



MINUTES
CITY COUNCIL REGULAR MEETING

November 3, 2022 | 6:30 PM

Council Chambers
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 (*remote*)
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
CIP Manager Patrick Hubbard
City Engineer Scott Holden
Contract Engineer Joe Grajewski
Development Services Director Joe Hilbourn
City Secretary Erin Day

City Councilmembers Absent:

Councilmember Tim Johnson

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

Citizen Input

1. Citizen Input

There was no citizen input at this meeting.

Community Interest

2. Items of Community Interest

Mayor Olk gave items of community interest including:

- Closure of Blondy June Road
- Arbor Day and Recycling Event
- Lucas Fire-Rescue Rehab Volunteers
- Donations for Holiday Donation Drive
- Country Christmas
- Election Day on Tuesday, November 8, 2022

Councilmember Fisher gave information regarding the Collin County Transportation Plan holding public meetings. She urged citizens to attend the meetings and give their input. City Manager Joni Clarke advised the information regarding the meetings will be posted on the City website and that one of the meetings will be held at a convenient location in Wylie.

Consent Agenda

3. Consent Agenda:

Councilmember Fisher requested to pull Item B for further discussion.

A. Approval of the minutes of the October 20, 2022 City Council meeting.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Keer, to approve the minutes of the October 20, 2022 City Council meeting as presented. The motion passed unanimously by a 6 to 0 vote, with Councilmember Johnson absent.

Regular Agenda

B. Approval of the Interlocal Agreement between the City of Lucas and the North Texas Municipal Water District on Wilson Creek Regional Wastewater Treatment Plant Improvements.

Councilmember Fisher requested a change be made to the Interlocal Agreement to include that if there is a problem with odor coming from the wash station, the plant would either mitigate the odor or remove it, or they would have to cease operations. She gave wording that she would like added to the agreement before approval. Mayor Olk requested to see agreement before being signed by the City Manager.

MOTION: A motion was made by Councilmember Fisher, seconded by Mayor Pro Tem Peele, to approve the Interlocal Agreement as amended to include language regarding the mitigation or removal of any odor coming from the wash station, or to cease operation of the wash station if the odor cannot be removed, and that the agreement will be approved by the Mayor prior to signing. The motion passed unanimously by a 6 to 0 vote, with Councilmember Johnson absent.

Public Hearing Agenda

4. **Public hearing to consider adopting Ordinance 2022-11-00960 approving the rezoning request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufactured Home District) to Residential 2-acres, situated in the Thomas D. James Survey, Abstract No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3.**

Development Services Director Joe Hilbourn gave a presentation comparing the depiction of the property to the Future Land Use Map and answered questions regarding buildings on the property and whether the property could be subdivided in the future. He also clarified that only the change in zoning is being decided during this meeting.

Mayor Olk opened the Public Hearing at 6:46 p.m.

Richard Schertz, 1111 Snider Lane, spoke in favor of the zoning request, advising that he lives directly south of the property in question. He stated he is concerned about a creek that flows through both his and Mr. White's property, as well as the property to the east, because there has been a lot of run-off and drainage from that creek over the last 8 years. He expressed concern about any tree removal causing additional erosion on his property. Mr. Schertz also advised there are a lot of unnecessary items stored toward the south end of the property including an old boat and some RV's that animals have started living in. He stated he is also hoping there is not a major increase in light pollution that

will repel the birds who migrate to this area. Mr. Hilbourn advised he has not been to the back of the property to see if there were still old vehicles there, but that he will investigate.

Mayor Olk closed the Public Hearing at 6:49 p.m.

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Pro Tem Peele, to approve adopting Ordinance 2022-11-00960, approving the rezoning request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufactured Home District) to Residential 2-acres, situated in the Thomas D. James Survey, Abstract No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3 as presented. The motion passed unanimously by a 6 to 0 vote, with Councilmember Johnson absent.

Councilmember Lawrence left the Zoom meeting at 6:52 p.m.

Regular Agenda

5. Discuss roadway recommendations to improve Forest Grove Road and provide guidance to the City Manager.

Mayor Olk advised some residents in the area reached out to him regarding concerns about Forest Grove Road and so he asked that staff come up with some solutions to improve visibility and sight distances.

Scott Holden gave a presentation regarding background information on Forest Grove Road including location, drainage, speed limit, no shoulders, pavement width, and slope of drainage ditches. He gave visibility concerns located along the road including the curvature, overhanging trees, vertical curves, speed limit of the road, and condition of the road.

Mr. Holden gave recommendations for road improvement included tree trimming, tree removal, reduction of speed limit, warning signs, public outreach articles regarding road safety, and full reconstruction of Forest Grove Road. He gave cost estimates for each recommendation and advised that at this time, staff recommends tree trimming and reducing the speed limit from 40 mph to 30 mph.

