



MINUTES
CITY COUNCIL REGULAR MEETING

June 16, 2022 | 6:30 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Tim Baney
Councilmember Phil Lawrence (*remote*)
Councilmember Debbie Fisher

City Staff Present:

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

City Councilmember Absent:

Mayor Pro Tem Kathleen Peele

The regular City Council meeting was called to order at 6:32 pm.

Citizen Input

1. Citizen Input

There was no citizen input at this meeting.

Community Interest

2. Items of Community Interest

Mayor Olk discussed events being held at the upcoming farmers markets, the Lovejoy ISD Art in Public Places reception and display at City Hall, Council budget workshop set for July 21, and the discharge of fireworks being illegal in the city limits of Lucas.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the June 2, 2022, City Council meeting.

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

Regular Agenda

4. **Consider amending FY 21/22 budget by appropriating \$1,134,546 from Unrestricted Water Fund Reserves to line item 21-8210-490-129 for construction of a 12-inch water line along West Lucas Road, Southview Drive, and East Lucas Road (FM 1378/FM 3286, the Bait Shop Intersection).**

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Keer to amend FY 21/22 budget by appropriating \$1,134,546 from Unrestricted Water Fund Reserves to line item 21-8210-490-129 for construction of a 12-inch water line along West Lucas Road, Southview Drive, and East Lucas Road (FM 1378/FM 3286, the Bait Shop Intersection). The motion passed unanimously by a 6 to 0 vote.

5. **Consider entering into a Development Agreement with James Irwin for roadway improvements to the first 1,284 feet of Stinson Road south of West Lucas Road and appropriating funds in an amount not to exceed \$762,250 (95% of \$802,368 - the cost of the roadway improvements) from account 11-1009 General Fund Roadway Impact Fees in the amount of \$44,000 and the remainder \$718,250 from General Fund Reserves to account 21-8210-491-325 Stinson Road Realignment and authorize the City Manager to execute the agreement.**

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Johnson to table this item to the July 7, 2022 City Council meeting. The motion passed unanimously by a 6 to 0 vote.

6. **Consider entering into a Development Agreement with Farmstead Estates Phase Two for detention of excess offsite stormwater runoff in the amount of \$199,075 and authorize the City Manager to negotiate the agreement.**

Todd Winters, 11 Brookhaven Drive, civil engineer for the project discussed drainage on site, dimensions of the detention pond, and provisions for maintenance.

Barrett Owens, developer for the site, discussed the City's request to assist with improving drainage in the area and to surrounding subdivisions by creating a larger detention pond than what was required for the development.

The City Council discussed the developer going above and beyond what was required, maintenance of the detention pond belonging to the homeowners association, and maintenance should the homeowners association fail.

MOTION: A motion was made by Councilmember Baney seconded by Councilmember Lawrence to approve entering into a Development Agreement with Farmstead Estates Phase Two for detention of excess of offsite stormwater runoff in the amount of \$199,075 and authorize the City Manager to negotiate the agreement. The motion passed unanimously by a 6 to 0 vote.

7. **Consider the regulation of high grass, weeds, brush, shrubs, trees and other vegetation and the requirements of property owners to maintain property abutting public streets, to keep all right-of-way or easements clear of obstructions, and provide guidance to the City Manager.**

Development Services Director Joe Hilbourn discussed with the Council the following items related enforcement, regulations and maintenance of excess grass, brush, trees, and property owner requirements.

1. How far back from the edge of pavement should staff trim trees? Should the city trim trees that belong to citizens on private property, such as lots that have not been platted and owned to the middle of the road?
 - City Council Response: Trimming trees on private property should only be done when it's a safety concern. City cannot mandate property owner to mow state right-of-way. Staff to provide examples of what a 10-foot clearance from the roadway would provide. This item will require further discussion.
2. How high should staff trim tree canopies across roadways?
 - City Council Response: Establish a tree canopy of 14 feet in height above the roadway; determine a set distance from the side of pavement; If a tree canopy needs trimming, this may need to be outsourced due to lack of City staff personnel. This item will require further discussion.
3. Clarify if land zoned Agricultural were exempted from grass height of 12 inches, should requirements be put in place to maintain along the roadway, and if so, how far?
 - City Council Response: Grass should be mowed a certain distance from the roadway and hay should be baled once every 45 days. A date should also be established when wildflowers must be mowed. This item will require further discussion.
4. Should the city maintain state right of way?
 - City Council Response: Discussion occurred whether residents should be maintaining right of way, distance from edge of pavement should be considered for code enforcement purposes. Additional information needed from City staff regarding edge of pavement distances that were appropriate. This item will require further discussion.
5. Should the city maintain neighborhood collectors where citizens do not?
 - City Council Response: Notices should be sent to the property owners to resolve violations. Should the violation not be resolved, the city could take care of mowing and place lien on property. Outsourcing should be considered for maintenance violations, billing for cost plus administrative fees. Stinson, Snider, Forest Grove Road, Blondy Jhune Road, and Winningkoff Road should be considered as neighborhood connectors. This item will require further discussion.
6. The city has differing standards for grass/weeds. 12" for yard space, 18" for right of ways, 4' for agriculture exempt property.
 - City Council Response: A consistent height for grass to be maintained should be used as well as for land zoned agricultural. Define an acceptable slope where the property could be accessed and maintained. This item will require further discussion.

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

8. **Consider Chapter 8, Water System of the City of Lucas Comprehensive Plan and recommend proposed amendments if needed.**

The City Council recommended no changes to Chapter 8 of the Comprehensive Plan at this time. There was no formal action taken on this item, it was for discussion purposes only.

Executive Agenda

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 7:52 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



City Secretary Stacy Henderson

