



City of Lucas
City Council Meeting
January 3, 2019
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Pro Tem Peele called the meeting to order at 7:00 p.m.

City Councilmembers Present:

Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher

Staff Present:

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

City Councilmember Absent:

Mayor Jim Olk

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

Citizen Input

1. Citizen Input.

Anita Ahmadi, 2540 McGarity Lane in Lucas, stated that the roadway leading to her home on Allison Lane was almost undrivable due to damage created by the construction traffic related Walmart, the storage facility and other commercial projects near McGarity and Allison Lanes. Ms. Ahmadi stated that the Post Office would no longer deliver parcels to her home because of the large holes in the roadway. Ms. Ahmadi thanked City Engineer Stanton Foerster with his help regarding this matter and was informed by Mr. Foerster that this item would be coming before the City Council for discussion at their January 17, 2019 meeting.

Community Interest

2. Community Interest.

Mayor Pro Tem Kathleen Peele noted that the City would be hosting Art in Public Places on January 31, 2019 featuring art from Lovejoy and Allen ISDs that will be on display at City Hall. Mayor Pro Tem Peele also explained that the City would be having an open house on February 19,

2019 celebrating the City's 60th anniversary. Mayor Pro Tem Peele reminded everyone that candidate filing for the May 4, 2019 election begins January 16 through February 15.

Consent Agenda

3. Consent Agenda.

A. Approval of the minutes of the December 6, 2018 City Council meeting.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

4. Conduct interviews of Technology Committee applicants and consider appointments to the Technology Committee.

The following Technology Committee applicants were asked to come forward and speak to their background and experience in the technology field as it related to the Technology Committee.

Dennis Scully, 914 Highland Drive
Paul Rathgeb, 10 Rollingwood Drive
Mark Skaggs, 1807 Chatfield Lane
George Brody, 910 Clove Glen

Mayor Pro Tem Peele noted that the remaining applicant, Trey Sleeper, was unable to attend tonight's City Council meeting, but did attend the December 6, 2018 meeting and spoke with the Council at that time.

Mayor Pro Tem Peele thanked the applicants for volunteering for the Committee and looked forward to what results the Committee could provide. Councilmember Fisher stated that she was impressed with the applicants knowledge and noted that each individual area of city had a different challenge, and thanked the applicants for bringing forward their expertise.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Millsap to appoint Dennis Scully, Paul Rathgeb, Mark Skaggs, George Brody and Trey Sleeper to the Technology Committee. The motion passed unanimously by a 6 to 0 vote.

Executive Session Agenda

5. Pursuant to Texas Government Code, Section 551.074, Personnel Matters, the City Council will convene into Executive Session to discuss appointments and reappointments to the Board of Adjustment.

Mayor Pro Tem Peele stated that the City Council would convene into Executive Session at 7:21pm to discuss appointments and reappointments to the Board of Adjustment.

6. Reconvene into Regular Session and take any action as a result of the Executive Session.

The City Council reconvened into regular session at 7:32pm and took the following action:

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to reappoint Adam Sussman and Brian Blythe to the Board of Adjustment for a two year term, and appoint Ron Poteete as Alternate Member 1 to the Board of Adjustment for a two year term. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda (Continued)

7. Consider and provide direction to the City Manager regarding roadway maintenance for Brockdale Park Road, East Winningkoff Road, Forest Grove Road, Orr Road, Prado Verde Drive, Snider Lane, and W. Lucas Road, during the 2019 asphalt season.

City Engineer Stanton Foerster discussed with the City Council his recommendation for road maintenance on the following streets during 2019. Those roads identified were as follows:

- A. West Lucas Road – reconstruct 1,300 feet of the center portion of the roadway in areas of significant deterioration in front of Willow Springs Middle School.
- B. Orr Road – reconstruct 400+/- feet south of Forest Grove Road in anticipation of the detour route for the Blondy Jhune Road reconstruction.
- C. Forest Grove Road – reconstruct approximately 300 feet of Forest Grove Road from Orr Road to the west.
- D. East Winningkoff Road – reconstruct from Shady Lane to Logan Ford Ranch Phase 3 once funds were available from the developer.
- E. Brockdale Park Road – maintain gravel and perform minor maintenance until Hillwood expands work along Brockdale Park Road between Lakeshore Boulevard and the cul-de-sac at the trailhead gate.
- F. Prado Verde Drive Hammerhead – design and construct hammerhead once easement has been obtained.
- G. Snider Lane – minor maintenance until development of Lakeview Downs was substantially complete

Councilmember Fisher asked if an easement had been obtained for Prado Verde identified in “F” above. Mr. Foerster stated that not all easements had been obtained.

Councilmember Fisher asked if the potholes north of the bridge on Stinson Road would be repaired this year. Mr. Foerster stated that asphalt had been added to the project for the necessary repairs.

Councilmember Millsap stated that approximately \$720,000 remained in the budget for road repairs this year and items A, B and C could use a majority of those funds.

Mr. Foerster stated that was correct and repairs to West Lucas Road could be substantial. Mr. Foerster noted that any remaining funds from the Blondy Jhune Road project could also be used towards one of the roadway projects listed above.

Councilmember Fisher asked if the City was going to have to contribute funds to the resurfacing project of Country Club Road by TxDOT extending from the White Rock Creek Bridge to Parker Road. Councilmember Fisher also questioned if the City would be required to fund the Estates Parkway/Country Club intersection improvements.

Mr. Foerster stated that in discussions with COG and TxDOT, he had requested that the intersection improvements at Country Club and Estates Parkway be incorporated into their maintenance operations, and the City's contribution would be the design of the intersection only, which has been completed. Mr. Foerster stated that he had also asked that drainage be repaired at the intersection. TxDOT has not asked for additional funding for these items. Mr. Foerster stated that the \$280,000 earmarked for this project may be able to be placed back into reserves.

