



**City of Lucas**  
**City Council Meeting**  
**September 17, 2020**  
**Video Conference Meeting**  
**7:00 P.M.**

**City Hall, 665 Country Club Road, Lucas, Texas**

**MINUTES**

**Call to Order**

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**City Councilmembers Present:**

Mayor Jim Olk  
Mayor Pro Tem Kathleen Peele  
Councilmember Wayne Millsap  
Councilmember Steve Duke  
Councilmember Philip Lawrence  
Councilmember Debbie Fisher

**City Staff Present:**

City Manager Joni Clarke  
City Secretary Stacy Henderson  
City Attorney Joe Gorfida  
City Engineer Stanton Foerster  
Finance Director Liz Exum  
Assistant to the City Manager Kent Souriyasak

**City Councilmember Absent:**

Councilmember Tim Baney

This meeting was conducted by video conference.

Mayor Olk called the meeting to order at 7:00 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

**Citizen Input**

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**1. Citizen Input**

There was no citizen participation during this agenda item.

**Community Interest**

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**2. Community Interest**

Mayor Olk noted that the following items of Community Interest:

- Farmers Market would be in operation on September 26 from 8 am to Noon.
- Public Lands Trails Cleanup event is scheduled for September 26 at Brockdale Park Trailhead.
- Council will determine if the City will be hosting their Country Christmas event at the October 1 City Council meeting.
- Early voting begins October 13 through October 30 at the Lucas Community Center. Sample ballots are available on the City's website.

## Consent Agenda

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### 3. Consent Agenda:

- A. Approval of the minutes of the September 3, 2020 City Council meeting.
- B. Consider authorizing the City Manager to enter into Amendment No. 3 of an interlocal agreement between the City of Lucas and Collin County for law enforcement services for year four of a four-year contract for the period beginning October 1, 2020 through September 30, 2021.

**MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

## Regular Agenda

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- 4. **Consider the approval of 1) Resolution R-2020-09-00506 of the City Council of the City of Lucas, Texas authorizing the approval of an agreement to contribute to right-of-way funds (fixed price), 2) authorize the Mayor to execute the agreement to contribute to right-of-way funds (fixed price) to the State of Texas through the Texas Department of Transportation for a transportation improvement project located at FM 1378 at FM 3286, and 3) using funds from the 2019 Certificates of Obligation for the City's participation in the right-of-way and utility adjustments for the Bait Shop Intersection (FM 1378/FM 3286) project and appropriate funds to line item 21-8210-491-138 in an amount not to exceed \$129,517.60.**

Jennifer Vorster with TxDOT, shared with participants and Council the intersection design proposed for FM 1378 and FM 3286 noting the addition of left and right turn lanes as well as drive through lanes to enhance traffic flow throughout the intersection. She noted that the lane transition in front of Edgefield had been changed so there were not additional lanes merging into one in front of Edgefield.

Mayor Pro Tem Peele discussed the sidewalks that were proposed along the roadway asking if the material could be crushed decomposed granite that would user friendly for equestrian trails.

Ms. Vorster stated concrete was proposed for this area as TxDOT needed to meet ADA requirements and crushed granite was not a material they maintained; however, Ms. Vorster noted that she would review what options were available and asked if the City was willing to maintain the area should TxDOT complete the sidewalk with crushed granite. The Council agreed they would consider maintenance of the sidewalk area should crushed granite be placed rather than concrete.

Mayor Pro Tem Peele discussed the site distance and turning radius from Edgefield turning left onto West Lucas Road.

Ms. Vorster lost her internet connection, the City Council moved to Agenda Item No. 8 while waiting for Ms. Vorster to reconnect.

8. **Consider moving to Action Minutes for City Council and board/commission meetings.**

City Secretary Stacy Henderson discussed the different types of minutes noting that minutes were currently taken in a discussion format and staff was requesting to move to action minutes that captured the agenda item heading, vote and citizen participation if any. Ms. Henderson discussed Zoom meetings currently being used for citizen participation and SwagIt live streaming that would begin in October. Ms. Henderson noted that Zoom meetings were currently uploaded to the City's website and SwagIt would allow for live streaming from the City's website as well. All meetings captured would be kept permanently.

