regulations and Control, Section 10.04.005 relating to deleting specific requirements for stormwater detention.**

Development Services Director Joe Hilbourn explained that the Planning and Zoning Commission has had several meetings to discuss drainage solutions in the City. At their March 12, 2020 meeting, the Commission recommended various changes to Section 10.04.005 related to stormwater drainage outlined in the agenda packet.

Mayor Olk noted that the revisions included removing exceptions regardless of the size of the development. Mayor Olk further explained that when parcels of land were being developed a stormwater detention study would be required and a detention pond would be required within the development to assist with drainage.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to adopt Ordinance 2020-05-00911 amending the City's Code of Ordinances, Chapter 10, Subdivisions, Article 10.04 Stormwater Runoff Regulations and Control, Section 10.04.005 by deleting specific requirements for stormwater detention. The motion passed unanimously by a 7 to 0 vote.

6. **Discuss a report from Lakes Engineering regarding successes and complications of the Blondy Jhune Road project.**

Chris Meszler with Lakes Engineering discussed the project management summary report for the Blondy Jhune Road project. He shared some of the successes and challenges associated with the project noting that the project was an overall success and was completed within budget and before the scheduled completion date. Mr. Meszler noted that some of the larger challenges with the project included surveyor inaccuracies that caused a portion of the roadway to be built incorrectly and insufficient traffic control at times throughout the project. Mr. Meszler noted that with each challenge, the contractor was quick to address the concern appropriately as to not cause delays.

Mr. Meszler explained that while the project management team can point out areas of concern to the contractor, ultimately it was the contractors responsibility to determine if they wanted to proceed with their plans and specifications, and they would ultimately be responsible for any failures. Mr. Meszler noted that if there were any matters of safety noticed, Lakes would be able to stop critical components of the operation.

The Council discussed the type of concrete used for the roadway, drainage flow, as well as survey issues at the beginning of the project.

Councilmember Fisher stated that the report answered questions regarding the project and there were some challenges that could not be avoided. Councilmember Fisher asked if a survey was done before the project.

Mr. Meszler stated that a survey was not done before the project because depending on the length of time between when the survey was completed and when the project starts, weather and objects could have potentially moved causing the survey to be inaccurate. Mr. Meszler suggested that a survey could be completed before the project begins and then another survey taken before the project starts to ensure the survey is still accurate. The City Council approved conducting various surveys to ensure accuracy and there were no changes to the project site.

Mayor Pro Tem Peele expressed her appreciation for the consolidated report and noted that it was worthwhile having a project manager on site overseeing the construction details.

7. Discuss a report from Lakes Engineering regarding successes and complications of the Stinson Road project.

Mayor Pro Tem Peele asked if change orders were obtained with this project and if they were included in the budgeted cost.

Stanton Foerster, City Engineer stated that change orders are typical with a project and are included as part of the budgeted cost or contingency funds set aside for the project.

The Council discussed with Mr. Foerster the utility challenges with this project and if they were within City easements. Mr. Foerster confirmed the utilities were located within City easements.

Councilmember Fisher asked the speed limit for the roundabout area as she had received several complaints regarding the speed limit in that area.

Mr. Foerster stated the speed limit is posted at 15 mph and was designed to assist vehicles pulling trailers and therefore the speeds were lower. Mr. Foerster stated he would provide Councilmember Fisher with the design speed information for the roundabout.

The Council also discussed with Mr. Foerster landscaping for the roundabout as drivers cannot see across the roundabout area. Mr. Foerster confirmed that the roundabout was designed and landscaped in such a way so as to not provide for distractions in the turning area.

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

8. Receive a synopsis report on the Winningkoff Road Reverse Curve project.

Mr. Foerster explained that cracks in the roadway were found several months after the project opened on the southern end of the reverse curve. Three different tests were conducted all with the same results, that proper lime amounts were not placed underneath the base of the roadway. The contractor was informed that the roadway needed to be fixed. Mr. Foerster noted that a portion of the roadway was removed until native soil was reached, and the subbase was examined. It was determined that the soil contained 15 to 30 percent moisture, and the area could withstand the weight of the road. Mr. Foerster explained that a new design was implemented, and eight cores samples were completed by three different groups that found marbling in the soil. City staff investigated to determine where the moisture may be coming from. When a walk through was conducted recently, cracking was found in three additional areas. The contractor will test these areas to see if there is another issue related to lime, and a new design has been completed for roadway repairs.

Mr. Foerster stated that to be cautious, staff would provide this information to the design engineer for the Winningkoff project to ensure they are aware of the challenges on the reverse curve.

Mayor Olk asked if more core sampling needed to be conducted on Winningkoff Road.

Mr. Foerster stated that he would conduct additional cores samples before the project begins.

Councilmember Baney asked if the same type of soil marbling was found on Winningkoff Road, would that delay the project.

