



# MINUTES CITY COUNCIL REGULAR MEETING

August 18, 2022 | 6:30 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 Tim Baney  
Councilmember Phil Lawrence (*remote*)  
Councilmember Debbie Fisher

## City Staff Present:

City Manager Joni Clarke  
Assistant to the City Manager Kent Souriyasak  
Finance Director Liz Exum  
Development Services Director Joe Hilbourn  
Fire Chief Ted Stephens  
Public Works Supervisor Jeremy Bogle  
Management Analyst Patrick Hubbard  
Engineering Consultant Joe Grajewski

The regular City Council meeting was called to order at 6:00 pm.

## Citizen Input

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### 1. Citizen Input

There was no citizen input at this meeting.

## Community Interest

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### 2. Items of Community Interest

Mayor Olk introduced Boy Scout Sutton Griffin who was in attendance at the meeting.

Mayor Olk announced the following items of community interests:

- The City is transitioning to a new telephone system at City Hall and the Fire Station.
- There is a mandatory water conservation in effect.
- The Lucas Farmers Market on August 13, 2022, featured a dunk booth raising money for All Community Outreach, Representative Candy Noble presented a state resolution recognizing the farmers market, and Councilmember Debbie Fisher prepared a historical display celebrating the farmers market.
- The next Lucas Farmers Market will be on August 27, 2022, and Councilmember Fisher will be showing a historical display focused on Lucas landmarks.
- The Public Lands Trail Cleanup will be on September 17, 2022, at the Highland Park Trailhead and volunteers can register on the City's website.

## Consent Agenda

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### 3. Consent Agenda:

- A. Approval of the minutes of the July 28, 2022, City Council special meeting.
- B. Approval of the minutes of the August 4, 2022, City Council meeting.
- C. Authorize the City Manager to execute a Cooperative Purchasing Interlocal Agreement between the City of Lucas and the City of Grand Prairie.
- D. Authorize the Mayor to enter into an interlocal agreement between the City of Lucas and Collin County for animal control services for a one-year period beginning October 1, 2022, through September 30, 2023, in an amount not to exceed \$19,030.
- E. Authorize the Mayor to enter into an interlocal agreement between the City of Lucas and Collin County for animal sheltering services for a one-year period beginning October 1, 2022, through September 30, 2023, in an amount not to exceed \$14,970.

**MOTION:** A motion was made by Councilmember Keer, seconded by Councilmember Baney to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

## Regular Agenda

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### 4. Presentation by Birkhoff, Hendricks & Carter, LLP regarding project updates to address immediate needs, build-out and pressure boundary divides for the Water Master Plan.

Development Services Director Joe Hilbourn introduced Gary Hendricks, Alternate Managing Partner at Birkhoff, Hendricks & Carter (BHC) to present updates regarding the Water Master Plan.

Mr. Hendricks gave a presentation regarding this agenda item.

City Council discussed information from the presentation and provided the following suggestions:

- Look at multiple locations potentially for a water tank as that would require purchasing property.
- Show a cloud over an area as possible locations for an elevated storage tank so the plan does not show a tank in a backyard.
- As this moves forward, the City may want to go with a slightly larger water tank after looking at impact fees and the fee structure.

City Council agreed that BHC should finalize the report to be added as a future agenda item for discussion along with impact fees. Mr. Hendricks indicated that BHC will prepare an impact fee schedule for City Council to review at a future meeting.

This agenda item was for discussion purposes only, no action was taken.

**5. Discuss establishing a drainage policy to effectively manage the stormwater system, evaluate options for future activity, and provide direction to the City Manager.**

Management Analyst Patrick Hubbard gave a presentation regarding this agenda item.

Mr. Hubbard discussed the following objectives:

- Create GIS database to include all publicly maintained facilities (culverts and bridges), approximate flow lines and condition ratings for each facility
- Establish inspection and maintenance schedule for all public facilities
- Define capital projects and forecast future financial needs of the public system
- Establish a process for addressing drainage complaints on private properties
- Create a formal system for tracking and prioritizing properties with drainage concerns
- Optimize ordinances and design criteria
- Continue to meet regulatory compliance requirements
- Integrate compliance requirements with operations and planning to ensure cohesion with overall policy
- Keep ordinances up to date with regulatory standards
- Brainstorm funding strategy for operations and capital projects for drainage
- Complete research needed to determine optimal funding strategies
- Select funding strategy or strategies
- Execute required policies to implement funding strategy

City Council discussed information from the presentation and are not in favor of imposing a fee on all residents. City Council supported the idea of PIDs (Public Improvement Districts) as an option for a neighborhood to decide if that's what they want to do.

This agenda item was for discussion purposes only, no action was taken.

City Council went into break at 8:10 pm and returned from the break at 8:15 pm.

