



MINUTES CITY COUNCIL REGULAR MEETING

June 4, 2026 | 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 Neil Peterson
Councilmember Chris Bierman
Councilmember Jonathan Underhill
Councilmember Rebecca Orr

City Staff Present:

City Manager John Whitsell
Executive Assistant Morgan Kowaleski
Development Services Director Joe Hilbourn
Public Works Director Jeremy Bogle
Finance Director Liz Exum
Public Safety Director Doug Kowalski
Fire Chief Rick Lasky
City Attorney Joe Gorfida

City Councilmembers Remote:

Councilmember Phil Lawrence

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

There was no citizen input at this meeting

Community Interest

2. Items of Community Interest

Mayor Kuykendall presented the items of Community Interest.

- Upcoming Events:
 - Lucas Farmers Market – Saturday, June 13, 2026, 8:00 am – 12:00 pm
 - Lucas Farmers Market – Saturday, June 27, 2026, 8:00 am – 12:00 pm
 - Lucas Farmers Market – Saturday, July 11, 2026, 8:00 am – 12:00 pm
- City Hall Holiday Closure:
 - City of Lucas offices will be closed Friday, July 3, 2026, in observance of Independence Day.
 - Regular business hours will resume on Monday, July 6, 2026.
- NotifyMe
 - News updates, Bid postings, Community Calendar events, Water service interruptions, Road and construction updates
- Lucas Leader Newsletter:
 - Keep up with the latest City news, community updates, upcoming events, and important information in The Lucas Leader Newsletter available on the city website.

- Sign up for E-Billing:
 - Residents can now receive utility bills by email and pay online anytime for a faster, easier, and more convenient experience.

Consent Agenda

3. Consent Agenda:

- A. Approval of the May 21, 2026, City Council Meeting Minutes

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Bierman to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

4. Consider approving a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A.

Development Services Joe Hilbourn presented.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Lawrence to approve a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A. The motion passed unanimously by a 7 to 0 vote.

5. Consider approving a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan.

Development Services Joe Hilbourn presented.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to approve the request Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan. The motion passed unanimously by a 7 to 0 vote.

6. Consider and Act Upon Authorizing the Lucas Fire Department to Apply for the FY 2025 FEMA SAFER Grant.

Agenda Item number six was pulled from consideration.

7. **Consideration and approval of an Ordinance No. 2026-06-01047, authorizing the issuance of "City of Lucas, Texas Tax Notes, Series 2026", levying an annual ad valorem tax, within the limitations prescribed by law, for the payment of the obligations, and other matters incident and related thereto.**

City Manager John Whitsell presented. Senior Managing Director, Mark McLIney, at SAMCO Capital Markets, Inc. answered questions for the City Council.

MOTION: A motion was made by Councilmember Peterson, seconded by Councilmember Lawrence to approve Ordinance 2026-06-01047, authorizing the issuance of City of Lucas, Texas Tax Notes, Series 2026 with the added amendment that the City of Lucas will go with Simmons Bank to complete the process at an interest rate of 3.6%. The motion passed unanimously by a 7 to 0 vote.

8. **Consideration and approval of Resolution No. R-2026-06-00582, relating to establishing the City's intention to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax-exempt obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto, and proving an effective date.**

City Manager John Whitsell presented. Senior Managing Director, Mark McLIney, at SAMCO Capital Market, Inc. answered questions for the City Council.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to adopt a reimbursement Resolution No. R-2026-06-00582. The motion passed unanimously by a 7 to 0 vote.

Executive Session Agenda

9. Executive Session:

The City Council will convene into executive session pursuant to Section 551.072 of the Texas Government Code to deliberate on the purchase, exchange, lease, or value of real property.

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 was taken from Executive Session.

Adjournment

11. Adjournment.

MOTION: A motion was made by Councilmember Lawrence, seconded by Mayor Kuykendall to adjourn the meeting at 7:24 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:


Dusty Kuykendall, Mayor

ATTEST:


Toshia Kimball, City Secretary

