



City of Lucas
City Council Meeting
May 6, 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 Steve Duke (*Left the meeting at 7:23pm*)
Councilmember David Keer (*took his Council Seat at 7:23pm*)
Councilmember Tim Baney
Councilmember Debbie Fisher

City Staff Present:

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

City Councilmember Absent:

Councilmember Phil Lawrence

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

Matters Related to the May 1, 2021 General and Special Election

1. Consider matters related to the May 1, 2021 General and Special Election:

- A. Consider approving Resolution R 2021-05-00513 of the City Council of the City of Lucas, Texas, canvassing the returns and certifying the results of the municipal officers election of the City of Lucas, Texas, held in the City of Lucas, Collin County, Texas, on May 1, 2021 for the purpose of electing two City Council members for Seat No. 3 and Seat No. 4 and the seat for Mayor to serve three (3) year terms, beginning May 6, 2021, and providing an effective date.**

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Duke to approve Resolution R 2021-05-00513 of the City Council of the City of Lucas, Texas, canvassing the returns and certifying the results of the municipal officers election of the City of Lucas held on May 1, 2021 for the purpose of electing two City Council members for Seat No. 3 and Seat No. 4 and the seat for Mayor to serve three (3) year terms, beginning May 6, 2021. The motion passed unanimously by a 6 to 0 vote.

- B. Consider approving Resolution R 2021-05-00514 of the City Council of the City of Lucas, Texas, canvassing the returns and declaring the results of the special election of the City of Lucas held May 1, 2021 regarding propositions submitted to the qualified voters of the City for amendments to the City Home Rule Charter, and providing an effective date.**

MOTION: A motion was made by Councilmember Duke, seconded by Councilmember Fisher to approve Resolution R 2021-05-00514 of the City Council of the City of Lucas, Texas, canvassing the returns and declaring the results of the special election of the City of Lucas held May 1, 2021 regarding propositions submitted to the qualified voters of the City for amendments to the City Home Rule Charter. The motion passed unanimously by a 6 to 0 vote.

- C. Consider adopting Ordinance 2021-05-00934 approving amendments to the Home Rule Charter approved by the voters of the City of Lucas, Texas at an election held on May 1, 2021, and providing an effective date.**

MOTION: A motion was made by Councilmember Duke, seconded by Mayor Pro Tem Peele, to approve Ordinance 2021-05-00934 approving amendments to the Home Rule Charter approved by the voters of the City of Lucas, Texas at an election held on May 1, 2021. The motion passed unanimously by a 6 to 0 vote.

- D. Administer the Oath of Office and Certificate of Election to candidates for the Seat of Mayor, City Council Seat 3 and City Council Seat 4.**

City Secretary Stacy Henderson administered the Oath of Office to Mayor Jim Olk and Councilmember David Keer, Seat 3.

- E. Statements from outgoing/newly elected Mayor and City Councilmembers.**

Statements were made from Councilmember Steve Duke, Mayor Jim Olk and Councilmember David Keer.

Citizen Input

2. Citizen Input

Mark Skaggs, Lucas resident congratulated the elected City Councilmembers and Mayor.

Community Interest

3. Community Interest.

- A. Presentation of Proclamation to Councilmember Steve Duke.**

Mayor Olk presented a Service Tree Proclamation to outgoing Councilmember Steve Duke.

Mayor Olk discussed upcoming events related to Founders Day, Movie in the Park and the Farmers Market.

Councilmember Johnson discussed fiber installation from AT&T Fiber and SuddenLink that was occurring in various locations in the City.

Consent Agenda

4. Consent Agenda:

- A. Approval of the minutes of the April 15, 2021 City Council meeting.
- B. Approval of the City of Lucas Investment Report for quarters ending December 2020 and March 2021.

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 6 to 0 vote.

Regular Agenda

- 5. Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.**

Development Services Director Joe Hilbourn gave a presentation discussing details of the preliminary plat.

The applicant, Colin Helffrich, spoke regarding his request and noted that he was willing to place a cul-de-sac or emergency access only at the end of the street of the proposed subdivision rather than creating a through street to the Tara neighborhood.

