

LEWISVILLE CITY COUNCIL

REGULAR SESSION

April 1, 2024

6:30 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Patrick Kelly, Deputy Mayor Pro Tem
Bob Troyer
Ronni Cade
Brandon Jones
Kristin Green

City Staff:

Claire Powell, City Manager
Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Jim Proce, Assistant City Manager
Lizbeth Plaster, City Attorney
Lauren Crawford, Deputy City Attorney
Thomas Harris III, City Secretary
Jennifer Malone, Assistant City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:30 p.m. on Monday, April 1, 2024, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

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**Artist Recommendation for Work of Art at
Lewisville Public Library**

(Agenda Item B)

At the request of Mayor Gilmore, Arts Center Manager Denise Helbing presented information regarding the Artist Recommendation for Work of Art at Lewisville Public Library, answered questions, and comments from the City Council. The City Manager received questions, comments, and direction from the Mayor and City Council.

**Southern Gateway Update and Texas State
Technical College Opportunity**

(Agenda Item C)

At the request of Mayor Gilmore, Economic Development Manager Christina Williams and Director of Planning Richard Luedke presented information regarding the Southern Gateway Update and Texas State Technical College Opportunity, answered questions, and comments from the City Council. The City Manager received questions, comments, and direction from the Mayor and City Council.

Mayor Gilmore RECESSED Workshop Session at 6:58 p.m.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, April 1, 2024.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Green gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember Jones gave the pledge to the United States and Texas flags.

**Proclamation Declaring the Month of April,
2024 as “Child Abuse Prevention Month.”**

(Agenda Item C-1)

Mayor Gilmore presented the proclamation to CASA representatives Debbie Jensen and Meme Collins-Tabuena.

Council Canines with Mayor Gilmore

(Agenda Item D-1)

The Gene Carey Animal Shelter and Adoption Center is currently at capacity for large dogs. Mayor Gilmore will highlight a large dog for adoption. The adoption fee for this pet has

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been waived and all adoptions come with sterilization, microchip, rabies vaccination, and one year of City registration (if Lewisville resident). The Gene Carey Animal Shelter and Adoption Center is located at 995 E. Valley Ridge Blvd. Adoption Center hours are Tuesday from 12 p.m. – 7 p.m., Wednesday – Friday from 10 a.m. – 5 p.m., and Saturday from 12 p.m. – 5 p.m.

A video was shown highlighting the Council canine for April 1, 2024,

**Presentation of Various Awards Presented to
the Lewisville Parks and Recreation
Department and Partners at the 2024 TRAPS
Annual Institute**

(Agenda Item D-2)

At the request of Mayor Gilmore, Erin Fralicks, TRAPS Past President's Council, presented the awards to the Parks & Recreation team. Director of Parks & Recreation Stacie Anaya also spoke.

**Presentation of the First Place Award for the
2024 NLC Cultural Diversity Awards (50,001
200,000 Population) Recognizing the Lung
Thawng Sculpture Project.**

(Agenda Item D-3)

At the request of Mayor Gilmore, Arts Center Manager Denise Helbing spoke regarding the award and a video was shown.

Visitors/Citizens Forum

(Agenda Item E)

Sonja Callicott, 415 S. Garden Ridge Boulevard, Lewisville, TX 75067, was called to speak and spoke regarding an automobile accident and a dangerous intersection near Evergreen Lewisville.

Judy Hammer, 415 S. Garden Ridge Boulevard, TX 75067, was called to speak and spoke regarding the intersection near Evergreen Lewisville.

Nancy Sansom, 415 S. Garden Ridge Boulevard, Lewisville, TX 75067, was called to speak and spoke Lewisville Living Challenges and regarding the intersection near Evergreen Lewisville and establishing a Senior Advisory Board.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Cade, the Council voted six (6) "ayes" and no (0) "nays" to approve the Consent Agenda as presented.

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1. APPROVAL OF MINUTES: City Council Minutes of the March 18, 2024, Workshop Session, and Regular Session.
2. Approval of a Change Order #3 with Belt Construction, Inc., in the Amount of \$315,827.97 for the Timber Creek Aerial Sewer Capital Project and Authorization for the City Manager, or Her Designee, to Execute the Change Order.
3. Approval of a Professional Services Agreement with OCMI, Inc., Richardson, TX, in the Amount of \$908,062 for Cost and Project Control Services for the Prairie Creek Wastewater Treatment Plant (PCWWTP) Aeration Basin Expansion Project; and Authorization for the City Manager, or her Designee, to Execute the Agreement.
4. Approval of Construction Manager at Risk (CMAR) Pre-construction Agreement with Archer Western Construction, LLC., Irving, Texas, in the Amount of \$449,814 for the Prairie Creek Wastewater Treatment Plant Aeration Basin Expansion Project; and Authorization for the City Manager, or her Designee, to Execute the Agreement.

The motion carried.

REGULAR HEARING

Consideration of Acceptance of the Resignation of Lori Wilson, Place No. 4, on the Community Development Block Grant Advisory Committee; Declaring a Vacancy Exists for Place No. 4 on the Community Development Block Grant Advisory Committee; and an Appointment to Place No. 4 on the Community Development Block Grant Advisory Committee.

(Agenda Item G-5)

A resignation was received from Lori Wilson, Place No. 4, on the Community Development Block Grant Advisory Committee. Six (6) applications have been submitted meeting the qualifications for service in this position.

The City staff's recommendation was that the City Council accept the resignation, declare one vacancy and consider an appointment to the Community Development Block Grant Advisory Committee as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Cade and seconded by Councilmember Green, the Council voted six (6) "ayes" and no (0) "nays" to accept the resignation,

declare one vacancy and appoint Breanne Jackson to the Community Development Block Grant Advisory Committee Place No. 4, as set forth in the caption. The motion carried.

Reports

(Agenda Item H)

City Council and Staff Reports

(Agenda Item H-1)

- Mayor Pro Tem Meridith reported on upcoming Lewisville Library activities.
- Councilmember Troyer reported on upcoming Lewisville Grand events.
- City Secretary Thomas Harris III reminded everyone that April 4 is the last day to register to vote.
- Director of Public Services Aaron Russell reported on the lake level.
- Fire Chief McNeal invited everyone to the push-in ceremony at Fire Station No. 2 on April 2 at 11 a.m.
- Councilmember Green reported that there is a Neighborhood Services survey out right now and encouraged everyone to take the survey.
- Councilmember Jones thanked all the great women who are helping us in our community.
- Mayor Gilmore encouraged everyone to attend the event for the eclipse on April 8 and reminded everyone that Keep Lewisville Beautiful has their cleanup this month.

Mayor Gilmore RECESSED into Workshop Session at 7:45 p.m.

Mayor Gilmore RECONVENED into Regular Session at 8:02 p.m.

Mayor Gilmore RECESSED into Closed Session at 8:03 p.m.

Return to Workshop Session if Necessary

(Agenda Item I)

Mayor Gilmore RECONVENED Workshop Session at 7:48 p.m.

**Southern Gateway Update and Texas State
Technical College Opportunity (continued)**

(Agenda Item C)

At the request of Mayor Gilmore, Economic Development Manager Christina Williams continued the presentation regarding the Southern Gateway Update and Texas State Technical College Opportunity, answered questions, and comments from the City Council. The City Manager received questions, comments, and direction from the Mayor and City Council.

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Closed Session

(Agenda Item J)

Mayor Gilmore RECESSED into Closed Session at 8:03 p.m.

Section 551.074 (PERSONNEL): City Secretary Thomas Harris III

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item K)

Mayor Gilmore RECONVENED into Regular Session at 8:39 p.m.

There was no action taken on items discussed in Closed Session.

Adjournment

(Agenda Item M)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:39 p.m. on Monday, April 1, 2024.

These minutes approved by the Lewisville City Council on the 15th day of April, 2024.

