

**FALL BAZAAR AND BAKE SALE**



Be sure to mark your calendar to visit the 2nd annual bazaar and bake sale at First United Methodist Church at 750 West Lucas Road on Saturday, October 14 from 9AM until 4PM. This fun event will benefit Hope's Door and Samaritan Inn. Seller registration fees, bake sale proceeds, and raffle proceeds will be donated to Hope's Door, which is a shelter and counseling center for families affected by domestic violence. The Samaritan Inn is Collin County's only emergency shelter for the homeless. There will be a number of great vendors selling all types of craft and gift items. There will be food and fun for all the family. For more information, visit their website at [www.lucasumc.org/bazaar.html](http://www.lucasumc.org/bazaar.html).

**TIME FOR CHANGE**



Don't forget to set your clocks back by one hour on October 29th. There's another change you may want to make at the same time....your smoke alarm battery. Working smoke alarms throughout your home cut in half your family's risk of dying in a house fire. They can alert you, and give you the critical extra seconds needed to escape a potentially deadly fire. It's a good idea to form the simple habit of checking the batteries in all your smoke alarms and carbon monoxide detectors at the same time you change your clock settings in the spring and fall. This friendly reminder is brought to you by the Lucas Volunteer Fire Department.



**NORTH TEXAS MUNICIPAL WATER DISTRICT DROUGHT PLAN UPDATE**

Over the last month or so, there has been much speculation over whether or not NTMWD is on the verge of declaring a Stage 4 Drought Contingency Plan. At a recent meeting attended by representatives of the City, NTWD official stated that they want to avoid if at all possible going to this next, and much more drastic, plan. They are working on the possibility of going to a modified Stage 3 plan that would possibly tighten some restrictions, such as length of allowable watering hours. In spite of the recent rain, there is still a critical water shortage at our main water source, Lake Lavon. The City must adopt as a minimum standard all restrictions imposed by NTMWD. We are currently at Stage 3 status.

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LUCAS, TEXAS 75002

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**Lucas City Newsletter**

October , 2006

[newsletter@lucastexas.us](mailto:newsletter@lucastexas.us)

151 Country Club Road, Lucas TX 75002 • 972/727-8999 • [www.lucastexas.us](http://www.lucastexas.us)

**IMPORTANT NOTICE**

**CITY MEETINGS SCHEDULE CHANGING**

Beginning in November, all city meetings, including City Council regular and workshop meetings, Planning and Zoning Commission, and Parks and Open Space Board, will be conducted on Thursdays in lieu of the current Monday night schedule. Unless otherwise posted, meetings will continue to begin at 7:00 PM and will be held at the City of Lucas annex at 185 Country Club Road. Meeting dates and times will be continue to be posted outside City Hall, on the City website, and in the newsletter each month. When a scheduled meeting date falls on a holiday, the Mayor or affected commission chairman will set the alternate date. The first meeting to be held under this new schedule will be the Nov. City Council regular meeting which will now be held on Thursday, Nov. 2. If you have any questions, contact City Hall at 972-727-8999.

**City Council**

- Bob Sanders, Mayor  
(bsanders@lucastexas.us)
- Debbie Fisher, Mayor Pro Tem  
(dfisher@lucastexas.us)
- Tonda Frazier, Councilmember  
(tfrazier@lucastexas.us)
- Bill Carmickle, Councilmember  
(bcarmickle@lucastexas.us)
- Don Zriny, Councilmember  
(dzriny@lucastexas.us)
- Kathleen Peele, Councilmember  
(kpeele@lucastexas.us)

**City Administrator**

Charles Fenner  
(cfenner@lucastexas.us)

**PUBLIC HEARINGS ON IMPACT FEES SCHEDULED FOR OCTOBER 9TH AND 16TH**

A Public Hearing has been scheduled for Monday, Oct. 9 during the regular Planning & Zoning meeting to discuss and review proposed amendments to the Land Use Assumptions, Capital Improvements Plan, and Impact Fees. The P&Z Commission is serving as an Advisory Committee to assist in drafting the amendments and to make sure that required updates are conducted legally, and that they fairly reflect existing and projected conditions.. The second Public Hearing will be held during the City Council workshop meeting on October 16.

It is required by both City Ordinance and the Texas Local Government Code that these Water and Roadway Fee Updates are conducted periodically. The updates include revising forecasts of future population and land use throughout the service area. The latest projections of North Central Council of Governments are taken into account for this purpose.