**6. Consider adopting Ordinance 2022-08-00957 approving amendments to Chapter 5, Fire Prevention and Protection relating to accumulations of combustible debris, weeds, grass or brush; Chapter 6, Health and Sanitation relating to grass and weeds; and Chapter 8, Offenses and Nuisances relating to obstructions in right-of-way.**

Development Services Director Joe Hilbourn gave a presentation regarding this agenda item.

City Council made the following recommendations to the ordinance:

- In the first paragraph of Section 5.05.001 Prohibited Conditions, the term “or” should be added to clarify “including adjacent right-of-way or easements.”
- In the fourth paragraph of Section 5.05.001 Prohibited Conditions, Subsection (4), the language should include “encroaching into a public street, right-of-way, or easement” and “trimming or removal.”

- In the third paragraph of Section 6.03.001 Prohibited, Subsection (4), the language should include “encroaching into a public street, right-of-way, or easement” and “trimming and removal.”
- In the first paragraph of Section 6.03.005 Penalty, the term “offenses” should be changed to “offense.”
- Remove exemptions for homeowners from not maintaining right-of-way related to obstruction free zone.
- In the seventh paragraph of Section 8.01.001 Obstructions in right-of-way, Subsection (b), the administrative fee should be referred to the master fee schedule.

City Council directed staff to revise the ordinance and add it on the consent agenda for the next meeting.

There was no action was taken.

**7. Consider canceling the City Council meeting on October 6, 2022.**

Assistant to the City Manager Kent Souriyasak indicated the City has been selected as a Silver Award Recipient for the Scenic City Certification Program from 2022 to 2027. Mr. Souriyasak indicated Scenic Texas will be publicly recognizing the City at an awards reception during the Texas Municipal League Conference in San Antonio on October 6, 2022. The City Council meeting is also scheduled during the same date as the Scenic Texas awards reception.

City Council discussed canceling the City Council meeting and to inform staff who would be able to travel to the conference and awards reception.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Baney to cancel the City Council meeting on October 6, 2022. The motion passed unanimously by a 7 to 0 vote.

## **Executive Agenda**

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**8. Executive Session.**

**As authorized by Section 551.076 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of deliberating the deployment, or specific occasions for implementation, of security personnel or devices. This meeting is closed to the public as provided in the Texas Government Code.**

The City Council went into an Executive Session to deliberate the deployment, or specific occasions for implementation, of security personnel or devices at 8:39 pm.

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

The City Council reconvened from Executive Session at 9:07 pm and took no action as a result of the Executive Session.

## Regular Agenda

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10. Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2022-2023:
- A. Discuss tax rate and take record vote for publication in the Allen American Newspaper.
  - B. Schedule public hearing for tax rate if the proposed tax rate exceeds the lower of the “No-New-Revenue” or “Voter Approval” rate for September 1, 2022.

Finance Director Liz Exum presented the following property tax rate options for fiscal year 2022-23:

- No-New-Revenue Tax Rate - \$0.255432 (\$0.183237 M&O and \$0.072195 Debt)
- Voter Approval Tax Rate - \$0.248823 (\$0.176628 M&O and \$0.072195 Debt)
- De Minimis Tax Rate - \$0.268016 (\$0.195821 M&O and \$0.072195 Debt)
- No-New-Revenue M&O (plus 8 %) Tax Rate - \$0.250999 (\$0.178804 M&O and \$0.072195 Debt)

City Council discussed the property tax rate options. Ms. Exum indicated the City Council will need to vote on a property tax rate option which will be published and advertised as the proposed tax rate following tax notice requirements in the Allen American newspaper.

**MOTION:** A motion was made by Councilmember Baney, seconded by Councilmember Johnson to approve the De Minimis Tax Rate of \$0.268016 to be published in the Allen American newspaper for the 2022 tax year.

The following record vote was recorded and passed by a 6 to 1 vote:

Mayor Jim Olk:	Yes
Mayor Pro Tem Kathleen Peele	Yes
Councilmember Tim Johnson	Yes
Councilmember Debbie Fisher:	No
Councilmember Tim Baney:	Yes
Councilmember David Keer:	Yes
Councilmember Phil Lawrence	Yes

**MOTION:** A motion was made by Councilmember Baney, seconded by Councilmember Johnson to approve setting the public hearing date regarding the City of Lucas Fiscal Year 2022-2023 tax rate for September 1, 2022.

### 11. Discuss the Fiscal Year 2022-2023 Proposed Budget.

Finance Director Liz Exum indicated the proposed budget will need to be recalculated based on changes for the selected property tax rate option. City Council agreed to fund the ambulance out of the general fund reserves. Mayor Olk indicated the De Minimis Tax Rate option was selected due to additional funding that is necessary to fund additional deputies.

This agenda item was for discussion purposes only, no action was taken.

11. **Adjournment.**

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 9:28 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

  
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Mayor Pro Tem Kathleen Peele

ATTEST:

  
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Management Analyst Kevin Becker