APPROVED


TJ Gilmore
MAYOR

ATTEST:


Thomas Harris III,
CITY SECRETARY





Lewisville City Council Meeting

April 1, 2024

Artist Recommendation for Work of Art at Lewisville
Public Library

Public Art for the Lewisville Public Library



Background and Budget for this project

- The evaluation committee was looking for a work of art to add indoors at the Library. The area identified for this commission was the brick column near the stairway leading up to level 2. The evaluation committee wanted this work to be an installation piece, sculptural in nature, that would wrap around or climb the tall brick column.
- Also, they were looking a work that would provide a visually striking component to the library that will inspire wonder, draw the eye upward, and excite engagement.
- Materials were not specified other than we would require ones proven to have high-durability and low-maintenance, especially if installed at a touchable height, while being safely and securely installed on the brick façade of the column. The incorporation of lighted elements with the artwork was desired, but not required.
- This project meets the goal of the Public Art Master Plan to put art into more municipal facilities, and the library was highlighted as a strong candidate for an installation.
- **Funding Sources**
 - **Total Budget: \$85,000**
 - Public Art CIP: \$80,000, as presented by the Arts Advisory Board FY23 Public Art Workplan and funded in the FY23 budget.
 - Gift from the Friends of the Lewisville Public Library: \$5,000
 - The Friends of the Library generously offered to contribute \$5,000 toward this project to help extend the budget. The Friends have donated all the other works of art that can be seen at the Library including “Alphabet Chair”, “Pages of Knowledge” and “Togetherness”.
- **Budget Breakdown**
 - **Artist budget: \$75,000**
 - **Administrative and site modification needs contingency: \$10,000**



Details about the Evaluation Committee and RFQ Results

- An evaluation committee of 11 people was formed to review artist submissions
 - Arts Advisory Board members: Sarah Hicks, Michael Gortz, Christi Martin
 - Library Board members: Jennifer Marvel, Kay Stephenson, Raquel Maloney
 - City Staff: Carolyn Booker, Kelly Brouillard, Renee Kirchner, Shannon Fernandez, Denise Helbing
 - Additional Staff: Chris Presley also joined the committee for the artist interviews to ask questions from a facilities standpoint.
- Call for Artists
 - A call was published on the highly used website CaFE.org (Call for Entry)
 - A record 241 applications were received for this call
- Finalist selection
 - Based on their experience and application materials, three finalists were selected and invited to create a proposal for this project.
 - Peter Hite (Houston, Texas)
 - Area C Projects, Erik Carlson and Erica Carpenter (Providence, Rhode Island)
 - Michele Gutlove (Natick, Massachusetts)
 - The evaluation committee's choice of artist was brought to the Arts Advisory Board at its Feb. 20 meeting. **The Arts Advisory Board reviewed the proposals and voted to recommend that the City Council move forward to contract with the artist selected by the evaluation committee.**

Recommend Finalist

The evaluation committee and the Arts Advisory Board are recommending the proposal from **Michele Gutlove** be approved for this commission.

About Michele:

Michele Gutlove is a glass artist and architect. She has been working with glass for over twenty years. In her own words: “I discovered glass fusing and my watercolor painting morphed into three-dimensional transparent sculptures... Molten glass, fluidly dynamic then solidly permanent, allows layering of textures with a full spectrum palette, as opaque as obsidian, as transparent as air, or as reflective as a lake.”

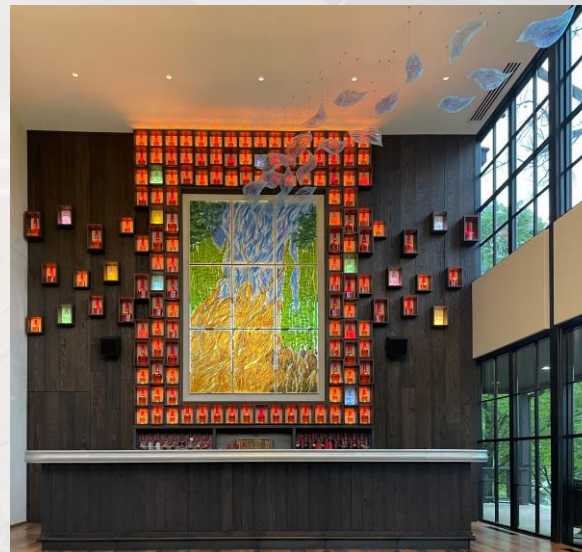
Michele also has a personal belief that libraries are fundamental for a free society. She has stated, “in the age of ubiquitous digital information, the physical library is most relevant as a compelling destination in the community.”

Michele has over 50 public art commissions installed across the United States and abroad in Canada and Finland and on in progress in Iceland.

Notable Works:



“Internal Energy”
Fort Lewis College, Durango, Colorado



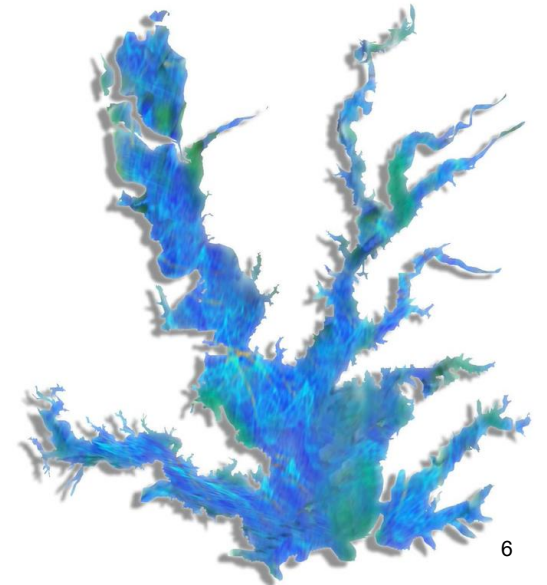
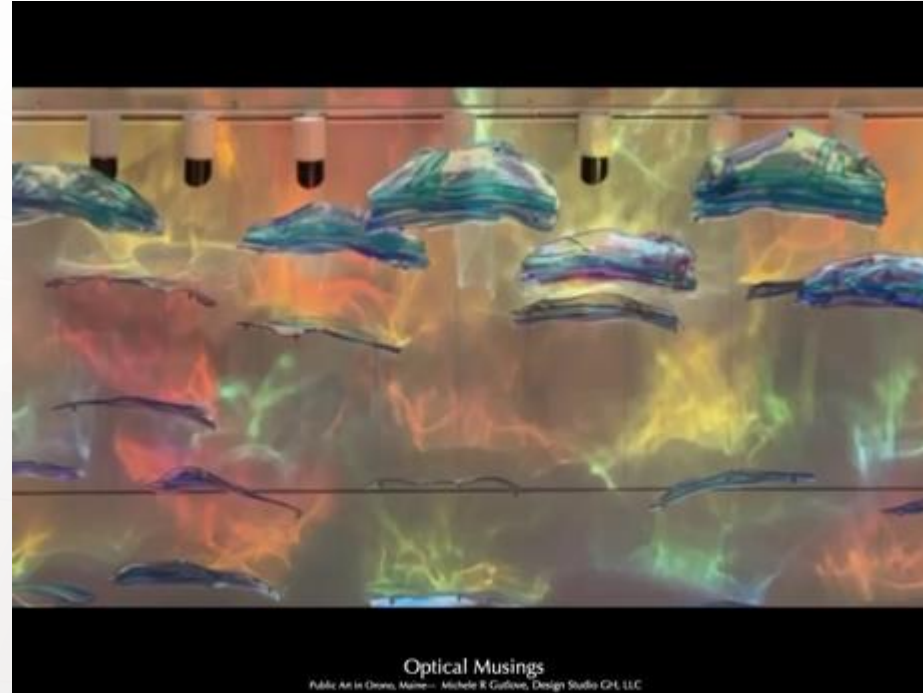
“Water of Life”
Maker's Mark Distillery, Loretto, KY



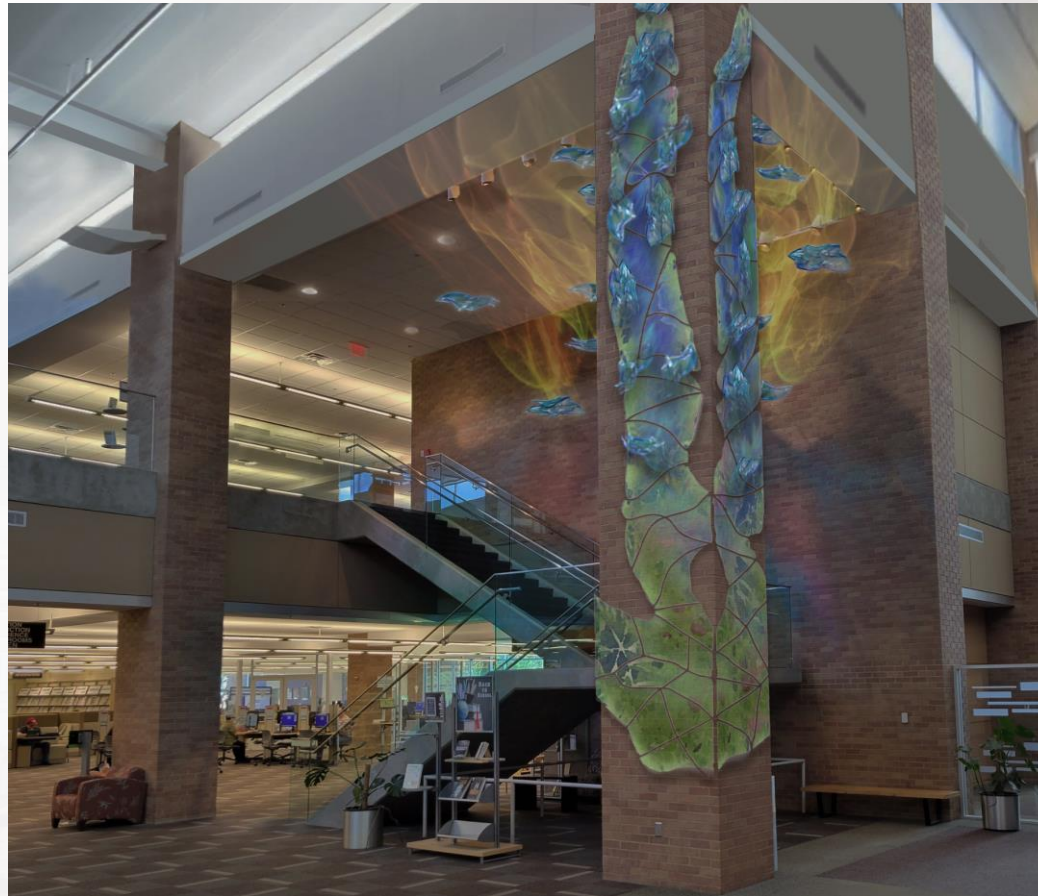
“Full Bloom”
Ennis Welcome Center, Ennis, TX

