



July , 2009

newsletter@lucastexas.us

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CITY COUNCIL

BILL CARMICKLE, MAYOR

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MARK BARRATT, COUNCILMEMBER

(MBARRATT@LUCASTEXAS.US)

REBECCA MARK, COUNCILMEMBER

(RMARK@LUCASTEXAS.US)

DON ZRINY, COUNCILMEMBER

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WAYNE MILLSAP, COUNCILMEMBER

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DEBBIE FISHER, COUNCILMEMBER

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KATHLEEN PEELE, MAYOR PRO TEM

(KPEELE@LUCASTEXAS.US)

CITY MANAGER

ROBERT PATRICK

(RPATRICK@LUCASTEXAS.US)

Straight Talk from the Mayor



I want to thank our Lucas citizens for their outstanding participation in the recent runoff election for Council Seat 2. A large number of votes were cast (584). Considering that vacation season is upon us, with many families traveling out of town, this was a really good turnout. It was also

especially gratifying to see a large number of first time voters.

The recent election was a step in the transition to a Council comprised of six Councilmembers and a voting Mayor. Previously, there were five members, and the Mayor only voted in case of a tie. In the future, all terms of office will be for three years. Starting this year, the Mayor and the Councilmember for Seat 3 (Don Zriny) were elected for 3 year terms. Seats 1 (Mark Barratt) and 2 (Rebecca Mark) were elected for 2 year terms. In the next election for Seats 1 and 2, the seats will transition into 3 year terms. In 2010, Seats 5 and 6 will be elected for 3 year terms, and Seat 4 will be elected for a 2 year term. Starting in 2011, and continuing forward, all seats will be elected for 3 year terms.

Complete information on the election transition plan can be found in Section 3.02 of the Home Rule Charter. The entire Charter can be viewed on the City website at www.lucastexas.us.

The hardworking election judge and election clerks are also owed a special vote of thanks, as are the City Hall employees who handled early voting.

One election per year is a lot of work, and these great people handled two!

Here's hoping all of you have a safe and fun 4th of July.

MEETING SCHEDULE

ALL MEETINGS BEGIN AT 7:00 IN THE CITY ANNEX UNLESS OTHERWISE SPECIFIED.

**CITY HALL CLOSED
FRIDAY, JULY 3 2009**

**CITY COUNCIL WORKSHOP MEETING
THURSDAY, JULY 16**

**CITY COUNCIL REGULAR MEETING
TUESDAY, AUGUST 6**

**PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 20**

**CITY COUNCIL WORKSHOP MEETING
THURSDAY, AUGUST 20**



City of Lucas' Fire Department

The City of Lucas' Fire Department recently went through an Insurance Services Office (ISO) inspection. The goal of this inspection is to accurately reflect a community's fire suppression and control resources through the Public Protection Classification (PPC) system.

We are very pleased to inform the citizens that ISO has recommended a two part classification for the City of Lucas' Fire Department, a 3 and a 3/9. First, anyone who lives within the city limits of Lucas will receive an ISO rating of three. This should equate to an estimated 12% to 13% savings on fire insurance rates for all Lucas citizens. The savings could vary with each insurance company. Second, for those who live in our ETJ and within 1,000 feet of a fire hydrant, will also receive a three. For those who live more than 1,000 feet from a fire hydrant, and outside the city limits, will receive a 9. This is a major accomplishment for our department. Many paid departments with million dollar budgets have not been able to accomplish this rating. As a comparison Coppell was a three for the past ten years operating with three fully staffed stations covering only 14 square miles. Last year Coppell did receive an ISO rating of one, and became one of only 54 departments nationwide with this rating.

Fire Chief Kitchens and the volunteer firemen wish to personally thank Mayor Bill Carmickle, Councilmembers Debbie Fisher, Don Zriny, Kathleen Peele Mark Barratt, Wayne Millsap and City Manager Robert Patrick for the dedicated support given the Lucas Fire department. This accomplishment would have never been possible without the support of our citizens and City Council.

