



Lucas City Newsletter

November 2005

151 Country Club Road, Lucas TX 75002 • 972/727-8999 • www.lucastexas.us

CITY COUNCIL

Bob Sanders, Mayor
 Mike Marafine, Mayor Pro Tem
 Bill Carmickle, Councilmember
 Debbie Fisher, Councilmember
 Tonda Frazier, Councilmember
 Don Zriny, Councilmember

CITY ADMINISTRATOR

Charles Fenner

Meeting Schedule

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

City Council Regular
 November 7

Planning & Zoning
 November 14

City Council Workshop
 November 21

Parks & Open Spaces
 November 28

Municipal Court
 November 29, 2:00 PM

HOME RULE CHARTER COMMISSION NEWS

At their October 3rd and 17th meetings, the City Council appointed members to the new Home Rule Charter (HRC) Commission . The HRC Commission held its first meeting on October 20th, elected Bob Willard as chairman, and set dates for upcoming commission meetings, as well as a town hall meeting to gather citizen input. The HRC Commission is very interested in hearing what Lucas citizens would like to see in the charter and has scheduled citizen input at the beginning of each regular meeting.

Members

Brian Blythe*, Steve Chapman, Charlie Gaines*, Fred Horak*, Mike Hughes, Don Kendall, Rebecca Mark, John Martin, Cheryl Massey*, Jim Olk*, Ron Patterson*, Kathy Peele*, Jim Stroup, Mark Tretheway, Bob Willard, Richie Wolfe [* served on previous Home Rule Charter Commission]

Schedule of Meetings

November 3, 10, 17 and December 1, 15: all at 7:00 p.m., City Annex

Town Hall Meeting: Sunday, November 6, 2:00–4:00 p.m., City Annex

Adoption of Home Rule Charter

Once the new charter is finalized, the vote on its adoption will be held at the May 13, 2006 election.

PARKS for LUCAS: TODAY and TOMORROW

Please Join Us for Hot Dogs and Dreaming

The Lucas Parks and Open Space Board will be hosting an open workshop for our citizens to share their ideas about current and future park and open space needs. With your input, we can complete the Parks and Open Space Master Plan which will enable our city to pursue Federal, State, and Local grants to make the Master Plan become reality.

We hope you will attend this important meeting and take advantage of the opportunity to get together with your neighbors and enjoy our parks.

LOCATION: Lucas Community Park and Pavilion, 820 Southview (FM1378).
 BAD WEATHER LOCATION: City Annex, 185 Country Club (FM1378).
 DATE & TIME: **Sunday, October 30th**. Lunch at 12:45 pm, Meeting from 1-3.

For more information please contact City Hall at 972-727-8999.

HAPPY THANKSGIVING!



City Offices will be closed November 24th and 25th.

The ANATOMY of PROPERTY TAX

Our annual property tax statements will be showing up in a couple months. Where do those seemingly ever-increasing numbers come from?

Our total property tax includes city taxes, county taxes, community college taxes, and school taxes. For each of those taxes, three items are used to compute your tax bill:

- Tax Rate—determine by taxing unit, e.g. city, ISD, etc.
- Valuation—determined by Collin Central Appraisal
- Exemptions—determined by taxing unit

The tax for each taxing unit is determined by subtracting any exemptions allowed by that unit from the assessed value of your property and then multiplying the result by the taxing unit's tax rate.

Depending upon the school district in which you reside and not considering exemptions, school taxes account for roughly 70.8 to 73.6% of your total tax bill. County and community college taxes account for an average of 13.3%, and Lucas city taxes account for an average of 14.8%.

What's this all mean in terms of real dollars? Here's an example. Let's say you live in the Lovejoy school district; your house and property are assessed at \$300,000 by Collin CAD; and you have Homestead and Over 65 exemptions‡. The Lucas city tax rate is \$0.3766 per \$100 of valuation; Collin County \$0.25; Collin County Community College \$0.89422; and Lovejoy \$1.823400. Your homestead exemption applies only for the Lucas and Lovejoy

taxes. The city, county, community college, and school all allow an exemption for Over 65.