Specialty Glass and Inspiration

- Michele has developed a specialty glaze for glass that has unique reflective properties.
- Michele's proposal is greatly inspired by Lewisville Lake and the native prairies and flora of the region.
- The proposed work will be an impressionistic interpretation of the shape of the lake, grounded by the prairie lands.
- The installation will also include suspended pieces of glass that represent water flowing off the column, but could also be interpreted as air.



Images from Michele's proposal our project.



Satellite Installation

Michele often includes a small satellite installation with her larger commissions to extend the experience with the art and offer something unexpected elsewhere in the facility.

She is considering this wall on level 2 of the Library for ours.

She will also provide one extra piece of glass to keep at the reference desk for Library patrons to be able to touch and hold.





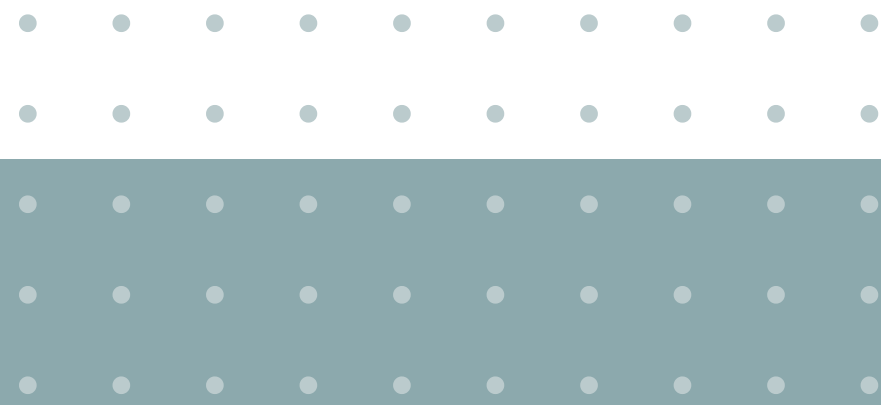
Questions?



Lewisville City Council Meeting

April 1, 2024

Southern Gateway Update and Texas State Technical
College Opportunity



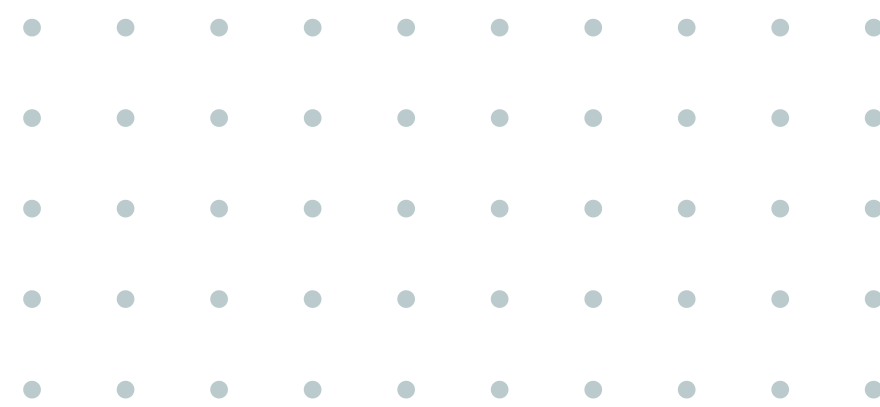
SOUTHERN GATEWAY UPDATE AND TEXAS STATE TECHNICAL COLLEGE OPPORTUNITY

City Council Workshop
04.01.24



BACKGROUND

- Founded in 1965, Texas State Technical College (TSTC) is a coeducational two-year institution offering courses in technological vocational education, emphasizing these programs that are not commonly offered by public junior colleges.
- They currently have 11 campus locations: Abilene, Breckenridge, Brownwood, East Williamson County, Fort Bend County, Harlingen, Marshall, New Braunfels, North Texas (Red Oak), Sweetwater, and Waco.
- Some of the courses offered through their Workforce Training & Continuing Education program:
 - Aviation Structural Assembly
 - Carpentry
 - Robotics & Industrial Controls Technology
 - Soldering Fundamentals
 - Wind Energy Technology
 - Forklift Training
 - Fiber Optic Broadband



LEGISLATIVE HISTORY

- TSTC is authorized to serve the State of Texas through excellence in instruction, public service, faculty and manpower research, and economic development, pursuant to Chapter 135 of the Education Code (Code).
- Approved locations are provided for in the Code, so any new locations must be approved by legislation.
- HB 3287 authorized TSTC to locate in Denton County, effective June 10, 2023.
- - Other authorized counties: City of Waco in McLennan County, Cameron County, West Texas (4 counties), Harrison County, McLennan County, Fort Bend County, Ellis County, Comal County and Guadalupe County, Williamson County .
- Next legislative agenda, a bill pattern is needed for operational funding.

TUITION

Based on a student enrolling in 15 credits in both Spring and Fall. Tuition is broken down into 4 tiers depending on program of study

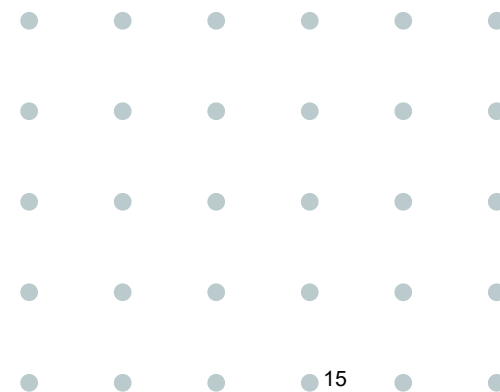
2023-2024 Cost Of Attending

	Resident Living On Campus	Resident Living On Campus (with dependents)	Resident Living Off Campus	Resident Living with Family	Nonresident Living On Campus	Nonresident Living On Campus (with dependents)	Nonresident Living Off Campus	Nonresident Living with family
Tuition & Fees¹	\$7,192	\$7,192	\$7,192	\$7,192	\$11,842	\$11,842	\$11,842	\$11,842
Housing & Meals²	\$8,006	\$9,852	\$12,800	\$3,600	\$8,006	\$9,852	\$12,800	\$3,600
Books & Supplies³	\$1,464	\$1,464	\$1,464	\$1,464	\$1,464	\$1,464	\$1,464	\$1,464
Transportation	\$1,636	\$1,636	\$2,172	\$2,172	\$1,636	\$1,636	\$2,172	\$2,172
Other/Miscellaneous	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244
Total Cost of Attendance	\$20,542	\$22,388	\$25,872	\$16,672	\$25,192	\$27,038	\$30,522	\$21,322

- Money-Back Guarantee (MBG) program offers tuition reimbursement to eligible graduates. Graduates who have met all MBG criteria will be eligible for tuition reimbursement if they are unable to secure employment in their chosen field (related to the program they graduated from) within six months after graduating from TSTC.
- Scholarships are awards that do not have to be repaid. They are available to students who qualify based on financial need and academic standing.
- Internships and/or apprenticeships from employers. Some employers may offer tuition reimbursement.