Mr. Foerster discussed with the Council various TxDOT projects throughout the City and the pavement design for the Southview corner.

Councilmember Millsap asked if full-depth repairs would be made to Orr Road. Mr. Foerster explained that Orr Road would be pulverized down eight inches, four inches of asphalt added, using two different types of asphalt.

Councilmember Millsap stated that he was in agreement with the order of projects proposed, and noted that Orr and Forest Grove Roads would be critical when the reconstruction of Blondy Jhune was underway.

The City Council was in agreement with the road repairs outlined above recommended by the City Engineer.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the roadway maintenance of Brockdale Park Road, East Winningkoff Road, Forest Grove Road, Orr Road, Prado Verde Drive, Snider Lane, and West Lucas Road, during the 2019 asphalt season in the order outlined above. The motion passed unanimously by a 6 to 0 vote.

8. Consider and provide direction to the City Manager regarding future roadway reconstruction projects as identified in the City's Capital Improvement Plan and Thoroughfare Plan and evaluate possible funding strategies.

City Engineer Stanton Foerster stated that the Capital Improvement Plan outlines projects by fiscal year; however, there were also projects outlined in the 2017 Master Thoroughfare Plan that were not identified in the Capital Improvement Plan. Mr. Foerster asked if the Council would like to consider adding the following street projects to the Capital Improvement Plan and begin prioritizing for funding.

- Blondy Jhune Road within the Hendrix Farm property (developer funded).
- East Winningkoff Road from Orr Road to Logan Ford Ranch Phase 3.
- Forest Grove Road from Country Club Road to Orr Road.
- Orr Road from East Winningkoff Road to existing Forest Grove Road.
- Snider Lane eastern section from Shady Lane to 300 feet north of East Lucas Road.
- Snider Lane western section and bridge from Winningkoff Road to Shade Lane.
- Stinson Road/Edgewood Drive section from the Reverse Curve to West Lucas Road.
- Stinson Road middle section and bridge from Bristol Park to Bentwater Drive.
- West Lucas Road (four-lane) from Angel Parkway to Country Club Road.
- Winningkoff Road northern section from Snider Lane to Orr Road.

Mayor Pro Tem Peele suggested the Council determine how additional projects would be funded or if any additional projects should be taken on at this time.

Councilmember Millsap stated that in reviewing the appraised value and the tax rate calculations, the time frame in which to fund additional projects was time sensitive, and the City was facing challenges due to projects that had not been funded previously. Councilmember Millsap stated that the City currently has 14 months in reserve and using reserve funds may need to be a consideration, as well as the possibility of raising taxes to fund additional projects.

Mayor Pro Tem Peele suggested it would be more prudent if funding of additional projects were delayed for one or two years to allow the debt service to decline and use reserves to fund some of the roadway projects in the interim. Mayor Pro Tem Peele questioned if the City gained anything by deferring projects for several years and not obtaining any further debt.

Councilmember Millsap stated that based on the debt service schedule, a reduction in debt service would not occur for four more years, and a possible gap in funded projects could occur.

The City Council discussed ways in which to fund additional projects and which projects to choose, such as smaller projects versus larger projects. The current debt service and expenditures were also discussed and how much higher the debt service would continue to increase should funding be postponed.

Councilmember Millsap noted that Lucas has one of the lowest tax rates in Collin County, and the City continues to lower the tax rate, but not fund needed infrastructure projects.

Mr. Foerster suggested the Council fund the design portion of the first four projects proposed allowing for a better estimate of the cost of the overall project.

Councilmember Fisher expressed her concern with funding and implementing the engineering design portion of the projects much earlier than construction begins. Councilmember Fisher stated that design drawings may have to be revised given the amount of time that had lapsed between when the design plans were originally completed and the time construction begins. Ms. Fisher also expressed her concern about limited staff and the workload on staff of all the potential projects.

Councilmember Millsap asked when the design work would begin for the first two projects proposed above.

Mr. Foerster stated that projects could begin in the spring of 2019 if a project manager was hired, otherwise projects would not begin for two to three years. Mr. Foerster reminded the Council that the proposal to hire a project manager was scheduled for the January 17 City Council agenda.

Councilmember Millsap noted that a schedule must be adhered to regarding the issuance of Certificates of Obligation and questioned if Certificates of Obligation could be issued over multiple years.

City Manager Joni Clarke stated that the City's Financial Advisor, Mark McLIney could come to a meeting to discuss various funding options.

Councilmember Baney stated that he'd like to see a timeline created of proposed projects, including the design and construction phases, that could be used as a planning tool, with the intention that a project manager would be utilized.

Mayor Pro Tem Peele suggested the timeline be provided at the same meeting when the Financial Advisor was also present to assist with discussions.

Councilmember Millsap suggested the timeline be updated on a quarterly basis including the bidding process.

For the purpose of planning with the Financial Advisor, the Council agreed to tentatively use the amount of \$7 or \$9 million for Certificates of Obligation and what impact that would have on the tax rate to discuss with the Financial Advisor. This item will be brought back to a future meeting in February or March 2019 to discuss further.

9. Consider authorizing the City Manager to apply for a grant with the Texas Department of Transportation for the purpose of constructing approximately 5.3 miles of the City's trail network, referred to as the exercise loop, adjacent to Estates Parkway, West Lucas Road, Allison Lane, and Country Club Road.

