MINUTES
CITY COUNCIL REGULAR MEETING
November 6, 2025 | 6:30 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:
Mayor Dusty Kuykendall
Mayor Pro Tem Debbie Fisher
Councilmember Chris Bierman
Councilmember Tim Johnson

City Staff Present:
City Secretary Toshia Kimball
Public Works Director Jeremy Bogle
Development Services Director Joe Hilbourn
City Attorney Joe Gorfida

City Councilmembers Absent:
Councilmember Phil Lawrence
Councilmember Neil Peterson
Councilmember Brian Stubblefield

Mayor Kuykendall called the meeting to order at 6:30 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

Curtis Helton, 2300 McGarity Lane, Lucas, Texas, 75002. Requested a copy of the budget for the police department. Voiced concern about citizens not being involved in the process.

Community Interest

2. Items of Community Interest:

Mayor Kuykendall presented the items of Community Interest.

- Holiday Donation Drive – November 3, 2025 – December 5, 2025.
- Lucas Country Christmas – Friday, December 5, 2025, 6:00 pm to 9:00 pm.
- Service Tree Nominations – Due Friday, December 26th by 5:00 pm.
- City of Lucas new city website

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of the October 2, 2025, City Council meeting.

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.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Bierman, to approve the Consent Agenda as presented. The motion passed unanimously by a 4 to 0 vote.

Public Hearing

Mayor Kuykendall reordered the agenda, moving item five ahead of item four.

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.**

MOTION: A motion was made by Mayor Kuykendall, seconded by Mayor ProTem Fisher, to table agenda item number five to the December 4, 2025, City Council meeting. The motion passed unanimously by a 4 to 0 vote.

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.**

Mayor Kuykendall opened the public hearing at 6:49 pm.

Mayor Kuykendall closed the public hearing at 6:49 pm.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor ProTem Fisher to approve Ordinance #2025-11-01036 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. The motion passed unanimously by a 4 to 0 vote.

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.

Jill McClain, 330 Doris Drive, Lucas, Texas, 75002. In Opposition.
Lance King, 2385 Lucas Creek Drive, Lucas, Texas, 75002. In Opposition.
Mayor Kuykendall read an email from Scott Clynch, 200 Doris Drive, Lucas, Texas, 75002. In Opposition.
Randy Hora, 250 Doris Drive, Lucas, Texas, 75002. In Opposition.
James Smith, 2395 Lucas Creek Drive, Lucas, Texas, 75002. In Opposition.
Mike McClain, 330 Doris Drive, Lucas, Texas, 75002. In Opposition.
Cheryl Warren, 360 Doris Drive, Lucas, Texas, 75002, In Opposition.
Chris Blackman, 4526 Livingston Avenue, Dallas, Texas, 75205. In Support. Representative of Mr. Bill Shipley.
Tamera Smith, 2395 Lucas Creek Drive, Lucas, Texas, 75002. In Opposition.

MOTION: A motion was made by Mayor ProTem Fisher, seconded by Mayor Kuykendall to approve 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 starting 30 feet on the southern edge of the Himmelreich Tract established right of way with screening to be irrigated, maintained and replaced with evergreens every 5 feet from east to west and on the northside where necessary amending Section 8c to be located in the northern portion of the right of way starting 30 feet from the southern boundary of northern half of the homes on Stanford Drive to construct a privately-owned driveway and landscaping. The motion passed unanimously by a 4 to 0 vote.

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.**

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Bierman to approve 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 the $9,719 construction shortfall, $25,000 camera/security, and contingency of $92,531 for a total budget cost of $888,630. The motion passed unanimously by a 4 to 0 vote.

8. Consider approving Resolution R 2025-11-05577 and cast votes for Collin County Central Appraisal District Board of Directors.

MOTION: A motion was made by Mayor ProTem Fisher, seconded by Mayor Kuykendall to approve Resolution R 2025-11-05577 and cast votes for Brian Dale to the Collin County Central Appraisal District Board of Directors. The motion passed unanimously by a 4 to 0 vote.

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.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall to approve authorizing the City Manager to complete 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. The motion passed unanimously by a 4 to 0 vote.

10. Consider and give staff direction on the review of the City of Lucas Charter or any recommended amendments.

No motion required on this item. The City Attorney will review and reach out to the City Council.

Executive Session Agenda

11. Executive Session:

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 convened into Executive Session at 7:51 pm.

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

City Council reconvened from Executive Session at 8:37 pm. No action was taken from the Executive Session.

Adjournment

13. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Bierman to adjourn the meeting at 8:38 pm. The motion passed unanimously by a 4 to 0 vote.

APPROVED:

Dusty Kuykendall, Mayor

ATTEST:

Toshia Kimball, City Secretary

CITY OF LUCAS, TEXAS
SEAL