



MINUTES **CITY COUNCIL REGULAR MEETING**

July 7, 2022 | 6:30 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 David Keer
Councilmember Tim Baney
Councilmember Phil Lawrence (*attended remotely, arrived at 7:00 pm*)
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director Scott Holden
Assistant to the City Manager Kent Souriyasak
Assistant Fire Chief Lance Gant
Management Analyst Kevin Becker

City Councilmember Absent:

Councilmember Tim Johnson

The regular City Council meeting was called to order at 6:30 pm.

Citizen Input

1. Citizen Input

Ilene Mougel, 651 Stinson Road, commented on the website stating that it takes too many clicks to get to the agenda. She would like easier access to agendas.

Community Interest

2. Items of Community Interest

Mayor Olk presented a proclamation to Legacy 4-H. Mayor Olk also discussed events being held at the upcoming farmers markets, the Lovejoy ISD Art in Public Places displays at City Hall, the Council budget workshop set for July 21, the Governor's Community Achievement Award ceremony, and the award received by International City and County Management Association recognizing the Lucas Farmers Market.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the June 16, 2022, City Council meeting.
- B. Approve Resolution R 2022-07-00529 adopting the Collin County Hazard Mitigation Action Plan, June 2022, and providing for an effective date.
- C. Approve Resolution R 2022-07-00530 authorizing the application for the Central

Trail Loop Segment to the Collin County Park and Open Space Project Funding Assistance Program.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve the Consent Agenda as presented. The motion passed unanimously by a 5 to 0 vote.

As authorized by Section 551.071 of the Texas Government Code, the City Council convened into closed Executive Session at 6:47 pm for the purpose of seeking legal advice from the City Attorney regarding Agenda Items 4 and 5.

The City Council reconvened from Executive Session at 7:10 pm. There was no action taken as a result of the Executive Session.

Regular Agenda

4. **Discuss a proposal submitted by Warren L. Corwin, PE, on behalf of the developer, Frasier Capital, LLC, regarding a proposal to amend the Development Agreement dated June 25, 2009 between the City of Lucas and HHEC SpinCo, LLC pertaining to property located at the intersection of County Club Road and Parker Road and provide direction to the City Manager.**

Steven Smith, Frazier Capital, spoke regarding the proposed concept plan on the property. The property is currently zoned commercial with lots averaging approximately 1.6 acres along with several 1 acre lots. The developer also proposed an area as part of the development to be set aside for municipal purposes.

City Council spoke regarding concerns related to lot size with a considerable number of lots being 1 acre. Council stated that they would consider 1.5 acres to 2 acres per lot and forego the municipal lot in favor of larger lots. The City Council agreed that they would like to see an updated proposal with larger lots before providing additional input.

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

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.**

Development Services Director Joe Hilbourn gave a presentation on this item.

City Council stated that they were not in favor of this option and would like to look at a secondary option. City Council was also concerned with the amount of money that the project will cost.

Ilene Mougel, 651 Stinson Road, stated her concerns regarding this item. She would like to see the roadway within this development turned into a cul-de-sac rather than connecting to Stinson Road.

Josh Edge, Dynamic Engineering, spoke regarding this item. He stated that a cul-de-sac was proposed but was denied because they were told that a cul-de-sac would not meet city thoroughfare plans. He stated that they followed direction from the City in preparation of this plan.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to deny authorizing the City Manager to enter into a development agreement with James Irwin for roadway improvements to the first 1,284 feet of Stinson Road south of West Lucas Road. The motion to deny passed unanimously by a 6 to 0 vote.

6. **Consider amending FY 21/22 budget by appropriating \$48,960 from unrestricted General Fund Reserves to account 11-8209-303 Drainage to address erosion concerns due to the release of flow from the culvert crossing under the Winningkoff Road reverse curve.**

Public Works Director Scott Holden gave a presentation regarding this item.

Councilmember Fisher asked if the City would be obtaining a drainage easement in this area. City Manager Joni Clarke stated that the City would be obtain a construction easement for this project.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to approve amending FY 21/22 budget by appropriating \$48,960 from unrestricted General Fund Reserves to account 11-8209-303 Drainage to address erosion concerns due to the release of flow from the culvert crossing under the Winningkoff Road reverse curve. The motion passed unanimously by a 6 to 0 vote.

7. **Consider a request to address a citizen concern regarding electrical service and the slope to the retention pond located at 1020 Winningkoff Road and authorize an appropriation in the amount of \$59,820 from unrestricted General Fund Reserves to account 11-8309-302 Culvert Maintenance.**

Development Services Director Joe Hilbourn gave a presentation for this item. Mr. Hilbourn stated that there should be a correction to the conduit.

The City Council was in agreement that the slope on this property met the engineering design standards provided by the approved plans, but the contractor should repair the conduit that was installed per the agreement the contractor made with the homeowner. Should the contractor not repair the conduit, the City would make the necessary repairs.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele to approve authorizing the City Manager to correct the electrical service deficiency located at 1020 Winningkoff Road. The motion passed unanimously by a 6 to 0 vote.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to deny a request to address a citizen concern regarding the slope to the retention pond located at 1020 Winningkoff Road. The motion passed unanimously by a 6 to 0 vote.

8. Consider a proposed amendment to the Wilson Creek Settlement Agreement between the North Texas Municipal Water District, the City of Lucas, and the Aligned Intervening Landowner Protestants.

Councilmember Fisher spoke on this item stating that building a contained facility that would capture all of the water used in the truck washing facility is being proposed. Councilmember Fisher stated that she would be in favor of amending the existing contract.

There was no motion taken on this item.

9. Consider authorizing the City Manager to enter into a contract with Jones Bros Construction for renovations to the Public Works Building and City Hall in the amount not to exceed \$266,938 from account 11-8999-200, Building and Improvements.

Development Services Director Joe Hilbourn gave a presentation on this item and spoke about the proposed changes to City Hall and the Public Works building.

MOTION: A motion was made by Councilmember Baney, seconded by Councilmember Keer to approve authorizing the City Manager to enter into a contract with Jones Bros Construction for renovations to the Public Works Building and City Hall in the amount not to exceed \$266,938 from account 11-8999-200, Building and Improvements. The motion passed unanimously by a 6 to 0 vote.

10. Consider the use of Zoom video conferencing for City Council and all board/commission meetings and provide direction to City staff.

City Secretary Stacy Henderson gave a presentation on this item and reviewed data analytics on Zoom and the City's live streaming usage.

The City Council discussed with the City Attorney regarding the use of zoom and situations in which that could occur. City Attorney Joe Gorfida stated that state law requires the public to be able to see Councilmembers participating remotely if the City continues allowing Zoom usage during Council meetings.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to continue using Zoom for City Council meetings only and to discontinue using Zoom for citizen participation. The motion passed unanimously by a 6 to 0 vote.

Executive Agenda

11. Executive Session.

As authorized by Section 551.074(a)(1) of the Texas Government Code, the City Council will convene into closed Executive Session to deliberate the employment and duties of the City Secretary.

The City Council went into an Executive Session to deliberate the employment and duties of the City Secretary at 8:36 pm.

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

The City Council reconvened from Executive Session at 9:09 pm.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to accept the resignation of City Secretary Stacy Henderson effective July 22, 2022. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher to appoint Kent Souriyasak as the interim City Secretary. The motion passed unanimously by a 5 to 0 vote.

13. Adjournment.

City Council adjourned the meeting at 9:11 pm.

APPROVED:



Mayor Jim Olk

ATTEST:



Management Analyst Kevin Becker

