



**City of Lucas**  
**City Council Meeting**  
**April 1, 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 Jim Olk  
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  
Development Services Director Joe Hilbourn  
Fire Chief Ted Stephens  
Finance Director Liz Exum  
Assistant to the City Manager Kent Souriyasak

Mayor Olk called the meeting to order at 7:00 pm.

**Citizen Input**

---

**1. Citizen Input**

Wayne Millsap, 318 McMillan, spoke in favor of the water adjustment policy on the Consent Agenda, and encouraged the Council to look at alternative solutions to the broadband issue within the community.

**Community Interest**

---

**2. Items of Community Interest**

Presentation of Plaque to the City of Lucas from Tom Cellio, Managing Director of Emergency Medical Training Service for donation of a City of Lucas Ambulance to their training program.

Mayor Olk discussed items of Community Interest that included:

- Movie in the Park
- Keep Lucas Beautiful Cleanup event
- Early Voting and May 1 election
- Founders Day

Councilmember Fisher explained that fiber being installed east of the Winningkoff Bridge that was expected to be installed in June. She also discussed information contained in the NTMWD newsletter regarding tips on native Texas plants and water conservation.

### **Consent Agenda**

---

#### **3. Consent Agenda:**

- A. Approval of the minutes of the March 18, 2021 City Council meeting.
- B. Approval of the 2021 Winter Storm Emergency Water Loss Adjustment Program providing for individuals and businesses to recover costs associated with loss of water sustained from damage caused by the winter storm.

**MOTION:** A motion was made by Mayor Pro Tem Peele seconded by Councilmember Johnson 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 2021-04-00928 approving a request by Austin and Wendy Sears, property owners of 204 Estelle Lane, in the Huntwick Addition, Blk B, Lot 9 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.**

Development Services Director Joe Hilbourn gave a presentation regarding the specific use permit request for a kitchen and food preparation area in an accessory building.

Wendy Sears, the applicant at 204 Estelle, spoke in favor of the request and explained the home would be used for her mother-in-law.

Mayor Olk opened the public hearing at 7:23 pm, there being no one wishing to speak, the public hearing was closed.

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Baney to adopt Ordinance 2021-04-00928 approving a request by Austin and Wendy Sears, property owners of 204 Estelle Lane, in the Huntwick Addition, Blk B, Lot 9 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space. The motion passed unanimously by a 7 to 0 vote.

### **Regular Agenda**

---

- 5. Consider authorizing the City Manager to enter into a professional services agreement with BCC Engineering, Inc. in the amount not to exceed \$262,500.00 for the engineering consulting services associated GIS Database Generation, Implementation & Maintenance – Phase 2 and appropriate \$262,500.00 with 50% from the Water Fund Reserves and 50% from the General Fund Reserves.**

City Engineer Stanton Foerster spoke regarding Phase 2 of the GIS mapping and database generation implementation.

**MOTION:** A motion was made by Councilmember Baney, seconded by Councilmember Johnson to authorize the City Manager to enter into a professional services agreement with BCC Engineering, Inc., in the amount not to exceed \$262,500.00 for the engineering consulting services associated GIS Database Generation, Implementation & Maintenance – Phase 2 and appropriate \$262,500.00 with 50% from the Water Fund Reserves and 50% from the General Fund Reserves. The motion passed unanimously by a 7 to 0 vote.

6. **Consider authorizing the City Manager to 1) enter into a contract with TexasBit for the reconstruction of Brockdale Park Road from East Lucas Road to Brockdale Park Road Boat Ramp gate in amount not to exceed \$645,000.00; 2) transfer funding received from Brockdale Estates Roadway Improvement Fees and \$159,376.20 from unrestricted General Funds reserves to Brockdale Road Rehabilitation (21-8210-491-500) for said TexasBit contract.**

City Engineer Stanton Foerster discussed the agreement with Brockdale Park that required the City to construct 8,100 feet of Brockdale Park Road from East Lucas Road to the Brockdale Park Road Boat Ramp gate.

**MOTION:** A motion was made by Councilmember Baney seconded by Mayor Pro Tem Peele to authorize the City Manager to enter into a contract with TexasBit for the reconstruction of Brockdale Park Road from East Lucas Road to Brockdale Park Road Boat Ramp gate in amount not to exceed \$645,000.00; and transfer funding received from Brockdale Estates Roadway Improvement Fees and \$159,376.20 from unrestricted General Funds reserves to Brockdale Road Rehabilitation (21-8210-491-500) for said TexasBit contract. The motion passed unanimously by a 7 to 0 vote.

7. **Consider adopting Ordinance 2021-04-00932 amending Fiscal Year 2020-2021 budget to reallocate prior year balances, previously approved council items, bond refunding and paydown, revenue trends, line-item transfers, and unforeseen expenditures.**

Finance Director Liz Exum discussed budget items that required amendments to the fiscal year 2020/2021 budget.

**MOTION:** A motion was made by Councilmember Duke seconded by Councilmember Baney to adopt Ordinance 2021-04-00932 amending Fiscal Year 2020-2021 budget reallocating prior year balances, previously approved council items, bond refunding and paydown, revenue trends, line-item transfers, and unforeseen expenditures. The motion passed unanimously by a 7 to 0 vote.

8. **Consider appointing a Grand Marshal for the 2021 Founders Day Parade.**

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Fisher to appoint Councilmember Steve Duke as Grand Marshal for the 2021 Founders Day parade. The motion passed unanimously by a 7 to 0 vote.

**9. 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 proposed bills being brought forward during this legislative session.

The City Council directed the City Attorney to forward a copy of HB 1960 regarding short-term rentals for Council review and provide feedback to the City Attorney.

The City Attorney discussed with the Council SB 10 regarding lobbying efforts and how it could affect smaller cities. He noted the bill was scheduled to be discussed at the Legislative session on April 6, 2021. The City Council asked that the contact information for the Legislative Committee members be forwarded to the Council should they want to reach out and discuss the proposed bill with the legislative committee.

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

### **Executive Agenda**

---

**10. 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.**

The City Council convened into Executive Session at 7:57 pm pursuant to Section 551.074 of the Texas Government Code to discuss the evaluation for the City Manager.


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

The City Council reconvened from Executive Session at 9:51 pm, there was no action taken from the Executive Session.

**12. Adjournment.**

**MOTION:** A motion was made by Mayor Olk seconded by Councilmember Johnson to adjourn the meeting at 9:52 pm.

APPROVED:

  
\_\_\_\_\_  
Kathleen Peele, Mayor Pro Tem

ATTEST:

  
\_\_\_\_\_  
Stacy Henderson, City Secretary

