



# MINUTES CITY COUNCIL REGULAR MEETING

April 7, 2022 | 7:00 PM

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

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## City Councilmembers Present:

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Tim Johnson  
Councilmember David Keer  
Councilmember Phil Lawrence (*attending remotely*)  
Councilmember Debbie Fisher

## City Staff Present:

City Manager Joni Clarke  
City Secretary Stacy Henderson  
City Attorney Joe Gorfida  
Development Services Director Joe Hilbourn  
Finance Director Liz Exum  
Fire Chief Ted Stephens  
Assistant to the City Manager Kent Souriyasak

## City Councilmember Absent:

Councilmember Tim Baney

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

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## Citizen Input

### 1. Citizen Input

John Lant, 720 Meadowbrook Drive, discussed his concerns related to the RV storage area being constructed near his property located within the County, and the water runoff associated with the development.

Mayor Olk noted that City staff would reach out to Collin County to contact Mr. Lant regarding his concerns.

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## Community Interest

### 2. Items of Community Interest

Mayor Olk discussed upcoming City events related to the farmers market, Founders Day and trash collected from the recent Spring Cleanup event. The recent TxDOT meeting regarding the Country Club Road project was still accepting comments, and proposed plans were available to view on the City's website. Councilmember Fisher discussed the upcoming May 7 election with early voting beginning April 25, and provided an update regarding the NTMWD and the Wilson Creek facility.

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## Consent Agenda

### 3. Consent Agenda:

- A. Approval of the minutes of the March 17, 2022, City Council meeting.

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

## **Public Hearing Agenda**

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4. **Public hearing to consider adopting Ordinance 2022-04-00948 approving a specific use permit request by Wal-Mart Real Estate on behalf of Panda Express for a drive-through restaurant on a .975-acre tract of land in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A, Wal-Mart Lucas Addition, located at 767 South Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation noting that the Planning and Zoning recommended approval of the specific use permit with the following conditions:

1. All exterior lighting will be on a timer that turns all lights off, except security lighting, thirty (30) minutes after close of business.
2. Allowable hours of operation from 6:00 a.m. to 1:00 a.m.
3. Exterior lighting shall have no glare producing luminaires extending beyond the property line.
4. Signage should include a monument sign consistent with other monument signs along Angel Parkway.
5. The specific use permit be terminated if the project has not commenced within twelve (12) months.
6. Tie the attached concept plan to the specific use permit

The public hearing was opened at 7:20 pm, there being no one wishing to speak the public hearing was closed at 7:21 pm.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson to adopt Ordinance 2022-04-00948 approving a specific use permit for Panda Express for a drive-through restaurant on a .975-acre tract of land in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A, Wal-Mart Lucas Addition, located at 767 South Angel Parkway with the following conditions. The motion passed unanimously by a 6 to 0 vote.

1. All exterior lighting will be on a timer that turns all lights off, except security lighting, thirty (30) minutes after close of business.
2. Allowable hours of operation from 6:00 a.m. to 1:00 a.m.
3. Exterior lighting shall have no glare producing luminaires extending beyond the property line.
4. Signage should include a monument sign consistent with other monument signs along Angel Parkway.
5. The specific use permit be terminated if the project has not commenced within twelve (12) months.
6. Tie the attached concept plan to the specific use permit

Mayor Olk returned to Agenda Item No. 1 Citizen Input at 7:25 pm to allow a citizen to participate remotely.

Wayne Millsap, 318 McMillan, thanked staff for their code enforcement efforts related to a property on Blondy Jhune Road. He also discussed the recent meeting held by TxDOT for the proposed widening of Country Club Road and his concerns related to the proposed alignment that included the taking of several properties.

The City Council returned to the Regular Agenda, Item No. 5 at 7:29 pm.

## **Regular Agenda**

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**5. Receive a presentation on the Keep Texas Beautiful Governor's Community Achievement Award honoring Keep Lucas Beautiful.**

Assistant to the City Manager Kent Souriyasak gave a presentation discussing the Keep Lucas Beautiful program that was established in 2016. Provided an overview of events for Keep Lucas Beautiful and other organizations the City partners with that included the United States Army Corp of Engineers, Trinity Trail Preservation Association, and Legacy 4-H. Mr. Souriyasak discussed the Gold Star status recognition for Lucas and the Keep Texas Beautiful Governor's Community Achievement Award received in which the City will receive \$130,000 towards beautification efforts.

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

**6. Consider adopting Ordinance 2022-04-00945 amending the Code of Ordinances, Chapter 13 Utilities, Exhibit A, Stormwater Run-Off Planning and Design Criteria Manual.**

Development Services Director Joe Hilbourn discussed with the Council the various amendments proposed to the Stormwater Run-off Criteria Manual. He also noted the amendments had been reviewed and approved by the Planning and Zoning Commission.

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Fisher to adopt Ordinance 2022-04-00945 amending the Code of Ordinances, Chapter 13 Utilities, Exhibit A, Stormwater Run-Off Planning and Design Criteria Manual. The motion passed unanimously by a 6 to 0 vote.

**7. Consider approval of proposed edits recommended by the Parks and Open Space Board and the Planning and Zoning Commission to Chapter 6 Parks, Recreation, and Open Space of the City of Lucas Comprehensive Plan, including the updated Trails Master Plan, and provide direction to staff regarding any additional amendments.**

The City Council reviewed Chapter 6 and noted that trails previously routed through neighborhoods had been removed at the request of residents. The City Council suggested clarification be given regarding the following items in Chapter 6:

- Trinity Trail designated as an equestrian trail
- Clarify portions of the Highland Park and Brockdale Park trailheads are maintained by the City.
- Include updated photos of the trailheads
- Include all City boundaries on the Trails Master Plan

- Clarify the boat ramps located at Highland Park and Brockdale Park trailheads are adjacent to the trailhead.

There was no motion on this item, it was for discussion and to provide direction to City staff.

8. **Consider the selection of a new solid waste and recycling services provider in response to the Request for Proposals for Solid Waste and Recycling Services per the City of Lucas specifications; and authorize the City Manager to negotiate an agreement.**

Assistant to the City Manager Kent Souriyasak discussed with the Council items included in the RFP such as solid waste collection, recycling for all residents and subscription based, bundled and unbundled brush collection, commercial services, bulky item removal, manure collection, household hazardous waste collection, vehicle size and billing.

The City Council discussed in detail vehicle size and how trash and recycling would be collected, including side and rear loading of bins, size of bundled brush, the amount of unbundled brush that could be placed out and collected, and manure collection and the pricing of bins.

Mayor Olk suggested when negotiating with a vendor to include establishing a response time when collecting storm debris and ensure hourly rates are comparable to other cities.

Greg Roemer, President of CWD and Rick Bernas of Republic Services both spoke regarding their company's vehicle size, how trash and recycling would be collected, and brush pickup. Dick Demien with BlackJack Disposal spoke regarding specifics of his proposal.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Keer to select Community Waste Disposal as the new solid waste and recycling service provider per the City of Lucas specifications; and authorize the City Manager to negotiate an agreement. The motion passed by a 5 to 1 vote with Councilmember Lawrence abstaining.

## **Executive Session Agenda**

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### **9. Executive Session.**

An Executive Session was not held at this meeting.

### **10. 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; therefore, no action was taken.

### **11. Adjournment.**

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 8:35 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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City Secretary Stacy Henderson

