

## COMPREHENSIVE PLAN REVIEW

The City of Lucas is currently in the final stages of approving an updated Comprehensive Plan that help lay out the vision for the City moving forward. Comprehensive Plans are updated every 5 years, with the previous Comprehensive Plan being updated in 2017. The Comprehensive Plan will address the preservation of the country atmosphere of Lucas by identifying the growth and future needs relating to population, housing, land use, economic developments, parks, streets, drainage, water, thoroughfares, and capital improvements.

A review of the Comprehensive Plan began in January 2022 as the Planning and Zoning Commission was tasked with reviewing and providing recommendations and revisions to the City Council. From January to present, the Planning and Zoning Commission has meticulously reviewed each chapter of the Comprehensive Plan. The City Council conducted a review at the December 1, 2022 City Council meeting and made recommended revisions to the plan.

The public will have an opportunity to speak on the Comprehensive Plan during the two public hearing sessions that will take place in January. The first public hearing will be held on January 12, 2023 by the Planning and Zoning Commission, while the second public hearing will be held on January 19, 2023 by the City Council

For questions, please contact Development Services Director Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us) or call 972.912.1207.

## CAPITAL IMPROVEMENT PLAN

The City of Lucas is currently in the process of updating the Capital Improvement Plan (CIP). The CIP links local infrastructure investments with comprehensive plan goals, land use ordinances, and economic development efforts. The CIP bridges the gap between planning and spending as well as between the visions of the comprehensive plan and the fiscal realities of improving and expanding community facilities. Examples of capital projects include construction or expansion of public buildings, the acquisition of land for public use, planning, water system improvements, engineering costs, and street and drainage construction.

For questions, please contact CIP Manager Patrick Hubbard at [phubbard@lucastexas.us](mailto:phubbard@lucastexas.us) or call 972.912.1209.

## WATER AND WASTEWATER ANTICIPATED RATE INCREASES

The City Council approved a water and wastewater rate study on November 17, 2022 and contracted with Capex Consulting Group to complete the rate study. The purpose of this study will be to design and implement a rate plan that will enable the water fund to meet operating and capital expenditure requirements for a five-year period beginning in 2023. This study also includes a \$2 million funding shortfall for the \$7.5 million immediate capital improvement needs identified in the Birkhoff Hendricks & Carter (BHC) Water Master Plan update. The rate assigned to each customer class must be just and reasonable and must reflect national and industry standards for utility ratemaking. Highlighted results from the completed study included the following:

- Current utility rates are competitive with other Cities in the area.
- Lucas' wholesale provider, North Texas Municipal Water District, has implemented annual water rate increases of 13%.
- In order to fund wholesale rate increases, repay debt, meet capital improvement needs, and comply with the loan covenants, a series of rate increases is recommended.
- The impact of the proposed water rate adjustment equates to an annual increase of approximately \$7.01 on the average residential monthly water bill based on 16,000 gallons of metered use.
- Commercial users with larger meters will receive larger rate increases due to higher peak and average water usage.
- Even after all forecast rate increases are in place, Lucas will still have competitive rates compared to other area cities.

A public hearing for proposed adjustments the water and wastewater rates will be held on January 19, 2023, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002. The meeting to adopt the ordinance for the new water and wastewater rates will be February 2, 2023, with a proposed implementation date of March 1, 2023. Detailed schedules for the proposed rate changes and the rate study can be viewed on the City's website homepage by clicking the link under the "Public Hearing Set for Water and Wastewater Rates."

## CONSTRUCTION UPDATES

### Bait Shop Water Line Relocation

Pending final Texas Department of Transportation (TxDOT) approval, the city has completed plans and is preparing to relocate water utilities as required for TxDOT's realignment of the bait shop intersection, the intersection of Southview Drive, West Lucas Road and East Lucas Road.

### Drainage Improvements in Lemontree and Kingswood

The city is bidding construction for improvements to the culvert at Orchard Road and to an upstream berm in the Rimrocks subdivision. These projects will combine with previous efforts to provide a substantial improvement to drainage within the Lemontree and Kingswood neighborhoods.

### Forest Grove Road Reconstruction

City of Lucas reconstructed the segment of road between Orr Road and Stonegate Boulevard in October 2022. This segment of thoroughfare was selected based on condition and daily traffic volume.