The following individuals spoke in opposition to the request:

David Finn, 980 Wendy Lane
Cindy Broughton, 820 Scarlett
Jafar Nikzad, 1200 Wilkes
Michelle Miller, 1200 Scarlett
Greg and Heather Bouska, 920 Scarlett
Jody Harper, 830 Kennedy
Rob and Stacy Nichols, 1100 Wilkes
Aimee and Chad Krisher, 1255 Scarlett
Mike Stone, 1030 Wilkes
Al and Donna Karcher, 1245 Scarlett
Carrie Rios, 795 Ohara
Bruce Shray, 795 Kennedy

Diane Redman, 1930 Mary Lee
Colleen Wood, 695 Ohara
Aly Johansson, 950 Scarlett
Erika Jordan, 1155 Scarlett
Judy Strain, 820 Ohara
Kim and Kyle Dziubinski, 1250 Scarlett
Doug Harper, 830 Kennedy
Patrick Roy, 990 Scarlett
Ann and Ronald Keeler, 1005 Wendy
Scott, Susan and Summer McCall, 980 Scarlett
Brandon and Catherine Montgomery, 880 Estelle
John Stover, 920 Hamilton
Lea Lencioni, 925 Wendy
Matt Adell, 1235 Scarlett
Robin Wells, 670 Wendy
Adrienne Ciletti, 990 Hamilton
Donna Bruner, 985 Scarlett
Carolyn Rasmussen, 790 Ohara
Kathleen LoSapio, 650 Scarlett
Dyann and Jim Smith, 700 Scarlett
Helene and Kris Langer, 1125 Wilkes
Leon Luckey, 1065 Wendy
Patricia Reyna, 1150 Wilkes
David Hulsander, 790 Scarlett
Trudy and Wayne Mathis, 1010 Scarlett
Marc Sherrin, 1025 Scarlett
Shannon Verschage, 850 Kennedy

The following individual spoke in favor of the request:

Steven Long, 900 Wendy Lane

The City Council had a lengthy discussion regarding access points to the subdivision, plat approval requirements, and allowable conditions on the plat.

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the City Council convened into closed Executive Session at 8:47 pm for the purpose of seeking confidential legal advice from the City Attorney.

The City Council reconvened from Executive Session at 9:06 pm, there was no action taken as a result of the Executive Session.

MOTION: A motion was made by Councilmember Baney, seconded by Mayor Pro Tem Peele to approve the preliminary plat for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located 1355 Wendy Lane with the condition that a tree survey be completed and approved by the City pursuant to Section

3.18.006 and Section 10.03.039 of the City's Code of Ordinances, and to terminate the private street, lot 12 of Wendy Farms connection to Scarlett Drive of Tara Estates and provide a cul-de-sac, emergency turn around. The motion passed unanimously by a 6 to 0 vote.

6. **Consider authorizing an appropriation of \$50,000 from the 2019 Certificates of Obligation to the North Pump Station Project 21-8210-490-128 to cover anticipated project budget shortfall.**

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Johnson to approve authorizing an appropriation of \$45,000 from the oldest Certificates of Obligation containing funds to the North Pump Station Project 21-8210-490-128 to cover anticipated project budget shortfall. The motion passed unanimously by a 6 to 0 vote.

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the City Council convened into closed Executive Session at 9:28 pm for the purpose of seeking confidential legal advice from the City Attorney.

The City Council reconvened from Executive Session at 9:42 pm, there was no action taken as a result of the Executive Session.

7. **Consider amending the Fiscal Year 2020-2021 budget to appropriate funding in the amount not to exceed \$500,000 for employee compensation.**

The City Council discussed at length the market analysis review, current inequities, salary distribution, need for additional Fire Department positions, Fire Department funding, and funding overall compensation.

MOTION: A motion was made by Mayor Olk, seconded by Mayor Pro Tem Peele, to approve amending the Fiscal Year 2020-2021 budget to appropriate funds in the amount of \$123,393 for employee compensation and an additional \$26,607 for staff retention at the Fire Department for a total of \$150,000. The motion passed unanimously by a 6 to 0 vote.

8. **Consider pending legislation that is brought before the 87th Legislature, provide direction to City Staff and City Attorney, or take action regarding any proposed legislation.**

City Attorney Joe Gorfida gave a presentation regarding pending legislative items. This item was for discussion purposes only, no formal action was taken on this item.

9. **Adjournment.**

MOTION: A motion was made by Councilmember Keer seconded by Mayor Olk to adjourn the meeting at 10:36 pm.

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