Development Services Director Joe Hilbourn explained that the Texas Department of Transportation announced grants that were available for bicycle and pedestrian infrastructure projects. City staff was requesting authorization to apply for a grant for the purpose of constructing 5.3 miles of the City's trail network referred to as the exercise loop adjacent to Estates Parkway, West Lucas Road, Allison Lane and Country Club. Mr. Hilbourn stated that as more details are released from TxDOT, staff would have more information regarding if matching funds were needed.

Mayor Pro Tem Peele noted that she preferred Option 2 outlined by staff in the City Council packet that suggested Allison Lane be removed from the project and have the trail system utilize the sidewalk provided by commercial projects adjacent to Angel Parkway, and provide eight-foot wide trails.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Duke to authorize the City Manager to apply for a grant with the Texas Department of Transportation for the purpose of constructing approximately 5.3 miles of the City's trail network referred to as the exercise loop. The motion passed unanimously by a 6 to 0 vote.

10. Consider review of the City Charter and recommend any amendments to be considered in the upcoming May 4, 2019 election.

City Attorney Joe Gorfida stated that the charter was last reviewed in 2013 and no changes were proposed at that time. After reviewing the Charter, Mr. Gorfida suggested amendments that could be revised concerning the City's transition from a General Law city to a Home Rule city. He also suggested amending Section 3.09 regarding City Council vacancies that would allow the City Council to fill a vacancy and appoint a member to the Council if the seat vacated was for 12 months or less. As the charter is written currently, a special election would have to be held within 120 days to fill the vacant seat. Mr. Gorfida also noted that Section 3.13(7) should be amended to denote that appointed members to a board or commission must be a resident of the city for 12 months as opposed to the 6 months the Charter reflects currently.

Mr. Gorfida noted that these proposed changes could be brought forward by the City Council, a charter review committee was not needed nor were public hearings required. Mr. Gorfida stated that these amendments would be brought forward to the May 2020 election as there was not enough time for review before the May 4, 2019 election.

Mayor Pro Tem Peele asked that a list of proposed amendments be created and brought back to a future meeting for further discussion.

11. Consider the timeframe to be used for ballot language in the May 4, 2019 special election related to the continuation of the Lucas Fire Control, Prevention, and EMS District, and sales tax dedicated to the Lucas Fire Control, Prevention, and EMS District.

City Manager Joni Clarke stated that the ballot language for the continuation of the Fire District and the sales tax allocated to the Fire District required an amount of time be included on the ballot language. The Council may choose between 5, 10, 15 and 20 years. City staff was recommending 20 years.

Councilmember Millsap expressed his concern with being locked into a time commitment of 20 years and was more inclined to choose 10 years as circumstances could change.

Councilmember Duke also expressed his concerns with earmarking funds to the Fire Department for that length of time.

City Attorney Joe Gorfida stated that should the City want to change the number of years the tax rate was in effect at a future date, it would have to be taken back to the voters.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to include 10 years as the timeframe used for ballot language in the May 4, 2019 special election related to the continuation of the Lucas Fire Control, Prevention and EMS District and the sales tax dedicated to the District. The motion passed unanimously by a 6 to 0 vote.

12. Adjournment.


MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 8:41 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:



Mayor Pro Tem Kathleen Peele

ATTEST:



Stacy Henderson, City Secretary





City of Lucas
City Council Meeting
October 17, 2019
7:00 P.M.

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Olk called the 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 Debbie Fisher
Councilmember Philip Lawrence

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens
Assistant Fire Chief Lance Gant
Assistant to the City Manager Kent Souriyasak

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

1. Citizen Input.

There was no citizen input at this meeting.

Community Interest

2. Items of Community Interest.

- A. Presentation by Farmers Market Committee Chair Debra Guillemaud regarding the October 12, 2019 Lucas Farmers Market.

Farmers Market Committee Chair Debra Guillemaud gave an overview of activities of the first farmers market held on October 12, 2019. Ms. Guillemaud stated that it was estimated that approximately 1,000 people attended the farmers market with all vendors almost completely selling out. Ms. Guillemaud stated that the event was well advertised through social media and news outlets and all feedback received was positive. The Committee was working on streamlining efforts for the 2020 markets to be held.

Mayor Olk noted the following items of community interest:

- The next Farmers Market would take place on November 2 at the Community Park
- Registration for the Scarecrow Contest was extended through October 21
- A City sponsored Fall parade was scheduled for October 19 from 9 am to Noon at Hart Elementary
- Country Christmas was scheduled for Friday, December 6 from 6 - 9 pm.

Consent Agenda

3. Consent Agenda:

- A. Consider approval of the minutes of the October 3, 2019 City Council meeting.
- B. Consider adopting Ordinance 2019-10-00896 amending the Code of Ordinances by amending Chapter 13 titled “Utilities” by retitling Article 13.03 “Water Conservation Plan and Water Resource and Emergency Management Plan”; by retitling Section 13.03.001 “Adoption of Plans” and Section 13.03.002 titled “Penalty” to adopt the “2019 Water Conservation Plan for the City of Lucas” and “2019 Water Resource and Emergency Management Plan.
- C. Consider authorizing the City Manager to enter into Amendment No. 2 of an interlocal agreement between the City of Lucas and Collin County for law enforcement services for year three of a five-year contract for the period beginning October 1, 2019 through September 30, 2020.