### Hendrick Farms and Blondy Jhune Road

Construction of the realigned segment of Blondy Jhune Road from Country Club just to the east of 910 Blondy Jhune Road is complete. This new alignment allows for smoother turning and the roadway surface has been upgraded to concrete.

### TxDOT Construction on Estates Parkway (FM2170) and Country Club (FM1378)

TxDOT has commenced construction on Estates Parkway (FM 2170) from Angel Parkway to Country Club Road and Country Club Road from Jessica Lane to SH 5. These sister projects will add three feet of shoulder, add a new surface, replace existing driveways, extend or replace existing culverts, and add rumble strips. The project will take 7-8 months to complete.

### West Lucas Road

The City of Lucas is working closely with Collin County to reach a final design for the West Lucas Road project from Angel Parkway to Country Club Road.

# LUCAS LEADER

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[www.lucastexas.us](http://www.lucastexas.us)

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## MAYOR'S MESSAGE

By Jim Olk



Some questions have come up recently regarding what is happening with the McKinney Airport expansion. In a nutshell, the City of McKinney wants to build a terminal at the airport that could support commercial flights. The proposed terminal would be on the east side of the airport and be accessed from what would be the Spur 399 extension. The terminal, as currently proposed, would house 4 gates to serve the airline carriers.

Because of nondisclosure agreements the City of McKinney is not saying what airlines they have spoken too nor what airlines have shown interest in flying out of McKinney. The City of McKinney consultants claim that the 4 gates would handle between 8 to 20 flights a day, but more likely 12 per day.

To build the terminal, it is projected that the City of McKinney would need \$300 million. The City of McKinney consultants feel that they can get a grant from the FAA for \$100 million to go toward this project, but the City of McKinney would have to come up with \$200 million. This request will show up as a request for General Obligation Bonds on a future election in the City of McKinney. The City of McKinney feels that bonds will be paid back by the fees charged to the airlines. Some additional hurdles are environmental studies that look at the impact of traffic and noise on areas surrounding the airport.

The City of McKinney did put together a bond committee to look at the proposal and make a recommendation back to the McKinney Council. The meetings have been managed by the consultants that were hired to look at the project. I (along with several other Mayors) were invited to sit with the committee and listen to the presentations. Some of the other Mayors have spoken in favor of this project. I have repeatedly spoken on our opposition to any adverse impact that this project could have on the City of Lucas residents, specifically traffic that would be directed through the City of Lucas as well as potential noise pollution. I have pointed out that their traffic plans do not reflect how traffic would be directed around the City of Lucas (their traffic plans focus north of the airport). I have also pointed out potential noise issues (they have repeatedly stated that the environmental studies have not been conducted so they are not able to address potential mitigation efforts).

Since this is a City of McKinney project, we (Lucas residents) will not get to vote on the bond project. However, we can be part of the conversation by emailing the consultants our points by using the [contact-airport@flytki.com](mailto:contact-airport@flytki.com) email address, also if you want to see what the citizens of McKinney will be seeing please, visit [Fly-McKinney.com](http://Fly-McKinney.com).

I assure you that I will continue to advocate for protecting the City of Lucas residents and continue to have conversations with other elected officials to see if we can influence this project.

## CITY OF LUCAS 2023 GENERAL ELECTION Candidate Filing Begins January 18, 2023

The City of Lucas general election will be held on May 6, 2023. There will be two City Council seats on the ballot, City Council Seat 1 and City Council Seat 2. Each City Council seat serves a three year term. Applications for a place on the ballot will be available from the City Secretary's office beginning January 6, 2023. Candidates may file an application with the City Secretary beginning Wednesday, January 18, 2023, through Friday, February 17, 2023. Please note that electronic application submittals will not be accepted.

To be eligible for office, the City Charter states the following criteria must be met:

- Resident of the City for twelve (12) continuous months
- Qualified voter of the city
- Have never been convicted or not currently charged with a felony or crime involving moral turpitude
- 18 years of age
- Not delinquent on ad valorem taxes due to the City

More election dates and information can be found on the City's website at [www.lucastexas.us/elections](http://www.lucastexas.us/elections). For questions on the upcoming elections, contact City Secretary Erin Day at [eday@lucastexas.us](mailto:eday@lucastexas.us) or 972.912.1211.