Lovejoy: $(\$300,000 - \$15,000 - \$14,000) \times 1.8234 = \4941

County: $(\$300,000 - \$0 - \$30,000) \times 0.25 = \675

CCCC: $(\$300,000 - \$0 - \$30,000) \times 0.089422 = \241

Lucas: $(\$300,000 - \$24,000 - \$50,000) \times 0.3766 = \851

Total Tax = $\$4941 + 675 + 241 + 851 = \$6,708$

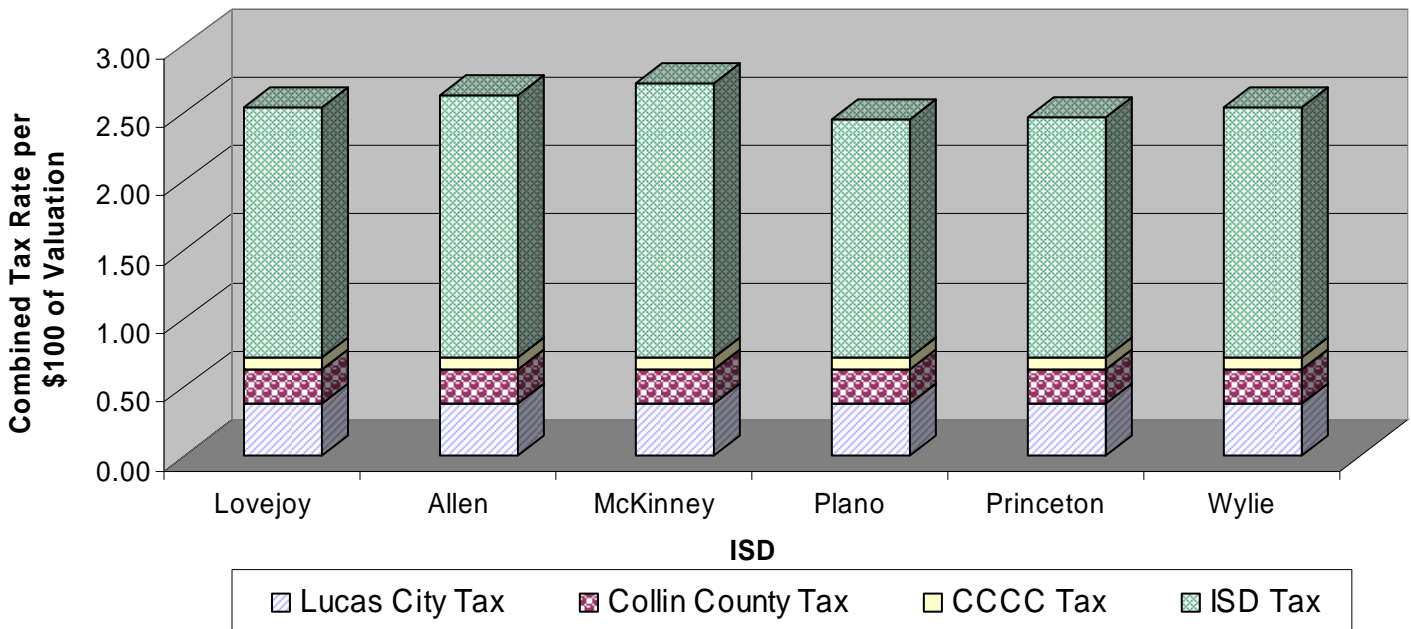
What if you live in the McKinney ISD? Your bill is \$559 higher. Plano ISD? \$175 lower.

So, why do your taxes seem to always go up each year? Since we live in a desirable, high-growth area, our assessed values go up making our tax bill higher, even if the tax rate doesn't change. Collin County's tax rate has not changed since 1998, while the community college's has very slightly decreased. Since 1997, Lovejoy's rate has increased 18.4%, and Lucas' rate has increased 16.8%.

What can you do to possibly lower your tax bill? Be sure to claim any exemptions for which you are eligible. Also, if your assessed value seems out of line with your neighbors, petition the Collin Appraisal Review Board. Information concerning both of these items is available on Collin CAD's website at <http://www.collincad.org/> and will also be included with your property tax statements.

‡ Lucas homestead exemption is 8%, Over 65 \$50k. Lovejoy homestead exemption is \$15k, Over 65 \$14k. Collin County and Collin County Community College Over 65 exemptions are both \$30k.

Total Tax Comparison for School Districts in Lucas (w/o Exemptions)



PROPOSED ZONING CHANGES

Public Hearings scheduled for the November 7th City Council meeting:

- AO to R-2, 134.49 acres, McCamy/Anderton Tracts
- OS to R-1, 14.344 acres, McGarity Road

Public Hearing scheduled for the November 14th Planning and Zoning meeting:

- AO to R-1.5, 7.93 acres, W. Lucas Rd, Rockland Farms
- LI to CB, 5.55 acres, FM2551/West Lucas Road
- AG to CB, 22.898 acres, FM2551/West Lucas Road
- SUP, Little Harts Day Care, 725 Country Club

ORDINANCES and RESOLUTIONS

The new resolutions and ordinances adopted by the City Council may be found on our website.

