



AMENDED AGENDA CITY COUNCIL MEETING

December 16, 2021 | 6:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, December 16, 2021, beginning at 6:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, at which time the following agenda will be discussed. 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 on any item on the agenda at any time during the meeting.

To join the meeting, please click this URL:

<https://us06web.zoom.us/j/95534828374?pwd=ZkJ5cTZkVWNEEL3o0WFNCQXBjQ0RvZz09>

and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 955 3482 8374

Passcode: 712285

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Speak Remotely Via Zoom: If you would like to attend a meeting remotely and speak via Zoom, email the City Secretary at shenderson@lucastexas.us by 4:00 pm noting the item you wish to speak on and noting your attendance will be remote. Please note, any requests received after 4:00 pm will not be included at the meeting.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email the City Secretary at shenderson@lucastexas.us by no later than 4:00 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 4:00 pm will not be included at the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Executive Agenda

1. Executive Session:

The City Council will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with the City Attorney regarding City of Lucas, Texas v. Robert Kubicek and the following real property: 2205 Estates Parkway, Lucas, Texas, In Rem, Cause No. 417-00147-2018 in the 417th Judicial District Court of Collin County, Texas.

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

Citizen Input

3. Citizen Input

Community Interest

Pursuant to Section 5510415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

4. Items of Community Interest

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

5. Consent Agenda:

- A. Approval of the minutes of the December 2, 2021, City Council meeting. **(City Secretary Stacy Henderson)**
- B. Approval of the City of Lucas Investment Report for quarter ended September 2021. **(Finance Director Liz Exum)**
- C. Consider authorizing the City Manager to enter into a contract with Hydromax USA, LLC for fire hydrant and valve maintenance utilizing an interlocal with the City of Garland, Texas in the amount not to exceed \$100,000. **(Public Works Director Scott Holden)**

Public Hearing Agenda

6. Public hearing to consider adopting Ordinance 2021-12-00942 approving a request by Bill Shipley on behalf of Golden Chick for a Specific Use Permit (SUP) to allow a drive-thru restaurant on a proposed tract of land, zoned Commercial Business, being 0.833 acres, on Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821, Collin County Texas, also known as 451 South Angel Parkway. **(Development Services Director Joe Hilbourn)**

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action on the specific use permit request

Regular Agenda

- 7. Discussion regarding the regulations pertaining to a home-based business. **(City Attorney Joe Gorfida, Development Services Director Joe Hilbourn)**
- 8. Consider authorizing the City Manager to enter into a bank depository service agreement with American National Bank of Texas for a three-year period commencing on December 27, 2021, through December 27, 2024, with the option to renew for two additional one-year extensions under the same terms and conditions. **(Finance Director Liz Exum)**
- 9. Consider authorizing the City Manager to enter into a professional services agreement with Birkhoff, Hendricks, & Carter, LLP (BH&C) in the amount of \$93,800 to complete the following:
 - A. Water Master Plan Update including engineering analysis and reports for the Water Distribution System Map and Water Impact Fee Update appropriating funds from Unrestricted Water Fund Reserves to account 51-6409-309 Professional Services in the amount of \$63,800.00; and
 - B. Engineering analysis for the Roadway Impact Fee Update appropriating funds from Unrestricted General Fund Reserves to account 11-6209-309 Professional Services in the amount of \$30,000.00. **(Public Works Director Scott Holden, Gary Hendricks, Birkhoff, Hendricks, & Carter, LLP)**
- 10. Consider approval of the Request for Proposal for Residential Solid Waste Services per the City of Lucas Specifications and provide direction to the City Manager regarding the proposal submission and evaluation process. **(Assistant to the City Manager Kent Souriyasak, City Secretary Stacy Henderson, Graduate Intern Kevin Becker)**
- 11. Consider amending FY 21/22 budget by appropriating \$57,300 from 2017 Certificates of Obligation funding to account 21-8210-490-130 and authorize the City Manager to enter into an agreement with Interstate Contracting & Coating, Inc. to replace the stem in the McGarity Elevated Tank. **(Public Works Director Scott Holden)**
- 12. Consider First Amendment to the Development Agreement between the City of Lucas, Texas and Megatel Homes, III, LLC and an addendum to declaration of covenants, conditions, and restrictions for Enchanted Creek Homeowners Association, Inc. **(Development Services Director Joe Hilbourn)**
- 13. Consider an appeal made by Robert Miklos on behalf of Matt Dorsett with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedid for the denial of an extension of a preliminary plat for Enchanted Creek Estates Phase 2, expiring December 1, 2021, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 135.743 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive. **(Development Services Director Joe Hilbourn)**

14. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on December 10, 2021.

Stacy Henderson, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Stacy Henderson at 972.912.1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.