



LUCAS LEADER



March 2016

Mayor's Message

By Jim Olk

Town Hall Meeting Neighborhood Connector Street Update



On Sunday February 7, 2016 (yes, Super Bowl Sunday) the City held another Town Hall meeting to discuss Neighborhood Connector Streets and some of the bridges on those streets. The purpose of the meeting was to provide information and to listen to the residents as to what they wanted to see regarding those streets. Even though it was Super Bowl Sunday there was a pretty good turnout. For those of you that couldn't make it, I thought I would attempt to boil the information down as straight forward as possible, but there are some complex issues when dealing with the different parts of the tax rate like Maintenance & Operation (M&O) or Interest & Sinking (I&S) along with appraised values and types of debt that may complicate things a little. We'll see how I do.

Initially (back in April of 2014) City staff brought forward, to City Council, some road condition concerns. These were not just questions of how do we pay to fix pot holes, these were how do we pay to reconstruct some of the longest and most heavily traveled roads in Lucas that are failing. The first list of streets included, Blondy Jhune, Winningkoff, Snider Lane, Stinson Road and Forest Grove Road plus multiple bridges on these roads. City staff and City Council had multiple meetings to look at the issues and developed a plan to start addressing the condition of these roads. Initial estimates to reconstruct all these roads and most of the bridges came to about \$24 million dollars. After the shock wore off, a Town Hall meeting was held and the City Council informed the residents that most likely these would be grouped into a General Obligation Bond (GO) and have the community vote on it. Although, to address some immediate safety concerns the Council did approve a Certificate of Obligation (CO) in the amount of \$2 million dollars for the two bridges on Blondy Jhune and possibly some additional safety improvements.

As we looked at financing, we hit some bumps in the road and City Council put the brakes on asking the community to approve such a large GO that could add between 8 and 12 cents to the tax rate (25% to 35%). In addition to that, on January 1, 2016 a new State law came into effect that says if a community votes down a General Obligation Bond (GO), the items that were to be covered by the Bond cannot be put on another ballot for 3 years and the City cannot issue any other types debt for those items. *(Now, I think this is a good law as it protects a community where a group may want to build an amenity such as waterpark, stadium or arts center and the community as a whole votes it down, the City Council cannot go around the community's desire by issuing some other type of debt.)* In our case we do need to address these roads but the City Council did not want to drastically increase taxes, so we made a right turn at the intersection. We started looking at how we could spread out the debt in a way that as the community grew both in size (more houses and more businesses) and in value (higher appraised values) the Council could space out Certificates of Obligation (CO)

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City Council Action Highlights

- The City Council amended the Code of Ordinances relating to Board/Commission Member qualifications to include being a Lucas resident for 12 continuous months and a qualified voter of the City.
- A preliminary plat and site plan was approved for a veterinary clinic on Angel Parkway north of Kwik Lube.
- The City Council approved to place sales tax propositions on the May 7, 2016 ballot for voter consideration relating to 1) continuing sales tax revenue for street maintenance; and 2) abolishing sales tax for property tax relief and approving an additional one-quarter of one-percent sales tax dedicated to street maintenance of municipal streets.

Meeting/Event Reminders

- March 1
Primary Presidential Election
7:00 a.m. to 7:00 p.m.
Lucas Community Center
- March 3
City Council
7:00 p.m. - City Hall
- March 10
Planning & Zoning Commission
7:00 p.m. - City Hall
- March 17
City Council
7:00 p.m. - City Hall
- March 22
Parks and Open Space Board
7:00 p.m. - City Hall

Adopt a Pet
Collin County Animal Services



This handsome boy is a male tan/white American Bulldog mix that is 2 years old and neutered. Help him find his forever home by stopping by the Collin County Animal Shelter located at 4750 Community Boulevard in McKinney or visit their website at http://www.collincountytx.gov/animal_services/Pages/default.aspx.