Councilmember Fisher asked that Agenda Item 3B be removed from the Consent Agenda.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to approve Agenda Items A and C on the Consent Agenda. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

- 3B. Consider adopting Ordinance 2019-10-00896 amending the Code of Ordinances by amending Chapter 13 titled “Utilities” by retitling Article 13.03 “Water Conservation Plan and Water Resource and Emergency Management Plan”; by retitling Section 13.03.001 “Adoption of Plans” and Section 13.03.002 titled “Penalty” to adopt the “2019 Water Conservation Plan for the City of Lucas” and “2019 Water Resource and Emergency Management Plan.**

Councilmember Fisher explained some of the changes regarding the updated Water Conservation Plan such as items that trigger the different stages of water restrictions. Councilmember Fisher stated that some of the changes were substantially different and noted that she would write an article for the Lucas Leader to assist in informing the residents of future changes.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to approve adopting Ordinance 2019-10-00896 amending the Code of Ordinances by amending Chapter 13 titled “Utilities” by retitling Article 13.03

“Water Conservation Plan and Water Resource and Emergency Management Plan”; by retitling Section 13.03.001 “Adoption of Plans” and Section 13.03.002 titled “Penalty” to adopt the “2019 Water Conservation Plan for the City of Lucas” and “2019 Water Resource and Emergency Management Plan. The motion passed unanimously by a 7 to 0 vote.

4. Consider the recommendation from the Technology Committee regarding internet service in the City of Lucas.

Chairman Rathgeb discussed how the Technology Committee identified the internet service challenges by first conducting internet speed test map depicting internet service throughout Lucas. Chairman Rathgeb stated that approximately 24 percent of Lucas households responded with an average downlink of 41.49 Mbps and an average uplink data rate of 23.65 Mbps. Chairman Rathgeb stated that 74 percent of the respondents were below 50 Mbps for downlink data rates. The best and least served areas of the city were mapped and discussed.

Chairman Rathgeb stated that members of the Technology Committee met with current providers such as Suddenlink, AT&T, Frontier, and GCEC that showed no interest in expanding on their existing network or to rebuild a copper network in the City of Lucas due to its low density, house per mile, and wireless solutions may offer moderately high speed data rates to a few residents, but limitations to the technologies make it nonviable to many residents.

Chairman Rathgeb stated that the Technology Committee recommends the following:

The City Council authorize a feasibility study for deploying a fiber-to-the-home network as a City utility.

The City Council consider the success of Mont Belvieu’s fiber deployment as a reflection of the consultancy performing their feasibility study.

The City Council direct the Technology Committee to begin developing key content to be included in the feasibility study.

Chairman Rathgeb stated that the City of Mont Belvieu spent approximately \$40,000 on a feasibility study.

Councilmember Millsap stated that the feasibility study was the first step in the process. The City of Mont Belvieu spent 14 million in Certificates of Obligation to pay for the installation of a fiber network utility. Councilmember Millsap noted that the Council should be prepared for this type of expenditure should the City proceed in this direction.

Mayor Olk noted that for an expense of this kind, it should be taken to the voters to decide.

Councilmember Fisher stated that the Committee had been working to find the best solution, and there was a great deal of expertise on the Committee that could assist the City in moving forward.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Fisher to direct the Technology Committee and City staff to work on developing a Request for Proposal to acquire the services of a consultant to prepare and complete a broadband feasibility study. The motion passed unanimously by a 7 to 0 vote.

5. **Consider the request by the Friends of Lucas Fire-Rescue, Inc., a 501(c)(3) (the “Friends of LFR”) to transfer the vintage fire truck commonly referred to as “Streaker” to the Friends LFR for restoration and to enter into an agreement to match funds raised by the Friends of LFR for such restoration.**

Gerald Reining, member of the Friends of Lucas Fire-Rescue, Inc., discussed the history of the City’s 1949 fire engine named “Streaker” noting that it was the City’s front-line apparatus until 1980 and kept as a reserve engine until 1992. Mr. Reining discussed the current condition of Streaker and reviewed the restoration plan and schedule noting that the timeline would be approximately three years to complete the restoration and cost approximately \$73,000. Mr. Reining discussed the fundraising plans for Streaker that included selling t shirts, soliciting donations and hosting a car show.

Mr. Reining requested the City Council consider transferring the title of “Streaker” to the Friends of Lucas Fire Rescue and agree to assist the Friends of Lucas Fire Rescue in the restoration of “Streaker” by matching funds raised with the following items totaling approximately \$37,500 over a three-year period.

- Match Current \$5,000 in Friends dedicated to “Ol’ Streaker” Fund to begin Project
- Match Car Show Donations in 2020 and 2021

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Baney to approve the transfer of the Title of the vintage fire truck commonly referred to as Streaker to the Friends of Lucas Fire-Rescue Inc., a 501(c)(3) for restoration and further authorize the City Manager to execute any necessary agreements with the Friends for such transfer after approval by the City Attorney; and to further authorize the City Manager to enter into a grant agreement with the Friends of the Lucas Fire-Rescue Inc., to match the funds raised by the Friends of LFR for such restoration in an amount not-to-exceed \$37,500; and to amend the Fiscal Year 2019/2020 budget by appropriating \$37,500 from unrestricted General Fund Reserves. The motion passed unanimously by a 7 to 0 vote.

6. **Discuss the board/commission appointment process for December 2019.**

City Secretary Stacy Henderson discussed the board appointment process noting that the Council agreed upon considering appointment/reappointments in December of each year and holding a meet and greet reception separate from a Council meeting for prospective applicants and existing board members. Ms. Henderson asked if the Council would like to proceed with the abovementioned items given there were no vacancies on any boards or commissions and each member up for reappointment would like to be considered for another term.

Mayor Pro Tem Peele noted that the Council should move forward with notice in the newsletter as well as a reception to promote new members and have each Councilmember liaison give a presentation about their committee. Mayor Pro Tem Peele also noted that residents should be informed that there were currently no vacancies, but they could arise at a later date.