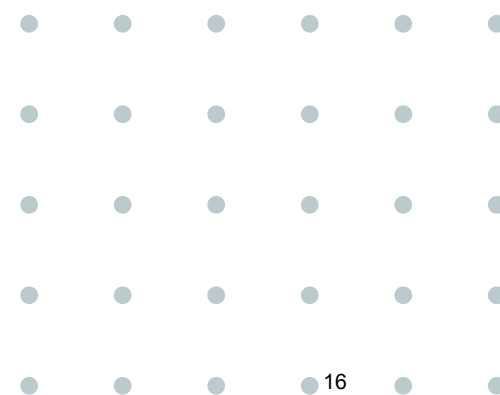
FUNDING

- TSTC is not funded by local taxes. TSTC's primary sources of operating revenues are tuition/fees and federal, state, and local grants.
- Denton County does not have a community college tax; therefore, state funds are needed to create the workforce.
- TSTC is the only college in Texas that operates on a 100% outcomes-based funding formula. With its "Returned-Value Funding Formula".
 - TSTC is not funded on contact hours, but rather on the employment outcomes realized by the students. The college relies on the placement of its graduates in great-paying jobs to receive funding from the State.



FUNDING – FORT BEND CAMPUS

- \$8M in acquisition cost was financed by two local foundations (the “Foundations”):
 - The George Foundation
 - The Henderson Wessendorf Foundation
- \$42M in total construction costs
 - \$25M – received by the TSTC Foundation in donations from the two local Foundations (provided over a 10-year period to pay the debt service on the construction costs).
 - \$11M – TSTC obtained education bonds through legislation
- \$6M from local government agencies:
 - Rosenberg EDC – \$2.5M over 10 years (\$250,000/year)
 - Development Corporation of Richmond – \$1M over 10 years (\$100,000/year)
 - Fort Bend County – \$2.5M over 10 years if funds are sufficient (\$250,000/year)



SITE QUALIFICATIONS

- 100–150 acres
- Green field
- On a major throughfare
- \$100M
- Denton County



SOUTHERN GATEWAY HISTORY

The Southern Gateway Plan was developed in 2014 and is a development guide for a 325 acre site located on the south end of Lewisville, dividing the area into five distinct sub districts with an overall focus on mixed-use development.

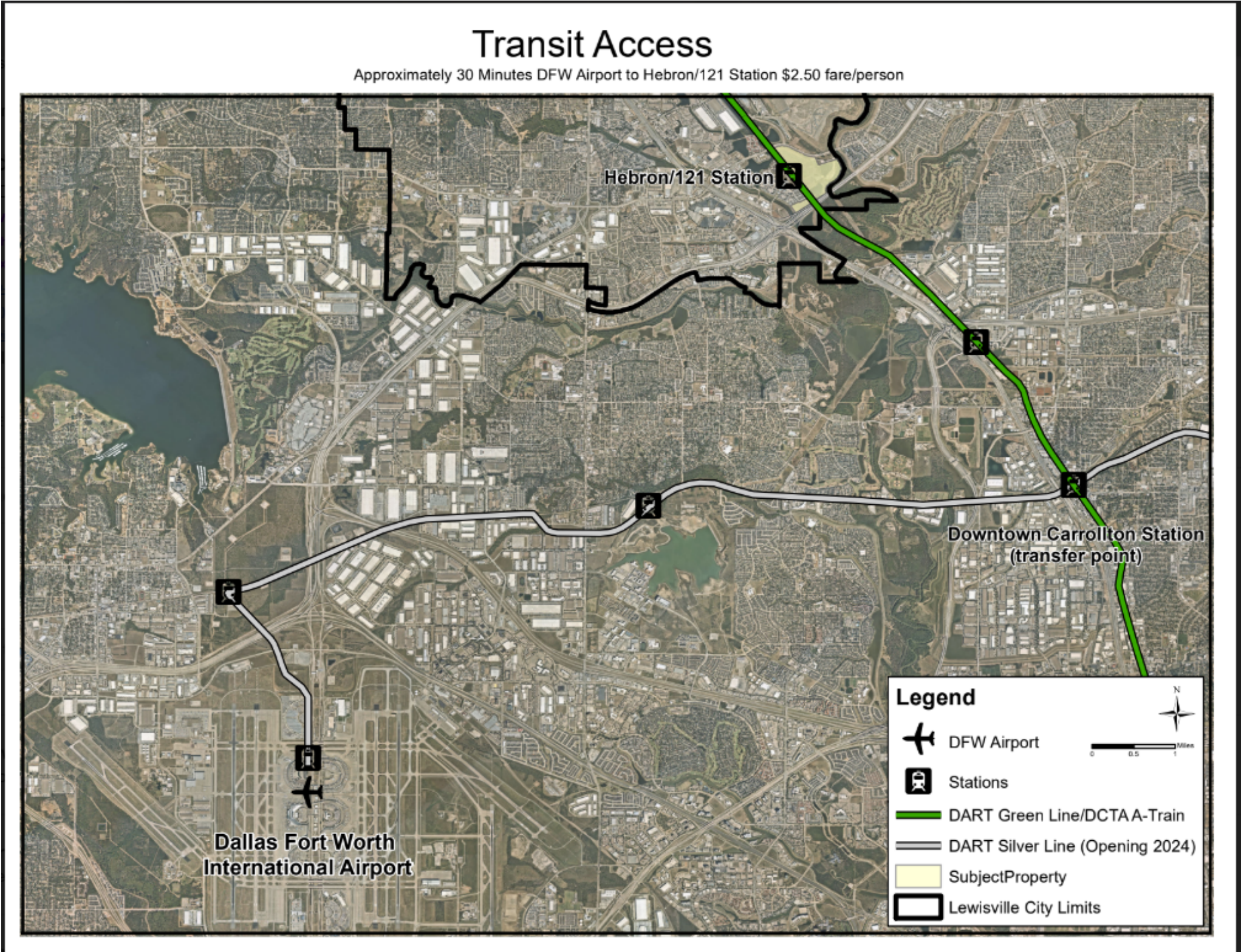
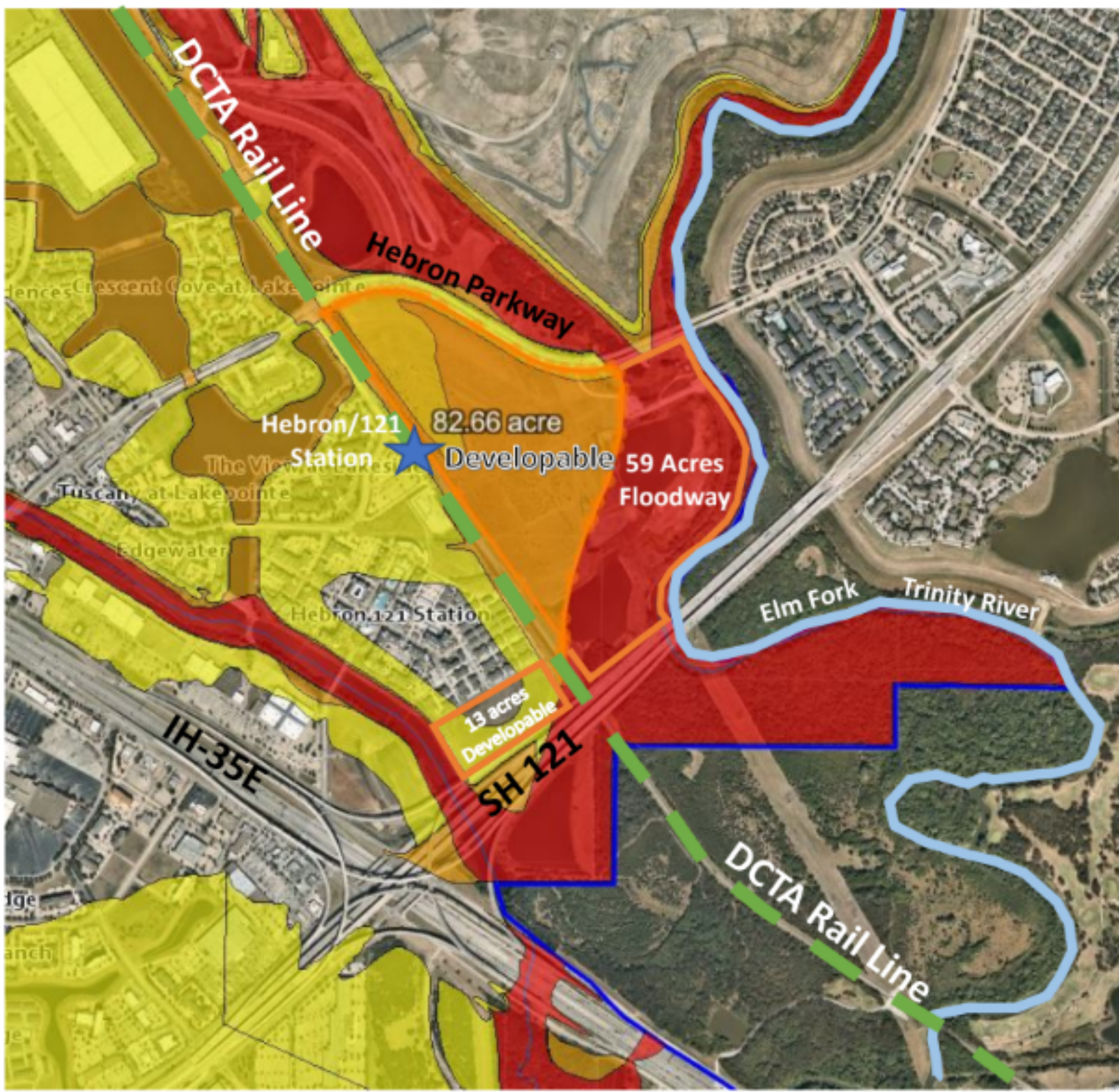
MULTIUSE CENTER