Saturday, April 2

Keep Lucas Beautiful is seeking volunteers for its upcoming Cleanup Event scheduled for Saturday, April 2 from 9:00 a.m. to 12:00 p.m. Volunteers can work as individuals or in groups, and will help with litter abatement by picking up trash and debris along specified routes.

The event begins and ends at the Community Park pavilion next to City Hall. Participants will gather at 9:00 a.m., pick up safety vests and trash bags, listen to safety guidelines, and be assigned to a route. Volunteers will then be dropped off at their assigned location and when done, will be picked up and brought back to the Community Park. Volunteers should dress appropriately for the weather that day, wear comfortable shoes (water proof boots might be a good option), and bring gloves and a bottle of water. Children 13 and younger must be accompanied by an adult at all times.

For more information or to sign up as a volunteer, contact Donna Bradshaw at 972.912.1206 or by email at dbradshaw@lucastexas.us.

Please help us
Keep Lucas Beautiful
by signing up today.



**Mayor's Message -
 Neighborhood Connector Street Update**

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to reconstruct the roads without increasing the tax rate or have only minimal increases. (Remember a Certificate of Obligation (CO) is debt authorized by the City Council but could be canceled or ratified through a Citizen initiated petition process that would place the item on a ballot for a public vote, and a General Obligation Bond (GO) is debt that is automatically placed on a ballot for a public vote. It is generally understood that a City would use CO for needs such as a water tower or fire truck and a GO for wants such as a library or splash park.)

At the Town Hall meeting on Sunday the following information was laid out:

- Since 2008 the City Council has reduced the tax rate from 0.3742 to 0.3207 (0.0535 or 5 ½ cents). This is primarily due to the growth in property value as well as the added homes and businesses.
- Property values are projected to continue to grow, but in projecting for potential debt conservative estimates of 10% growth in 2017, 5% in 2018 and 2019, 2% in 2020 and 0% in 2021 through 2038 were used.
- The road projects were prioritized and the scope was reduced to Blondy Jhune Road and the two bridges, Winningkoff Road, Snider Lane low water crossing, and the Stinson Road bridge.
- The estimated cost for these projects would be approximately \$14.8 million dollars.
- The funding for these projects could come from the following sources:

CO already issued (2015)	\$2,000,000
CO issued in 2016	\$6,000,000
CO issued in 2019	\$2,000,000
CO issued in 2021	\$2,000,000
Impact fees	\$ 600,000
General Fund Reserve	<u>\$2,400,000</u>
Total	\$15,000,000
- Use of the funds from the General Fund Reserve would not reduce our reserve below our reserve policy.
- The tax rate to cover the debt service (I&S) for these projects would increase and decrease based on debt issuance and required payment of the debt. Based on the actuarial and spreading out the debt as reflected above, the I&S tax rate of would peak in 2022 with need for approximately \$ 0.0545 or 5 ½ cents more in that portion of taxes. Once again... assuming 10% next year, only 5% growth for 2 years, then 2% growth, then no growth for the balance of the notes. If growth in the City is exceeds these projections and/or the City can manage expenses covered by the M&O portion of the property tax, the additional revenue could offset the potential increase in the I&S rate leading to little or no tax rate increases.
- The City is also looking at ways to reduce costs for each of the projects but always keeping in mind that the safety of the community comes first.

A couple of things in closing...this doesn't mean your taxes will not increase. It is City Councils desire to keep taxes as low as possible and we hope not to have to increase the tax rate, but even if we keep the tax rate the same, as your property values go up the dollar amount you pay for City taxes will increase also. Based on the needs for drivable streets and bridges that will support the traffic City Council has some very difficult decisions ahead. Please do not hesitate to come to a City Council meeting to express your opinion on this issue or feel free to contact me or any of the City Council to chat about it.

Jim Ole, Mayor



SALES TAX PROPOSALS FOR THE MAY 7, 2016 ELECTION

The Lucas City Council approved at its regular meeting held on February 4, 2016 two proposals involving sales and use tax.