The City Council was in agreement to move forward with a meet and greet reception on January 16, 2020 at 6:00 pm before the Council meeting, and to advertise in the Lucas Leader.

Executive Session Agenda

7. Pursuant to Section 551.074 of the Texas Government Code, the City Council will convene into Executive Session to discuss the evaluation for the City Manager.

Mayor Olk stated that the City Council would reschedule Executive Session to the next City Council meeting of November 7, 2019.

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

There was no action taken from Executive Session. An Executive Session was not held at this meeting.

Adjournment

9. Adjournment.

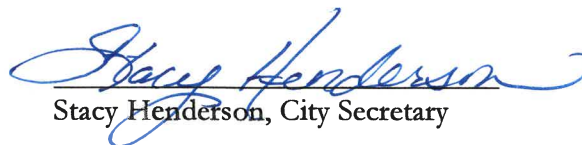
MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 8:19 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Stacy Henderson, City Secretary





**City of Lucas
City Council Meeting
June 4, 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 Attorney Joe Gorfida
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Assistant to the City Manager Kent Souriyasak

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 by 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 the following items of community interest:

- The Farmers Market was scheduled to reopen June 13 at the Lucas Community Park. Handwashing/sanitizing stations would be available.
- The City Council would be holding their budget workshop on July 30 at 6pm.
- Reminder that it was illegal to discharge fireworks within the City limits of Lucas.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the May 21, 2020 City Council meeting.
- B. Adopt Ordinance 2020-06-00913 amending the Lucas Code of Ordinances by amending Chapter 5 titled "Fire Prevention and Protection" by repealing Article 5.02 titled "Fire Marshal" and Sections 5.02.01 through 5.02.07 in their entirety and reserving Article 5.02 for future use.

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

Public Hearing Agenda

- 4. **Public hearing to consider adopting Ordinance 2020-06-00916 approving the request by Alvin and Kimberly Harrison to rezone a 3-acre tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Collin County, Texas, same being a portion of that tract of land conveyed to Hugh McCreery and Dorothy C. McCreery, by deed recorded in Volume 1124, Page 871, Deed Records of Collin County, Texas from Residential (R1.5) to Commercial (C) . The parcel of land is located on the north side of Parker Road approximately 800 feet west of Stinson Road located at 7403 Parker Road.**

Mayor Olk explained that the Planning and Zoning Commission denied the request for rezoning and without an appeal filed from the applicant, the Council could not hear the case.

There was no action taken on this item.

Regular Agenda

- 5. **Consider information provided by Birkhoff, Hendricks & Carter regarding Lemontree Estates and Kingswood Estates drainage and related watershed and direct the City Manager on same.**

Joe Grajewski, Birkhoff, Hendricks & Carter reviewed the drainage analysis report conducted in the Lemontree Estates and Kingswood Estates neighborhoods and included the following items:

- A. **Lynn Lane Culvert:**
The culvert is too small but does provide detention during heavy rains. This culvert inlet is located at 1595 Lynn Lane and the outlet is between 1520 and 1580 Lynn Lane.
- B. **Drainage Channel behind 2, 3, and 4 Kingswood Drive:**
The open channel is too narrow and flat. The small culvert behind 2 Kingswood Drive is an element that was not contemplated in the original design of the Kingswood Estates drainage. It is a restriction to the stormwater flow.
- C. **Citrus Way Culvert:**
The culvert is too small but does provide detention during heavy rains. The culvert inlet is located between 1 and 3 Citrus Way and the outlet is between 6 and 8 Citrus Way at the southwest corner of Citrus Way.

D. Crossflow from Lemontree Country Estates into Kingswood Estates:

The original berm has not been maintained along the west side of 3, 5, 7, 9, and 11. The berm is needed to direct stormwater south along the common line between Lemontree Country Estates and Kingswood Estates. Kingswood Drive was not designed to accept this stormwater.

E. Reversing Orchard Lane Stormwater Flow:

Currently there is approximately five feet of fall between the northeast corner of Estates Parkway/Orchard Road intersection and the Orchard Road culvert between 8 and 10 Orchard Road. The natural flow is from Estates Parkway to the culvert (south to north). The flow can be reversed to flow from the culvert to Estates Parkway by constructing a new roadside ditch. The ditch would need to be five feet deep and 40 feet wide and have a slope of 0.3%.

F. Lemontree Country Estates Drainage Discharge into Kingswood Estates:

The original design for Kingswood Estates contemplated 15 acres of drainage from Lemontree Country Estates into Kingswood Estates. The actual acreage is 46 acres.

G. Redirecting the Claremont Springs Stormwater to the East:

Currently the top of the hill on the south side of Estates Parkway is immediately west of Ingram Lane. To redirect the Claremont Springs stormwater flow from under Estates Parkway to the south side of Estates Parkway can be done if the top of the hill is moved to the west side of the exiting culvert under Estates Parkway. The new roadside ditch along Estates Parkway would need to be four feet deep and 32 feet wide and have a slope of 0.4%. Additional right-of-way/easements would be required and the reconstruction of seven street/driveway culverts including the culvert under Country Club Road would also be necessary. This redirection would require approval from the Texas Department of Transportation; the Texas Commission on Environmental Quality; and the Federal Emergency Management Agency.

Mayor Olk read two emails into the record from the following individuals regarding drainage comments:

- Mike Aguirre, 1 Santa Fe Trail
- Jim Iannucci, 9 Kingwood

Mr. Jim Iannucci joined the meeting via video conference and asked if drainage could be run down Estates Parkway or if it could be split so as to not intrude in other peoples yards.

Mr. Bill Gunn joined the meeting via video conference and asked if drainage could be rerouted going south or east to Orchard Road then head south. Mr. Gunn also discussed addressing drainage concerns that occur from the high school.

