

LOCAL STUDENTS WIN 4H AWARDS



Megan and Max Gresham, daughter and son of Diane Gresham of Lucas have both recently earned several awards through their participation in 4H. Megan, 14, who attends Lovejoy HS, received first place in the Collin County 4H Record Book judging for her Veterinary Science project, Intermediate Division, and then went on to win first place at the District IV judging. Max, 9, who attends Hart Elementary, received first place in the Collin County 4H Record Book judging for his Shooting Sports project, Junior Division and also went on to win first place at the District IV level.

These 4H Record Books are summaries of their achievements in the past year for their main 4H projects, as well as many other 4H activities in which they are involved. They are both members of the Allen Achievers 4H, the Collin County Vet Science 4H, and the Field & Stream 4H of Collin County. Megan would like to thank Dr. Dan Kendall of Lucas Veterinary Clinic for his support.



CONSERVATION CORNER

Here are two more great websites for water conservation tips:

www.getwise.org
www.ntmwd.com/conservation_tips.html

BOARD APPOINTMENTS

City Council has recently made several board appointments. In July, Rebecca Mark was moved up from her seat as alternate board member on the Parks and Open Spaces Board to regular member, and Tricia Millsap was appointed as alternate member.

At the City Council Meeting on August 7 candidates for seats on the Board of Adjustments were interviewed by Council. Following these interviews, the new board was appointed by Council. The members are Denny Rice, Richard Fricks, Debbie Pankey, Charlie Gaines, and Steve Duke. Kenneth Cranfill and Dwayne Russell were appointed as alternate members to this board.



Lucas City Newsletter

September, 2006

newsletter@lucastexas.us

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ALL LISTED MEETINGS ARE HELD AT CITY ANNEX

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)

ACCESSORY BUILDING ORDINANCE PUBLIC HEARING SEPTEMBER 11, 2006



The first of two public hearings on the new proposed accessory building ordinance will be held at the Planning & Zoning meeting on **Monday, 9-11**. The meeting will begin at 7:00 PM and, as usual, will provide opportunity for citizen input. Copies of the proposed new ordinance will be available on line at www.lucastexas.us or copies may be picked up at the front desk in City Hall. The second public hearing is scheduled for **Monday, 9-18**, at the City Council Workshop Meeting. Please mark these important dates on your calendar.

Meeting Schedule

City Council Regular Sept. 7 (Thurs.), 7:00 PM
Planning & Zoning Sept. 11, 7:00 PM
City Council Workshop Sept. 18, 7:00 PM
Parks & Open Spaces Sept. 25, 7:00 PM
Board of Adjustments Sept. 6, 7:00 PM
City Council Special Meeting Sept 11, 6:00 PM
Municipal Court Sept. 26, 2:00 PM

ANNUAL BUDGET PUBLIC HEARINGS SET

Over the last several weeks, city staff has been working with the City Council to set the Fiscal Year Budget for 2007. Two public hearings have been scheduled. The first public hearing will be at the regular City Council meeting on **Thursday 9-7 at 7:00 PM**. This meeting was rescheduled from Monday, 9-4, due to the Labor Day holiday. The second public hearing will be on **Monday, 9-11, at 6:00 PM**, prior to the regular P&Z meeting at 7:00 PM.

YOU ARE INVITED TO HAVE "COFFEE WITH COUNCIL"



As part of their ongoing commitment to good communications with Lucas residents, your City Council will be hosting several breakfast forums over the next year. The intent of these informal gatherings is to meet with citizens in a relaxed setting to gather ideas and impart information. Two council members will be attending each breakfast which will be held quarterly. The first of these gatherings will be held from **8:00 AM until 10:00 AM on Saturday, Sept. 9**. Later breakfasts will be held on Sat., Dec. 9, Sat. March 10, and Sat. June 6. Come join us for coffee, donuts, and great conversation.

CITY OF LUCAS
 151 COUNTRY CLUB
 LUCAS, TEXAS 75002

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FIRST CALL NETWORK INTRODUCED IN LUCAS



The City of Lucas has signed a contract with FirstCall Network, an emergency telephone notification system. FirstCall's emergency notification system will allow the Lucas Fire department and City officials to notify all City residents who have phone service of any emergency information that officials believe necessary.

