



City of Lucas
City Council Meeting
July 16, 2020

Video Conference Meeting
7:05 P.M.

City Hall, 665 Country Club Road, Lucas, Texas

MINUTES

Call to Order

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap
Councilmember Steve Duke (*arrived at 8:14 pm*)
Councilmember Philip Lawrence
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida
Development Director Joe Hilbourn
Assistant to the City Manager Kent Souriyasak

City Councilmember Not Present:

Councilmember Tim Baney

This meeting was conducted by video conference.

Mayor Olk called the meeting to order at 7:02 p.m. and determined that a quorum was present. Attendees were reminded to silence their cell phones and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input.

There was no citizen comment at this meeting.

Community Interest

2. Items of Community Interest.

Mayor Olk noted the following items of community interest:

- The City Council would be holding their budget workshop on July 30 at 6 p.m.
- City meetings will be switching to Zoom beginning on August 6, 2020.
- The Farmers Market scheduled for July 25 would be held at a Stage 3 that allowed for a drive-thru market only.

Consent Agenda

3. Consent Agenda:

- 3A. Approval of the minutes of the July 2, 2020 City Council meeting minutes.
- 3B. Authorize the Mayor to enter into an interlocal agreement between the City of Lucas and Collin County for jail services for a one-year period beginning October 1, 2020 through September 30, 2021 with the option to renew for an additional one-year period.
- 3C. Set the public hearing date for the City of Lucas Fiscal Year 20/21 budget and tax rate for September 3, 2020.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Pro Tem Peele to approve the Consent Agenda as presented. The motion passed unanimously by a 6 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, and to remove the requirement to either place restricted access gates or cul-de-sac at the northern and eastern entrances to the subdivision for a parcel of land located in the City of Lucas extraterritorial jurisdiction, Abstract A0799 Orpha Shelby Survey, Tract 3, being 74.327 acres.**

Joe Hilbourn, Development Services Director stated that the current Settlement and Release Agreement for the Inspiration development requires a minimum lot size of 10,000 square feet and requires the northern and eastern entrances to the subdivision to either have a restricted access gate or a cul-de-sac. The current estimated lot count within Inspiration was approximately 1,634 homesites; which was less than the minimum allowable lot count of between 1,705 to 2,058 lots per the Agreement. With the proposed modification, the estimated lot count will be approximately 1,680 lots overall.

Mr. Hilbourn stated that developer has agreed to do the following:

- 1. Osage Lane - The Owner shall improve Osage Lane with a base repair and overlay at the time infrastructure is constructed in connection with the first final plat for the undeveloped property.
- 2. Intersection Improvements - When the Owner develops a connection to the existing three-way intersection at Brockdale Road and Cayden Trail, and the Owner will improve the existing intersection to make it a four-way intersection.
- 3. HOA Notice - The Owner shall require the HOA to provide residents of the property with a notice that the Trinity equestrian trails are for equestrian and hiking use only.

Mayor Olk and Councilmember Fisher expressed their concerns regarding the conditions of the roadway on Brockdale Park Road and Inspiration, also noting that additional traffic along with construction traffic would cause increased stress on the already damaged roadway.

The Council also discussed how the entire subdivision could use Osage Lane to exit from the subdivision creating additional traffic.

Mr. Phillip Huffines, representing Inspiration stated that he believed the access point on Osage Lane was for emergency access for fire and police only, and they would make any additional roadway improvements to Osage Lane that the City deemed necessary.

Mayor Olk asked if Inspiration would consider making improvements to the roadway when construction of the development was complete, so the road was not further damaged.

Mr. Huffines was in agreement with making roadway improvements at the completion of the development project.

Mayor Pro Tem Peele noted that opening traffic onto Brockdale Park Road would cause a negative impact to the homeowners on that roadway, would negatively impact the Raptor Center, and increase vandalism at the Brockdale Park Trailhead.

Councilmember Millsap expressed his concern with issues regarding trash and vandalism on the Trinity Trail as well as homes that have gate openings to the Trinity Trail that were not supposed to occur.

Mayor Olk asked if the applicant was willing to table this request to work on details of the amendment. Mr. Huffines was in agreement to table the request.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to table the request to the August 6, 2020 City Council meeting. The motion passed unanimously by a 6 to 0 vote.

5. Discuss the City of Lucas Broadband Project including: (City Council)

Courtney Violette, Magellan Advisors, reviewed the draft feasibility study with the Council noting that their latest comments had been incorporated into the document. Mayor Olk noted that he could not determine if there were enough homes identified to make up the 55 percent take rate on the heat maps provided.

Councilmember Fisher gave a presentation reviewing revenue projections and the number of homes needed to be included in the 55 percent take rate. Councilmember Fisher expressed her concern that with the City's growth rate, there may not be enough participation to make the project sustainable. Councilmember Fisher also stated her concern related to additional responsibilities that would fall to City staff in the interim of hiring technical staff members, using reserve funds to pay for the project, and that existing roadway projects need to be completed.

Councilmember Millsap discussed the need for quality internet services with the amount of people working from home and schools going to online learning.

Paul Rathgeb, 10 Rollingwood Drive, noted his approval of the broadband project and asked that the citizens be given the opportunity to vote on the project.

Mayor Olk read an email received from April Spahr in favor of the broadband project into the record.

The Council discussed the need to provide as much information as possible to residents to gather a clear understanding of all that was involved.

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

6. Consider the July 27, 2020 Lucas Farmers Market.

Mayor Olk stated that this item could not be discussed due to the wrong date being posted on the agenda, but advised the Council that the Farmers Market would be operating at Stage 3 for the July 25 market and the Council would make a decision on the next market following a report from the City Manager on events from the July 25 market.

7. Consider disbanding the Technology Committee.

Mayor Olk stated that the Technology Committee had done their part to assess the internet needs of the City, made their recommendation and could be disbanded at this time.

Paul Rathgeb, Chairman of the Technology Committee stated that the Committee had served their purpose, submitted their findings, and should be disbanded.

Councilmember Fisher thanked the Chairman and Committee members for their valuable service and input.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Duke to disband the Technology Committee. The motion passed unanimously by a 7 to 0 vote.

Executive Session Agenda

8. Executive Session

An Executive Session was not held at this meeting.

9. 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.

Adjournment

10. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 8:22 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Stacy Henderson, City Secretary

