



MINUTES

CITY COUNCIL REGULAR MEETING

August 21, 2025, or immediately following the
Lucas Fire Control, Prevention and EMS Board Meeting | 6:35 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Dusty Kuykendall
Councilmember Chris Bierman
Councilmember Neil Peterson
Councilmember Brian Stubblefield
Councilmember Tim Johnson

City Staff Present:

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

City Councilmembers Remote:

Mayor Pro Tem Fisher

City Councilmembers Absent:

Councilmember Phil Lawrence

Mayor Kuykendall called the meeting to order at 6:35 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

Greg Jacobs, 1415 Ford Lane, Lucas, Texas, 75002, discussed wanting a signal traffic study from TxDOT at Blondy Jhune and Country Club Road.

Julie Judd, 445 Pennington Drive, Lucas, Texas, 75002, discussed concerns about the project north of Tractor Supply off McGarity Lane. She also discussed that McGarity Lane is unsafe, and the dead-end sign is missing.

Ken Judd, 445 Pennington Drive, Lucas, Texas, 75002, discussed concerns about the development on McGarity Lane and Allison Lane. He also discussed how unsafe it is on McGarity Lane without improvements.

Community Interest

2. Items of Community Interest:

- Lucas Farmers Market – Upcoming Farmers Market August 23, 2025, Back-to-School-Event
- Special Meeting – August 25, 2025, at 6:30 p.m. to adopt the tax rate and FY25-26 budget for the city and Fire District.
- Closures – City Hall will be closed for Labor Day on September 1, 2025.



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- Public Lands Trail Cleanup – Blackland Prairie Raptor Center, September 20, 2025, 9 am - 1 pm.
- 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.

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of the August 7, 2025, City Council meeting.

B. Approval of Resolution R-2025-08-00571 adopting the City of Lucas Public Funds Investment Policy.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Johnson, to approve the Consent Agenda as presented. The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

4. Consider the concept in principle to enter into a Development Agreement with Good Luck Real Estate Development, LLC, for roadway improvements to the first 1,284 feet of Stinson Road south of West Lucas Road to include a right-turn lane on Stinson Road.

Development Services Director Joe Hilbourn presented.

Renee Phillips, 1325 Stinson Road, Lucas, Texas, 75002, in opposition.

James Sheridan, 651 Bastrup Road, Lucas, Texas, 75002, in opposition.

Sarah Hurzeler, 211 Lee Drive, Lucas, Texas, 75002, in opposition.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

Ilene Mougel, 651 Stinson Road, Lucas, Texas, 75002, in opposition.

Kathleen Peele, 17 Edgefield, Lane, Lucas, Texas, 75002, in opposition.

Brian Bonner, 614 Walker Lane, Lucas, Texas, 75002, in opposition.



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Mayor Kuykendall read the emails and in opposition Request to Speak Forms.

Jenean McLaughlin, 3 Skyview Drive, Lucas, Texas, 75002, in opposition.

Amy Pacio, 485 Stinson Road, Lucas, Texas, 75002, in opposition.

Jennifer Wier, 602 Walker Lane, Lucas, Texas, 75002, in opposition.

Jamie Streeter, 324 Darton Drive, Lucas, Texas, 75002, in opposition.

Rachel Garcia, 500 Burke Drive, Lucas, Texas, 75002, in opposition.

Amy Barney, 415 Hunt Drive, Lucas, Texas, 75002, in opposition.

Robert Lewis, 616 Connell Lane, Lucas, Texas, 75002, in opposition.

Marilyn Hinrichs, 300 Darton Drive, Lucas, Texas, 75002, in opposition.

Jana Day, 511 Burke, Lucas, Texas, 75002, in opposition.

James and Amanda Kaczinski, 619 Hayden Lane, Lucas, Texas, 75002, in opposition.

Debbie Vanderburg, 1475 Stinson Road, Lucas, Texas, 75002, in opposition.

Laura McCarthy, 12 Prado Verde Drive, Lucas, Texas, 75002, in opposition.

Jennie Tissing, 1190 Stinson Road, Lucas, Texas, 75002, in opposition.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Stubblefield, to deny the concept in principle to enter into a Development Agreement with Good Luck Real Estate Development, LLC, for roadway improvements to the first 1,284 feet of Stinson Road south of West Lucas Road to include a right-turn lane on Stinson Road. The motion passed unanimously by a 6 to 0 vote

Public Hearing

5. Consider the City of Lucas Proposed Budget for Fiscal Year 2025-2026:

A. Discuss proposed budget.

B. Conduct Public Hearing.



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- C. Schedule the date for adopting an ordinance approving Fiscal Year 2025-2026 budget for Monday August 25, 2025, at 6:35 pm or immediately following the Lucas Fire Control, Prevention and EMS District meeting to be held at 6:30 pm.

Finance Director Liz Exum presented.

Mayor Kuykendall opened the public hearing at 7:35 pm.

Mayor Kuykendall closed the public hearing at 7:35 pm.

MOTION: A motion was made by Councilmember Johnson, seconded by Mayor Kuykendall, to set the date to adopt an ordinance approving FY 2025-2026 budget for Monday August 25, 2025, at 6:35 pm or immediately following the Lucas Fire Control, Prevention and EMS District meeting to be held at 6:30 pm. The motion passed unanimously by a 6 to 0 vote.

Executive Session Agenda

6. **Executive Session:**

An Executive Session was not held at this meeting.

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

No action was taken from Executive Session.

Adjournment

8. **Adjournment.**

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Bierman to adjourn the meeting at 7:36 pm. The motion passed unanimously by a 6 to 0 vote.



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APPROVED:


Dusty Kuykendall, Mayor

ATTEST:


Toshia Kimball, City Secretary

