



MINUTES **CITY COUNCIL REGULAR MEETING**

September 18, 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 Neil Peterson
Councilmember Brian Stubblefield

City Councilmembers Absent:

Councilmember Tim Johnson
Councilmember Phil Lawrence

City Staff Present:

City Manager John Whitsell
Development Services Director Joe Hilbourn
Public Works Director Jeremy Bogle
CIP Manager Patrick Hubbard
Human Resources Manager Alana Cohen
Finance Director Liz Exum
Executive Admin Assistant Morgan Kowaleski

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

Community Interest

2. Items of Community Interest:

Mayor Kuykendall presented the items of Community Interest.

- Lucas Farmers Market – Upcoming Farmers Market September 27, 2025, 8:00 a.m. to 12:00 p.m. with Annual Robotics Exhibition.
- Public Lands Trail Cleanup – Blackland Prairie Raptor Center, September 20, 2025, 9 a.m. - 1 p.m.
- Movie in the Park – October 3, 2025, at 7 p.m. The movie will be Scoob. Free Hot dogs, chips, and popcorn will be served.
- Lucas Fire Rescue Open House – October 5, 2025, 12 p.m. – 3 p.m. at the Lucas Fire Station.

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of the September 4, 2025, City Council meeting.

B. Approval of Ordinance No. 2025-09-01020 adopting Texas Municipal Retirement System (TMRS) plan changes for the City of Lucas.



CITY COUNCIL REGULAR MEETING

September 18, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

C. Authorize the City Manager to enter into a professional services agreement with JTG Engineering, PLLC, in the amount not to exceed \$78,000 for General Engineering Services funded in account 11-6209-309 (Professional Services) for a one-year period beginning October 1, 2025, through September 30, 2026.

D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, APPROVING A FIVE PERCENT (5%) INCREASE IN THE CITY MANAGER'S ANNUAL BASE SALARY EFFECTIVE OCTOBER 1, 2025; AND PROVIDING AN EFFECTIVE DATE.

Councilmember Fisher requested that Consent Agenda Item B be pulled for separate discussion.

Councilmember Peterson requested that Consent Agenda Item C be pulled for separate discussion.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Mayor Kuykendall, to approve Consent Agenda Item B, approval of Ordinance No. 2025-09-01020 adopting Texas Municipal Retirement System (TMRS) plan changes for the City of Lucas. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Councilmember Peterson, seconded by Mayor Pro Tem Fisher, to approve Consent Agenda Item C, authorizing the City Manager to enter into a professional services agreement with JTG Engineering, PLLC, in the amount not to exceed \$78,000 for General Engineering Services funded in account 11-6209-309 (Professional Services) for a one-year period beginning October 1, 2025, through September 30, 2026. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Bierman, to approve the remaining Consent Agenda items A and D as presented. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

- 4. Consider the following items as they relate to the McGarity Ground Storage Tank Repaint and Rehabilitation project:**
 - A. Appropriate \$269,401 from Unrestricted Water Fund Reserves to FY 25-26 budget Account 21-8210-490.136 (McGarity Ground Storage Tank Repaint).**
 - B. Award the bid and authorize the City Manager to enter into an agreement with D&M Tank, LLC for the construction of the McGarity Ground Storage Tank Repaint and Rehabilitation project in an amount not to exceed \$244,910.**

**CITY COUNCIL REGULAR MEETING**

September 18, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

- C. Encumber a 10% contingency totaling \$24,491 to be reserved by the city to cover any unforeseen project expenses.**

CIP Manager Patrick Hilbourn presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Stubblefield, to approve authorizing the City Manager to complete the following items as they relate to the McGarity Ground Storage Tank Repaint and Rehabilitation project:

- A. Appropriate \$269,401 from Unrestricted Water Fund Reserves to FY 25-26 budget Account 21-8210-490.136 (McGarity Ground Storage Tank Repaint).
- B. Award the bid and authorize the City Manager to enter into an agreement with D&M Tank, LLC for the construction of the McGarity Ground Storage Tank Repaint and Rehabilitation project in an amount not to exceed \$244,910.
- C. Encumber a 10% contingency totaling \$24,491 to be reserved by the city to cover any unforeseen project expenses.

The motion passed unanimously by a 5 to 0 vote.

