



MINUTES CITY COUNCIL REGULAR MEETING

October 7, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Tim Johnson
Councilmember Tim Baney
Councilmember David Keer
Councilmember Debbie Fisher
Councilmember Phil Lawrence (*left meeting at 8:10 pm*)

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Joe Gorfida
Development Services Director Joe Hilbourn
Public Works Director Scott Holden

The regular City Council meeting was called to order at 7:00 pm.

Citizen Input

1. Citizen Input

Sylvia Roy, 924 Brentwood Drive in Murphy, Texas, a resident of Murphy, Texas, discussed the wastewater treatment plant being proposed in the City of Murphy. Ms. Roy expressed her opposition to the proposed wastewater treatment facility in their community and asked that the City of Lucas join their efforts in opposing the wastewater treatment plant.

Carolyn Moebius, 1412 Parkview Lane in Murphy, Texas also a resident of Murphy, Texas, asked that the City get information out to the residents of Lucas so they can register their concerns about a wastewater treatment facility being proposed in Murphy and nearby the city limits of the City of Lucas.

Community Interest

2. Items of Community Interest

Mayor Olk discussed upcoming community events related to the farmers market, movie in the park, board/commission meet and greet, service tree award program nominations, Fire Department open house, breast cancer awareness month, recognizing Oncor for improved upgraded services to the grid system, and National Night Out neighborhood participants.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the September 16, 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 7 to 0 vote.

Regular Agenda

- 4. Receive a presentation from Chris Meszler, BCC Engineering, on the status of the West Lucas Road Reconstruction Project from South Angel Parkway (F.M. 2551) to Country Club Road, and provide direction to the City Manager, if desired.**

Chris Meszler, with BCC Engineering gave an update regarding the West Lucas Road reconstruction project. He noted that coordination meetings had occurred with TxDOT and Collin County regarding intersection improvements, 60 percent plans were submitted on October 1, 2021, exhibits had been prepared for drainage easements needed, plans were being reviewed for existing utility conflicts, and final design plans are scheduled to be completed in February 2022 with the bidding process beginning in March 2022.

The City Council asked that BCC Engineering provide an update and exhibits as to where medians would be proposed on West Lucas Road for review and discussion.

The City Council discussed drainage along West Lucas Road and how standing water near the residential properties would be eliminated. Mr. Meszler discussed drainage designs proposed that would eliminate a large ditch along West Lucas Road and discharge water underneath the roadway from Walmart to alleviate drainage onto residential properties near Angel Parkway and the Walmart area.

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

- 5. Consider approving Resolution R 2021-10-00520 establishing a comprehensive Economic Development Policy and Program for economic development activities for the City of Lucas as authorized by Section 380.001 of the Texas Local Government Code.**

The City Council discussed how the economic development agreement was prepared specifically related to interests for Lucas, and that the policy would be used on a case-by-case basis and did not require incentives to be completed if an application was submitted.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to approve Resolution R 2021-10-00520 establishing a comprehensive Economic Development Policy and Program for economic development activities for the City of Lucas as authorized by Section 380.001 of the Texas Local Government Code. The motion passed unanimously by a 7 to 0 vote.

- 6. Consider an Economic Development Agreement between the City of Lucas and Dwarf Willow for 215 Southview Drive, being 10.262 acres in the James Anderson Survey, Abs A0017, Sheet 1, Tract 8.**

The City Council discussed amendments made by Mayor Olk to the lighting section clarifying glare to the property line, as well as zoning. The City Council also clarified location on the property of two-story and one-story buildings.

The following email was read into the record:

- Tonya and Chris Egger, 8 Carey Lane

Ron Lacock, property owner and applicant, discussed updates to the site plan related to location of the two-story buildings and the theme and materials associated with the development.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve the Economic Development Agreement between the City of Lucas and Dwarf Willow for 215 Southview Drive, being 10.262 acres in the James Anderson Survey, Abs A0017, Sheet 1, Tract 8. The motion passed unanimously by a 7 to 0 vote.

7. **Consider approving Resolution R 2021-10-00519 nominating up to five board candidates to the Collin Central Appraisal District Board of Directors with terms beginning January 1, 2022.**

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Lawrence to approve Resolution R 2021-10-00519 nominating L. Wayne Mayo, Ken Maun, and Gary Rodenbaugh to the Collin Central Appraisal District Board of Directors with terms beginning January 1, 2022. The motion passed unanimously by a 7 to 0 vote.

8. **Discuss the Texas Commission on Environmental Quality (TCEQ) application proposed for a wastewater treatment facility located 0.4 miles northwest of the intersection of North Murphy Road and Rolling Ridge Drive in Collin County, Texas near the cities of Murphy and Parker.**

Mayor Olk stated he was in favor of supporting neighboring communities regarding the impact the wastewater treatment facility could have on their city and Lucas.

City Attorney Joe Gorfida stated he would review the TCEQ application for the proposed wastewater treatment facility and determine what Lucas could do related to participation, if a Resolution in opposition was appropriate. The Council directed the City Manager to place this item on a future agenda once additional information was gathered.

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

9. **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.**

The City Council directed staff to place this item on the October 21, 2021 City Council agenda.

Executive Agenda

10. **Pursuant to Section 551.071 (2) of the Texas Government Code, the City Council will convene into Executive Session to consult with the City Attorney regarding a letter dated September 10, 2021, from attorney Grant Figari representing the Seis Lago Community Services Association, Inc.**

The City Council convened into Executive Session at 7:58 pm.

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

The City Council reconvened from Executive Session at 8:11 pm. There was no action taken as a result of the Executive Session.

12. Adjournment.

MOTION: A motion was made by Councilmember Johnson seconded by Mayor Pro Tem Peele to adjourn the meeting at 8:12 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



City Secretary Stacy Henderson

