



MINUTES
CITY COUNCIL REGULAR MEETING

June 15, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Jim Olk
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Phil Lawrence (*video conference*)
Councilmember Debbie Fisher

City Councilmembers Absent:

Councilmember Dusty Kuykendall
Mayor Pro Tem Kathleen Peele

City Staff Present:

City Manager Joni Clarke
Public Works Director Scott Holden
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens
Assistant Fire Chief Aaron Alderdice
City Secretary Erin Flores
Contract Engineer Joe Grajewski
Deputy Daniel Gillespie

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

Citizen Input

1. Citizen Input

Community Interest

2. Items of Community Interest.

- Lucas Farmers Market
- Personal Protection Classes held by Councilmember Phil Lawrence
- Prohibited Fireworks Reminder

Consent Agenda

3. Consent Agenda:

A. Approval of the minutes of the June 1, 2023 City Council meeting.

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

Regular Agenda

4. Discuss the proposed goals and objectives of the Lucas Fire-Rescue Long-Range Plan, seek input from the City Council, and provide direction to the City Manager.

Assistant Fire Chief Aaron Alderdice gave a presentation explaining the purpose and the time frame for the Long-Range Plan.

Councilmember Lawrence asked if there was a general estimate of cost of the data analysis. Assistant Chief Alderdice advised anywhere from \$7,000 to \$30,000. Councilmember Lawrence asked if vehicle needs are addressed in the plan outline. Assistant Chief Alderdice advised they are. Mayor Olk advised the Fire-Rescue Department was tasked with gathering all of the future cost information, not just vehicles, including costs of service calls to the extra territorial jurisdictions (ETJ's). Councilmember Lawrence asked if there could be a future need for an additional fire station. Chief Alderdice responded that it is not known at this time.

City Manager Joni Clarke advised the data will be presented to the City Council periodically and recommendations can be made over time. Ms. Clarke explained that Lucas-Fire Rescue partnered on a contract for a Geographic Information System (GIS) analysis, but the cost was more than anticipated. Ms. Clarke indicated that one of the challenges is that the Fire-Rescue Department has a lot of data in their systems that needs to be pulled into a graphical representation so that response times can be determined in a geographical map. Assistant Chief Alderdice advised there will be several maps that will be created which utilize community best practices, and that this Lone-Range Plan is intended to be a living document that will change and be updated over time.

Councilmember Keer complimented the Fire-Rescue Department on doing a great job creating the outline and advised that its creation has good timing since the Comprehensive Plan was just updated. Councilmember Keer asked if the City manages traffic lights in an emergency. Ms. Clarke advised that it does, and that Lucas Fire-Rescue and the Engineering Department handles the management of the traffic lights during an emergency. Councilmember Johnson asked if the lights have to be changed manually. Fire Chief Ted Stephens responded that they do have to be manually adjusted.

Mayor Olk also complimented the Fire-Rescue Department on the creation of the plan outline. Councilmember Fisher indicated that her concern is mutual aid and the time, traffic, and wear and tear of the City vehicles traveling great distances. Councilmember Fisher advised she is concerned about coverage for the Lucas residents and asked that as the plan is made that those concerns are kept in mind.

Councilmember Johnson asked that the balance of mutual aid be determined, what the City is receiving versus what is going out. Councilmember Fisher asked if mutual aid agreements could be placed on the agenda for the first meeting in August.

MOTION: There was no motion needed for this item.

- 5. Consider the approval of a proposal from BCC Engineering, LLC, for the development and presentation of design alternatives for the drainage and realignment of the western end of West Lucas Road for an estimated amount of \$44,150.**

Public Works Director Scott Holden gave a presentation explaining the reasons for needing design alternatives, the background on meetings that have occurred between Collin County and the City to find a solution, and four possible alternatives for the West Lucas Road reconstruction.

Mr. Holden advised that all of the options require the assistance of a design engineer. Councilmember Lawrence asked which option Mr. Holden would choose if he had to pick one. Ms. Clarke advised that decision cannot be determined at this time without further analysis. Councilmember Lawrence asked if any of the presented options would work with the constraints presented. Mr. Holden advised all four could work, but that the options need to be put on paper and costs need to be determined.

Councilmember Lawrence asked if pushing water to the middle of the road is common, versus pushing water to the outside of the road. Mr. Holden advised it is not uncommon, and it is seen more on rural highway systems. Councilmember Fisher asked if doing that would relieve the burden of having to take residents' property to put the road in. Ms. Clarke advised the right-of-way line is still the same, so there would still have to be property acquired, but that one of the goals is to mitigate the impact to the residents.

Councilmember Johnson asked if Parker Lakes Estates was not willing to give land to the City for this project. Ms. Clarke advised that staff is unsure of their stance.

Mayor Olk advised that all of the possible options need to be explored before giving up on the project altogether. Mayor Olk advised Mr. Holden that it seems Parker Lake Estates is okay with the drainage being on their side of the road, but also proposed another idea for the road. Mr. Holden explained that the option was on the table. Councilmember Fisher advised that she is still concerned about whether citizens know of the impact on their properties. Ms. Clarke advised that until the planning is out of its preliminary stages then a meeting with affected citizens isn't warranted. She advised that once the designs are agreed upon by City Council and Collin County then a meeting should be conducted.

MOTION: A motion was made by Councilmember Lawrence, seconded by Councilmember Keer, to approve a proposal from BCC Engineering, LLC, for the development and presentation of design alternatives for the drainage and realignment of the western end of West Lucas Road for an estimated amount of \$44,150. The motion passed by a 4 to 1 vote, with Councilmember Fisher voting against and with Mayor Pro Tem Peele and Councilmember Kuykendall absent.

Public Hearing

6. **Conduct a public hearing and consider a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre).**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct public hearing**
 - C. **Take action on Specific Use Permit request**

Development Services Director Joe Hilbourn gave a presentation explaining the specifications of the proposed building, proposed site plan, proposed elevations, and recommendations from the Planning and Zoning Commission and City staff.

Councilmember Lawrence asked if the recommended requirement that the building have 30-year asphalt shingles would prohibit the owner from having a better grade of shingles. Mr. Hilbourn explained that all of the requirements either meet the requirement or can be better than the requirement.

Councilmember Johnson asked about the visibility of the proposed building location. Mr. Hilbourn advised it is not very visible from the road. Councilmember Fisher asked if the brick would cover the entire wall. Mr. Hilbourn advised Councilmember Fisher that that is correct.

Mayor Olk advised Mr. Hilbourn that the ordinance in the packet does not have the proposed recommendations. Mr. Hilbourn advised they would be added after the Council's decision.

Mayor Olk opened and closed the public hearing at 7:27 pm with no members of the public wishing to speak.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Fisher, to approve Ordinance 2023-06-00984 for a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre) with the amendment to Section 2, Subsection 1 to read "A property shall be developed in accordance with the site plan, construction plan, and boundary survey attached hereto as Exhibit B." The motion passed unanimously by a 5 to 0 vote, with Mayor Pro Tem Peele and Councilmember Kuykendall absent.

Executive Agenda

6. Executive Session:

As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

There was no executive session during this meeting.

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

There was no executive session during this meeting.

8. Adjournment.

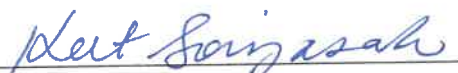
MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 7:28 pm. The motion passed unanimously by a 5 to 0 vote, with Mayor Pro Tem Peele and Councilmember Kuykendall absent.

APPROVED:



Mayor Jim Olk

ATTEST:



Kent Souriyasak, Assistant City Manager