



CITY COUNCIL REGULAR MEETING

August 7, 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
Councilmember Tim Johnson
Councilmember Phil Lawrence

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Finance Director Liz Exum
CIP Manager Patrick Hubbard
Fire Chief Ted Stephens
Deputy Casey Clopton

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

Debbie Jacobs, 1415 Ford Lane, Lucas, Texas, 75002, discussed items that she would like to see in the Lucas newsletter, including:

Encouraging citizens to maintain their culverts.

Addressing the issue of citizens blowing grass clippings in the middle of the street.

Inquired whether an ordinance exists regarding the maintenance and storage of boats and recreational vehicles on private property.

Curtis Helton, 2300 McGarity Lane, Lucas, Texas 75002. Mr. Hilton addressed concerns regarding trash and litter resulting from construction activities. He also noted the absence of a speed limit sign on his street, reporting that vehicles frequently travel at excessive speeds in the area.

Community Interest

2. Items of Community Interest:

- A. Wanda Smith, Community Waste Disposal (CWD) Municipal Coordinator, would like to inform the City Council that during August 2025, for every ton of materials recycled in our municipality's curbside recycling program, CWD will donate \$10.00 to the Community Foundation of the Texas Hill Country.**

Ms. Smith, CWD Municipal Coordinator, presented to the City Council.

Mayor Kuykendall presented the items of Community Interest.

- Lucas Farmers Market – Upcoming Farmers Market August 23, 2025, Back-to-School-Event



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- Public Lands Trail Cleanup – Blackland Prairie Raptor Center, September 20, 2025, 9 am - 1 pm.
- Closures – City Hall will be closed for Labor Day on September 1, 2025.
- Movie in the Park – October 3, 2025, at 7 pm. The movie will be Scoob. Free Hot dogs will be served.
- Lucas Fire Rescue Open House – October 5, 2025, 12 pm – 3 pm at the Lucas Fire Station.
- Volunteer With the City of Lucas

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of the July 17, 2025, City Council meeting.

B. Authorize the Mayor to enter into an interlocal agreement between the City of Lucas and Collin County for jail services for a one-year period beginning October 1, 2025, through September 30, 2026.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence, to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Public Hearing

4. Conduct a public hearing to consider Ordinance number 2025-06-01018 amending the City of Lucas Code of Ordinances, Chapter 14, titled “Zoning,” Article 14.01, titled (General Provisions” and Article 14.03 titled “Districts.”

- A. Presentation by Joe Hilbourn**
- B. Conduct public hearing**
- C. Take action on the amendment request**

Development Services Director Joe Hilbourn presented.

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 Mayor Kuykendall, seconded by Councilmember Bierman, to approve ordinance number 2025-06-01018 amending the City of Lucas Code of



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Ordinance, Chapter 14, titled “Zoning,” Article 14.01, titled “General Provisions,” and Article 14.03 titled “Districts.” The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

5. Discuss the Fiscal Year 2025-2026 Proposed Budget.

Finance Director Liz Exum presented. There is no motion required on this item.

6. Consider the proposed City of Lucas Property Tax Rate for Fiscal Year 2025-2026:

A. Discuss tax rate and take record vote for publication in the Allen American Newspaper.

B. Schedule public hearing for tax rate for Monday, August 25, 2025 (Special Meeting) at 6:35 pm, or immediately following the Lucas Fire Control, Prevention, and EMS District Board Meeting.

Finance Director Liz Exum presented this item on the following property tax options:

1. No-New-Revenue Tax Rate - \$.232588 (\$.179795 M&O and \$.052793 Debt)

The No-New-Revenue tax rate is the total tax rate needed to raise the same amount of property tax revenue for the City of Lucas from the same properties in both the 2024 tax year and the 2025 tax year.

2. Voter-Approval Tax Rate - \$.239728 (\$.186935 M&O and \$.052793 Debt)

The Voter-Approval tax rate is the sum of the M&O tax rate plus a 3.5 percent increase, unused increment rate, and debt rate.

3. De Minimis Tax Rate - \$.255463 (\$.202670 M&O and \$.052793 Debt)

The De Minimis tax rate is the calculation used to give smaller taxing units (with a population of less than 30,000) some flexibility to adopt a tax rate that generates more property tax revenue than the previous year. The De Minimis rate calculation exceeds the 8 percent voter approval tax rate; citizens may petition for an election.

Ms. Exum explained that City Council will need to vote on a property tax rate option that will be published and advertised as the proposed tax rate, following the tax notice requirements in the Allen American newspaper.



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MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Mayor Kuykendall, to approve Option #3 to be published in the Allen American Newspaper, a proposed tax rate of .255463 percent, which is the De Minimis rate for the 2025 tax year. The following record vote was taken:

Councilmember Peterson	Aye
Councilmember Stubblefield	Aye
Councilmember Bierman	Aye
Mayor Kuykendall	Aye
Mayor Pro Tem Fisher	Aye
Councilmember Johnson	Aye
Councilmember Lawrence	Aye

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Peterson, to set the public hearing date regarding the City of Lucas Fiscal Year 2025-2026 tax rate for Monday, August 25, 2025 (**Special Meeting**) at 6:35 pm, or immediately following the Lucas Fire Control, Prevention, and EMS District Board Meeting. The motion passed by a 7 to 0 vote.

7. Discuss and receive an update regarding Lewis Lane maintenance responsibilities and boundary clarification with the City of Parker.

City Manager John Whitsell presented. No motion required on this item.

8. Consider and provide City Manager direction on a city-wide, July 4, 2026, celebration at Brockdale Park.

City Manager John Whitsell recommended that the city remove this item from the budget because it is not the right time logistically. The City Council was in agreement. There is no motion required on this item.

9. Consider authorizing the City Manager to negotiate and enter into an agreement with Schaumburg & Polk, Inc. (SPI) to provide professional services in the amount of \$259,000 for the design of the McGarity One Million Gallon Ground Storage Tank Project and to transfer \$259,000 from Unrestricted Water Fund Reserves to account number 21-8210-490.138 for said project.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence, to approve authorizing the City Manager to negotiate and enter into an agreement with Schaumburg & Polk, Inc. (SPI) to provide professional services in the amount of \$259,000 for the design of the McGarity One Million Gallon Ground Storage



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Tank and to transfer \$259,000 from Unrestricted Water Fund Reserves to account number 21-8210-490.138 for said project. The motion passed by a 7 to 0 vote.

Executive Session Agenda

10. Executive Session:

- A. 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.

Mayor Kuykendall convened into Executive Session at 7:32 pm.

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

Mayor Kuykendall reconvened into Executive Session at 8:41 pm.

MOTION: A motion was made by Councilmember Peterson, seconded by Mayor Kuykendall, to approve the first amended and restated employment agreement with City Manager, John Allen Whitsell, with an amendment to Article II to allow for successive one-year renewals and to approve a separate severance agreement. The motion passed unanimously by a 7 to 0 vote.

Adjournment

12. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 8:42 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:


Dusty Kuykendall, Mayor


Toshia Kimball, City Secretary