The maximum impact fees are calculated by dividing the cost of capital improvements that will be required due to future growth by the number of service units, or meters, projected in the revised land use assumptions.

State law requires that a public hearing be held before the City Council adopts any change in the impact fees. The City Council has the authority to adopt any fee rate that does not exceed the maximum allowable rated determined by the Impact Fee Update and is in accordance with state law. For more information on impact fees, see article on Page 3.

**Meeting Schedule**

**All meetings begin at 7:00 in the City Annex unless otherwise specified.**

City Council Regular
October 2
Planning & Zoning
October 9
City Council Workshop
October 16
Parks & Open Spaces
October 23
Municipal Court
October 25, 2:00 PM

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**CITY WORKS**

(This month's column about our water system was contributed to by Councilmember Kathleen Peele)

The City of Lucas buys its water from North Texas Municipal Water District . Since we are not a member city of the Water District, we pay a slightly higher rate for this water than do member cities. We buy our water under a common system known as "take or pay". We must commit to purchasing a certain number of gallons per year. If we don't use all to which we have committed, then we still must pay for the full contracted amount. If we exceed the committed amount, then we must pay for the overage, and NTMWD may add additional fees or recalculate the "take or pay" contract for the following year.

We have a contractual obligation to accept any and all measures for conservation as determined by NTMWD. They divide the available water among all their customer cities, and non-compliance with mandated conservation measures, such as the current Drought Contingency Plan, could result in caps or restriction on the amount of water allocated the following year (based on previous years' usage.)

The Lucas Water Utilities Department does not make a profit. Under Texas Law, we can collect only what we need to maintain our water systems and provide you with quality water service. Monies collected cannot be used for such things as road repair or any other non-water service related items. Water revenues may be used only for the following:

- Debt Service - payments made to retire outstanding revenue bonds. These bonds are used for making large improvements to the system.
- Personnel - cost of all staff in the department, including the person who answers your phone call and those who repair water main breaks.
- Capital - used for renewing water mains, building pump stations and water towers, or making other large purchases to maintain or improve the water system.
- Supplies - includes items such as minor tools, uniforms, and office supplies.
- Maintenance - covers any annual maintenance contract for radios, fleet maintenance, and other equipment.
- Other - includes items such as electricity to pump the water into the distribution system, payment for water purchased from NTMWD, professional licenses, and fuel.

The City also collects water impact fees from developers to

help offset service line costs, connecting fees, cost of new meters, processing fees, and other related costs of new developments tapping into our water system.

Due to the ongoing drought, the City in the summer of 2006 implemented a temporary water rate provision that imposed a surcharge for water usage over 25,000 gallons per month. This surcharge helps offset the revenues potentially lost due to the mandatory water use reductions, as well as acting as an incentive for customers to conserve water.

**VOLUNTEERS NEEDED**

A local Eagle Scout project to benefit the City of Lucas is underway. Under the direction of Fire Chief Jim Kitchens, Ammon Butcher will lead an effort to collect data on over 550 fire hydrants within the community and compile a data base for the fire department. This project will enable the city to improve its fire safety rating and pass on savings in fire safety costs to residents and businesses. You can help by collecting data from fire hydrants in your neighborhood and sending the info to Ammon by Sunday, Oct. 8. You should provide the following information: nearest street number address to the hydrant or description of its location; brand name, serial number and color of hydrant; whether it is in need of painting; and your name and either phone number or email address.



Volunteers are also needed on Sat., Oct. 14 to drive around to fire hydrants and collect information. If you are willing to help with this project, please contact Ammon at [barbarabutcher1@earthlink.net](mailto:barbarabutcher1@earthlink.net) or call him at 972-442-4756.



**COFFEE WITH COUNCIL**

The first Coffee with Council was held Saturday morning, Sept. 9th. There was a good turnout of citizens who had the opportunity to visit with Mayor Bob Sanders and Mayor Pro-Tem Debbie Fisher on an informal basis. The next coffee will be on Sat., Dec. 9 and will have Collin County Judge Elect Keith Self as a special guest. Take this opportunity to meet him and visit with two more City Council members, to be announced in the November newsletter.



