



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**

January 19, 2023 | 6:30 PM

Council Chambers

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 Phil Lawrence (*remote*)  
Councilmember David Keer  
Councilmember Debbie Fisher

City Councilmembers Absent:  
Councilmember Tim Baney

**City Staff Present:**

City Manager Joni Clarke  
Assistant City Manager Kent Souriyasak  
Public Works Director Scott Holden  
Development Services Director Joe Hilbourn  
Finance Director Liz Exum  
CIP Manager Patrick Hubbard  
City Secretary Erin Day  
Deputy Nicholas Noel  
City Attorney Courtney Morris

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

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**Citizen Input**

**1. Citizen Input**

Daryl Schulman, 8 Hickory Hill Road, advised he has a concern regarding the intersection at Stinson Road and West Lucas Road. Mayor Olk explained the plans that are being discussed between the City of Lucas and the Texas Department of Transportation to improve traffic in that area.

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**Community Interest**

**2. Items of Community Interest**

Mayor Olk gave items of community interest including:

- Lucas Farmers Market upcoming dates
- Keep Lucas Beautiful Cleanup Event
- Tractor Supply Opening
- Outdoor burning information

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**Public Hearing**

Mayor Olk requested that Item 3 be moved due to Jeff Snowden with Capex Consulting running late.

- 4. Conduct a public hearing and consider adopting Ordinance 2023-01-00965 approving a request by the City of Lucas to rezone a tract of land on the Southeast corner of the intersection of Estelle Lane and Country Club Road from Commercial Business to ED (Estates District) and revoke an expired SUP (Specific Use Permit) that permits a 3000 square foot commercial business, situated in the Ben Sparks Survey, Abstract No. A0813, Tract 74, 0.95 acres. (Cancelled)**

This public hearing was cancelled.

5. **Conduct a public hearing and consider adopting Ordinance 2023-01-00966 approving the updates to the City of Lucas Comprehensive Plan, including Chapters 1 through 8, the Wastewater System Master Plan, Water Distribution Master Plan, Thoroughfare Plan, Future Land Use Map, Zoning Map, and Trails Master Plan.**

Development Director Joe Hilbourn gave an update explaining that the Planning and Zoning Commission had requested some minor changes to the Comprehensive Plan at their January 12, 2023 meeting, and that staff had made those changes.

The City Council discussed further changes to the Comprehensive Plan and suggested the following:

- Page 10 – Under “Analysis of Existing Land Use, Residential Land Use”, remove the sentence that states, “Although there are some scattered commercial uses intermingled with single-family uses, most neighborhoods contend only with vacant lots as the only other use present.”
- Page 35 – Change last sentence to say “Additional residential/local streets (Type D) may include:”
- Throughout the Comprehensive Plan indicate when a subsection is continued on the next page.
- Zoning Map – Add a note referring readers to the Boundary Map for more details on boundaries and annexations, and add a note to the Extra Territorial Jurisdiction on Parker Road indicating that it has an annexation agreement.

Mayor Olk opened the public hearing at 6:55 p.m.

There were no members of the public wishing to address the City Council on this item.

Mayor Olk closed the public hearing at 6:55 p.m.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Johnson, to adopt Ordinance 2023-01-00966 approving the updates to the City of Lucas Comprehensive Plan, including Chapters 1 through 8, the Wastewater System Master Plan, Water Distribution Master Plan, Thoroughfare Plan, Future Land Use Map, Zoning Map, and Trails Master Plan, as amended to include changes recommended by the City Council. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

## **Consent Agenda**

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### **6. Consent Agenda:**

- A. Approval of Resolution R 2023-01-00538 scheduling a Public Hearing to consider amendments to the Land Use Assumptions and Capital Improvement Plan under which an Impact Fee may be amended for water and roadways within the City.
- B. Approval of Resolution R 2023-01-00539 designating the official newspaper of the City of Lucas for 2023 beginning January 19, 2023 through December 31, 2023.

- C. Approval of the minutes of the January 5, 2023 City Council meeting.

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

### **Public Hearing**

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Mayor Olk moved to Item 3 after the arrival of Jeff Snowden with Capex Consulting.

3. **Conduct a public hearing and consider adjusting the water and wastewater rates for a five-year period beginning March 1, 2023, through September 30, 2026.**

Mayor Olk opened the public hearing at 6:58 p.m.

There were no members of the public wishing to address the City Council on this item.