## BOARD/COMMISSION APPOINTMENTS

Congratulations to City of Lucas residents who have been appointed/reappointed for a 2-year term beginning on January 1, 2023 and ending on December 31, 2024.

The City of Lucas Boards and Commissions play a crucial role to the City by reviewing planning applications, change of zoning requests, updates to the comprehensive plan and capital improvements plan, code of ordinance changes, variance requests, special events, updates to the parks and trails systems, and much more. Thank you to the board/commission members for your service in helping make the Lucas such a great community.

### Planning and Zoning Commission

Dusty Kuykendall  
Tommy Tolson  
Joe Williams  
James Foster as Alternate 1

### Parks and Open Space Board

Christel Parish  
Laura Giles  
John Elliott as Alternate 1  
Joan Phillips as Alternate 2

### Board of Adjustment

Ron Potete  
Brian Dale

# UPCOMING EVENTS

To watch live meetings, or to view prior meetings, visit: [www.lucastexas.us/departments/public-meetings](http://www.lucastexas.us/departments/public-meetings). Live streaming for City meetings are active approximately 15 minutes prior to the start time.

- December 23 - December 26** City Hall Closed for Christmas Holiday
- January 2** City Hall Closed for New Years Holiday
- January 5** City Council Meeting  
City Hall | 6:30 pm
- January 12** Planning and Zoning Meeting  
City Hall | 6:30 pm
- January 19** City Council Meeting  
City Hall | 6:30 pm
- January 24** Parks Board  
City Hall | 6:30 pm
- January 25** Board of Adjustments  
City Hall | 6:30 pm

## Styrofoam Drop-Off

The styrofoam drop-off event has been rescheduled to January 14, 2023 from 1:00 pm to 3:00 pm. The event will take place in the Starbucks parking lot located at 2680 West Lucas Road, Lucas, Texas 75002.

## Special Events for 2023

To view the list of special events for 2023 and to fill out the Volunteer Registration Form, visit: [www.lucastexas.us/departments/special-events/](http://www.lucastexas.us/departments/special-events/)

TBD March/April	Art in Public Places and Opening Reception
April 1, 2023	Keep Lucas Beautiful Spring Cleanup
April 8, 2023	Founders Day Parade
April 8, 2023	Founders Day and "Country Fair"
April 22, 2023	Lucas Farmers Market
May 13, 2023	Lucas Farmers Market
May 20, 2023	Lucas Car Show
May 27, 2023	Lucas Farmers Market
June 10, 2023	Lucas Farmers Market
June 24, 2023	Lucas Farmers Market
July 8, 2023	Lucas Farmers Market
July 11, 2023	Lucas Fire-Rescue 50 <sup>th</sup> Anniversary Event
July 22, 2023	Lucas Farmers Market
August 12, 2023	Lucas Farmers Market
August 26, 2023	Lucas Farmers Market
September 9, 2023	Lucas Farmers Market
September 23, 2023	Lucas Farmers Market
September 30, 2023	Public Lands Trail Cleanup
October 8, 2023	Fire Station Open House
October 3, 2023	National Night Out
October 14, 2023	Lucas Farmers Market
October 28, 2023	Lucas Farmers Market
November 4, 2023	Arbor Day/Electronic Recycling and Paper Shredding
December 1, 2023	Country Christmas and Holiday Market

## 2023 SEASON LUCAS FARMERS MARKET

*"The mission of the Lucas Farmers Market is to create a safe and pleasant social experience for our community and visitors by providing access to local farmers, food producers and artist"*

**WE NEED VENDORS** so please encourage our existing and potentially new vendors to be a part of our 2023 season. If you know of any vendors that would be a great fit for our market, please encourage them to complete a vendor application. To apply for becoming a vendor at the 2023 Lucas Farmers Market season, visit [www.lucastexas.us/lucas-farmers-market/](http://www.lucastexas.us/lucas-farmers-market/). Make sure to view the Lucas Farmers Market Rules and Regulations and complete the Vendor Application Form.

Young entrepreneurs looking for an opportunity to gain valuable business skills may also apply for a spot in the Lucas Farmers Market and must submit the Youth Vendor Application Form in order to sign up.