Mayor Olk asked if there was a difference in the visibility triangle if the speed is reduced and if by reducing the speed we could possibly reduce the tree removal. Mayor Pro Tem Peele advised she feels tree removal is not necessary, and that she believes removing the overgrown underbrush would help improve visibility. Mr. Holden responded that he would do some research on the effects of speed on the visibility triangle.

Councilmember Lawrence returned to the meeting at 7:01 p.m.

Citizen Comments

Robin Stewart, 2714 Timber Trail, spoke advising since the last overlay, the ledge is at a dangerous height. She stated she felt the visibility is not the issue, that the drop-off is the issue. She stated she is advocating for the full reconstruction of the road. She agreed the overgrowth is an issue and drivers cannot see the tall bar ditches because of the weeds and trash.

Milton Honza, 1000 Washington Drive, spoke in agreement that the underbrush is an issue. He stated there is no question the drop-off height is significant. He believes the road is a beautiful country road and he is concerned about the tree removal. He believes staff's recommendations would help, but that eventually reconstruction would be necessary.

John Awezec, 1004 Washington Drive, spoke recounting a story of a co-worker's son who ended up being paralyzed because of an accident on a highway with a steep drop-off. He stated he believes Forest Grove Road potentially could cause a bad accident such as that because of the steep drop-offs.

Council Comments

Mayor Olk advised reconstruction of the road should be in our Capital Improvement Program, as it would cost around \$3.5 million. He advised the City prioritizes road construction based on the worst roads being fixed first. He advised he is not against reducing speed, putting up signs, and providing public outreach regarding traffic safety.

Councilmember Baney advised if we reconstruct the road, the trees will be gone. Mayor Pro Tem Peele advised the recommendations from staff will help alleviate some of the problems, and that many roads in Lucas need attention including Forest Grove Road. Councilmember Lawrence advised that any issue with the street is a concern, but we must take care of the worst cases first to be fair to everyone in the City. Councilmember Fisher advised the underbrush needs to be taken care of, and that the reconstruction should be put in the Capital Improvement Program. Councilmember Baney advised public outreach should include all of the streets in the City to improve traffic safety.

Councilmember Lawrence asked if there has been any enforcement efforts from law enforcement. City Manager Joni Clarke answered that there has not been a request for Forest Grove Road, but that she will put a request for enforcement on the deputy's awareness list.

The Council gave direction to create an ordinance to reduce the speed limit on Forest Grove Road.

Citizen Robin Stewart spoke again asking if there was a way to use asphalt to slope the edge so the drop-off will be reduced. Mayor Olk advised we cannot because it would affect the drainage. Ms. Clarke advised staff will be brainstorming solutions for that issue.

MOTION: There was no motion needed for this item.

6. Discuss establishing logo usage guidelines for the City of Lucas logo and provide direction to the City Manager.

Council expressed their concerns regarding the use of the City logo including not having a recourse to remove the logo if it is being used improperly, no time limit on the use, citizens possibly changing colors or size, citizens using the logo for disparaging reasons, citizens using the logo for political reasons, businesses making a profit off of the use, and the risks that come from allowing the public to use the logo.

Mayor Olk advised it is the City's logo, but it is also the citizen's logo and he does not feel it is right to tell the citizens they cannot use it. He stated he agrees that businesses should not profit off of the use. Mayor Pro Tem Peele agreed that it belongs to the citizens and that they should be able to show their City pride. She advised the use can be managed by the City Manager.

Councilmember Baney disagreed, advising that someone has to track the use and make sure it is being treated properly. He stated the logo should not be used in any way for a profit. Councilmember Lawrence agreed that issues would be created and believes the logo should be protected from misuse. Councilmember Fisher suggested that legal advice be consulted regarding allowing one group to use the logo but not another.

Mayor Olk directed Councilmember Fisher's suggestions be given to the City Attorney and for staff to bring the item back to Council with legal advice.

MOTION: There was no motion needed for this item.

Executive Agenda

7. **Executive Session: As authorized by 551.071(2) to consult with the City Attorney regarding the North Texas Municipal Water District Potable Water Supply Contract. This meeting is closed to the public as provided in the Texas Government Code.**

An Executive Session was not held during the meeting.

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

9. **Adjournment.**

MOTION: A motion was made by Councilmember Keer, seconded by Councilmember Fisher, to adjourn the meeting at 7:31 pm. The motion passed unanimously by a 6 to 0 vote, with Councilmember Johnson absent.

APPROVED:

ATTEST:



Mayor Pro Tem Kathleen Peele



Erin Day, City Secretary