This system is a great step towards better protecting our resident's lives and property. For example, if there is a dangerous chemical spill, residents in the area of danger can be notified and instructed through a recorded message delivered via their phone. This tool gives us the ability to select exactly which part of the city that we want to react, per Lucas Fire Chief Jim Kitchens.

No matter what type of emergency occurs, whether bad weather, an out of control fire, or a lost child, FirstCall will aid the City in getting out the proper message to those who are potentially affected.

FirstCall Network utilizes a proprietary computer mapping system with integrated residential and business telephone numbers and address information.

FirstCall is staffed 24 hours a day, 7 days a week by trained certified emergency notification personnel. The system allows City officials to either record a message at the time of notification, or use one that has been prerecorded and stored until needed. It gives us the ability to have our notification radiate out from the point of the incident so those who are in the most danger will be contacted first.

The system utilizes digital carriers providing dedicated digital circuits for message delivery to not only residential and business phones, but also to cell phones, pagers, or other wireless devices. Residents who have cell phones or these other devices, or those who have unlisted home phones, can add these numbers to the database by contacting FirstCall. There is a link to FirstCall on the City of Lucas website. Residents can go to this site and register their information and alternate phone numbers. It is not necessary to register your home phone if it is a listed number.

This system has the capability of delivering 20,000+ messages within 10 minutes. It is also able to call citizens back when the emergency is over and give the "all clear". Within 5 to 10 minutes after the conclusion of the notification, a report is generated containing info on the incident, including who was called, and when, as well as the message delivered.

If you have further questions, or need to add additional contact numbers but are unable to use the web link to do so, please contact City Hall.

"CITY WORKS"

We plan to make this column an ongoing feature of the newsletter. The goal is to offer explanations for various facets of our city and how it works. The first subject to be addressed is zoning, with a focus on CB (commercial business) versus PD (planned development).

Nearly all cities and towns have ordinances establishing zoning regulations. These regulations set guidelines not only for what types of development may be done in specific areas, but also include rules for how the development may be done. For example, an ordinance may, in some cases, establish minimum or maximum lot sizes, right-of-ways, or set backs from property lines. When an area is zoned commercially (CB) there are a number of rules and regulations that a developer must follow. These rules may include such things as the minimum amount of landscaping required, how many parking spaces are required, or even the types or sizes of buildings that are allowed. It is important to understand that with a CB designation the City does NOT have an opportunity to negotiate with the developer any part of the guidelines established under the CB designation.

Occasionally these rules may not fit what a city or a developer wants to accomplish in a given area. That is why a number of cities, including Lucas, have created a zoning designation called Planned Development (PD). The use of this designation allows the City and the developer to negotiate the details of the development rather than follow the set guidelines established under the CB designation. The PD zoning designation is not really a separate designation, but rather an overlay of the CB designation.

This means that any specific details that are not negotiated revert to the underlying CB requirement. The PD designation allows for more flexibility and creativity in establishing a development that fits in with a City's vision of how it wants its commercial areas to look. Thus the City may impose specific requirements on such things as building design and amenities, types of occupancies desired, and any use limitations. Additional open space, landscaping, and parking specifics may be negotiated as well.

The advantage for the City is the possibility of imposing stricter guidelines than those contained in the underlying CB zoning. For example, berms, unique fencing, building heights and elevation differences, screening walls and plants, etc. might be required by the City to preserve the aesthetic appeal and the compatibility of uses for the specific property. For certain occupancies, the City might want to require free standing buildings in lieu of space in the main structure.

While flexibility is the key reason for using the PD designation for both the city and the developer, the City always retains the right of final approval.

