



**City of Lucas  
City Council Meeting**

**July 1, 2021**

**7:00 P.M.**

City Hall Council Chambers and Video Conference  
665 Country Club Road, Lucas, Texas

**MINUTES**

**City Councilmembers Present:**

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Tim Baney  
Councilmember David Keer  
Councilmember Debbie Fisher  
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

**City Councilmember Absent:**

Councilmember Tim Johnson

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

**Citizen Input**

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**1. Citizen Input**

There was no citizen input at this meeting.

**Community Interest**

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**2. Community Interest.**

Mayor Olk discussed upcoming items related to the Farmers Market, city offices closed for the Independence Day holiday, and fireworks were prohibited from being discharged within the city limits.

## Consent Agenda

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### 3. Consent Agenda:

- A. Approval of the minutes of the June 17, 2021 City Council meeting.

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

## Regular Agenda

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Mayor Olk read Agenda Items 4 and 5 together to act on these items at the same time.

4. **Consider approval of Resolution R 2021-07-00515 for the petition of annexation submitted by Sue Blankenship with Huffines Development on behalf of Scott and Erica Erickson proposing annexation of a 73.31-acre tract of land into the Collin County Water Control and Improvement District Number 3, situated in the Dennis Kinsaul Survey Abstract Number 502, in the City of Lucas ETJ, Collin County, Texas.**
5. **Consider approval of the Development Agreement proposed by Sue Blankenship with Huffines Development on behalf of Scott and Erica Erickson and Huffines Development for a 73.31-acre tract of land as described in Exhibit A and depicted in Exhibit B to allow said parcel to be part of the adjacent Inspiration development.**

Development Services Director Joe Hilbourn gave a presentation regarding the proposed petition to consent annexation and development agreement placing 73.31 acres of land into the Inspiration Development and the Collin County Water Control and Improvement Water Control and Improvement District No. 3.

Max Miller, Huffines Communities, spoke regarding the request noting the completion of Osage Lane would occur when the interior lots of the development were completed taking approximately two to three years.

Mayor Pro Tem noted the existing fence along Brockdale Park Road into the undeveloped Inspiration lot was inadequate and in disrepair and requested the applicant repair the fencing on Brockdale Park Road leading into the vacant Inspiration lot to prevent truck traffic in that area.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve Resolution R 2021-07-00515 for the petition of annexation submitted by Sue Blankenship with Huffines Development on behalf of Scott and Erica Erickson proposing annexation of a 73.31-acre tract of land into the Collin County Water Control and Improvement District Number 3, situated in the Dennis Kinsaul Survey Abstract Number 502, in the City of Lucas ETJ, Collin County, Texas. The motion passed by a 4 to 2 vote with Councilmember Fisher and Councilmember Lawrence voting in opposition.

**MOTION:** A motion was made by Councilmember Baney, seconded by Mayor Olk to approve the Development Agreement by Sue Blankenship with Huffines Development on behalf of Scott and Erica Erickson and Huffines Development for a 73.31-acre tract of land as described in Exhibit A and depicted in Exhibit B to allow said parcel to be part of the adjacent Inspiration development. The motion passed by a 4 to 2 vote with Councilmember Fisher and Councilmember Lawrence voting in opposition.

**6. Consider recommendations from the Lemontree Drainage Analysis provided by Birkhoff, Hendricks & Carter and provide direction to the City Manager.**

Joe Carter, Birkhoff, Hendricks and Carter, spoke regarding the proposed recommendations for drainage improvements to the Lemontree neighborhood.

The City Council directed Mr. Carter to reach out to Mr. Meyers in Lemontree Estates as well as Mr. Gunn and Mr. Iannucci of Kingswood Estates to receive input and involvement in the proposed drainage recommendations.

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Lawrence to approve the analysis provided by Birkhoff, Hendricks & Carter using Alternate 2 and Alternate 4 and appropriating funds not to exceed \$90,000 for additional improvements needed on public and private land or studies needed recommended by Mr. Meyers in the Lemontree neighborhood. The motion passed unanimously by a 6 to 0 vote.