	LAND USE	FOOTPRINT (SF)	STORY (MIN)	TOTAL (SF)	PARKING
A	OFFICE	32,500	2	65,000	390
B	OFFICE	60,600	2	121,200	995
C	OFFICE	22,000	2	44,000	
D	HOTEL & CONF. CENTER	52,000	4	208,000	1,250
E	INCUBATORS (3) NATURE CENTER	9,000	1	9,000	50
F	OFFICE	12,500	2	25,000	150
TOTAL				472,200	2,835



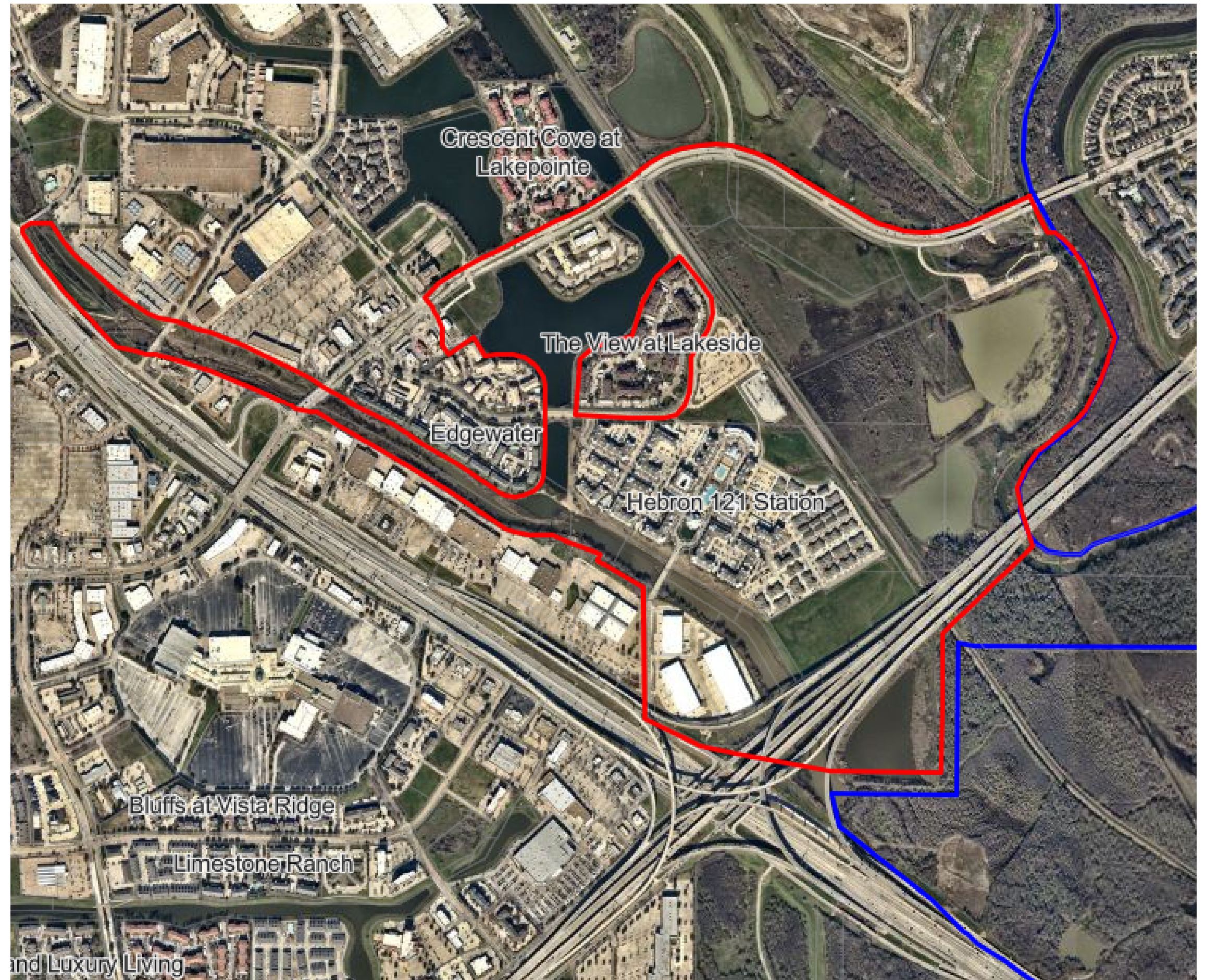
SOUTHERN GATEWAY PROPERTY HISTORY

- Previously zone light industrial and agriculture open space and rezoned to a mix used district (MU-90).
- Over the past 10 years, a variety proposals have been considered, including various combinations of entertainment venues, sports venues, hotels, resorts, professional office uses, and conference centers.
- Huffines originally was on board with the adopted vision and their primary interest was multi-family (Hebron 121) with the remaining property being commercial.
- However, Covid-19 drastically changed market demand, the Huffines now desire more multi-family development on their portion of the site. After discussions with staff, Huffines is open to a mixed use concept; however, they would like to see an immediate development time frame opposed to a long-term development scenario.



TIRZ #2 MAP

The site is located in TIRZ #2.

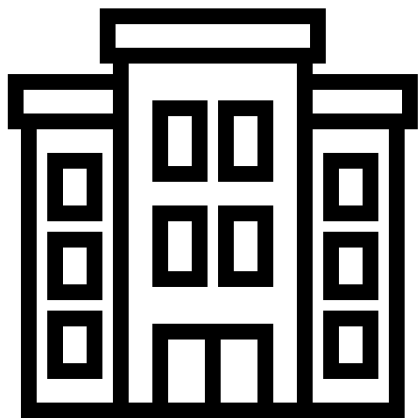


TIRZ #2 FINANCIALS

- City and County obligate 80% of the increment captured by the district to TIRZ 2 through 2038.
- Currently under performing and not generating as much value as anticipated.
- We are paying the developer off early by allocating the city's 50% of revenue to repayment obligations (estimated pay off is 2026-2027).

FY2023-2024 (budgeted)				
TIRZ #2 Revenues				\$ 1,333,213.44
Less: City Share @ 50%				\$ 666,606.72
Balance Due Developer				\$ 666,606.72
Amount Paid to Developer				\$(1,300,000.00)
Amount Paid to Developer				\$ -

HOUSING AT CURRENT CAMPUSES



Unit Efficient Dorms Rate: \$900–\$1385 per semester

Apartments (2 bedroom/1 bath) Rate: \$830–\$1265 per semester /
\$744 Married student/Family per month

Apartments (2 bedroom) Rate: \$1585–\$1665 per semester

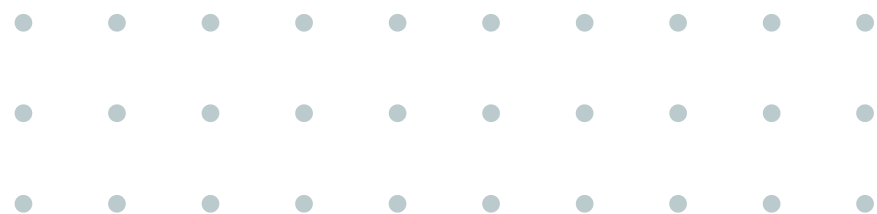
Apartments (4 bedroom) Rate: \$1170–\$1229 per semester



