



MINUTES

CITY COUNCIL REGULAR MEETING

February 1, 2024 | 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 Phil Lawrence
Councilmember Tim Johnson
Councilmember David Keer
Councilmember Dusty Kuykendall
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
Public Works Supervisor Scott Holden
Development Services Director Joe Hilbourn
City Secretary Toshia Kimball
City Attorney Courtney Morris
Deputy Liam Sartor

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

Citizen Input

1. Citizen Input

Jordan Pettit, 2 Woodmoor Drive, wanted to express his concern about the speed limit on Brockdale Park Road. City Manager Joni Clarke advised that she would speak with Mr. Pettit offline to address his concerns.

Community Interest

2. Items of Community Interest

Mayor Olk gave items of community interest including:

- Moment of Silence for Lovejoy ISD Student
- 2024 General and Special Elections
- City of Lucas New Facebook Page

Mayor Olk presented Legacy 4-H Club with a proclamation in recognition of their successful victory in the National FCS Quiz Bowl Competition. Carmen Rocket, Outreach Specialist for US Representative Keith Self presented team members Olivia Callagher, Elizabeth Esposito, and Audrey and Lucie Rathgeb with letter of recognition.

Development Specialists David Feeser and Dominic Nohe from the Salvation Army of North Texas presented Mayor Olk with a bell and certificate of appreciation and thanked him for all his efforts in raising over \$3000 during the red kettle challenge.

Consent Agenda

3. Consent Agenda:

- A. Approval of the minutes of the January 18, 2024 City Council meeting.
- B. Consider adopting Ordinance #2024-02-00996 ordering a general election to be held on May 4, 2024, for the purpose of electing the Mayor and two City Councilmembers for Seat No. 3 and Seat No. 4; ordering a special election for the City of Lucas, to be held on May 4, 2024, for the purpose of electing two City Councilmembers to fill vacancies for the unexpired terms for Seat No. 2 and Seat No. 6; and ordering a special election for the purpose of submitting Proposition A to the qualified voters of the City for the reauthorization of the one-half of one-percent (.50%) sales and use tax to provide revenue for maintenance and repair of municipal streets; designating location of polling place; ordering notice of election to be given as prescribed by law in connection with such election; authorizing election of joint election agreement; and providing for an effective date.

MOTION: A motion was made by Councilmember Kuykendall, seconded by Mayor Pro Tem Peele, to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

- 4. Consider the request by Sudhir Sakaria for preliminary plat for Sandalwood Estates an addition to the City of Lucas being all of a 25.103-acre tract of land situated in the Lewis P. Turner Survey, Abstract No. 901 and the J. Gray Survey Abstract No. 349 located on the North side of Parker Road, approximately 1/3-mile East of Lewis Lane.

Councilmember Fisher asked if the preliminary plot meets all the legal requirements that we are bound by. Development Services Director Joe Hilbourn confirmed that this meets all the requirements that the City has adopted.

Councilmember Johnson asked if there would be a HOA. Development Services Director Joe Hilbourn confirmed, yes and the HOA will be required to maintain the ponds.

Mayor Olk asked if we meet all the code requirements required for platting. Development Services Director Joe Hilbourn confirmed this met all the code requirements.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Kuykendall, to approve the request by Sudhir Sakaria for preliminary plat for Sandalwood Estates an addition to the City of Lucas being all of a 25.103-acre tract of land situated in the Lewis P. Turner Survey, Abstract No. 901 and the J. Gray Survey Abstract No. 349 located on the North side of Parker Road, approximately 1/3-mile East of Lewis Lane. The motion passed unanimously by a 7 to 0 vote.

- 5. Consider entering into a Development Agreement with Caliber Collision for roadway improvements to McGarity Lane and reimbursing impact fees in an amount not to exceed \$56,801 which represents the fees to be collected.

The below members of the public voiced their concerns in favor or in opposition of the item:

Erika Busey, 425 Pennington Drive, opposed

Joe Champion, 2190 McGarity Lane, opposed

Jake Seedon with the developer, 4317 Marsh Ridge Road, Carrollton, Texas, in favor

Carolyn Horner Consultant with the developer, 2201 Main Street, Suite 1280, Dallas, Texas, in favor

Jack Zanger with Triangle Engineering and the developer, 2949 Parkwood Boulevard, Frisco, Texas, in favor

Marc Keller, 450 Pennington Drive, opposed

Stephen Maurice, 415 Pennington Drive, opposed

Curtis Helton and Tracey Ayre, 2300 McGarity Lane, opposed

Mayor Olk read the below emails:

Kenneth Judd, 445 Pennington Drive, opposed

James Wodecki, 2200 McGarity Lane, opposed

Curtis Helton and Tracey Ayre, 2300 McGarity Lane, opposed

The City Council raised their concerns, and a reoccurring statement was that the business is currently not a good fit for the location.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to deny the Development Agreement with Caliber Collision for roadway improvements to McGarity Lane and reimbursing impact fees in an amount not to exceed \$56,801 which represents the fees to be collected. The motion passed unanimously by a 7 to 0 vote.

Executive Agenda

Mayor Olk convened into Executive Session at 8:03 pm.

6. Executive Session:

As authorized by Section 551.074 of the Texas Government Code, the City Council may convene into closed Executive Session to discuss upcoming vacancies on the Board of Adjustment. This meeting is closed to the public as provided in the Texas Government Code.

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

Mayor Olk reconvened from Executive Session at 9:03 pm. There was no action required.

8. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Fisher, to adjourn the meeting at 9:03 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:



Mayor Jim Olk

ATTEST:



Toshia Kimball, City Secretary