**7. Consider recommendations from the Stinson Culvert – Inspection & Repair Recommendations Report provided by BCC Engineering and provide direction to the City Manager.**

City Engineer Stanton Foerster and Chris Mezzler, with BCC Engineering spoke regarding the needed improvements for the Stinson Culvert and suggested recommendations.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve the four maintenance and repair items outlined below, fund \$80,000 from General Fund Reserves in the current 20/21 fiscal year, obtain a proposal for project management to be included as part of the project, and bring back for City Council consideration. The motion passed unanimously by a 6 to 0 vote.

1. Fill and protect all four corners of the crossing where there has been erosion and loss of backfill at or near the pavement edge.
2. Inject grout to fill all voids. Large void noted under the northbound lane.
3. Shore the existing east headwall with new concrete head wall and wing walls as detailed in the repair plan.
4. Protect the slope on the east side of Muddy Creek with riprap revetment.

**8. Consider recommendations from the Winningkoff Culvert – Inspection & Repair Recommendations Report provided by BCC Engineering and provide direction to the City Manager.**

**MOTION:** A motion was made by Councilmember Baney, seconded by Mayor Pro Tem Peele to approve Option 3, to fill and protect both sides of the culvert and channel to repair the loss of backfill and protect against future erosion, and add guardrails along both sides of the roadway, funding up to \$35,000 from General Fund Reserves in fiscal year 20/21 and to include project management as part of the contract. The motion passed unanimously by a 6 to 0 vote.

**9. Consider an engineering design update regarding the Snider Bridge reconstruction and alignment provided by BCC Engineering and provide direction to the City Manager.**

City Engineer Stanton Foerster gave an update regarding this project noting that a redesign was required to meet USACE requirements to maintain all proposed improvements within the existing roadway footprint. Updated plans should be 90 percent complete by August 31, 2021.

There was no motion required with this item, it was for discussion purposes only.

**10. Provide an update and informational items relating to the Bait Shop Waterline project under design by Huitt-Zollars.**

City Engineer Stanton Foerster provided an update on this project noting that permit requests had been submitted to TxDOT and the North Texas Municipal Water District for crossing their facilities, easements, and rights-of-way, a new City of Lucas easement is required across the Dwarf Willow property, and Huitt-Zollars was working on a proposal to supply the survey data for the easement to the City. Probable construction cost for the project is estimated at approximately \$850,000.

There was no motion required with this item, it was for discussion purposes only.

**11. Review the City of Lucas Noise Ordinance 2008-05-00611 and discuss possible changes to the ordinance.**

Councilmember Fisher expressed concern about the noise ordinance being enforceable and suggested Section 8.05.003 (7) "sound produced from a mechanical loudspeaker or amplifier on a truck or other moving vehicle for the purpose of advertising any show, sale or display of merchandise" be removed as an allowable use.

City Council directed staff to amend the Code of Ordinances and bring back for approval.

**12. Consider the use of Zoom video conferencing for City Council and all board/commission meetings and provide direction to City staff.**

City Council directed staff to continue the use of Zoom after the Open Meetings Act temporary suspension has been lifted, meeting all Government Code requirements outlined in Section 551.127, including public participation by video conference rather than audio only to continue allowing public participation remotely.

## Executive Session

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### 13. Executive Session.

An Executive Session was not held at this meeting.

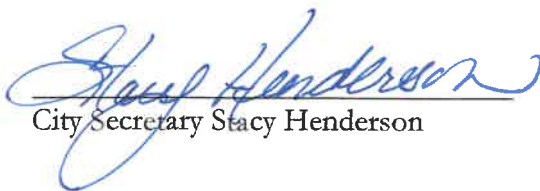
### 14. Adjournment.

**MOTION:** A motion was made by Councilmember Keer seconded by Councilmember Lawrence to adjourn the meeting at 8:56 pm.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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City Secretary Stacy Henderson