For Proposition 1, the ballot language will read:

- (1) "The continuation of the one-quarter of one-percent (.25%) sales and use tax within the City of Lucas Texas, to provide revenue for maintenance and repair of municipal streets."

The sales/use tax for street maintenance is an optional, dedicated city sales tax, which must be spent to repair and maintain existing city streets, and expires after four years unless another election is held. This revenue source for street maintenance will cease effective September 30, 2016 unless the voters approve its continuation. The City receives approximately \$132,500 annually from this revenue stream.

For Proposition 2, the ballot language will read:

- (2) "Abolishing the one-quarter of one-percent (.25%) sales and use tax dedicated to property tax relief and approving an additional one-quarter of one-percent (.25%) sales and use tax dedicated to provide revenue for maintenance and repair of municipal streets."

The sales/use tax collected for property tax relief offsets an equivalent amount of city property tax. The City of Lucas is asking voters to consider abolishing the property tax relief and replace it with an additional one-quarter of one percent (.25%) for street maintenance. If Proposition 2 passes, it will provide an additional \$132,500 for the maintenance and repairs of city streets.

For a house with a taxable value of \$400,000, the sale/use tax used for property tax relief would reduce the City's portion of the property tax owed by **approximately** \$70.00. While Proposition 2 may cause a very small increase in the property tax you pay to the City, it is a deduction on your federal income tax return. If you look at your Property tax Notification/Statement sent to you from the Tax Assessor Collector for Collin County, in the middle of the statement you will find the phrase "***ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY \$**" to find the amount that is applicable to your property. If Proposition 2 passes, this money can ONLY be used to maintain City streets and cannot be used for any other purpose.

Passage of both proposals would mean that one-half of one percent (.50%) of sales and use tax collected by the City would be earmarked for the repair and maintenance of existing city streets representing approximately \$265,000 annually. The Lucas City Council is dedicated to evaluating all financial strategies to maintain our City streets while keeping your taxes low.

This is not a request for, nor would it increase the sales tax amount. The sales tax rate will remain the same. Rather it is a redirection of the amount collected. If you need any clarification or additional information on this matter, please don't hesitate to contact any of your City Council members, City Manager Joni Clarke at jclarke@lucastexas.us or Finance Director Liz Exum at lexum@lucastexas.us.



Easy Payment Option For Water Bills

The City currently accepts the following types of payments: reoccurring bank draft, U.S. mail, hand delivery, and payment by credit card. One of the easiest and most convenient types of payments to consider is the reoccurring ACH bank draft. The City of Lucas offers this automatic payment option for water and trash services. This will ensure that the City receives your payment in a timely manner and avoid any late fees that could be assessed due to late payment on your water and trash accounts.

To setup automatic bill payment, a bank draft form (ACH form) would need to be filled out that allows the City to draft your bank account on the 10th of each month. If the 10th falls on a weekend or holiday, your account would be drafted the following business day. If you would be interested in having your account set up visit the City's website at <http://www.lucastexas.us/PDF/Additionallinks/achform2013.pdf> to download the ACH Form or contact Delta Moody at 972.912.1205 or by email at dmoody@lucastexas.us to assist you in this process. A monthly bill will still be mailed that allows you to view your invoice should you have any questions with your account.



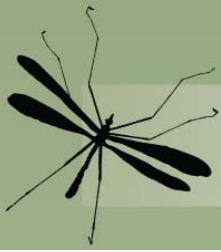
I.C.E.

In Case of Emergency

Got your cell phone handy? Take a moment right now to put "ICE" by the names of the people you would want called in case of emergency.

That's what "ICE" stands for -- "In Case of Emergency." The point is to let rescue workers, police, or medical staff check your cell phone and reach the people you would want contacted if you're in an accident or other emergency situation. Put in multiple ICE entries, for example ICE1, ICE2 and ICE3.