- Ordinance 2005-10-00537
Adopting National Incident Mgmt System (NIMS)
- Ordinance 2005-10-00538
Designating McKinney Courier-Gazette as City's official newspaper
- Ordinance 2005-10-00539
Authorizing TMRS contribution increases
- Resolution 2005-09-00266
Canvass of votes from Home Rule Charter Election
- Resolution 2005-10-00267
Nominating Jim Olk to Collin Central Appraisal District Board of Directors

CITY COUNCIL ACTIONS—9/2005

Other than Ordinances and Resolutions

- Approved Suckling minor plat.
- Approved MacTaggart amended plat.
- Approved \$30,000 for Phase 2 of Water Model Study.
- Approved \$20,500 for environmental study and removal of elevated water tower at 1630 Country Club.
- Called for Public Hearing on McKinney's application for a CCN to provide sewer service in their city limits and ETJ.
- Approved design of intersection improvements at FM1378 and FM3286.
- Accepted \$358,000 bid from Viking Construction for localized and major M&R paving plan.
- Authorized purchase of \$61,000 asphalt zipper to increase amount of in-house road repair.

CITY INFO EXPRESS LANE

Do you want to be notified when meeting agendas are available online? How about receiving a bi-weekly update about events, meetings, and website updates? Or a note when the burn ban or the water restrictions are lifted? Our notifications email distribution list currently has 103 members. To be added, complete the short form on the city website at <http://lucastexas.us/new/email.asp>.

SERVICE APPRECIATION AWARD



(photo taken with a cell phone camera)

At the October 3rd Council Meeting, Mayor Sanders presented former Fire Chief Ron Grotti with an appreciation plaque for his dedicated service to the City of Lucas and its citizens 1995-1996 and 2001-2005.



CITY QUICK NOTES

- Put trash in bags no heavier than 35 pounds and have them out by 7:00 AM.
- Recycling pick-up dates in November: 4th and 18th
- Outdoor watering restrictions expire October 31st.
- Outdoor burning is still prohibited. Call 972-424-1460 x4799 to check the status.
- The McKinney Courier-Gazette is the official newspaper of the City of Lucas. All legal and public notices are published therein. <http://www.courier-gazette.com/>
- Register to vote! To participate in the May 2006 election, you must be a registered voter by April 13, 2006.
- Volunteers are needed for various projects!!

I awoke this morning with devout thanksgiving for my friends, the old and new. — Ralph Waldo Emerson

NEWSLETTER SUBMISSIONS

newsletter@lucastexas.us

Submissions must be received by the 15th of the month for inclusion in the next month's issue.

USEFUL WEB SITES

Collin County Central Appraisal District
<http://www.collincad.org/>

Request Voter Registration Application
<http://www.sos.state.tx.us/elections/voter/reqvr.shtml>

Info about plats submitted to the City of Lucas
<http://www.lucastexas.us/new/plats.asp>

Lucas Home Rule Charter Commission
<http://www.lucastexas.us/new/homerule.asp>

TIDBITS

- The average high temperature for Lucas in November is approximately 65 degrees Fahrenheit, with an average low of 44, and average precipitation of 3.5 inches.
- In November: Michelangelo's Sistine Chapel paintings were first exhibited, 1512; Articles of Confederation were adopted, 1777 ; Continental Army was disbanded, 1783; Artificial leg was patented, 1846; Darwin published "On the Origin of Species" 1859; Suez Canal opened, 1869; World War I ended, 1918 (Armistice Day) ; Ellis Island received its last immigrant, 1954; Robert White flew the X-15 to a record speed of 4093 mph, 1961; President JFK was assassinated, 1963; 63 Americans were taken hostage by Iran, 1979; East Germany opened its borders with the West, 1989.

BY the NUMBERS

Citywide Water Usage (gallons)

September 2005	53,486,000
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Sept. 2005 Sheriff's Office Calls for Service in Lucas

Traffic Stops	34
Building Checks	35
Alarms	13
Traffic Accidents & Hazards	15
Theft, Burglary, Vandalism	7
Suspicious Vehicles, Persons, Circumstances	17
Assistance	4
Disturbances	4
Gun, Hunters	15
Other	27
Total	171

CITY OF LUCAS
 151 COUNTRY CLUB
 LUCAS, TEXAS 75002

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

POSTAL PATRON