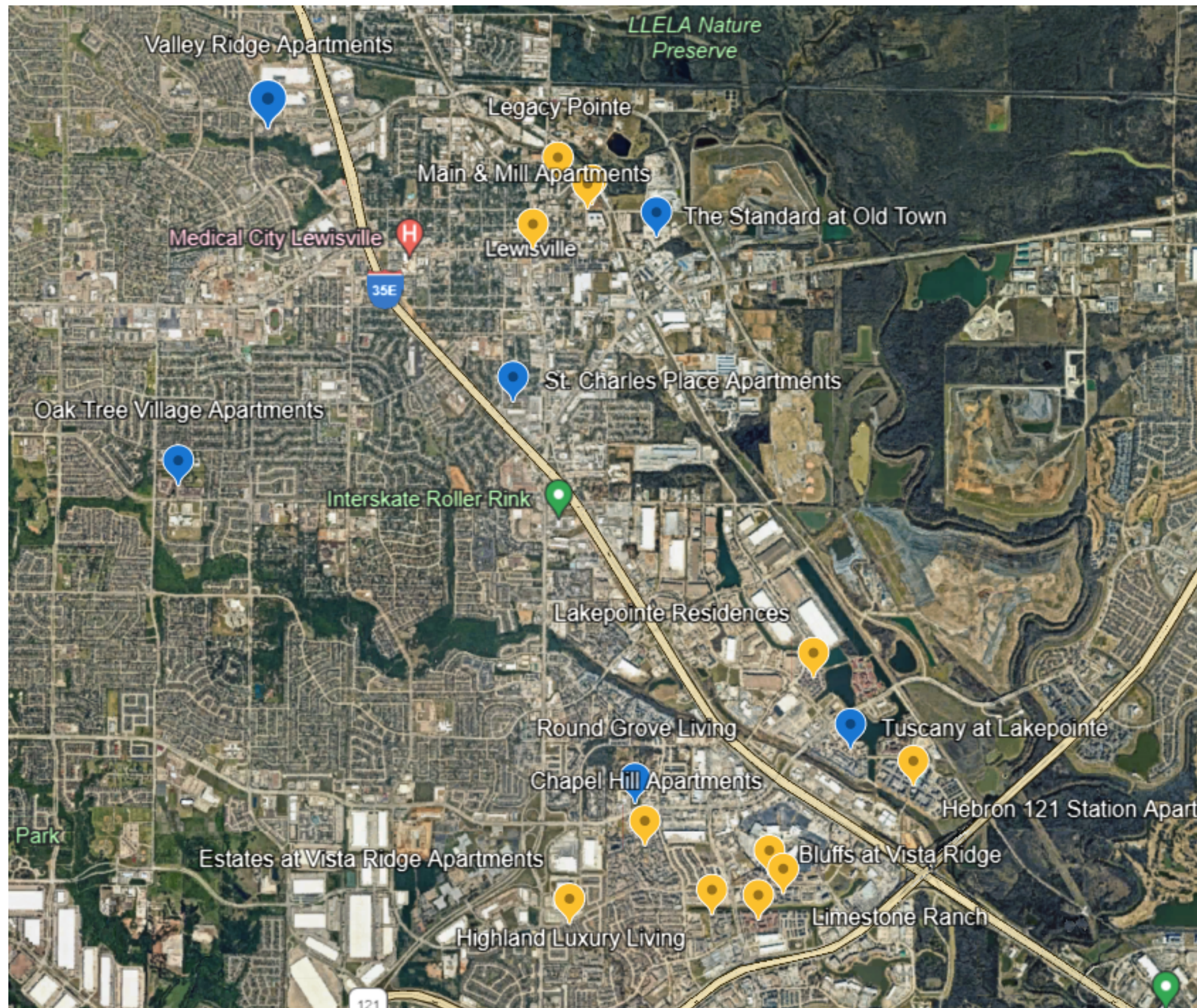
Waco Campus – Griffith Hall (1 bed/2 bath; 2 bed/2 bath; 2 bed/1 bath)
Rate: \$2280–\$2800 per semester

Waco Campus – Brazos Community Family Housing

- 2 bed duplex Rate: \$660 per month for FT student
- 3 bed duplex Rate: \$725 per month for FT student
- 3 bed single Rate: \$775 per month for FT student



HOUSING AVAILABILITY



Current housing options within close proximity to the site, and all 3 DCTA stations – Hebron 121, Old Town, Highland Village/Lake Lewisville include: multi-family, single family, townhomes, and condos with various affordable housing options.

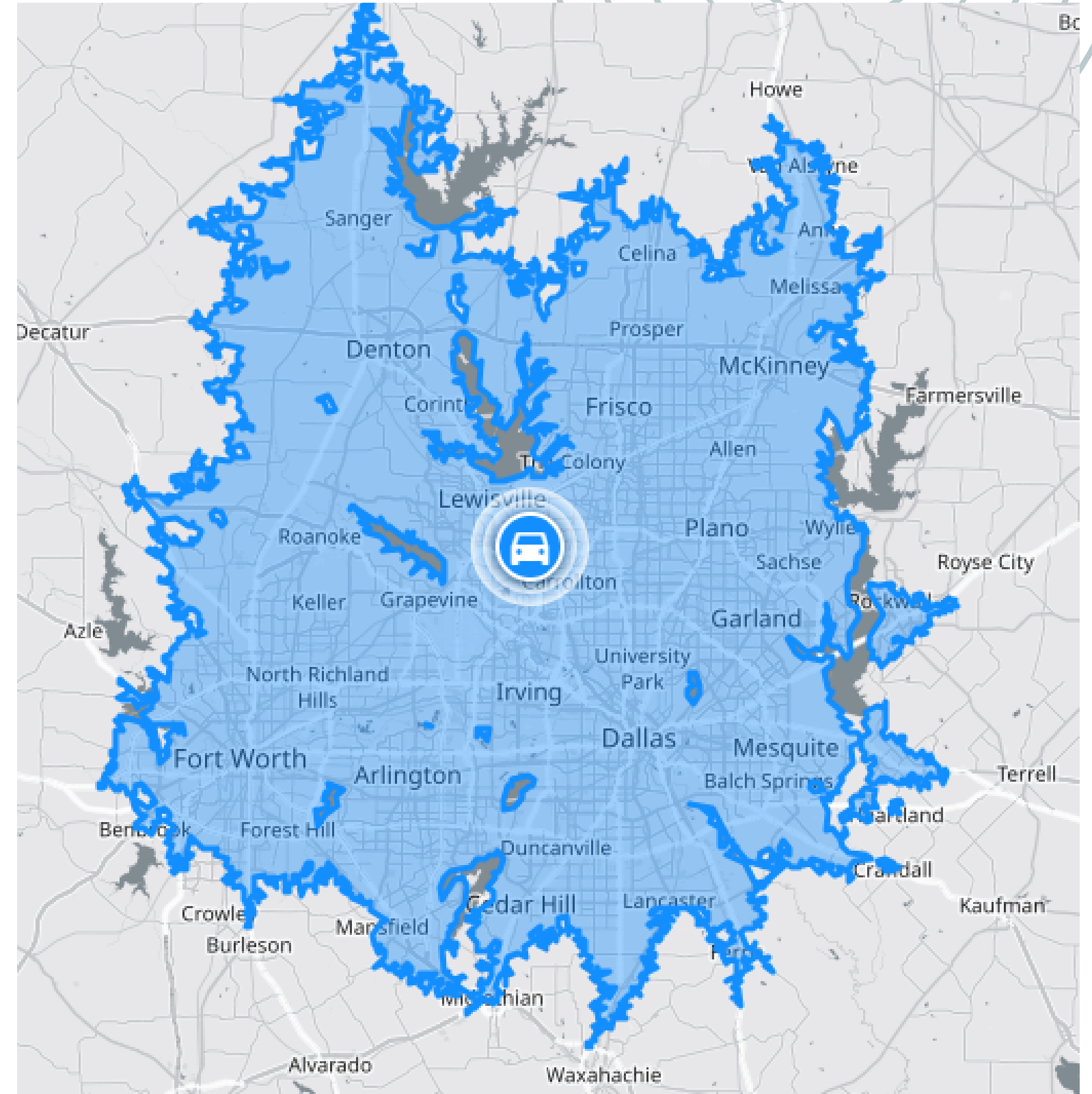
Map includes traditional MF housing and LIHTC MF housing

TSTC FACTS – ENROLLMENT

On average, students will travel 45 minutes to a campus.

2023 fall enrollment, not including dual credit or workforce training:


- Abilene = 308
- Ft Bend County = 744
- Harlingen = 2,376
- Marshall = 403
- Waco = 2,496



TSTC FACTS – DONATIONS AND JOB CREATION

Communities who donated funds are typically within the county in which the campus is located.

Approximately 60 jobs created onsite – faculty and staff, with 20–30 additional jobs that have statewide oversight.



Local Government Links

Home › Our Community › Cities & Communities

CITIES & COMMUNITIES

Local Government Links

Find links and contact information for Texas towns' and cities' fire departments, chambers of commerce, and libraries.

