

LEWISVILLE CITY COUNCIL
CALLED-SPECIAL WORKSHOP SESSION

JULY 23, 2021

3:00 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

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

City Staff:

Donna Barron, City Manager
Eric Ferris, Deputy City Manager
Claire Powell, Assistant City Manager
Lizbeth Plaster, City Attorney
Chris McGinn, Neighborhood and Inspection Services Director
Mendie White, Sustainability Manager
Ashleigh Feryan, Neighborhood Services Coordinator
Jennifer Malone, Executive Assistant

With a quorum of the Council Members present, the called-special workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 3:00 p.m. on Friday, July 23, 2021, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

WORKSHOP SESSION

**Discussion of Potential Future Development
of a One Stop Shop for Social Services in
Lewisville**

(Agenda Item 1)

At 3:02 p.m., Mayor Gilmore turned the meeting over to Claire Powell, Assistant City Manager who conducted the attached PowerPoint regarding Serving Lewisville.

Council member William Meridith joined the meeting at 3:03 p.m.

Councilmember Green asked if the one-stop shop would impact CDBG funding. City Manager Barron responded that it could. Assistant City Manager Powell responded that for this

**LEWISVILLE CITY COUNCIL
CALLED-SPECIAL WORKSHOP
SESSION
JULY 23, 2021**

Page 2

study it would not impact CDBG funding, but going forward we could choose to use CDBG funding by providing the funding to this one source instead of multiple sources.

Assistant City Manager Powell discussed American Rescue Plan (ARP) and Cares funding.

There were no additional questions.

MOTION: Upon a motion made by Councilperson Cade and seconded by Councilperson Green the Council voted five (5) “ayes” and no (0) “nays” to pause the meeting at 3:25 p.m. The motion carried.

Travel to Serve Denton (306 N Loop 288, Denton, Texas 76209) – A Quorum May Be Present on the Bus; However No Discussion of City Business Will Take Place.

(Agenda Item B)

City Council and staff left City Hall to travel to Serve Denton. No discussion of City business took place.

Reconvene at Serve Denton

(Agenda Item C)

Mayor Gilmore reconvened the meeting at Serve Denton at 3:59 p.m.

Pat Smith, CEO of Serve Denton, introduced the facility and everyone introduced themselves.

Tour of Serve Denton, 306 N Loop 288, Denton, Texas 76209

(Agenda Item 2)

Mr. Smith gave a tour of the facility. Doreen Rue, CEO of Health Services of North Texas, spoke about their partnership in Serve Denton. Kristen Howell, CEO of Children's Advocacy Center of North Texas, gave a tour of their offices and discussed the partnership. Tom Newell, Denton Community Food Center, gave a tour of the food pantry.

Council and guests returned to the Lewisville City Hall, City Council Conference Room, 151 West Church Street, Lewisville, Texas at 5:19 p.m.

Adjournment

(Agenda Item D)

Mayor Gilmore adjourned the meeting at 5:19 p.m.

These minutes approved by the Lewisville City Council on the 16th day of August, 2021.

**LEWISVILLE CITY COUNCIL
CALLED-SPECIAL WORKSHOP
SESSION
JULY 23, 2021**

Page 3

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Julie Worster, CITY SECRETARY

**LEWISVILLE CITY COUNCIL
CALLED-SPECIAL WORKSHOP
SESSION
JULY 23, 2021**

Page 4



**SOCIAL SERVICES IN
LEWISVILLE**

-  North v South of Lake
-  Non-profit Overhead Costs
-  Competing for Funds
-  Duplication of Services

2

LEWISVILLE ONE-STOP-SHOP (BETA VERSION)

Community
Resource List

Together
Lewisville
Coalition (TLC)

