



City of Lucas
City Council Meeting
September 2, 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 Johnson
Councilmember Tim Baney
Councilmember David Keer
Councilmember Phil Lawrence (*attending remotely*)
Councilmember Debbie Fisher

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

Mayor Olk called the meeting to order at 7:03 pm.

Citizen Input

1. Citizen Input

The following individuals spoke regarding their appreciation of City Manager Joni Clarke, her support of the Lucas community, and responsive nature:

- Chad Stock, 1615 Lynn Lane
- Tim Grisak, 1190 Ramsay Drive
- Susan and Mike Oliver, Claremont Springs (email read into the record)

Community Interest

2. Community Interest.

Mayor Olk discussed community interest items related to upcoming farmers markets, Public Lands Trail Cleanup event, Halloween Movie in the Park, delay in recycling services due to the holiday, full-video requirements for remote participation, and Collin County Youth Leadership application due dates.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the August 19, 2021, City Council meeting.
- B. Approval of Resolution R-2021-09-00516 approving the City of Lucas Public Funds Investment Policy.
- C. Approval of the TML Health Benefits Pool Official Ballot for the vote submission of City Manager Joni Clarke to serve on the Board of Trustees for TML Region 13 for a term of October 1, 2021 to September 30, 2024.
- D. Authorize the City Manager to enter into a COBRA Continuation of Coverage Administrative Agreement between TML Health Benefits Pool and the City of Lucas effective October 1, 2021.
- E. Authorize the Mayor to enter into an Interlocal Agreement between Collin County and the City of Lucas for law enforcement services effective October 1, 2021 renewing for one-year periods until terminated.

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 a request made by Dynamic Engineering Consultants, PC on behalf of property owner James Irwin to rezone a vacant parcel of land from Agricultural (AO) to Residential 2-acres (R2), being 22.661 acres, situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas located adjacent to 505 West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation regarding the proposed rezoning requesting noting that the proposed zoning complies with the Comprehensive Plan. He also discussed work that had been completed on the property prior to permits being obtained relating to tree removal and grading on site. The City Council discussed how to address compliance issues moving forward with the site relating to drainage and conducting a tree survey.

The public hearing was opened at 7:27 pm.

Sean Watts, 1115 Snider Lane, noted that should complaints be received in the future regarding Lucas Christian Academy, the school was in place before development occurred on this site.

The City Council discussed with Dynamic Engineering representative Josh Edge, changes that were made to the site prior to approvals being obtained. Mr. Edge assured the Council discussions had taken place with the property owner, and a drainage analysis of the property would occur that may require additional improvements from the property owner.

The public hearing was closed at 7:31 pm.

The City Council directed staff to bring an ordinance forward to the September 16, 2021 City Council for consideration.

5. Public hearing to consider the budget for Fiscal Year 2021-2022.

The public hearing was opened at 7:33 pm, there being no one wishing to speak, the public hearing was closed.

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

Regular Agenda

6. Introduce Public Works Director Scott Holden, PE.

City Manager Joni Clarke introduced the City's new Public Works Director Scott Holden to the Council. Mr. Holden discussed his background with the Council.

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

7. Consider approving Resolution R 2021-09-00517 authorizing application to the Texas Parks and Wildlife Local Park Grant Program and provide direction to staff regarding park improvement projects at Forest Creek Park.

Assistant to the City Manager Kent Souriyasak discussed items to be incorporated with the grant application that included play systems for younger and older children, swing sets, sunshades, and walking paths. Estimates for the proposed improvements were \$200,000 - \$300,000 with a 50% match up to \$150,000. The resolution was to file the application only at this time.

The City Council asked staff to gain feedback from the neighborhood regarding the number of residents that used the park, and if park improvements were something the residents in the area were in favor of.

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Baney to approve Resolution R 2021-09-00517 authorizing application to the Texas Parks and Wildlife Local Park Grant Program. The motion passed by a 6 to 1 vote with Councilmember Keer voting in opposition.

8. Consider adopting Ordinance 2021-09-00936 approving the budget for fiscal year beginning October 1, 2021 and ending September 30, 2022.