- [Argyle](#)
- [Aubrey](#)
- [Bartonville](#)
- [Carrollton](#)
- [Celina](#)
- [Coppell](#)
- [Copper Canyon](#)
- [Corinth](#)
- [Cross Roads](#)
- [Dallas](#)
- [Denton](#)
- [Dish](#)
- [Double Oak](#)
- [Flower Mound](#)
- [Fort Worth](#)
- [Frisco](#)
- [Grapevine](#)
- [Hackberry](#)
- [Hickory Creek](#)
- [Highland Village](#)
- [Justin](#)
- [Krugerville](#)
- [Krum](#)
- [Lake Dallas](#)
- [Lakewood Village](#)
- [Lewisville](#)
- [Little Elm](#)
- [Northlake](#)
- [Oak Point](#)
- [Pilot Point](#)
- [Plano](#)
- [Ponder](#)
- [Prosper](#)
- [Providence Village](#)
- [Roanoke](#)
- [Sanger](#)
- [Shady Shores](#)
- [Southlake](#)
- [The Colony](#)
- [Trophy Club](#)
- [Westlake](#)

TSTC FACTS – PLACEMENT

Job placements are usually within close proximity to the campus. Programs are tailored to the needs of the business community.

By the numbers

Our graduates work for companies all over Texas and beyond, and we have the numbers to prove it.

1,597

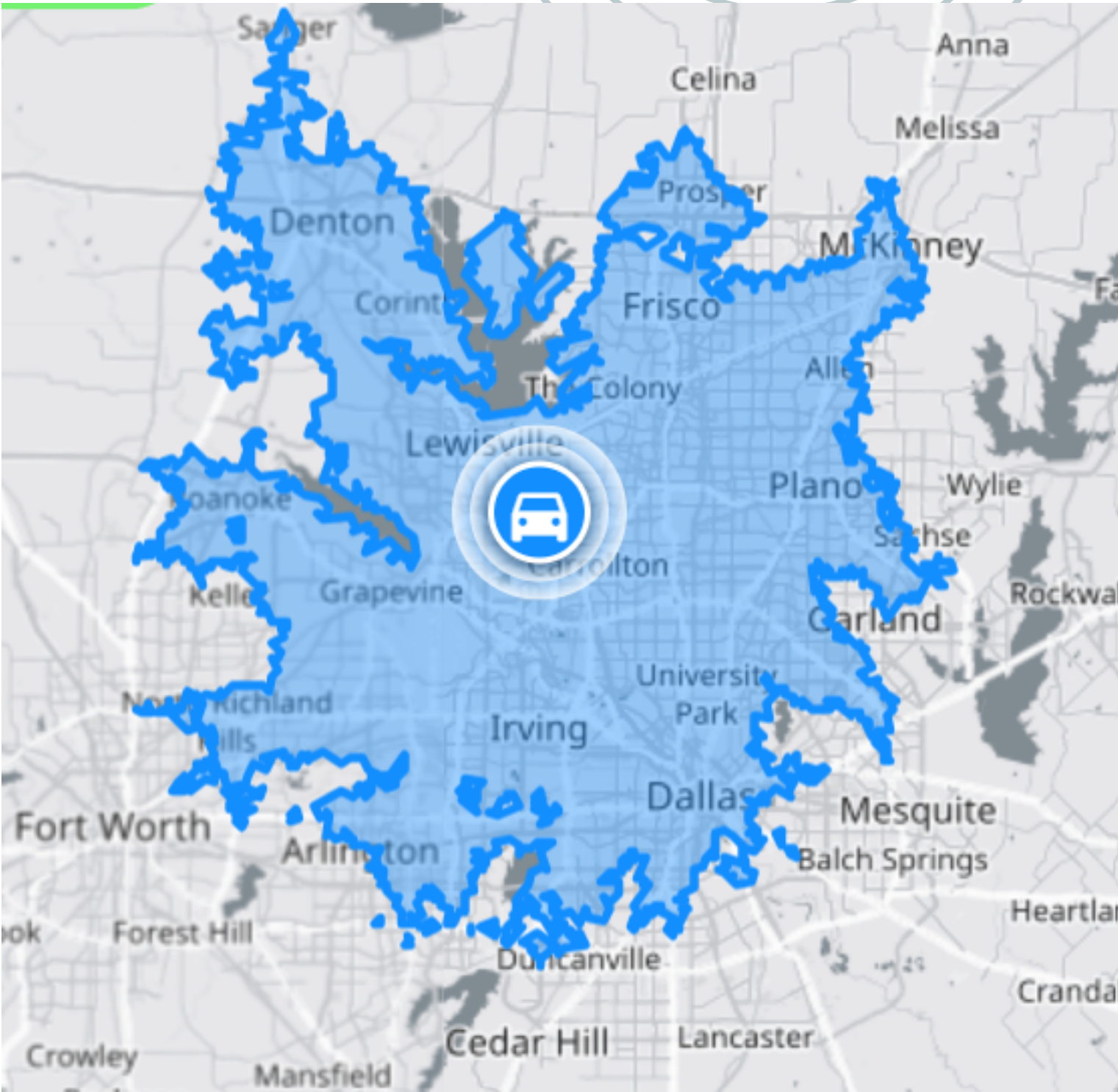
jobs earned by TSTC graduates in FY 2023.

1,052

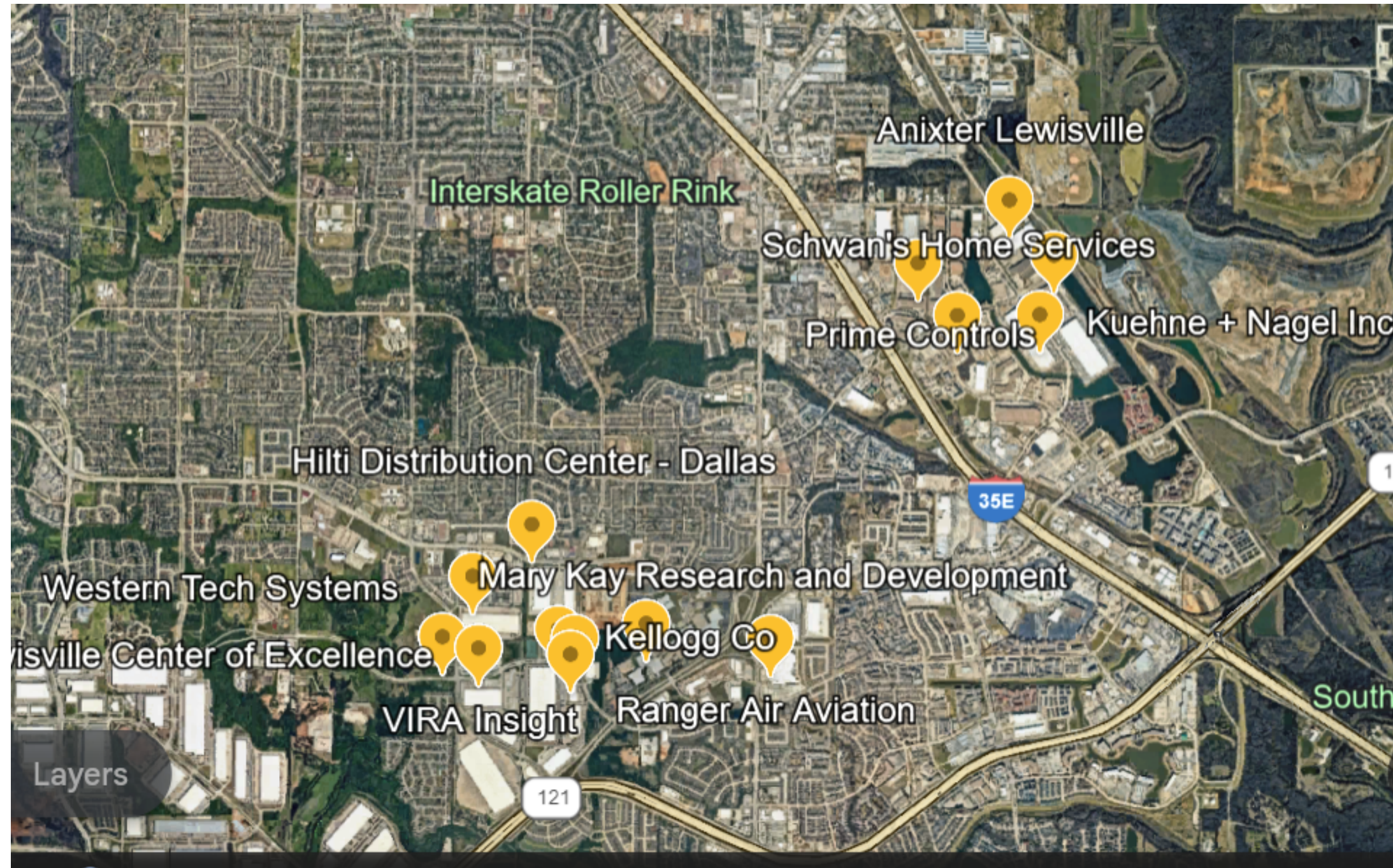
companies hiring TSTC graduates.

1,781

number of jobs posted in hireTSTC.