Councilmember Fisher and Mayor Pro Tem Peele expressed concerns with moving towards action minutes and preferred to maintain existing discussion type minutes.

Mayor Pro Tem Peele noted that if moving forward with action minutes, that a transition period was needed.

**MOTION:** A motion was made by Mayor Olk, seconded by Councilmember Millsap to approve moving to action minutes. The motion passed by a 4 to 2 vote with Mayor Pro Tem Peele and Councilmember Fisher voting in opposition.

Mayor Olk moved back to Agenda Item No. 4 at this time.

4. *Continued from Above due to loss of internet connection with TxDOT*

**Consider the approval of 1) Resolution R-2020-09-00506 of the City Council of the City of Lucas, Texas authorizing the approval of an agreement to contribute to right-of-way funds (fixed price), 2) authorize the Mayor to execute the agreement to contribute to right-of-way funds (fixed price) to the State of Texas through the Texas Department of Transportation for a transportation improvement project located at FM 1378 at FM 3286, and 3) using funds from the 2019 Certificates of Obligation for the City's participation in the right-of-way and utility adjustments for the Bait Shop Intersection (FM 1378/FM 3286) project and appropriate funds to line item 21-8210-491-138 in an amount not to exceed \$129,517.60.**

Councilmember Fisher expressed concern regarding residents living on Cedar Bend that would not be able to turn left out of their neighborhood due to the raised median proposed at that location. Ms. Vorster clarified that the median was painted and would not be raised.

The following individual requested to speak on this item:

Jennifer Foster, resident living on Edgefield, discussed her concerns with hauling trailers and large equipment and not having adequate distance or time to turn left onto West Lucas Road. Ms. Foster asked for a dedicated lane to turn left.

Ms. Vorster noted that once improvements were completed, there would be additional room to make left turns. Ms. Vorster also discussed timing the lights at the intersection to allow for a break in traffic for the area near Edgefield.

Mayor Olk discussed concerns with not moving forward with the right of way portion of the project, the City could lose the entire project, and would like to move forward with the resolution.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to approve Resolution R 2020-09-00506 approving the agreement to contribute to right of way funds to the Texas Department of Transportation for a transportation improvement project using funds from the 2019 Certificates of Obligation for the City's participation in the right of way and utility adjustments for the Bait Shop Intersection FM 1378/FM 3286 project and appropriate funds to line item 21-8210-491-138 in an amount not to exceed \$129,517.60. The motion passed by a 5 to 1 vote with Mayor Pro Tem Peele voting in opposition.

5. **Consider the financial condition of the City and the following financial matters as it relates to:**
  - A. **Consider authorizing City staff and SAMCO Capital, the City's financial advisor, to proceed with paying off the City's outstanding General Obligation Refunding Bonds (Series 2007) and Refunding the City's Certification of Obligation (Series 2011) so long as certain savings thresholds can be achieved.**
  - B. **Consider the policy regarding reserves in both the General Fund and Water Fund, trends associated with reserves, and the pay as you go program.**
  - C. **Consider the prioritization and funding strategies associated with future capital projects in both the General Fund and Water Fund.**

Mark McLiney, SAMCO Financial explained that they were proposing to use cash reserves to pay off the 2007 series Certificates of Obligation and the 2011 series Certificates of Obligation would be refunded.

Councilmember Fisher suggested having an agenda item placed on a future agenda prioritizing projects to identify where existing funds may be dedicated. She noted that she was in favor of paying off the 2007 Certificates of Obligation and refunding the 2011 Certificates of Obligation.

Mayor Pro Tem Peele discussed various projects such as waterline looping, and culverts being added to the Capital Improvement Plan.

City Manager Joni Clarke clarified that those types of projects were paid from street maintenance and were not part of the Capital Improvement Plan.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to authorize City staff and SAMCO consultants to proceed with paying off the City's outstanding General Obligation Refunding Bonds, Series 2007 using fiscal year 2020-2021 budgeted funds and the remaining balance from sinking fund reserves in debt service and water funds and refunding Certificates of Obligation, Series 2011 for an approximate net savings of \$506,791. The motion passed unanimously by a 6 to 0 vote.