WATER LINE CONSTRUCTION ON COUNTRY CLUB ROAD



The City has awarded a contract to Wilson Construction for the construction of water line improvements along Country Club Road. The

improvements will be replacing an existing 6 inch water line with a new 12 inch line from Blondy Jhune Road, to just north of Forest Grove Church. Another section will add a 16 inch line from the City water tanks on Country Club Road, south to Estelle Lane. All the work on Country Club Road will be in existing road right-of-way, on the east side of the road. Also, an 8 inch line will be added in Forest Grove Road, on the north shoulder, from Country Club Road, east approximately 900 feet to the 8 inch line installed by the Wolf Creek development. That section will upgrade the existing 6 inch line.

These improvements are part of the City's Water Master Plan, and will improve water service for current and future residents in the northwest section of the City.

The work is scheduled to begin in July and take approximately 6 months to complete. Residents will be notified prior to their service lines being connected to the new lines. There will be a brief interruption of water service at that time. There is also the possibility of unexpected interruptions of water service during construction.

Anyone with questions may contact Stacy Caudell, Public Works Director, 972-727-8999.

Rebecca Mark Elected to Councilmember, Seat 2



Welcome Councilmember Rebecca Mark! The City of Lucas made history recently with the election of Rebecca Mark to Councilmember, Seat 2. The newly created seat has been vacant since the citizens voted to pass the Home Rule Charter in May 2008. On June 20, 2009 some 584 citizens of Lucas turned out to vote in the first ever Runoff Election held in the history of Lucas (17.5% of the registered voters for the City of Lucas).

The City Council wishes to thank the City Staff, the Election Judge, and the election workers for all the hard and efforts put forth in conducting this election.

City Council Actions June 2009

- Approved **Resolution # R-2009-06-00337** of the City of Lucas, Texas changing authorized agents for American National Bank.

- Approved **Resolution # R-2009-06-00338** of the City of Lucas, Texas authorizing participation in Texpool and designate authorized representatives for the purpose of establishing an interest and sinking fund to pay debt service accounts.

- Approved **Resolution # R-2009-06-00339** of the City of Lucas, Texas changing authorized agents for Lone Star Investment Pool.

- Approved **Resolution # R-2009-06-00340** of the City of Lucas, Texas changing authorized representatives for Local Government Investment Cooperative (LOGIC).

- Approved a Development Agreement between the City of Lucas and William and Catherine Stilwell concerning a tract of land described as situated in Collin County, Texas, and being part of a called 2.93 +/- acres tract of land situated in the Brookhaven Ranch Estates, Lot 3A in the City of Lucas and authorize the City Manager to enter into the said agreement.

- Approved a Development Agreement between the City of Lucas and John and Ginger Riggins concerning a tract of land as situated in Collin County, Texas, and being part of a called 2.93 +/- acres tract of land situated in the Brookhaven Ranch Estates, Lot 3B in the City of Lucas and authorize the City Manager to enter into the said agreement.

- Approved the replat of Lots 3A and 3B, Brookhaven Ranch Estates a tract of land situated in the J. Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas in the Plat Records Collin County, Texas as described in Volume 7, Page 71, in the map records of Collin County, Texas, pursuant to the Development Agreement(s) between the property owners and the City of Lucas.

- Approved the renaming of the Community Park to Kenneth R. Lewis Community Park.

- Awarded the Country Club Road Water Line (Rock Ridge Road to Blondy Jhune), Country Club Road Water Line (Creek View to Estelle Lane), and

Forest Grove Road Water Line project to Wilson Contractor Services, LLC in the amount of \$623,200.50 and authorize a 10% contingency in the amount of \$62,320 for additional work to repair and adjust the existing Pressure Reducing Valves and any other unplanned connections.