ICE entries in cell phone address books should be used **in addition to** more standard forms of identification. The same information should be included and stored near your ID in your wallet, giving emergency responders and medical personnel the best chance of locating a contact in case of emergency.



MOSQUITOES

Control and Prevention

As Spring and Summer approach, there are many things you can do to help prevent mosquito bites and achieve a mosquito-free yard.

Eliminate Standing Water:

The most important thing residents can do to reduce mosquitoes is to eliminate standing water. Mosquitoes go through four stages in their life cycle, egg, larvae, pupa and adult. All but the last stage occurs in water. Without water, mosquitoes can't reproduce. Even a bottle cap full of water can be enough water to become a breeding ground for mosquitoes.

Trim Back Vegetation:

Mosquitoes feast on plant nectar when they aren't on the prowl for blood, so they spend a lot of time in tall grasses or around shrubs where they can stay during the heat of the day. If you've got heavy vegetation around the house, this is a cool and damp place for mosquitoes to linger at the bottom of the plants. Trimming your vegetation and keeping your lawns mowed will help deter mosquitoes.

Consider Mosquito-Repelling Plants:

Several types of plants act as a natural mosquito repellent such as the citronella plant, that can be grown in climates where it doesn't freeze or it can be raised in a pot. Mosquitoes also avoid catnip, lavender, marigolds, basil and peppermint. While outside, you can also consider wearing a repellent that contains DEET or other EPA approved repellents and be sure to follow the instructions on the label.

Remove Yard Debris:

Be aware of areas where debris collects in the yard, such as grass clippings or piles of leaves. Get those twigs, leaves and branches out of the yard or that may be against the fence so they don't become a source for mosquito breeding.

To keep up to date on the latest news on mosquito prevention and mosquito-borne viruses, including the Zika virus go to the Centers for Disease Control and Prevention at <http://www.cdc.gov/>.

Website Update

The City's website continues to be updated and improved. One of the final items to implement will be the notification module that allows residents to sign up to receive notifications related to upcoming events, posting of meeting agendas and emergency alerts. When this portion is complete, there will be a link on the homepage that will allow residents to setup their own personal notification preferences.



Spring Cleaning Surplus Property Sale

The City will occasionally need to dispose of items that are no longer needed and make available to the public for purchase. Rene Bates Auctioneers, Inc. located in McKinney, Texas will be conducting online auctions for the City on an as needed basis. A full list of auction items is posted online at www.renebates.com with pictures, descriptions, terms of sale and other information. All items sold at City auctions are sold "As Is, Where Is" without warranty expressed or implied. Linezka Maduro, Purchasing Coordinator/Finance Assistant is the auction contact person for the City. A link to the Rene Bates auction site is also available on the City's Purchasing page of the website at <https://www.renebates.com/index.php>.

Anyone interested in purchasing surplus property would need to sign up with Rene Bates in order to bid on an item. The revenue generated from the sale of surplus property goes back into the City's budget.



New Development Around Town

As Lucas continues to grow, new subdivisions are under construction.

Here's what's happening around town.

- Stinson Highlands~Phase 3 located on Stinson Road and Caman Park, with 39 lots proposed
- Bristol Park~Phase 3 located on Stinson Road, with 30 lots proposed
- Barry Ranch located on Country Club north of Rock Ridge Road, with 8 lots proposed
- Tokolaun Equestrian located on Blondy Jhune and Mary Lee Lane, with 11 lots proposed
- Lewis Park Estates located on Southview next to Kenneth R. Lewis Park, with 35 lots proposed
- Brockdale Park~Phase 2 located on Brockdale Park Road has a preliminary plat approved with, 100 lots proposed

In the coming months, look for a **self-storage facility** with both standard self-storage and air-conditioned self-storage on Angel Parkway behind the Kwik Lube and a new **veterinary clinic** also along Angel Parkway. The veterinary clinic will specialize in small animal care.