Mayor Olk closed the public hearing at 6:58 p.m.

Councilmember Fisher asked Jeff Snowden with Capex Consulting if the increases in water rates are due to the increases from North Texas Municipal Water District. Mr. Snowden confirmed it is due to the 13 percent rate increase from the North Texas Municipal Water District. Mr. Snowden advised the increase for the average user would be 5% which would amount to a \$7.01 increase on the monthly bill.

**MOTION:** There was no motion needed for this item.

### **Regular Agenda**

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7. **Presentation to the City of Lucas Finance Department for receiving the 2022 Certificate of Achievement for Excellence in Financial Reporting Award from the Government Finance Officers Association.**

Mayor Olk awarded Finance Director Liz Exum with the 2022 Certificate of Achievement for Excellence in Financial Reporting Award for the twelfth year in a row. The City Council thanked the City staff for all of their hard work.

**MOTION:** There was no motion needed for this item.

8. **Consider nominations for the 2023 Service Tree Award Program.**

Councilmember Keer advised the Service Tree Committee received a nomination for Bill and Kathrin Esposito as the 2023 Service Tree Award recipient. Councilmember Keer gave a list of accomplishments Mr. Esposito and Mrs. Esposito have achieved while serving on the Parks and Open Space Board and the Lucas Farmers Market Committee and thanked them for their service to the City. Councilmember Keer gave a recommendation that Bill and Kathrin Esposito be awarded with the 2023 Service Tree Award.

**MOTION:** A motion was made by Mayor Jim Olk, seconded by Councilmember Fisher, to award the 2023 Service Tree Award to Bill and Kathrin Esposito. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

Mayor Olk requested to move Item 10 prior to Item 9.

**10. Receive a presentation of the 2022 Lucas Farmers Market Annual Report and plans for the 2023 market season.**

Chair to the Parks and Open Space Board Bill Esposito gave a presentation on the Lucas Farmers Market Annual Report for 2022 including the history of the Lucas Farmers Market, their budget, traffic counts, special events held, market share information, youth booths, Lucas historical exhibits, vendor survey results, awards and recognitions, what to expect in 2023, and discussed the possibility of having alcohol sales and consumption at future markets.

Mayor Pro Tem Peele thanked the Lucas Farmers Market for their hard work. Councilmember Fisher advised she received compliments on the produce of the market, that there is a playground, the accessibility of the sidewalk area, and the good mix of events. Mayor Olk requested the sale of alcohol at the Lucas Farmers Market be placed on a future agenda for further discussion.

**MOTION:** There was no motion needed for this item.

**9. Consider adopting Ordinance 2023-01-00967 amending the City's Code of Ordinances, Chapter 3, Building Regulations by adding Article 3.22 Minimum Maintenance Standards.**

Development Services Director Joe Hilbourn gave a presentation explaining the changes that were made in the proposed ordinance including standards for exterior grounds and premises, exterior of structures, interior of structures, handrails, extermination, plumbing, fire safety, fire protection systems, and regulations regarding vacant dwelling units, structures and land.

**Council Comments**

Councilmember Lawrence gave comments advising some of the proposed ordinance is overreaching. Mayor Olk explained the purpose of the proposed ordinance, which would allow staff to enforce regulations if there is a deficiency. The City Council discussed the sections of the ordinance relating to operable windows, working locks, and the requirement of an air conditioner and made suggestions for revision.

City Attorney Courtney Morris advised there are substandard structures in Lucas that are needing to be torn down, and this ordinance will give the City the ability to enforce the condemnations.

**MOTION:** A motion was made by Councilmember Lawrence, seconded by Councilmember Johnson to approve adopting Ordinance 2023-01-00967 amending the City's Code of Ordinances, Chapter 3, Building Regulations by adding Article 3.22 Minimum Maintenance Standards, as amended to include the City Attorney and City Council's revisions. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

**Executive Agenda**

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**11. Executive Session:**

Mayor Olk convened into Executive Session at 8:15 p.m. as authorized by Section 551.074 of the Texas Government Code for the evaluation of the City Manager.

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

Mayor Olk reconvened into Regular Session at 9:40 p.m. with no action taken.

**9. Adjournment.**

**MOTION:** A motion was made by Councilmember Johnson, seconded by Councilmember Keer, to adjourn the meeting at 9:40 p.m. The motion passed unanimously by a 6 to 0 vote, with Councilmember Baney absent.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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Erin Day, City Secretary