PROXIMITY TO EMPLOYERS



Current employer industries include:

- transportation and logistics
- communication and electrical wire distribution
- aerospace manufacturing and distribution
- food services
- construction equipment design and manufacturing
- HVAC and cooling system manufacturing and distribution
- medical lab services
- medical equipment manufacturing

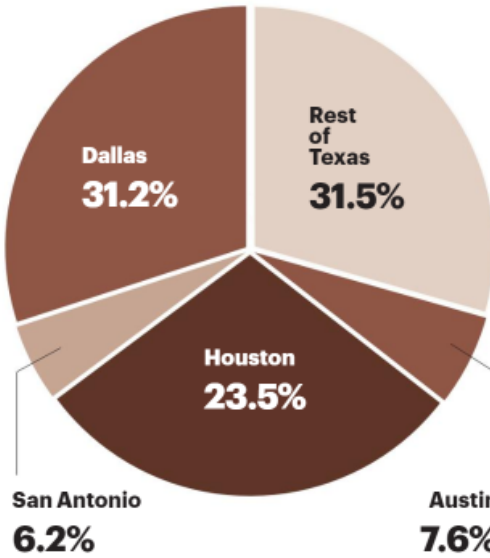
Manufacturing

The Dallas-Fort Worth region is often associated with major headquarters, logistics, distribution, and supply chain operations. But people might not realize that the manufacturing industry makes up seven percent of the regional economy by employment.

DFW has more manufacturing activity than any other metro area in Texas. The size and scope of operations create a diverse manufacturing landscape across many sectors. Goods produced in DFW range from boots and clothing to bricks, steel, plastics, SUVs, and aerospace components.

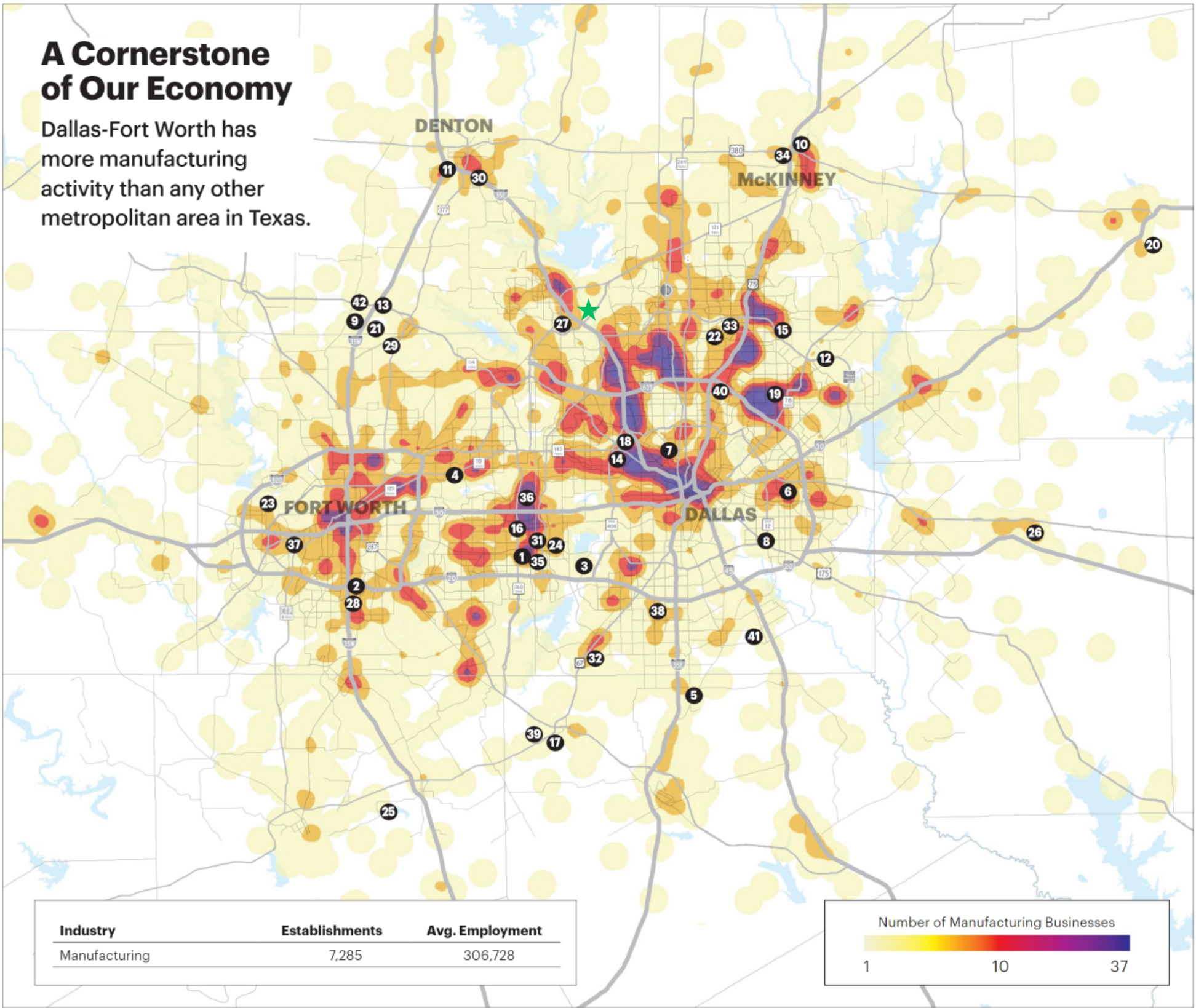
Just a few of the large manufacturing operations in DFW include the General Motors Assembly Plant in Arlington, Lockheed Martin in Fort Worth, and Texas Instruments in Dallas.

Share of Statewide Manufacturing Employment by Metro



A Cornerstone of Our Economy

Dallas-Fort Worth has more manufacturing activity than any other metropolitan area in Texas.



Major Manufacturing Operations in Dallas-Fort Worth

- 1 Airbus Helicopter
- 2 Alcon Laboratories
- 3 American Leather
- 4 Bell Helicopter
- 5 Bombardier U.S. Aerostructures
- 6 Canadian Solar
- 7 Coca-Cola Southwest Beverages
- 8 Dal-Tile Corporation
- 9 DrinkPak
- 10 Dynacraft
- 11 ESAB
- 12 Evolve Biologics
- 13 TreeHouse
- 14 Frito-Lay
- 15 Fujitsu Network Communications
- 16 General Motors
- 17 Gerdau
- 18 Keurig Dr Pepper
- 19 KraftHeinz
- 20 L3Harris
- 21 LG Electronics
- 22 Lennox International
- 23 Lockheed Martin Aeronautics
- 24 Lockheed Martin Missiles & Fire Control
- 25 Louis Vuitton
- 26 Madix
- 27 Mary Kay
- 28 Miller Coors
- 29 MP Materials
- 30 Peterbilt Motors
- 31 Poly-America
- 32 Pratt Industries
- 33 Qorvo
- 34 Raytheon, an RTX Business
- 35 Safran
- 36 Siemens
- 37 Smith & Nephew
- 38 Solar Turbines
- 39 SunOpta
- 40 Texas Instruments
- 41 Trina Solar
- 42 Wabtech

Source: Lightcast, Bureau of Labor Statistics

Legend:

Occupation
Jobs | Median hourly earnings

Industrial Production Managers
5,683 | \$57.04

Industrial Engineers
8,633 | \$48.05

Mechanical Engineers
5,122 | \$47.76

Industrial Machinery Mechanics
10,769 | \$28.58

First-Line Supervisors of Production and Operating Workers
18,092 | \$29.87

Electrical, Electronic, and Electromechanical Assemblers, Except Coil Winders, and Finishers
6,578 | \$17.56

Miscellaneous Assemblers and Fabricators
37,347 | \$17.17

Helpers—Production Workers
6,703 | \$16.26

Production Workers, All Other
3,278 | \$17.14

BENEFITS

- Although the TSTC campus would be non taxable, there are various intangible benefits:
 - Skilled worker supporting industries within and outside of Lewisville.
 - Attractive workforce (housing, child care, education/skills, near transit) means spending less in incentives.
 - Business retention
 - Proximity to the mall and restaurants, supporting local business and increase in sales tax
 - Landfill is closing and will convert to park space
 - DCTA ridership potential increase
- Work in conjunction with with partners such as the Lewisville Area Chamber of Commerce, Lewisville Independent School District, Workforce Solutions for North Texas, and various non-profit organizations to help support business and to provide workforce development.



FEEDBACK AND NEXT STEPS

- TSTC would be vastly different from the current plan. Would the city council like for us to pursue TSTC?
- If so, the following are next steps:
 - City will present this site to TSTC
 - Reengage the Huffines
 - Consortium of stakeholders



QUESTIONS/COMMENTS