City Engineer Stanton Foerster discussed how water was intended to travel in that area. He noted that water could be redirected but needed to be cautious of diverting water flow into someone else's yard. Mr. Foerster stated that the high school had diverted ten acres that was diverted to the northwest to White Rock Creek.

The Council discussed various ways to divert and improve drainage as well as which areas may be the best place to begin making changes.

Mayor Olk directed City staff to come back with a proposal of what needs to be done first, identify if the area is located on private property or within an easement, the associated cost, and the impact it would have on the neighborhood.

There was no formal action taken on this item.

The City Council moved to Agenda Item No. 9 at this time.

9. Discuss and Consider the City of Lucas Broadband Project including:

- A. Timelines and milestones associated with the Lucas Broadband project.
- B. Recent Broadband Project Review meeting and next phase of the planning process, including development of a financial model and feedback received from the City's Financial Advisor Mark McLiney with SAMCO and funding strategies.
- C. Submitting a grant application for the Public Works and Economic Adjustment Assistance Programs through the Economic Development Administration (EDA), U.S. Department of Commerce (DOC).
- D. The on-going role of the Technology Committee and City staffing to support the Lucas Broadband project.
- E. Review timetable options regarding a Bond Election.

Kent Souriyasak, Assistant to the City Manager gave an update to the broadband project noting that the financial model was expected to be received by Magellan Advisors in July. Mr. Souriyasak stated that the broadband network comprised two main design features, first being the fiber network that would encompass approximately 20.2 miles of fiber; and the second component being the distribution network of approximately 87.7 miles of fiber throughout the City. The estimated cost was \$13,885,317 for the fiber and distribution network. Additional costs for equipment and working capital would be determined in the financial model.

Councilmember Fisher reminded everyone that the initial cost outlined was only for the fiber, not any additional equipment or personnel needed.

Mr. Souriyasak stated that he was made aware of a of a Federal grant through the Public Works and Economic Adjustment Assistance Program through the Economic Development Administration, but was informed that obtaining funding may be difficult as the project was dependent on voter approval. Mr. Souriyasak explained that the grant calls for beginning construction within one year and completing the project with in five years. Mr. Souriyasak stated that that he would be applying for the grant later this month.

Mayor Olk asked the Council if consideration should be given to holding a bond election in November given the timing of the grant.

Mayor Pro Tem Peele believed that holding a bond election in November could be premature given the City did not have the financial model to review and all the necessary information to make an informed decision and convey that information to residents.

The City Council discussed the upfront costs associated with installing a fiber network, how the bond would be paid for, and how Lucas taxpayers would be affected. Several Councilmembers expressed their concern about not having enough financial information before calling a November 2020 bond election.

City Manager Joni Clarke suggested Mark McLiney, the City's financial advisor come to the next City Council meeting to discuss the financial impact regarding the issuance of bonds to install a broadband network.

The City discussed the number of residents that work from home, the increasing number of residents working from home, including students, using internet services given the COVID-19 pandemic.

Paul Rathgeb, Chairman of the Technology Committee suggested in the future, the Technology Committee may need to be disbanded in order for committee members to be able to discuss the broadband project with Lucas residents.

City Attorney Joe Gorfida stated that the Technology Committee could not go out and promote the broadband network, but as a committee member, they could speak to the facts and remain neutral.

There was no formal action taken on this item.

The City Council moved back to Agenda Item No. 6.

6. Consider adopting Ordinance 2020-06-00914 creating regulations on private and public property for illicit discharge into the City's stormwater drainage system.

Development Services Director Joe Hilbourn explained that the Planning and Zoning Commission was asked to review regulations pertaining to illicit discharge and made the following recommended updates:

- (a) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate a water quality standard, the City's Texas Pollutant Discharge Elimination System (TPDES) permit, or any state-issued discharge permit for discharges from its MS4.
- (b) No person shall dump, drain, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, throw, place or otherwise introduce or cause, allow, or permit to be introduced any of the following substances in or on any public street, alley, storm sewer, drainage structure, drainage channel, stream, river, pond or any other public property. See attached Proposed Illicit Discharge Regulations for a listing of illicit discharges.

Mr. Hilbourn discussed various code requirements with Mayor Pro Tem Peele clarifying their definition and discussed examples of illicit discharge and illegal dumping.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Duke to adopt Ordinance 2020-06-00914 creating regulations (a) and (b) above on private and public property for illicit discharge into the City's stormwater drainage system. The motion passed unanimously by a 7 to 0 vote.

7. **Consider adopting Ordinance 2020-06-00915 relating to amendments to Section 6.02.002 Prohibited Acts and Section 6.02.003 Abatement making it a violation of the City of Lucas Code of Ordinances to obstruct or fail to maintain drainage on properties in the City.**

Development Services Director Joe Hilbourn explained that the Planning and Zoning Commission was asked to review regulations pertaining to stormwater runoff requirements and made the following recommended updates related to homeowner maintenance of drainage on private property:

Section 6.02.002 - Prohibited Acts

- (d) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property in the city, including any adjacent and contiguous rights-of-way or easements, to permit or allow a ditch, water course, culvert, or other earthen structure, to obstruct, contribute to obstructions, through either direct action or failure to maintain and prevent flooding, or the accumulation or ponding of standing, stagnant, or non-maintained water thereon.

Section 6.02.003 - Abatement

- (b) Draining, filling or re-grading any lots, cleaning/repairing/replacing driveway culverts, ground, or yards which have standing or stagnant water thereon.

