



**City of Lucas  
City Council Meeting  
March 18, 2021**

**City Hall Council Chambers and by  
Video Conference  
7:00 P.M.**

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

**MINUTES**

**City Councilmembers Present:**

Mayor Pro Tem Kathleen Peele  
Councilmember Tim Johnson  
Councilmember Tim Baney  
Councilmember Steve Duke  
Councilmember Phil Lawrence  
Councilmember Debbie Fisher

**City Staff Present:**

City Manager Joni Clarke  
City Secretary Stacy Henderson  
City Attorney Joe Gorfida  
City Engineer Stanton Foerster  
Fire Chief Ted Stephens  
Assistant Fire Chief Lance Gant

**City Councilmember Absent:**

Mayor Jim Olk

Mayor Pro Tem Peele called the meeting to order at 7:07 pm.

**Citizen Input**

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**1. Citizen Input**

Shawn Griffith, 919 Clove Glen Court, noted his opposition to the construction and storage containers being placed on the property at 2815 CR 321 noting the property was located next to a residential neighborhood and the type of use should not be allowed near a residential area.

John Robinson, 909 Clove Glen Court, also noted his opposition to the new construction occurring at 2815 CR 321. The new construction was too large for the area and unsightly.

**Community Interest**

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**2. Items of Community Interest**

Mayor Pro Tem Peele read items of Community Interest that included:

- Movie in the Park
- Keep Lucas Beautiful Cleanup event
- COVID-19 vaccination center updates

## Consent Agenda

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### 3. Consent Agenda:

- A. Approval of the minutes of the January 21, 2021 City Council meeting.
- B. Approval of the minutes of the March 4, 2021 City Council meeting.

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

## Regular Agenda

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### 4. Consider approval of the City of Lucas Comprehensive Annual Financial Report for Fiscal Year 2019-2020 presented by LaFollett and Company PLLC.

Susan LaFollett with LaFollett and Company, gave a presentation updating the Council on the City's financial status and annual financial report.

**MOTION:** A motion was made by Councilmember Fisher seconded by Councilmember Johnson to approve the Comprehensive Annual Financial Report for fiscal year 19/20 as presented. The motion passed unanimously by a 6 to 0 vote.

### 5. Consider authorizing the City Manager to enter into a professional services agreement with Huitt-Zollars, Inc. in the amount not to exceed \$89,875.00 plus \$18,000.00 in contingency for a total of \$107,875.00 for the engineering consulting services associated with the Bait Shop Waterline Relocation and 2) appropriate \$107,875.00 to line item 21-8210-490-129 from Unrestricted Water Fund Reserves.

**MOTION:** A motion was made by Councilmember Johnson seconded by Councilmember Baney to approve authorizing the City Manager to enter into a professional services agreement with Huitt-Zollars, Inc. in the amount not to exceed \$89,875.00 plus \$18,000.00 in contingency for a total of \$107,875.00 for the engineering consulting services associated with the Bait Shop Waterline Relocation and appropriate \$107,875.00 to line item 21-8210-490-129 from Unrestricted Water Fund Reserves. The motion passed unanimously by a 6 to 0 vote.

### 6. Discuss and consider the application of the City of Lucas Communications Guidelines.

Councilmember Johnson expressed his desire to pass along information received by the City from other utility companies when adverse conditions occur, such as the recent winter storm event in February 2021. Councilmember Johnson recommended the additional information be shared via Nixle to reach as many residents as possible.

Assistant Fire Chief Lance Gant noted that there were no restrictions on the number of notifications that could be sent through Nixle, but there were limitations on the number of characters that could be used on a notification. There were currently 1,718 phones registered with Nixle in Lucas.

City Manager Joni Clarke discussed the importance of not overusing Nixle notifications and discouraging residents to pay attention to the alert sent, and other ways in which the City could reach out to residents.

The City Council agreed on the following items to increase Nixle signup participation:

- Have Nixle sign-up information in the newsletter quarterly
- Have Utility Billing sign-up residents when applying for water service.
- Place a sign-up table at each farmers market and events
- Partner with the school district to sign up residents

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

**7. Discuss and consider a one-time credit to each of the City of Lucas residential households having a City of Lucas water account.**

Mayor Pro Tem Peele discussed the recent winter event that caused wide-spread water related damages throughout the community and suggested a one-time credit in the amount of \$88 to each in-city residential household having a water account be given that would total approximately \$219,969 using water fund reserves.

Wayne Millsap, 318 McMillan, discussed the process currently in place for water losses and was not in favor of using reserves for a one-time credit when the water fund reserve was to be used for other water-related projects.

The City Council discussed the limited impact an \$88 credit would have for most water accounts, the need to use reserve funds for existing water projects and making the credit an option available for those that may be in need.

The City Council was in agreement to have the City Manager create a policy that would allow those water rate customers that apply and are approved to be issued a credit for substantial water loss from the recent winter storms based on the difference between the billing period in which the damage was sustained compared to the prior month. The policy would be prepared and brought back to the Council for approval on the Consent Agenda at their April 1, 2021 meeting, and a newsletter article would also be placed in the May 2021 edition informing residents of the optional credit available.

There was no formal action taken on this item, only direction given to the City Manager.

**8. Discuss pending legislation that is being considered by the 87th Legislature and provide direction to City Staff and City Attorney regarding any proposed legislation.**

City Attorney Joe Gorfida reviewed upcoming legislative items with the City Council. There was no action taken on this item, it was for information purposes only.

## **Executive Agenda**

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9. 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.

Due to the absence of Mayor Olk, the City Council tabled this item to the April 1, 2021 City Council meeting

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

The Executive Session was not held and therefore no action was taken on this item.

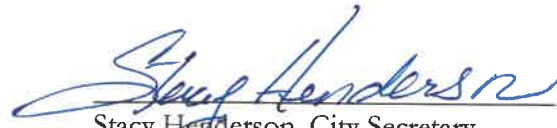
11. Adjournment.

**MOTION:** A motion was made by Councilmember Johnson seconded by Councilmember Lawrence to adjourn the meeting at 8:59 pm.

APPROVED:

  
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Kathleen Peele, Mayor Pro Tem

ATTEST:

  
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Stacy Henderson, City Secretary