Mr. Foerster stated that it took less than two weeks to repair the situation on the reverse curve, so he would not expect major delays on Winningkoff Road.

The Council was in agreement that the current project updates received from the City Engineer were acceptable and they would also like to see the summary report at the end of the project provided by the project management company, Lakes Engineering.

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

9. Consider reprioritizing the Capital Improvement Projects.

Mayor Olk explained that the Capital Improvement Projects were brought before the Council to consider priorities related to Winningkoff Road and the Stinson Road bridge. Consideration was being given to the bridge conditions and if they were structurally deficient.

Chris Meszler with Lakes Engineering stated that during a previous City Council meeting, there was a concern about the urgency to reconstruct the Stinson culvert at Muddy Creek because it was determined that the culvert was structurally deficient and functionally obsolete. The Snider Lane

culvert at White Rock Creek was determined to only be functionally obsolete. Mr. Meszler explained that structurally deficient and functionally obsolete were engineering terms and national set standards and noted that items rated structurally deficient could be improved with minor maintenance. Items declared functionally obsolete still function as designed but were not as efficient.

Mr. Meszler stated that the bridges are both structurally about the same, however, since the Stinson Road bridge holds more traffic, it was rated more crucially. Mr. Meszler stated that for prioritization purposes, the Snider Lane bridge poses more of a risk to the City due to the frequency of flooding that occurs, the amount of water over the bridge, and debris that flows into the bridge.

The Council discussed with Mr. Meszler the ratings of the bridges, how soon maintenance should be done, and proposing maintenance items that could be done to raise the structural rating.

The Council also discussed culvert maintenance needed on Winningkoff Road and Brookhaven Road.

Mayor Olk stated that maintenance items should be addressed, and any culverts that needed to be reconstructed could be placed on the Capital Improvement list.

The Council was in agreement that West Lucas Road was still a priority.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to proceed with staff priorities as presented being (1) West Lucas Road; 2) Snider Lane Bridge), and proceed with the West Lucas Road project by reserving \$4,184,820 and allocate \$1,809,663 for potential future projects for the Snider Road Bridge or other projects to be determined. The motion passed unanimously by a 7 to 0 vote.

10. Review Chapter 6 of the Comprehensive Plan Parks, Recreation and Open Space and discuss generating a possible Trail Survey and specify what questions should be included in the potential survey to input from citizens to clarify the desire for trails in the City of Lucas.

Mayor Pro Tem Peele stated that she didn't believe the trails survey would give the City useful information to determine if trails were needed. Mayor Pro Tem Peele noted that if the City wanted additional park facilities, that item could be taken to the voters as a bond proposal.

Councilmember Baney believed there was value to a survey to determine if residents would like to have trails for walking, bike riding or equestrian riding.

The Council discussed the merits of a trails survey and what questions would be asked if a survey was conducted.

City Manager Joni Clarke stated that she would like to concentrate on the City's mapping system that would identify easements and right of way locations and then determine if a trail was feasible in a particular area. Ms. Clarke stated that the City should also consider funding sources as receiving grants for projects was difficult. Ms. Clarke stated that a consultant would be needed to assist with the mapping of the City to complete this project.

Mayor Olk stated that he would like to see a project plan of how much the mapping project would cost and how much time it would take to complete, and then determine if a Comprehensive Plan amendment and survey were needed.

The Council was in agreement to not conduct a survey at this time.

11. Consider taking action regarding the Declaration of Local Disaster for Public Health Emergency for the City of Lucas issued March 26, 2020.

Mayor Olk explained that Declaration for Public Health Emergency had been modified on May 6, 2020 to reflect the Governors current Executive Orders. Mayor Olk noted that the parks were open and promoting social distancing, but the playground area and the Community Center were still closed. City meetings were still being held as needed and remotely until Open Meetings Act provisions were discontinued.

Councilmember Duke encouraged the City Council to open meetings to the public.

Mayor Olk stated that citizens could attend City Council meetings, but at limited numbers due to the 25 percent capacity currently in effect with the Governor's Order.

There was no formal action taken on the Declaration.

12. Consider appointments to fill a vacant position on the Planning and Zoning Commission and Parks and Open Space Board.

Mayor Pro Tem Peele stated that she would like to nominate Dusty Kuykendall as an alternate member to the Planning and Zoning Commission.

Mayor Olk stated that he would like to speak with the Commission Chairman before making any appointments and bring this item back to the May 21, 2020 City Council meeting.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Lawrence to promote Christel Parish from an alternate member position to a regular member position on the Parks and Open Space Board. The motion passed unanimously by a 7 to 0 vote.

The Alternate 2 position on the Parks and Open Space Board will remain vacant at this time.

Executive Session

13. Executive Session.

An Executive Session was not held at this meeting.

14. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

An Executive Session was not held at this meeting, and no action was taken.

Adjournment

15. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 9:16 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Stacy Henderson, City Secretary