MOTION: A motion was made by Councilmember Duke, seconded by Councilmember Lawrence to adopt Ordinance 2020-06-00915 approving amendments to Section 6.02.002 (d) Prohibited Acts and Section 6.02.003 (b) Abatement making it a violation of the City of Lucas Code of Ordinances to obstruct or fail to maintain drainage on properties in the City. The motion passed unanimously by a 7 to 0 vote.

8. **Consider nominations of a primary and alternate member to the Regional Transportation Council.**

Mayor Olk stated that he had reached out to Allen Councilmember, Mr. Schulmeister nominated for the primary position at the Regional Transportation Council and shared Lucas' concerns. Mayor Olk stated that he would recommend Ms. Schulmeister for the appointment.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to nominate Chris Schulmeister, City of Allen as the primary member, and Mayor Hogue, City of Wylie as the alternate member. The motion passed unanimously by a 7 to 0 vote.

10. **Consider canceling the July 2, 2020 City Council meeting or modifying the meeting date.**

The Council was in agreement to maintain the July 2, 2020 meeting and to place an item on a future agenda regarding whether the City Council will continue to hold meetings by video conference, in person or a hybrid of both.

City Attorney Joe Gorfida explained that certain suspensions of the Open Meetings Act will continue for at least another 30 days if not possibly longer.

Executive Session

11. Executive Session.

An Executive Session was not held at this meeting.

12. 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

13. Adjournment.

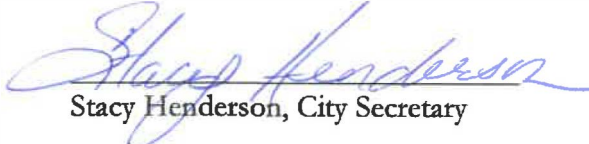
MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 9:16 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Stacy Henderson, City Secretary





**City of Lucas
City Council Meeting
June 18, 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
Finance Director Liz Exum
Fire Chief Ted Stephens
Assistant to the City Manager Kent Souriyasak

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 by 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 the following items of community interest:

- The next Farmers Market was scheduled for June 27 at the Lucas Community Park. Handwashing/sanitizing stations would be available.
- The City Council would be holding their budget workshop on July 30 at 6pm.
- Reminder that it was illegal to discharge fireworks within the City limits of Lucas.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the June 4, 2020 City Council meeting.
- B. Adopt Ordinance 2020-06-00916 granting Atmos Energy Corporation, a Texas and Virginia corporation franchise to construct, maintain, and operate pipelines and equipment in the City of Lucas for the transportation, delivery, sale, and distribution of gas in, out of, and through said City for all purposes.

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.

Regular Agenda

4. Discuss the City of Lucas Broadband Project including:

- A. Review the preliminary financial model prepared by Magellan Advisors.
- B. Receive and discuss information from the City's Financial Advisor Mark McLiney regarding funding strategies.
- C. Review and discuss the timetable regarding a bond election.

Kent Souriyasak, Assistant to the City Manager discussed the technology survey conducted in 2019 noting that of the 400 responses collected, 55 percent had download speeds below 20 mbps and were dissatisfied with their internet capabilities and service. Mr. Souriyasak summarized the draft financial model prepared by Magellan explaining the cost to provide fiber lines throughout the city to every home and business was estimated to cost \$12.3 million, a network building to house equipment would cost \$3.3 million, and home equipment for residential households would cost \$2.5 million, for a total cost to be financed of \$19,151,478 million.

Mr. Souriyasak further explained that the estimates were based on construction of fiber for 80 percent underground and 20 percent aerial. The Financial Model was based on 55 percent uptake (customers) for a conservative break-even estimate. Proposed residential rates by Magellan included 1 GB at a rate of \$115.95 monthly and 10 GB at \$195.95 monthly. Mr. Souriyasak stated that Magellan Advisors was working on adjusting the financial model per recommendations from the City Council.

Paul Rathgeb, Technology Committee Chairman discussed the efforts of the Technology Committee noting that several members met with various internet providers regarding expansion or improved service in Lucas and each vendor stated it was too costly with a low rate of return due to the low density housing. Mr. Rathgeb stated that residents were ready for a solution and there was a demand for better service.

Mayor Olk and Mayor Pro Tem Peele stated that the financial model needed to reflect the amount that would have to be taken from the City's reserve as well as interest on the amount borrowed showing the full financial impact.

Councilmember Fisher questioned if a new building would be needed to house the equipment and staff needed for the project.

Mr. Hilbourn discussed the additional square footage that could be obtained by remodeling and expanding a portion of city hall at a much lower cost.

Mayor Pro Tem Peele noted that Mont Belvieu's proposal related to personnel costs was underbudgeted and they had a lack of participation with public private partnerships. Mayor Pro Tem Peele suggested the cities of Allen and Plano be contacted to determine if any partnerships could be formed and define competitive salaries for the recommended staff positions for this area.

The City Council discussed revenue sources within the City, the lack of a large commercial base, and if there was enough funding source to sustain the project. The Council also discussed the amount of funds available in the general and water funds and how this could be used in the first two years to cover costs that were not allocated with bond funds. The City Council also discussed the monthly subscription cost outlined in the draft model and believed this may be too high and asked that the model be amended to determine if a lower rate could be obtained and what the customer uptake rate would have to be.

Mayor Olk asked that the term "break even" be further defined identify what those numbers signify.

The City Council discussed using reserve funding to ensure that if a broadband utility project was put before the voters and created, that there would be no effect to the taxpayers.

Andrew Friedman and Mark McLIney with SAMCO Financial spoke regarding the financial model and stated that the operating income would be negative for the first two years before generating a positive cash flow. Mr. McLIney discussed where the city would have deficits and how the system would become self-supportive.

