



AGENDA CITY COUNCIL MEETING

November 6, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, November 6, 2025, beginning at 6:30 PM at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

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.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 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 3:30 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

Citizen Input

1. 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.

2. 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.

3. Consent Agenda
 - A. October 2, 2025 Meeting minutes
 - B. Authorize the Mayor to enter into an Interlocal Agreement between the City of Lucas and Collin County for animal control services for a period of one-year beginning October 1, 2025, through September 30, 2026, in an amount not to exceed \$19,030.

Public Hearing

4. Conduct a public hearing for the voluntary annexation of approximately 169.4220 acres of land, more fully described as being out of the Francis W. Capps Survey, Abstract No. 231; the Simpson Barrow Survey, Abstract No. 49; the Michael Millirons Survey, Abstract No. 564; the Orpha Shelby Survey, Abstract No. 799; the D.M. Farmer Survey, Abstract No. 303; and the Montgomery Birch Survey, Abstract No. 115, Collin County, Texas; commonly known as the Brockdale Park Boat Ramp.
 - A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
(Joe Hilbourn, Development Services Director)
5. Conduct a public hearing to consider a request by Gavin Newman of GFFdesign, on behalf of Lucas Christian Academy, property owner at 505 W. Lucas Road, Lucas Christian Church Addition, Block A, Lots 1 and 2; Lucas, Texas 75002 for an amendment to the Specific Use Permit (SUP) to include temporary modular classrooms at the southwest corner of the existing educational facilities.
 - A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
(Joe Hilbourn, Development Services Director)

Regular Agenda

6. Consider authorizing the City Manager to enter into a licensing agreement with William Wade Shipley for the use of a portion of the sixty-foot (60') wide right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes on Stanford Drive to construct a privately-owned driveway and landscaping. (Joe Hilbourn, Development Services Director)
7. Consider the following as it relates to the Public Works Storage building at North Pump

Station:

- Authorize the City Manager to negotiate and enter into a contract with Jones Brothers Construction for an amount not to exceed \$771,099.
 - Amend budget account number 51-8400-200 Building Improvements by \$127,250 utilizing funding from unrestricted water fund reserves for \$9,719 construction shortfall, \$25,000 camera/security, and contingency of \$92,531 for a total budget cost of \$888,630. **(Jeremy Bogle, Public Works Director)**
8. Consider approving Resolution R 2025-11-05577 and cast votes for Collin County Central Appraisal District Board of Directors. **(Toshia Kimball, City Secretary, Dusty Kuykendall, Mayor)**
 9. Consider the following items as they relate to the Osage Lane Sewer Lift Station project:
 - A. Appropriate \$702,985 from Unrestricted Water Fund Reserves to FY 25-26 budget Account 21-8210-490.131 (Osage Lane Lift Station).
 - B. Award the bid and authorize the City Manager to enter into an agreement with Triad Services Group, LLC for the construction of the Osage Lane Sewer Lift Station project in an amount not to exceed \$828,760 using \$208,651 from Account 51-1001-76 (Restricted Cash Osage Lane Lift Station) and \$620,109 from unrestricted water fund reserves.
 - C. Encumber a 10% contingency totaling \$82,876 in Account 21-8210-490.131 (Osage Lane Lift Station) to be reserved by the City to cover any unforeseen project expenses.
 - D. Negotiate and enter into a Reimbursement Agreement with Malouf Interests, Inc., for reimbursement by the developer to the City in the amount of \$109,150. **(Patrick Hubbard, CIP Manager)**
 10. Consider and give staff direction on the review of the City of Lucas Charter or any recommended amendments. **(John Whitsell, City Manager)**

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.

11. The City Council will convene into executive session pursuant to Section 551.074 of the Texas Government Code, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, and duties of a public officer or employee. City Manager **(City Council)**
12. Reconvene from Executive Session and take any action necessary as a result of the Executive Session. **(City Council)**
13. Adjournment **(City Council)**

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 October 31, 2025.

Toshia Kimball, 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 Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.