Once the application is completed, submit the application to [farmersmarket@lucastexas.us](mailto:farmersmarket@lucastexas.us). The deadline to submit the vendor applications is Friday, January 20, 2023. The City of Lucas Parks and Open Space Board will notify vendors by early February of their decision regarding vendor participation in the 2023 season.

**WE NEED VOLUNTEERS** so if you have a little time on Saturday morning, please join us. We have a lot of fun, and this market is dependent on volunteers to make things happen. If you are interested in becoming a volunteer, just let us know by sending us an email at [farmersmarket@lucastexas.us](mailto:farmersmarket@lucastexas.us).

We will continue to host family friendly special events with each market to enhance the social experience and interaction with your neighbors. We will also continue to highlight the history of Lucas at each market. For the 2023 season of the Lucas Farmers Market, the regular market dates will continue to be held in the Community Park (next to City Hall) on the second and fourth Saturday from 8:00 am until noon in accordance with the **2023** dates listed below:

- |           |           |             |              |            |            |         |
|-----------|-----------|-------------|--------------|------------|------------|---------|
| April 22  | May 13    | May 27      | June 10      | June 24    | July 8     | July 22 |
| August 12 | August 26 | September 9 | September 23 | October 14 | October 28 |         |

If you have questions or need additional information, you may contact either City Manager Joni Clarke at 972.912.1212 or [jclarke@lucastexas.us](mailto:jclarke@lucastexas.us), or Assistant City Manager Kent Souriyasak at 972.912.1213 or [kent@lucastexas.us](mailto:kent@lucastexas.us).

## HOLIDAY DONATION DRIVE

This year's Holiday Donation Drive was a huge success and it is due to the generosity of our Lucas residents. The City received an abundant amount of food donations for All Community Outreach (ACO), toy donations for Collin County Toys for Tots, food and household supplies for The Samaritan Inn, pet food for the Lucas Veterinary Hospital, and special gifts for the Lucas Senior Angels at Loving Care Home.

We are grateful to have thoughtful and supportive residents that give back to those in need within our community. Thank you for supporting the Holiday Donation Drive and making it a special time of year for those in need.



## CHRISTMAS TREE DISPOSAL AND CWD HOLIDAY SCHEDULE

If you would like to dispose of your live or artificial Christmas tree, the City's trash provider Community Waste Disposal, will pick up Christmas trees on the regularly scheduled residential trash pick up days. Trees that are 10+ feet need to be cut in half and all ornaments and loose items that can fall off the tree need to be removed and bagged. For easier handling of the disposed trees, please wrap the trees with rope or twine. For additional information regarding trash services, please call Community Waste Disposal at 972.392.9300 Option 2.

Community Waste Disposal will be continuing regularly scheduled pickups throughout the holiday season, however, the administrative offices for Community Waste Disposal will be operating at altered times during a few days over the holidays. The Community Waste Disposal administrative offices, including Customer Service, will be closed on Monday, December 26 and Monday, January 2, but will be available to answer questions beginning at 7:30 am on Tuesday, December 27, 2022 and Tuesday, January 3, 2023.

## LUCAS COUNTRY CHRISTMAS

The 2022 Country Christmas was a fantastic event to remember with families and friends who came out to celebrate the holiday season with the Lucas community! Country Christmas was held at the Lucas Community Park on December 9.

The event kicked off with the holiday tree lighting ceremony followed by the arrival of Santa. Santa and one of his elf's made an appearance at Country Christmas to wish everyone a wonderful holiday season. Santa's Workshop provided an in-person opportunity for families to take pictures with Santa and Elf. There was also a special visit from Elsa, Anna, and Olaf from the movie Frozen.

This year's Country Christmas featured an ice skating rink where many families enjoyed ice skating in Lucas, a special holiday market by the Lucas Farmers Market featuring vendors with holiday-themed items where visitors could shop for unique local items, and an array of food trucks and vendors who made incredible food for the event.

The City would like to thank the Lovejoy Orchestra for playing holiday music during the event, as well as the Lovejoy ISD shuttle bus drivers for providing transportation to visitors to and from the event.

Country Christmas was an amazing time to enjoy the holiday season with loved ones. We look forward to seeing everyone at next year's event! Happy Holidays!