Community
Resource Expo

For the Love of
Lewisville

3

NEXT STEP CENTER

MISSION: LISTEN. LEARN & LOVE

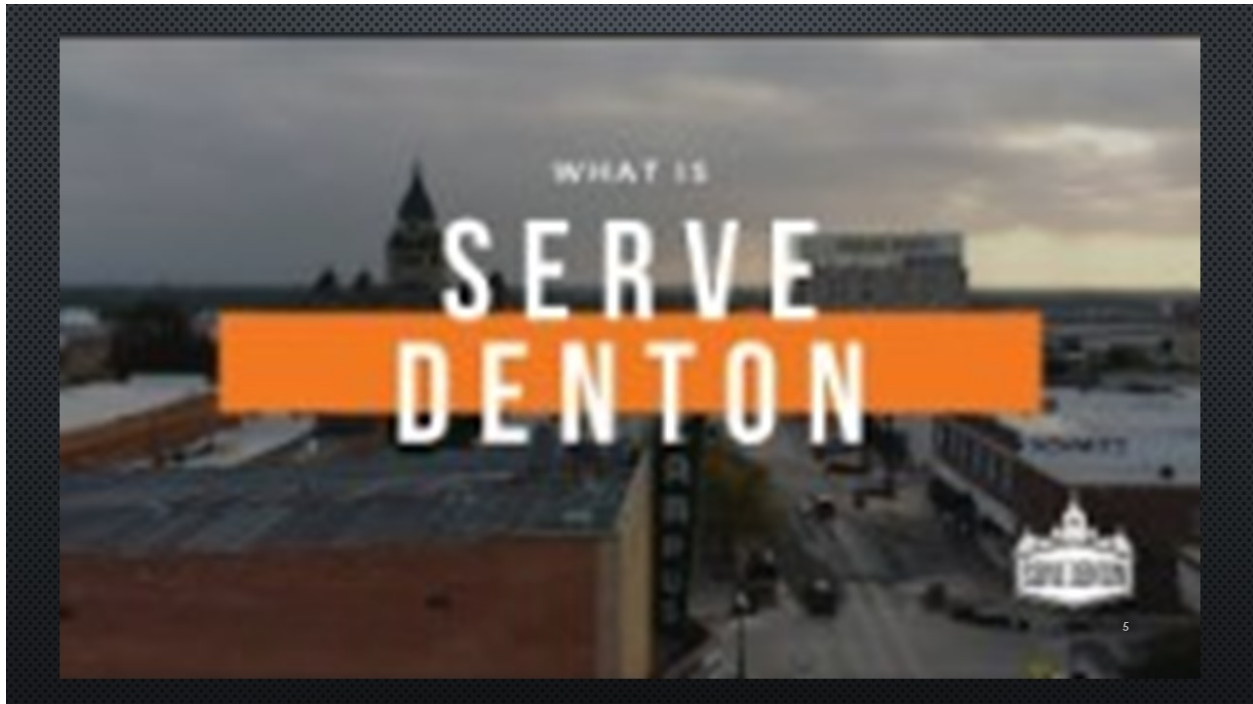
Serve the City

School
Engagement

Supporting
Apartment
Residents

Community
Events

4



The logo for Serve Denton is displayed on a white rounded square background. It features a stylized orange building with a central dome and smaller domes on either side. Below the building is an orange shield with the words "SERVE DENTON" in white, bold, sans-serif capital letters.

**STEPS FOR CREATING A
ONE-STOP-SHOP SOCIAL
SERVICE CENTER IN
LEWISVILLE**

- FEASIBILITY STUDY
- PARTNERSHIP DEVELOPMENT – LETTERS OF INTENT FROM NONPROFITS, CREATION OF NONPROFIT
- OBTAIN NEEDED FINANCING PER FINANCING PLAN
- REAL ESTATE ACQUISITION/DEVELOPMENT
- OPERATIONS & MANAGEMENT

6



FEASIBILITY STUDY PROPOSAL CONSULTANT: SERVE DENTON

Phase 1: Identify community needs & gauge nonprofit interest

- Prepare an A-3 document
- Town hall meeting with city leaders, nonprofits, and public
- In-person interviews with nonprofits
- Report to city on findings

Phase 2: Create a vision for Lewisville nonprofit center

- Conduct two visioning sessions with key nonprofit partners and city to address questions about governance, revenue, requirements such as property management, and support services
- Deliver report to city including summary of conclusions, programming document for concept designs, and logic model identifying desired outcomes, outputs, activities, and inputs with key assumptions.

Phase 3: plan for new center

- Develop governance and operation plan
- Site survey and analysis
- Concept design – two alternative floor and site plans also addressing building systems.
- Financial model developed including a capital expense budget and a operating expense three-year proforma starting after certificate of occupancy to capture revenue, startup costs, and ongoing operation costs

Final report (delivered approximately 6 months from start)

- Presentation to city council
- Presentation to the community with intent to get feedback.
- Produce a video not to exceed 3-minutes in length regarding the proposed concept design, financial model, and community issues the nonprofit center would address.



AMERICAN RESCUE PLAN (ARP) & CARES FUNDING

- \$19.54 MILLION ALLOCATED TO LEWISVILLE
 - 9.77 MILLION ALREADY RECEIVED. BALANCE EXPECTED JUNE 2022 NO EARLIER THAN 12 MONTHS FROM THE DATE OF THE FIRST PAYMENT.
- ALLOWABLE USES FOR FUNDING– FOUR BROAD CATEGORIES
 - RESPOND TO OR MITIGATE PUBLIC HEALTH EMERGENCY WITH RESPECT TO COVID-19 OR ITS NEGATIVE ECONOMIC EFFECTS.
 - PREMIUM PAY FOR ESSENTIAL WORKERS
 - REPLACE LOST REVENUE
 - INVESTMENTS IN WATER, SEWER, OR BROADBAND INFRASTRUCTURE.
- IN BUDGET WORKSHOP, STAFF WILL PRESENT PROPOSED USES FOR ARP FUNDING. STAFF WILL BE PROPOSING USE OF ARP FUNDING FOR FEASIBILITY STUDY.



QUESTIONS?