AUGUST CITY COUNCIL ACTIONS

(Complete texts of all resolutions and ordinances are on the city website)

City Council Meeting August 7, 2006

- Authorized staff to enter into agreement with BW2 Engineers, Inc. not to exceed \$3500. for study on water issues relating to possible building permit moratorium.
- Appointed Denny Rice, Richard Fricks, Debbie Pankey, Charlie Gaines and Steve Duke to serve as regular members of the Board of Adjustments and appointed Kenneth Cranfill and Dwayne Russell as alternates.
- Approved minutes for council meeting of 7/17/06.
- Approved application for zoning change for 25.01 acres situated in the Gabe Fitzhugh Survey (property generally located at 1295 W. Forest Grove Rd.) from Agricultural (AO) to Residential Two Acre (R2).
- Approved amendment to Ordinance #2006-05-00566, Drought Contingency Plan, to allow City Administrator to amend allowed landscape watering days at selected addresses to other than the regular trash day for temporary periods up to 90 days when necessary to protect City water system. (New Ordinance #2006-08-00570)
- Approved amendment to Ordinance #2006-07-00569, Water Ordinance, to increase water rates for temporary water meters used during construction phase. (New Ordinance # 2006-08-00571)
- Approved amendment to Ordinance #1988-12-00247, Control of Animals Section 3.1 to change vaccination requirement from one (1) yr. to three (3) years to track with state requirements (New Ordinance #2006-08-00572)
- Approved plan to hold quarterly breakfast forums to gather input from citizens to be held in Sept., Dec., March, June on dates to be determined.
- Approved development agreement to upsize water line from 8" to 12" for Fox Glen Addition on McGarity Lane.

City Council Workshop Meeting, August 21, 2006

- Approved minutes from 8/7/06 Council regular meeting.
- Approved resolution to authorize \$15. rebate to utility bill to water customers who install rain/freeze sensor on sprinkler systems by July 1, 2007.
- Recorded vote agreeing to Fiscal Year 2007 Tax Rate of .3750
- Set dates for Public Hearings on Budget for Fiscal Yr. 2007.
- Set dates & times for proposed breakfast forums.

SERIOUS FIRE DANGER

With the serious drought conditions showing little chance of improvement anytime soon, please continue to use extreme caution and avoid any possible sources of accidental ignition of grass fires. Grass fires can be devastating, potentially causing severe property damage and injury or death. Be cautious, be vigilant, and be safe!!



RAIN/FREEZE SENSORS REBATE APPROVED

Last November, City Council approved an ordinance requiring the installation of rain/freeze sensors on all new irrigation systems installed in Lucas on or after January 6, 2006. Additionally the ordinance requires that all existing systems must be retro-fitted with the sensors by July 1, 2007. City Council has now given final approval to a resolution that allows a one-time \$15.00 rebate to City of Lucas water customers who provide proof to the City's Public Works Department that they have installed rain/freeze sensors on their automated irrigation systems on or before July 1, 2007. The rebate will be given in the form of a credit to the customer's utility bill. Contact City Hall if you have any questions.



STREET NAMED IN HONOR OF DEPUTY BOBBY WEBB

Mayor Sanders, left, presides over dedication of Webb Lane as Pat and Stephanie Webb (seated) look on.

In August, 2005, long time Collin County Sheriff's Deputy Bobby Webb lost his life to cancer. As Deputy Webb had been assigned to the City of Lucas for some time, former Mayor Pro Tem Mike Marafine proposed that we honor Deputy Webb by naming a street in Lucas after him. Skorborg Company, the developer of the new Claremont Springs subdivision, off Estates Parkway, agreed to name one of the new streets Webb Lane in Deputy Webb's memory. A dedication ceremony was held on August 17.

The ceremony was attended by Deputy Webb's widow, Pat, and daughter, Stephanie. Mayor Bob Sanders, Mayor Pro Tem Debbie Fisher, Council Member Kathleen Peele and City Administrator Charles Fenner represented the City of Lucas.

Collin County Sheriff's office was represented by Major Chuck Ruckel, Chief Deputy Rick Allen, Lt. Mick Fichti, Lt. Mark Sanderson, Sgt. Brian Borton, and Sgt. Chris Meehan.

Deputies Kane Kennedy, Jeff Graham, Federico Martinez, Mike Rumfield, Miguel Reyna, Michael Thigpen, and Dustin Douglas also attended the ceremony.