**SEPTEMBER CITY COUNCIL ACTIONS**

**City Council Meeting September 7, 2006**

- Approved request for zoning change for 58.97 acres in the J. Lovelady Survey Abstract No.538, in Tract 48 in Collin Co.,TX for applicant Paul Anderton from current Agricultural (AO) to Residential 2 acre lots (R2) and Residential 1.5 (R1.5).Property generally located approx. 1000' west of Stinson Rd. and 2600' south of Lucas Rd.
- Approved application request from Wolf Creek Investors LP of Preliminary Plat to City of Lucas to subdivide property described as 39.67 acres situated in Gabriel Fitzhugh Survey, Abstract A0318, Tract 15, Collin Co., TX. Property generally located east of FM1378 (Country Club Rd.) on Forest Grove Rd.
- Approved application request for Final Plat for 62.97 acres situated in the Benjamin Sparks Survey Abstract No. 813, Collin Co., TX. Property generally located south of Estelle Lane approx. 1500' east of FM1378 (east of Hart Elementary in City's ETJ)
- Adopted resolution changing days for all City of Lucas meetings, including City Council, P&Z Commission and Parks & Open Space Board from Mondays to Thursdays effective November 1.

**City Council Special Meeting September 11, 2006**

- Adopted resolution to set Public Hearing date of Oct. 16, 2006 to discuss and review proposed amendments to the Land Use Assumptions, Capital Improvements Plan, and Impact fees, and appointing Planning & Zoning Commission as Advisory Committee to assist in drafting the amendments.

**City Council Workshop Meeting September 18, 2006**

- Approved minutes from Sept. 7, 2006 City Council Regular meeting and Sept. 11, 2006 Special City Council Meeting.
- Approved ordinance of the City of Lucas adopting the Budget for Fiscal Year beginning Oct. 1, 2006 and ending Sept. 30, 2007.
- Approved ordinance adopting City Tax Rate and levying the Ad Valorem Taxes for the Fiscal Year 2006-2007 to provide revenue for current expenditures. (New tax rate of .3766 , changed from current tax rate of .375)
- Authorized City Administrator to execute agreement between City of Lucas and North Texas Animal Control Authority regarding animal control services for next fiscal year.
- Authorized City Administrator to execute an interlocal agreement between the City of Lucas and Collin County regarding law enforcement services for the next fiscal year.

**DEVELOPMENT IMPACT FEES: WHAT ARE THEY AND WHY DO WE NEED THEM?**

Have you ever driven past a new development and wondered just who has to pay for the new roads and all the water lines that are being put in to serve the newest residents?

Obviously, new taxes won't be generated until after the development is built up and new residents have moved in. That is why the City collects one time charges called "Impact Fees" from developers for each new building permit. We are allowed to collect two different types of impact fees: one for roads (transportation) and one for water (utilities). In case of development in our ETJ (Extraterritorial Jurisdiction) areas, we are only allowed to collect water (utility) impact fees. By law we must allocate each of these types of fees for the provision of expansion to both our water (utility) system and thoroughfare (road) system. These funds generally may not be used for operation, maintenance, repair, or replacement of existing capital facilities.

In a number of cases, the developer may want to construct offsite utilities and extend existing roads to the proposed subdivision. In this case, the City negotiates a facilities agreement with the developer to allow them to do so in lieu of collecting impact fees. In essence, according to the Texas Local Government Code for the creation of impact fees, it requires the developer to "pay its way" for the "impact" it has on the infrastructure.

The imposition of development impact fees helps all residents by lessening the need to raise property taxes to pay for the additional infrastructure necessitated by new construction; and making it the responsibility of the new development.

**HAVE A SAFE AND FUN HALLOWEEN. REMEMBER, WE ARE STILL UNDER A BURN BAN, AND NO OUTDOOR OPEN FLAMES ARE ALLOWED.**

**BOARD MEMBER APPLICATIONS FOR 2007**

City Council will begin the process of interviewing applicants for appointment or reappointment to the Planning & Zoning Commission and the Parks and Open Spaces Board at the December 4th City Council Meeting. All interested citizens are invited to complete applications. An application is enclosed as an insert to this newsletter. You can obtain additional applications by visiting the city website at [www.lucastexas.us](http://www.lucastexas.us). Click on "Forms" and chose "Volunteer" to complete the form online. You can also call City Hall at 972-727-8999 and ask that a form be mailed, faxed, or emailed to you, or you can send an email to [secretary@lucastexas.us](mailto:secretary@lucastexas.us) to request a form. Serving as a volunteer on one of these boards or commissions gives you the opportunity to help shape the future of our community. We urge you to consider serving. It can be a rewarding and educational opportunity.