The City Council discussed market adjustments and merit funds for the Fire-Rescue department bringing them up to current market rates.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to adopt Ordinance 2021-09-00936 approving the budget for fiscal year beginning October 1, 2021 and ending September 30, 2022. The following record vote was taken:

Mayor Olk	Yes
Mayor Pro Tem Peele	Yes
Councilmember Johnson	Yes

Councilmember Baney	Yes
Councilmember Keer	Yes
Councilmember Lawrence	Yes
Councilmember Fisher	Yes

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Fisher to ratify the property tax revenue increase reflected in the Fiscal Year 2021-2022 adopted budget. The following record vote was taken:

Mayor Olk	Yes
Mayor Pro Tem Peele	Yes
Councilmember Johnson	Yes
Councilmember Baney	Yes
Councilmember Keer	Yes
Councilmember Lawrence	Yes
Councilmember Fisher	Yes

- 9. Consider adopting Ordinance 2021-09-00937 of the City of Lucas, Texas, levying Ad Valorem Taxes for the Tax Year 2021 (Fiscal Year 2021-2022) at a rate of \$0.288397 per one hundred (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2021.**

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson to adopt Ordinance 2021-09-00937 levying Ad Valorem Taxes for Tax Year 2021 (Fiscal Year 2021-2022) at a rate of \$0.288397 per one hundred (\$100) assessed valuation on all taxable property within the corporate limits of the City of Lucas as of January 1, 2021. The following record vote was taken:

Mayor Olk	Yes
Mayor Pro Tem Peele	Yes
Councilmember Johnson	Yes
Councilmember Baney	Yes
Councilmember Keer	Yes
Councilmember Lawrence	Yes
Councilmember Fisher	Yes

- 10. Consider paying off the funding agreement between the City of Lucas and the Friends of Lucas Fire-Rescue, Inc., for the purpose of providing funds to assist in the restoration of Streaker, the City's first fire engine, in the amount of \$30,800 from account 11-6999-323 Streaker Restoration.**

Councilmember Johnson recused himself from this item as he serves on the Board of the Friends of Lucas Fire-Rescue and would be a conflict of interest.

Wayne Millsap, 318 McMillan in Lucas, spoke in favor of paying off the funding agreement for the restoration of the City's first fire engine.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Keer to approve paying off the funding agreement between the City of Lucas and the Friends of Lucas Fire-Rescue, Inc., for the purpose of providing funds to assist in the restoration of Streaker, the City's first fire engine, in the amount of \$30,800 from account 11-6999-323 Streaker Restoration. The motion passed unanimously by a 7 to 0 vote.

Executive Session

11. Executive Session: 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.

Mayor Olk explained that the City Manager had requested her evaluation be conducted in open regular session.

The following individuals spoke regarding their appreciation and support of City Manager Joni Clarke:

Wayne Millsap, 318 McMillan

Sean Watts, 1115 Snider

Bill Esposito, 13 North Star

Pam Poteete, 31 Pecan Grove

Laura Howard, 262 Estelle

Paul Rathgeb, 10 Rollingwood Drive (email received, read into the record)

George Brody, 910 Clove Glen Court (email received, read into the record)

Councilmember Fisher discussed her concerns associated with the City Manager's communication related to notifying the Council when situations arise, agenda management, resource management, and various items related to development services and engineering.

Mayor Olk and Councilmember Fisher discussed items related to an early concrete pour, start of a construction project without a permit or platting in place, property near Hart Elementary, and staff response related to permitting and drainage items.

There was no formal action on this item.


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

An Executive Session was not held at this meeting. The item on Executive Session was discussed in open regular session.

13. **Adjournment.**

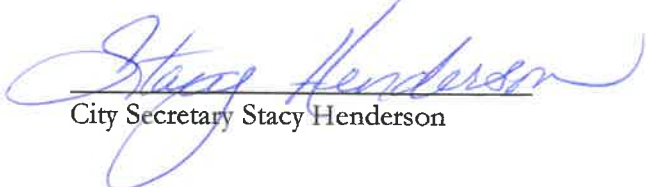
MOTION: A motion was made by Councilmember Johnson seconded by Councilmember Lawrence to adjourn the meeting at 9:21 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



City Secretary Stacy Henderson

