



**City of Lucas**  
**City Council Meeting**  
**August 19, 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 Debbie Fisher  
Councilmember Tim Johnson  
Councilmember Tim Baney  
Councilmember David Keer  
Councilmember Phil Lawrence (*attending remotely*)

**City Staff Present:**

City Manager Joni Clarke  
City Secretary Stacy Henderson  
Development Services Director Joe Hilbourn  
Finance Director Liz Exum  
Fire Chief Ted Stephens  
Assistant to the City Manager Kent Souriyasak  
Management Analyst Patrick Hubbard  
Engineer Joe Grajewski

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 events related to the cancellation of the Movie in the Park, upcoming farmers markets, and the Public Lands Trail Cleanup event.

## Consent Agenda

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3. **Consent Agenda:**
  - A. **Approval of the minutes of the August 5, 2021, City Council meeting.**
  - B. **Approval of the City of Lucas Investment Report for quarter ended June 2021.**
  - C. **Approval to appropriate funding in the FY 20-21 budget from Restricted Child Safety Income in the amount of \$9,995.00 to the Fire Department Child Safety Expense account 11-6300-445 for the purchase of a Fire Education House.**

Councilmember Keer requested to pull Agenda Item C from the Consent Agenda for further discussion.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson to approve Consent Agenda Items A and B as presented. The motion passed unanimously by a 7 to 0 vote.

## Regular Agenda

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- 3C. **Approval to appropriate funding in the FY 20-21 budget from Restricted Child Safety Income in the amount of \$9,995.00 to the Fire Department Child Safety Expense account 11-6300-445 for the purchase of a Fire Education House.**

Councilmember Keer questioned the amount being requested for approval was less than the quoted amount on documentation in the agenda packet. It was also discussed that expedited shipping expenses were no longer needed for this item; thereby decreasing the cost to \$10,995.00.

**MOTION:** A motion was made by Councilmember Baney, seconded by Councilmember Keer to approve appropriating funds in the FY 20-21 budget from Restricted Child Safety Income in the amount of \$10,995.00 to the Fire Department Child Safety Expense account 11-6300-445 for the purchase of a Fire Education House. The motion passed unanimously by a 7 to 0 vote.

4. **Consider an application by Ron Lacock on behalf of Dwarf Willow, LLC for a Development Agreement for Lucas Country Corner located at 215 Southview Drive, being 10.262 acres in the James Anderson Survey, Abs A0017, Sheet 1, Tract 8, to give cross access to a self-service gas station and convenience store located at 175 Southview Drive and for the consideration of rezoning as depicted in Exhibit C.**

Development Services Director Joe Hilbourn gave a presentation outlining specifics of the Development Agreement. The Council discussed whether it was the City's responsibility to pay for cross access between the properties at 215 Southview and 175 Southview as well as whether better access between the properties should be created for future development.

Ron Lacock, applicant for Lucas Country Corners discussed the need for a cross access easement between his property and the Lucas Food Mart due to the future road expansion that will eliminate a left turn into the property at 175 Southview. Mr. Lacock discussed with the Council the layout and proposed elevations of future development, the existing retaining pond and walking path that will remain on site, as well as allowed businesses and hours of operation for the development.

Mohammad Dezfoolian, property owner of 175 Southview, spoke in favor of the development agreement as the future roadway expansion would prevent some access to his property. A petition for approval was submitted to the City Secretary.

Tonya Egger, 8 Carey Lane noted she was in favor of the existing tree line screening provided between the property and Carey Lane and requested the residents on Carey Lane have access to the property to walk around the pond area.

The City Council discussed at length items within the development agreement that needed to be addressed related to the following:

- Include statement related to compliance with the City's Dark Sky Ordinance and no luminaires shall create a glare off-premises.
- Designate on the site plan which buildings will be one-story and two-story.
- Include a materials list clarifying building materials and consistent design to be used within the development. No EFIS material can be used. Material should be based on pattern book/material board and the same style should be reflected in elevations.
- Colors for the development should be defined and consistent.
- Hours of operation shall be no earlier than 6:00 am or later than 10:00 pm. Any hours outside this timeframe would require a specific use permit.
- Identify time frame when the property will be developed, including when approaches to the property would be constructed.
- Further define the term massage therapy and the business is to be licensed by the state.
- Provide living screening wall between Carey Lane and commercial business lot
- Living screen wall will be perpetually maintained
- Impact fees to be used for access road and infrastructure improvements
- Include drawing with agreement that identifies masonry wall and living screen walls

There was no formal action on this item. The development agreement will be brought back at a later date for consideration.

- 5. Consider authorizing the City Manager to enter into a professional services agreement with BCC Engineering in the amount of \$22,785.00 to provide construction phase support for the maintenance and repairs of the Stinson Road Culvert project and the maintenance and improvements of the Winningkoff Road Culvert project appropriating funds from Unrestricted General Fund Reserves to account 11-6209-309 Professional Services.**

Chris Meszler, BCC Engineer spoke regarding his revised proposal related to construction phase support for repairs to the Stinson Road and Winningkoff Road culverts. Ms. Meszler discussed how he worked with staff to decrease the costs and provided a breakdown.

The City Council discussed the cost associated with hiring staff to manage projects versus outsourcing as well as the bidding process for construction projects.

**MOTION:** A motion was made by Councilmember Lawrence, seconded by Mayor Pro Tem Peele to approve authorizing the City Manager to enter into a professional services agreement with BCC Engineering in the amount of \$22,785.00 to provide construction phase support for the maintenance and repairs of the Stinson Road Culvert project and the maintenance and improvements of the Winningkoff Road Culvert project appropriating funds from Unrestricted General Fund Reserves to account 11-6209-309 Professional Services. The motion passed by a 6 to 1 vote with Councilmember Fisher voting in opposition.

