



City of Lucas
City Council Meeting
June 17, 2021
7:00 P.M.

City Hall Council Chambers and Video Conference
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 David Keer
Councilmember Debbie Fisher

City Councilmember Absent:

Councilmember Phil Lawrence

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
City Engineer Stanton Foerster
Contract City Engineer Joe Grajewski
Management Analyst Patrick Hubbard
Fire Chief Ted Stephens

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

Citizen Input

1. Citizen Input

Patrick Moore, residing in the Wolf Creek Subdivision, noted his concerns about city-wide drainage and would like to take part in reviewing the reports related to drainage.

Community Interest

2. Community Interest.

Mayor Olk discussed upcoming events related to the Farmers Market and the CPR Training Class being offered. Councilmember Fisher noted that she was hosting a historical display at upcoming farmers markets. Councilmember Johnson discussed fiber that was being expanded in Lucas within certain neighborhoods.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the June 3, 2021 City Council meeting.

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

4. **Consider approval of an application for a site plan, landscape plan, elevations, and final plat submitted by the property owner Bill Shipley on behalf of Tractor Supply for use as a commercial farm and garden retail center on a 5.56-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation regarding the specific requirements of the proposed site plan, elevations, landscape plan, and final plat for Tractor Supply.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson to approve the site plan, landscape plan, elevations, and final plat for Tractor Supply for use as a commercial farm and garden retail center on a 5.56-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway. The motion passed unanimously by a 6 to 0 vote.

5. **Consider the provision of Law Enforcement Services by Collin County Sheriff's Office, receive a presentation from Collin County Sheriff's Office and provide guidance to the City Manager regarding contractual negotiations.**

Assistant Deputy Chief Mitch Selman and Captain Andrew Hatch discussed with the City Council the calls for service, service trends, arrest trends, statistical data, assignment of deputies, and appropriate times to consider adding additional deputies.

The City Council requested additional information related to calls for service from the Collin County Sheriff's Office in the Seis Lagos area, Brockdale area, and areas outside the City.

This item was for discussion purposes only, no formal action was taken. The City Council will discuss this item further at the budget workshop on July 15, 2021.

6. **Consider information provided by Birkhoff, Hendricks & Carter and review status of drainage conditions regarding Lemontree Estates and Kingswood Estates drainage and related watershed and provide direction to the City Manager.**

Patrick Hubbard, Management Analyst recapped the 2019 drainage report conducted in the Lemontree/Kingswood neighborhood and discussed items from the report that had been completed by either the City or the property owners.

The City Council reviewed items from the report discussing in detail items that remain to be addressed.

The following individuals requested to speak:

- Bill Gunn, Lucas resident, discussed drainage improvements needed and ordinances in place to enforce property owners to repair drainage items on their property.
- Jim Iannucci, Lucas resident, discussed drainage improvements needed, culvert design, and concerns about groundwater flow flooding the area.
- Katherine Hufstetler, 18 Glenbrook Circle, discussed drainage concerns at her residence.
- Joy Sheffield, 40 Citrus Way, Lucas resident in Lemontree subdivision, discussed the drainage ditch created around their home, and requested regulations that homeowners could use property improvements.
- Camille Tower, 15 Kingswood Drive, discussed drainage in her area.
- Travis Wieck, 38 Citrus Way, asked when the drainage would be fixed.
- Patrick Moore, 2802 Ginny Court, discussed drainage concerns and laws he believed the City was not following
- Lynn Myers, 30 Citrus Way, discussed drainage improvements needed and the affect new development had on existing drainage problems.
- Donna Hubert, 400 Shiloh Drive, discussed drainage concerns on her property.
- Lauren Ulibarri, 1 Broadmoor Way, asked what neighborhoods would be targeted for the drainage study and what company would conduct the study.

Mayor Olk read emails from the following individuals:

- Fred Davis, 7 Kingswood Drive, discussed the need for drainage improvements to be completed.
- Paul Carvalho, 5 Kingswood Drive, discussed the need for drainage improvements to be completed.

The City Council directed City staff to address the following items:

- Obtain scope from Birkhoff, Hendricks and Carter regarding the following items:
 - Citrus Way culvert between properties 7 and 9
 - Redirecting water to flow on both sides of Orchard Road
 - Determine what steps would be needed to restore the current/existing drainage
- Work with TxDOT to correct the Claremont Springs neighborhood drainage
- Complete maintenance activity and remove concrete and silt within the Lynn Lane culvert
- Ensure Lovejoy High School completes drainage updates per the design criteria
- Obtain topographical study from property owner on Rimrock Estates where detention pond was filled in to determine if drainage is flowing properly
- Place the entire Lemontree/Kingswood Drainage study on the City's website

There was no formal action taken on this item.

7. Discussion and provide direction regarding stormwater and drainage projects and regulations regarding the same.

The City Council discussed drainage enforcement on private property, budgeting funds to correct drainage in certain neighborhoods, areas where drainage improvements are needed, and drainage plans associated with new development.

The City Council asked City staff to complete the following:

- Obtain a Request for Qualifications for review and update of Stormwater Ordinance.
- Update the 1989 flowchart to reflect current ordinances or remove entirely.
- Discuss detention pond requirements included with homeowners associations to determine if individual lots are needed and obtain proper easements.
- Set aside funds for small neighborhood-specific drainage studies and provide staff recommendation regarding specific neighborhoods on basin that should be studied.
- Inquire with the Town of Fairview on recent studies completed in their town, if FEMA established flood plains, or a private firm was needed.
- Discuss the role of code enforcement in the City's stormwater system.

There was no formal action taken on this item.

Executive Session

8. Executive Session.

An Executive Session was not held at this meeting.

9. Adjournment.

MOTION: A motion was made by Councilmember Keer seconded by Councilmember Johnson to adjourn the meeting at 9:53 pm.

APPROVED:



Mayor Jim Olk

ATTEST:



City Secretary Stacy Henderson