- Approved the appointment of Richie Wolfe, Star Daniels, Philip Lawrence, Donna Bradshaw, Wendell Bell and Richard Tworek as an alternate to the Parks & Open Space Board.

- Approved to extend term of current Advisory Group members, Karen Campbell, Stuart Fink, Dennis Cassatt, Diane Pierce, and Jayne Hoey.

- Approved the appointment of Kristy Hall, Kathy Morris, Stuart Fink, Cathy Bonzcar, Larry Essary and Amber Patteson as an Alternate to the Board of Adjustments.

- Approved the appointment of Brain Blythe, Jim Olk, Bob Lang, Karen Hurtt, Peggy Rusterholtz as commissioners and Steve Duke as an alternate commissioner to the Planning & Zoning Commission.

- Approved **Resolution # R-2009-06-00341** of the City of Lucas, Texas, for the purpose of participating in the Collin County Parks and Open Space project funding assistance program.

- Approved the Development Agreement between the City of Lucas and Hunt Properties and the escrow agreement attached as an Exhibit, upon review and approval by the city attorney, contingent upon NTMWD approval of the wastewater master plan, and give authority to City Manager or Mayor to sign said agreement.

- Approved the cancellation of the July 2, 2009 City Council Regular Meeting.

- Approved **Resolution # R-2009-06-00342** of the City of Lucas, Texas canvassing the returns and certifying the results of the municipal officer election for the City of Lucas, Texas held in the City of Lucas, Collin County, Texas, on June 20, 2009, for the purpose of electing one (1) council member (seat 2) to serve two (2) year term, beginning June 23, 2009; and providing an effective date.

**Happy 4th of July from the City of Lucas' City Council
& Staff.**



Door-to-Door Solicitation Alert

The City of Lucas has received several complaints concerning door-to-door solicitation for driveway paving. These contractors claim to have “extra material” from a job they have just completed and will offer a price “good for today only”. Though the complaints vary, generally the unsatisfied customer mentions the use of a product inferior to what they thought they were getting or the final cost greatly exceeding the total that was expected. Often intimidation is used and threats are made, including the threat of a lien on the property if the contractor’s demands are not met.

Lucas requires a permit before any driveway paving on city road right-of-way is to begin. This is intended to protect the property owner from shoddy workmanship and unscrupulous contractors. Reputable contractors do not carry extra asphalt or other materials door-to-door. When a contract is made, the property owner should have sufficient time to review the agreement without fear of losing a good price.

To protect themselves, Lucas property owners should consider the following normal practices:

1. Get 3 or more bids before agreeing to a contract. The best way to find a good contractor is to

ask someone who has had the same work done and is a satisfied customer. The city maintains a list of contractors who have done work in the city as well as the number of the jobs they do. Unsatisfactory contractors are not kept on the list.

2. Know the reasonable charges for the different materials. For chip seal work, this amount may vary from \$3.50/yd² for a large job (like a street) to \$10/yd² for small jobs (a typical 1 lane driveway and 2 or 3 parking spaces). For asphalt these amounts vary from \$10/yd² to \$14/yd². Concrete runs \$4.25/ft² to \$5.50/ft² (to convert this cost to square yards, multiply x 9)

3. Do not accept a business card with a dollar amount written on it. This written amount is construed to be the contract price regardless of the verbal agreement.

4. Have a signed contract with a completed job cost total (turn key) before allowing any work to begin.

If you suspect you are dealing with a disreputable contractor you may call the city, but the city can only issue a citation if the workers are still on the job and witnessed by the staff member. Remember, if the price offered seems too good to be true, it may not be what you are looking for. If you know of suspicious activities in your neighborhood call the city office at 972-727-8999.

Debbie Fisher

City of Lucas Councilmember

CITY OF LUCAS
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LUCAS, TEXAS 75002

PRESORTED STANDARD
U.S. POSTAGE
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ALLEN TX 75002
PERMIT 157

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