6. **Discuss and consider the following topics as it relates to the City of Lucas Broadband Project:**

- A. **Matters relating to public communication, information placed on the City's website, questions received from citizens and proposed distribution of factual material regarding Proposition B on the November ballot;**
- B. **Update on the Economic Development Administration grant application;**
- C. **Broadband Feasibility Study including the financial model;**
- D. **Provide direction and consider authorizing the City Manager to acquire additional services from Magellan Advisors;**
- E. **Financial information by SAMCO Capital; and**
- F. **Legal information from the City Attorney and/or Bond Counsel.**

Councilmember Millsap brought this item forward to receive an update regarding communication efforts related to broadband.

Kent Souriyasak, Assistant to the City Manager, provided an update regarding communication efforts thus far. He noted that articles had been placed in the Lucas Leader for the past several months that were approved by the City Attorney and bond counsel. Informational postcards were mailed mid-September and another postcard would be mailed mid-October. Q&A's received from the City's website were being answered and placed on the City's website with a turnaround time of three days.

Councilmember Millsap discussed the completed financial model noting the 55 percent uptake rate outlined in the model. Councilmember Millsap noted that citizens had inquired what rates would be at a different participation level. Councilmember Millsap suggested another model be run at a different uptake rate to determine what the monthly subscription costs would entail.

Councilmember Fisher noted that the financial models were concept plans and was concerned it could be construed as electioneering.

Mayor Pro Tem Peele noted that the feasibility study had been completed and analyzed and further reports were not needed, and additional funds should not be spent on another report.

Mayor Olk and Councilmember Lawrence were in agreement that no additional funds should be spent on another report, and citizens should refer to documents completed that were on the City's website.

Mayor Olk read emails into the record received from the following individuals:

- Ken Bird: noting funds should be used towards roadway and water projects rather than Proposition B;
- Deborah Jacobs: concerns regarding Proposition B and the message from a group of citizens who were pro Proposition B.

The following individuals requested to speak:

- Neal Polan: asked if taxes would be increased, risk associated with the projected, and the cost associated with a 45 percent uptake rate.
- Gregory Jacobs: questioned whether the project was financially viable for the City.
- Shane Noack: discussed the need for better internet

**MOTION:** A motion was made by Councilmember Millsap to authorize the City Manager to acquire additional services from Magellan Advisors in an amount not to exceed \$900 to run additional scenarios using a 45 percent take rate. The motion failed for lack of a second.

Mayor Olk stated that the Council would be taking a break at 9:22 pm and would reconvene at 9:27 pm.

The City Council reconvened at 9:27 pm.

**7. Consider the provision of Law Enforcement Services by Collin County Sheriff's Office and provide guidance to the City Manager regarding contractual negotiations.**

City Manager Joni Clarke reviewed with the Council the current law enforcement contract noting that the City was in year 4 of the current 4-year contract. Ms. Clarke discussed challenges with the current contract related to vehicle acquisition regarding a vehicle paid for in July of 2019 but still had not been received. She also discussed the need for enhanced communication with the Sheriff's office, but overall the City had a good working relationship with the Sheriff's office, and the deputies assigned to Lucas were professional and checked in with staff often to gauge current needs of the City. Ms. Clarke suggested long term strategies be discussed as well as staffing needs for the future.

Mayor Pro Tem Peele noted that the Sheriff's office had provided excellent service, the City had a good working relationship with their office and wanted to continue the contract.

Mayor Olk suggested that staffing needs be discussed, how it was determined that additional staffing levels were needed, and what types of calls the Sheriff's office was responding to in Lucas and the response time.

It was also suggested that as the City continues to grow, were there recommendations from the Sheriff's office on additional items needed for the City.

There was no formal action taken on this item, it was for discussion purposes only.

## **Executive Session Agenda**

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**9. Executive Session.**

An Executive Session is not scheduled for this meeting.

**10. Reconvene from Executive Session.**

There was no Executive Session held at this meeting, therefore no action was taken on this item.


## Adjournment

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### 13. Adjournment.

**MOTION:** A motion was made by Councilmember Millsap, seconded by Councilmember Duke to adjourn the meeting at 9:47 pm. The motion passed unanimously by a 6 to 0 vote.

APPROVED:

  
Stacy Henderson, City Secretary

ATTEST:

  
Jim Olk, Mayor