**6. Discuss the work completed by BCC Engineering on Phase 2 of the Geographic Information System (GIS) Mapping Project and provide direction to the City Manager.**

Chris Meszler, with BCC Engineering reviewed with the Council work completed to date on the City's GIS mapping project. Easements and rights of way were first priority that were approximately 60 percent complete, the City's infrastructure, hydrants and valves, would be the next priority, and then parcels and subdivisions along with FEMA flood maps.

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

**7. Discuss the Friends of Lucas Fire Rescue – Streaker Restoration Report.**

Gerald Reining, with Friends of Lucas Fire-Rescue, gave a presentation on the restoration efforts for Streaker, the first Lucas fire engine. Fundraising efforts to date were approximately \$20,000, with City matching funds of \$6,776. Funds spent to date were \$9,643, and additional funding would be needed to continue restoration efforts. Mr. Reining requested to extend the grant until 2024 and to be able to attend various City events for fundraising purposes.

Ray McKee, 775 Scarlett Drive, spoke in favor of future fundraising efforts at City events, as well as other private fundraising events such as selling bricks, a car show, and barn quilts.

The City Council was in agreement to amend the agreement to extend the grant until 2024, maintaining funds in the contract at \$37,500, and bring back the amended contract on the Consent Agenda for approval.

The City Council took a short break at 9:30 pm and reconvened at 9:40 pm.

The City Council moved to Agenda Item No. 9.

**9. Discuss the Fiscal Year 2021-2022 proposed budget and provide direction to City staff.**

Finance Director Liz Exum discussed amendments made to the budget from Council direction at the budget workshop. The budget was prepared using the no new revenue tax rate of \$0.288397. A public hearing to adopt the budget was scheduled for September 2, 2021.

The City Council discussed the need for additional information related to increasing Fire Department salaries and the impact it would have on the budget, and where potential increases would place salaries into the pay scale. The Council also discussed tax rate options.

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

**8. Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2021-2022:**

- A. Discuss tax rate and take record vote for publication in the Allen American Newspaper.**
- B. Schedule public hearing for tax rate if the proposed tax rate exceeds the lower of the “no-new-revenue” or “voter approval” rate for September 2, 2021.**

Finance Director Liz Exum presented the tax rate options available for Council consideration that included the following:

- No New Revenue Tax Rate     \$.288397
- Voter Approval Tax Rate     \$.293671
- De Minimis Tax Rate         \$.322862

**MOTION:** A motion was made by Councilmember Fisher, seconded by Mayor Olk to approve the No New Revenue Tax Rate of \$.288397 to be published in the Allen American newspaper for the 2021 tax year.

The following record vote was recorded and passed unanimously by a 7 to 0 vote:

Mayor Jim Olk:	Yes
Mayor Pro Tem Kathleen Peele	Yes
Councilmember Tim Johnson	Yes
Councilmember Debbie Fisher:	Yes
Councilmember Tim Baney:	Yes
Councilmember David Keer:	Yes
Councilmember Phil Lawrence	Yes

**10. Consider the proposed park improvement projects at Forest Creek Park to be considered for the Local Park Grant Program by the Texas Parks and Wildlife Department.**

Assistant to the City Manager Kent Souriyasak gave a presentation discussing details of the grant program, 50 percent matching fund requirements, eligible costs, eligible projects, and an application deadline of October 1, 2021. Improvements to Forest Creek Park were presented that included updated playground equipment, gaga ball pit, and pickleball court at a cost of \$70,000.

The City Council discussed other possible locations for park improvements, the desire for a sunshade over the playground equipment at Forest Creek Park as well as playground equipment for younger and older children.

The Council asked that this item be taken back to the Parks Board for further suggestions and discussion related to possible improvement projects and place an item on the September 2, 2021 City Council meeting for consideration.

There was no formal action taken on this item.

**11. Discuss requirements and eligible uses of the Coronavirus Local Fiscal Recovery Fund and provide direction to the City Manager.**

The City Council discussed how funds could be used and gave direction to staff on the following projects to gather more information:

- Determine if there is a need for Personal Protective Equipment in the Fire Department and the need to budget funds for hotel expenses related to quarantining
- Determine if funds can be used for Police response to the pandemic, water projects, drainage projects, and broadband
- Determine if funds can be combined with another City for a joint project having a larger impact on the community.
- Determine if funds can be used for overtime or consultants related to a shortage of staff due to the pandemic
- Determine if funds can be used for small business loans

There was no formal action on this item and will be brought back at a future meeting.

**12. Consider setting a date and time for the Lucas City Council to receive the hydraulic modeling report and a presentation regarding the City of Lucas water distribution system prepared by Gary Hendricks, PE, RPLS, of Birkhoff, Hendricks & Carter, LLP.**

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Baney to set a date and time of September 30, 2021, at 6:00 pm to receive the hydraulic modeling report by Birkhoff, Hendricks and Carter. The motion passed unanimously by a 7 to 0 vote.

## **Executive Session**

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**13. Executive Session: An Executive Session is not scheduled for this meeting.**

There was no Executive Session held at this meeting.

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

There was no Executive Session held at this meeting.

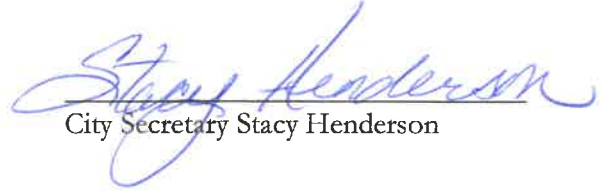
15. Adjournment.

**MOTION:** A motion was made by Councilmember Lawrence seconded by Councilmember Johnson to adjourn the meeting at 10:42 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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City Secretary Stacy Henderson

