



**City of Lucas**  
**City Council Meeting/Budget Workshop**  
**August 6, 2020**

**Video Conference Meeting**  
**7:00 P.M.**

**City Hall, 665 Country Club Road, Lucas, Texas**

**MINUTES**

**Call to Order**

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**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  
City Attorney Joe Gorfida  
Assistant to the City Manager Kent Souriyasak  
Development Director Joe Hilbourn  
Finance Director Liz Exum  
Human Resources Generalist Janice Babcock

This meeting was conducted by video conference.

Mayor Olk called the meeting to order at 7:00 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

**Citizen Input**

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There was no citizen comment at this meeting.

**Community Interest**

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Mayor Olk noted that the following items of Community Interest:

- Farmers Market would be operating at a Stage 2 requiring social distancing and masks
- Budget and tax rate public hearings would take place on September 3.

**Consent Agenda**

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3. Consent Agenda:

- A. Approval of the minutes of the July 16, 2020 City Council meeting.
- B. Adopt Ordinance 2020-08-00917 ordering a General Election to be held on November 3, 2020, for the purpose of electing two (2) City Councilmembers for Seat No. 1 and Seat No. 2.

- C. Adopt Ordinance 2020-08-00918 ordering a Special Election to be held on November 3, 2020, for the purpose of submitting a proposition to the qualified voters of the City for the reauthorization of the one-half of one-percent sales and use tax to continue providing revenue for maintenance and repair of municipal streets.
- D. Approval of the City of Lucas Investment Report for quarter ending June 30, 2020.
- E. Approval of the First Amended and Restated Interlocal Cooperation Agreement between the City of Lucas and Seis Lagos Utility District.

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

## **Regular Agenda**

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- 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.**

Mayor Olk stated that he met with the applicant who agreed to address the concerns outlined from the last meeting including repaving Osage Lane from Southview to the Inspiration property line and conduct maintenance on Osage Lane for five years. The Fire Department will also be granted access from Brockdale Park Road into the Inspiration development with a Knox box to limit access.

Mayor Pro Tem Peele suggested the emergency entrance be 15 feet wide to accommodate the fire truck with a six-foot gate that crosses the roadway at the south end of the property line.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve amending Article 2, Section 2.5 and Exhibit C of the approved Settlement and Release Agreement for the Inspiration development to include the following:

- Increasing the lot count to 1,680
- Decrease the lot size from 10,000 square feet to 8,400 square feet for interior lots only
- Maintain the 15-foot restricted access gate at the eastern end of the subdivision adjacent to Brockdale Park Road
- Remove access to the north end of the subdivision at Colt and Huffness Boulevard
- Provide an overlay and road repairs to Osage Lane at the end of the Inspiration project and continue maintenance on Osage Lane for 10 years

- Provide six-foot iron fencing and Knox box on the portion of the connection from the Inspiration property line to Brockdale Park Road and emergency access from Brockdale Park Road to Inspiration shall be made of permeable pavers.

The motion passed unanimously by a 7 to 0 vote.

**5. Consider revocation from the Texas Emergency Services Retirement System ("TESRS") effective December 31, 2020.**

Councilmember Millsap discussed changes that had occurred to the plan during the last legislative session that now allowed the City to exit the plan but would be responsible for covering costs associated with the unfunded liability of approximately \$55,000. The City was required to give 120 days' notice prior to existing the plan and was proposing an effective date of December 31, 2020.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve the revocation from the Texas Emergency Services Retirement System effective December 31, 2020. The motion passed unanimously by a 7 to 0 vote.

**6. Consideration and approval of Ordinance 2020-08-00919 calling a Bond Election to be held in the City of Lucas, Texas to seek voter approval of the issuance of not more than \$19,190,000 of general obligation bonds to create a fiber optic broadband utility system; making provision for the conduct of a joint election; and resolving other matters incident and related to such election.**

Mayor Olk stated that he would open the meeting to public comments then have the Councilmembers vote and make any comments regarding their position at that time.

Paul Rathgeb, Lucas Resident, served as Technology Committee Chairman reviewed the timeline of events, and asked the bond election to be placed on the November ballot.

Shane Noack, Lucas resident, spoke in favor of placing the bond election on the ballot.

Neal Polan, Lucas resident, spoke in favor of placing the bond election on the ballot.

Chad Stock, Lucas resident, spoke in favor of placing the bond election on the ballot.

Aubrey Stock, Lucas resident, spoke in favor of placing the bond election on the ballot.

Prashant Kulkarni, Lucas resident, spoke in favor of placing the bond election on the ballot.

Tom Grisak, Lucas resident, spoke in favor of placing the bond election on the ballot.

Mike Meagher, Lucas resident, noted that whether a resident agrees with the project or not, it should be allowed for the voters to decide, and to place on the ballot for November.

Jay Keller, Lucas resident, spoke in favor of placing the bond election on the ballot.

Bill Esposito, Lucas resident, spoke in favor of placing the bond election on the ballot.

Mayor Olk noted that 251 emails had been received by the City Council, 124 requesting a November election, 81 requesting an election, but not specifying a date, 23 undecided, 21 in opposition and two requesting a May election.

Mayor Olk voted in favor to place this item on the ballot noting the overwhelming response to place the item on the ballot, he believed that the project was feasible, and the residents should be allowed to determine the risks versus benefits.

Councilmember Fisher was opposed to placing the item on the ballot, noting her primary goal from the beginning was to assist neighborhoods that had inadequate service, but she didn't believe it was the City's responsibility to provide a fiber network that could place the City in financial jeopardy. Councilmember Fisher expressed her concerns about reaching the necessary uptake rate to be successful and did not believe the project was feasible.

Councilmember Millsap voted in favor to place this item on the ballot, stating the project was feasible, and next steps included finding out how the citizens wanted to proceed.

Councilmember Duke was opposed to placing this item on the ballot, stating concerns regarding the uptake rate and if the project could be feasible.

Mayor Pro Tem Peele was opposed to placing this item on the agenda, stating concerns regarding the uptake rate and if the project could be feasible, noting the project could not be sustainable long term.

Councilmember Lawrence voted in favor to placing the item on the ballot, allowing the citizens to vote on the item. Councilmember Lawrence wanted to ensure that all information was made available to the public to make an informed decision.

Councilmember Baney voted in favor to place the item on the ballot to allow residents to voice their opinion.

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Baney to approve adopting Ordinance 2020-08-00919 calling a Bond Election to be held in the City of Lucas, Texas to seek voter approval of the issuance of not more than \$19,190,000 of general obligation bonds to create a fiber optic broadband utility system; making provision for the conduct of a joint election; and resolving other matters incident and related to such election. The motion passed by a 4 to 3 vote with the following Councilmembers voting in favor and opposed:

**Favor:** Mayor Olk, Councilmember Millsap, Councilmember Baney, and Councilmember Lawrence

**Opposed:** Councilmember Fisher, Mayor Pro Tem Peele, and Councilmember Duke

## Executive Session Agenda

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### 7. Executive Session

An Executive Session was not held at this meeting.

### 8. 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

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### 9. Adjournment.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Baney to adjourn the meeting at 9:38 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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Stacy Henderson, City Secretary