5. Consider adopting Ordinance 2025-09-01025 of the City of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 titled “Building Regulations” by amending Article 3.04 titled “Building Code” by adopting the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01026, amending Article 3.05 titled “Mechanical Code” by adopting the 2024 Edition of the International Mechanical Code with amendments; by adopting Ordinance 2025-09-01030, amending Article 3.06 titled “Plumbing” by amending Division 2 titled “Plumbing Code” by adopting the 2024 Edition of the International Plumbing Code with amendments; by adopting Ordinance 2025-09-01034, amending Article 3.07 titled “Electricity” by amending Division 3 titled “Electrical Code” by adopting the 2023 National Electrical Code with amendments; by adopting Ordinance 2025-09-01024, amending Article 3.08 titled “Residential Code” by adopting the 2024 Edition of the International Residential Code with amendments and Appendices A, B, C, D, E, F, G, H, J, M, N, O, P, Q and U, save and except Sections R324.1 through R324.2 of the 2003 International Residential Code which remain unchanged to require Residential Fire Sprinklers; by adopting Ordinance 2025-09-01028, amending Article 3.09 titled “Energy Conservation Code” by adopting the 2024 Edition of the International Energy Conservation Code with amendments; by adopting Ordinance 2025-09-01032, amending Article 3.10 titled “Fuel Gas Code” by adopting the 2024 Edition of the International Fuel Gas Code with amendments; by adopting Ordinance 2025-09-01029, amending Article 3.20 titled “Existing Building Code” to adopt the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01033, amending Article 3.21 titled “Swimming Pool and Spa Code” to adopt the 2024 Edition of the International Swimming Pool and Spa Code with amendments; by adopting Ordinance 2025-09-01031, amending Chapter 5 titled “Fire Prevention and Protection”



CITY COUNCIL REGULAR MEETING

September 18, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

by amending Article 5.03 titled “Fire Code” by adopting the 2024 Edition of the International Fire Code with amendments and Appendices A-I and the latest edition of the National Fire Protection Association Standard 1, save and except Section 903.2 of the 2003 International Fire Code which remains unchanged to require the installation of automatic sprinkler systems throughout all levels of new Group A, B, E, F, H, I, M, R, S and Commercial U Occupancies; by adopting Ordinance 2025-09-01027, amending Article 3.19 Fencing Requirements, Section 3.19.002 Residential, Agriculture & Estate Districts.

Development Services Director Joe Hilbourn presented.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Mayor Kuykendall, to approve Agenda Item 5 as presented. The motion passed unanimously by a 5 to 0 vote.

6. Discuss participation by the City Council for National Night Out on October 7, 2025.

City Manager John Whitsell presented.

The Lucas Fire Department will be participating in National Night Out. Collin County Sheriff's Office will not be participating in National Night Out.

No motion required.

7. Consider adopting Resolution #2025-09-05574 to approve nominating a candidate to be a member of the Collin Central Appraisal District Board of Directors.

MOTION: A motion was made by Mayor Kuykendall, seconded by Mayor Pro Tem Fisher, to adopt Resolution R-2025-09-05574 to approve nominating Brian Dale as a candidate to be a member of the Collin Central Appraisal District Board of Directors. The motion passed unanimously by a 5 to 0 vote.

8. Consider approving Resolution No. R-2025-09-05576, A RESOLUTION OF THE CITY OF LUCAS, TEXAS, AUTHORIZING THE AWARD OF A SERVICE PROVIDER FOR 2024 HAZARD MITIGATION GRANT PROGRAM (HMGP) PROJECTS FUNDED THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM) FOR DR-4781 APRIL 2024 SEVERE STORMS AND DR-4798 HURRICANE BERYL.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Peterson, to approve Resolution No. R-2025-09-05576, A RESOLUTION OF THE CITY OF LUCAS, TEXAS, AUTHORIZING THE AWARD OF A SERVICE PROVIDER



MINUTES
CITY COUNCIL REGULAR MEETING

September 18, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

FOR 2024 HAZARD MITIGATION GRANT PROGRAM (HMGP) PROJECTS FUNDED THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (IDEM) FOR DR-4781 APRIL 2024 SEVERE STORMS AND DR-4798 HURRICANE BERYL. The motion passed unanimously by a 5 to 0 vote.

Executive Session Agenda

9. Executive Session:

An Executive Session was not held at this meeting.

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

No action taken from the Executive Session.

Adjournment

11. Adjournment.

MOTION: A motion was made by Councilmember Peterson, seconded by Mayor Kuykendall, to adjourn the meeting at 6:58 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:



Dusty Kuykendall, Mayor

ATTEST:



Toshia Kimball, City Secretary

