



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
November 16, 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 David Keer  
Councilmember Phil Lawrence  
Councilmember Debbie Fisher  
Councilmember Dusty Kuykendall

**City Staff Present:**

City Manager Joni Clarke  
Assistant City Manager Kent Souriyasak  
City Secretary Toshia Kimball  
Development Services Director Joe Hilbourn  
Fire Chief Ted Stephens  
CIP Manager Patrick Hubbard  
City Attorney Joe Gorfida  
Deputy Daniel Gillespie

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

**Citizen Input**

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**1. Citizen Input**

Jordan Pettit, 2 Woodmoor Circle, expressed concern regarding the speed limit on East Lucas Road needing to be lowered. There have been too many accidents, and residents are unable to safely enter and leave their neighborhoods. TX Dot will not consider or research without a letter from the city.

City Manager Joni Clarke advised that TxDOT has done a study with Brockdale Park and she will reach out to them.

**Community Interest**

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**2. Items of Community Interest.**

- Preserving Lucas History
- Service Tree Nominations
- 2024 General Elections
- Parks Survey
- Holiday Donation Drive
- Country Christmas

**Consent Agenda**

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**3. Consent Agenda:**

**A. Approval of the minutes of the November 2, 2023 City Council Meeting.**

- B. Approval of the minutes of the October 26, 2023 Welborn Lane and Ford Lane Neighborhood Meeting.**
- C. Authorize the City Manager to execute a Master Interlocal Cooperative Purchasing Agreement between the City of Lucas and City of Forney.**
- D. Adoption of Resolution R 2023-11-00548 approving to deny the rate increase proposed by CoServ Gas, Ltd.**

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

### **Regular Agenda**

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- 7. Consider the First Amendment to the Interlocal Cooperation Agreement between the City of Lucas and the North Texas Municipal Water District on the Wilson Creek Regional Wastewater Treatment Plant Improvements and authorize the City Manager to execute the amended interlocal agreement.**

Councilmember Fisher presented.

North Texas Municipal Water District staff Morgan Dadgostar and Sharon Miller were in attendance.

The original agreement with North Texas Water District stated that they could not have a wash station due to odor issues. Currently the odors have been contained. This amendment moves the wash station from the front of the facility to the back of the site.

Councilmember Fisher showed appreciation to the North Texas Municipal Water District for allowing the easements for the hiking and equestrian area.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Fisher, to authorize the First Amendment to the Interlocal Cooperation Agreement between the City of Lucas and the North Texas Municipal Water District on the Wilson Creek Regional Wastewater Treatment Plant Improvements and authorize the City Manager to execute the amended interlocal agreement. The motion passed unanimously by a 7 to 0 vote.

- 4. Consider the feedback provided by the residents of Ford and Welborn Lanes regarding the amendment to the Development Agreement between the City of Lucas and Goose Real Estate, Inc. related to roadway improvements at Ford and Welborn Lanes and provide guidance to the City Manager.**

Mayor Olk advised that a neighborhood meeting was held three other Council members and himself attended and wanted to provide an update to Council and allow for questions.

Greg Jacobs 1415 Ford Lane had several discussion points to present to Council:

- Stated that he was disappointed in the process of the City deciding not to implement a turnaround near the East of Ford Lane as was intended and included in the original development agreement of November 2015, and the City's lack of transparency regarding this matter.
- Mr. Jacobs asked if the City will perform a more in-depth investigation on the thickness and the width of the existing pavement structure since there seems to be a significant discrepancy between the cities measurements and the measurements he took.
- He inquired how the City intends to make the best of the asphaltic pavement materials and the base materials in the proposed pavement width and thickness.
- He inquired if the City intends to retain a consulting engineer to seek an objective solution to this matter.
- Mr. Jacobs requested two larger more conspicuous signs as drivers are heading East.
- Mr. Jacobs asked if the City changed the owner certificate language regarding easements so that the citizens of Lucas and the City do not have to contend with similar situations in the future.

Louie Jones on 1420 Ford Lane agreed with Mr. Jacobs' questions and comments. Asked if the City plans to have a third party to monitor what is being put down for our road system so we don't rely on the developer.

Mayor Olk read email from Debbie Jacobs on 1415 Ford Lane regarding concerns expressed by the property owners on Ford Lane and Welborn Lane.

Councilmember Kuykendall stated the majority didn't want the turnaround in the neighborhood meeting.

Councilmember Lawrence assured the residents that Council has no hidden agendas. Everything that is done by Council is transparent.