The Council discussed how there was adequate reserve that could be used, and taxes would not have to be raised, but also discussed apprehension with the risk associated with the project. Mr. McLIney gave an example and stated that if the project was unsuccessful and the City did not use reserves to pay any debt, then a \$0.10 to \$0.13 property tax increase would have to occur. He also noted that the City's maintenance and operations were not subject to the rollback rate.

Summary items the City Council would like additional information on included the following:

1. Provide an overall summary of total costs for the project.
2. Explore possible partnerships in the broadband feasibility study.
3. Clarify the definition for the term break-even regarding the financial model.
4. Examine how payout looks after 20 and 30 years.
5. Determine competitive salaries for recommended staff positions to operate the network.
6. Identify building needs for a data center, workspace, and equipment storage.
7. Specify where the costs for computers and other necessary equipment are included.
8. Compare tracking costs from the City of Mont Belvieu's broadband network.

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

5. **Consider information provided by Lee Engineering for two draft traffic studies: 1) Estelle Lane/Gold Dust Trail/Forestview Drive area and 2) Winningkoff Road/Blondy Jhune Road area and direct the City Manager on same.**

Mr. Dharmesh Shah with Lee Engineering discussed his findings with the City Council regarding the two traffic studies in the Estelle Lane area and the Blondy Jhune and Winningkoff area. Mr. Shah discussed the Estelle Lane/Forestview study, noting that the average speeds on Forestview Drive were traveling at or below 30 mph, which was the posted speed limit. Mr. Shah stated that based on all the data collected, he did not recommend any changes to this area.

Mr. Max Oversteer, Lucas resident commented to the Council that his neighbors would like to keep the speed humps in the Huntwick area to slow speeds down and keep the neighborhood safe.

Mr. Shah then discussed the Blondy Jhune/Winningkoff study, noting that he did not recommend multi-way stop signs in the area, but did recommend installing a stop sign on the eastbound approach of Blondy Jhune at Winningkoff Road rather than the yield sign that was in place currently based on traffic patterns and crash reports. Mr. Shah stated that he also recommended the City trim the vegetation on the east side of Winningkoff Road between Blondy Jhune and the bridge to the south, as well as on the west side of Winningkoff north of Blondy Jhune.

Stanton Foerster, City Engineer stated that based on engineering recommendations, staff had installed a stop sign at Blondy Jhune and Winningkoff and trimmed trees and vegetation in the areas recommended.

The City Council noted that this was a draft study and directed Lee Engineering to complete the study and finalize the report.

- 6. Consider authorizing the City Manager to negotiate and enter into an agreement with Collin County for reimbursement for repairs needed to Forest Grove Road from Country Club Road to Orr Road if utilized as a detour for the construction of Orr Road north of the Lucas city limits.**

City Engineer Stanton Foerster stated that he had received a request from Collin County to use Forest Grove Road as a detour during the construction of Orr Road. Collin County was willing to compensate the City for any necessary repairs to Forest Grove Road and would conduct a survey of the road before construction began. This project was being done by Collin County for the North Texas Municipal Water District.

Mayor Pro Tem Peele stated that she was in favor of having pre- and post-pavement photographs taken of Forest Grove Road to determine what, if any, repairs were needed, and to require 2-inch asphalt overlay.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Baney to authorize the City Manager to negotiate and enter into an agreement with Collin County for reimbursement of repairs needed for Forest Grove Road from Country Club to Orr Road if utilized as a detour for the construction of Orr Road north of the Lucas city limits in the amount of \$355,000. The motion passed unanimously by a 7 to 0 vote.

- 7. Consider appropriating \$361,355.69 to revenue account 11-4984 and expense account 11-6999-499 regarding funding received as part of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) for expenses incurred between March 1 through December 30, 2020 related to COVID-19 and provide guidance to staff.**

City Manager Joni Clarke stated that as part of the CARES Funding received, related and potential expenses had been outlined for Council consideration. Ms. Clarke stated that the list has been reviewed by the auditors to ensure compliance with the CARES Act guidelines.

Mayor Pro Tem Peele and Councilmember Fisher thanked Collin County for ensuring that smaller cities received funding as part of the CARES Act.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve appropriating \$361,355.69 to revenue account 11-4984 and expense account 11-6999-499 for funding received as part of the CARES Act for expenses incurred between March 1 through December 30, 2020 related to COVID-19 and authorize the expenditures as outlined in the COVID-19 expenses spreadsheet included in the June 18, 2020 City Council packet. The motion passed unanimously by a 7 to 0 vote.

8. Consider postponement of proposed amendments to the City's Home Rule Charter from the November 3, 2020 special election to the May 1, 2021 special election.

MOTION: A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve moving proposed Charter amendments to the special election on May 1, 2021. The motion passed unanimously by a 7 to 0 vote.

Executive Session

9. Executive Session.

An Executive Session was not held at this meeting.

10. 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

11. Adjournment.

MOTION: A motion was made by Councilmember Millsap, seconded by Mayor Olk to adjourn the meeting at 9:19 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Stacy Henderson, City Secretary



**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.

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.

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

Joe Hillbourn, 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 acre. With the proposed modification, the estimated lot count will be approximately 1,680 lots overall.

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-sacs at the northern and eastern entrances to the subdivision for a parcel of land located in the City of Lucas (jurisdiction, Abstract A009 Alpha Shelby Survey, Tract 3, being 74.32 acres).

Regular Agenda

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.

- 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.

Consent Agenda:

Consent Agenda

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. Don 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.

DRAFT

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:

ATTEST:

Mayor Jim Olk

Stacy Henderson, City Secretary

DRAFT