Mayor Olk advised that the consensus is that all the residents desire are the streets improved. Majority of the residents did not want a turnaround. Mayor Olk requested that the development agreement and financials be added back as a future agenda so the financing can be approved. Mayor Olk stated that a lot of Mr. Jacobs' questions are tied into the standard contract for street improvements. The sign request will be reviewed.

City Manager Joni Clarke stated that the quote is no longer valid, the City will have to go back to the contractor for an updated quote and the roadway rehabilitation may be delayed until Spring.

Councilmember Fisher stated that there was a desire for the turnaround, but no one wanted to provide the right of way. We are restricted in width by the presence of the mailbox and driveway.

Greg Jacobs 1415 Ford Lane wanted to clarify a majority wanted the turnaround where it was originally intended.

Louie Jones 1420 Ford Lane agreed with Mr. Jacobs' statement.

Councilmember Lawrence assured the residents that there will be a monitoring process.

Councilmember Keer requested clarification from the City Attorney what can and can't be done in the access easement.

5. **Discuss the possibility of billing for specific services provided by the Lucas Fire-Rescue Department as allowed by the passage of Senate Bill 1413 and provide direction to the City Manager.**

Fire Chief Ted Stephens presented.

Mayor Pro Tem stated that at this time it's not fiscally responsible for the City.

Councilmember Fisher requested staff to view the requirements of Senate Bill 1413 requiring the implementation of a policy.

6. **Consider authorizing the City Manager to enter into a contract with Reynolds Asphalt & Construction Company for the paving of the back parking lot at the Community Park in an amount not to exceed \$109,040 from Account 11-8211-417 Park Improvements.**

CIP Manager Patrick Hubbard presented.

City Council discussed that asphalt is the most affordable option, and other options are costly.

Councilmember Johnson asked if the public works vehicle and equipment area can be paved.

City Manager Joni Clarke stated that we did not include it in this year's budget.

Councilmember Johnson asked about the current drainpipe and if the contractors would ensure it is still functioning.

CIP Manager Patrick Hubbard advised that it will be part of the layout of the project.

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Kuykendall, to approve authorizing the City Manager to enter into a contract with Reynolds Asphalt & Construction Company for the paving of the back parking lot at the Community Park in an amount not to exceed \$109,040 from Account 11-8211-417 Park Improvements. The motion passed unanimously by a 7 to 0 vote.

8. **Consider board/commission appointments to serve a two-year term beginning on January 1, 2024, and expiring on December 31, 2025, for the following:**
  - A. **Board of Adjustment (also serving as the Building and Standards Commission)**
  - B. **Planning and Zoning Commission (also serving as the Capital Improvements Advisory Committee)**
  - C. **Parks and Open Space Board (also serving as the Lucas Farmers Market Committee)**

Mayor Pro Tem Peele, liaison to the Board of Adjustment recommended the following be reappointed:

Tom Redman (Chair)

- Brian Stubblefield (Vice-Chair)
- Brenda Rizos (Member)
- Sean Watts (Alternate Member 2)

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence, to reappoint Tom Redman, Brian Stubblefield, Brenda Rizos and Sean Watts to serve a two-year term beginning on January 1, 2024, and expiring on December 31, 2025. The motion passed unanimously by a 7 to 0 vote.

Mayor Olk, liaison to the Planning and Zoning Commission recommended the following be reappointed:

- Chris Bierman (Commissioner)
- Sean Alwardt (Alternate Commissioner 2)

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Fisher, to reappoint Chris Bierman and Sean Alwardt to serve a two-year term beginning on January 1, 2024, and expiring on December 31, 2025. The motion passed unanimously by a 7 to 0 vote.

Councilmember Kuykendall, liaison to the Parks and Open Space Board recommended the following be reappointed:

- Bill Esposito (Chair)
- Bryan Bellows (Alternate Member 1)
- Lynne Dodson (Alternate Member 2)

**MOTION:** A motion was made by Councilmember Kuykendall, seconded by Councilmember Lawrence, to reappoint Bill Esposito, Bryan Bellows and Lynne Dodson to serve a two-year term beginning on January 1, 2024, and expiring on December 31, 2025. The motion passed unanimously by a 7 to 0 vote.

Mayor Olk requested that the open position for the Planning and Zoning Commission be added as an Executive Session item at the next Council meeting.

## Executive Agenda

### **Executive Session:**

The City Council will convene into Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property.

Executive Session items will be moved to December 7<sup>th</sup> meeting.

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

No action necessary for this item.

- 13. Adjournment.**

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Lawrence, to adjourn the meeting at 7:29 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

  
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Mayor Jim Olk

ATTEST:

  
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Toshia Kimball, City Secretary

