

LEWISVILLE CITY COUNCIL

REGULAR SESSION

JULY 19, 2021

6:00 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
Julie Worster, City Secretary
Lizbeth Plaster, City Attorney

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, July 19, 2021, in the City Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance either in person or via Zoom.

WORKSHOP SESSION

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item A)

City Manager Barron advised that staff was requesting that both Agenda Items Item C-1 and F-7 be continued to the August 2, 2021, City Council meeting.

There was no further discussion of any Regular Agenda Items or Consent Agenda Items.

Mayor Gilmore adjourned the meeting of the Lewisville City Council into Closed Session at 6:40 p.m. Monday, July 19, 2021, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item H)

In accordance with Texas Government Code, Subchapter D, Section 551.071 (Consultation with Attorney), the Lewisville City Council convened into Closed Session at 6:40 p.m. on Monday, July 19, 2021, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Section 551.071 (Consultation with Attorney): Legal issues regarding Annexation of Castle Hills and the TIRZ Reimbursement Agreement Between the City, TIRZ #3, and Bright Realty, LLC

The Closed Session was adjourned at 7:25 p.m. on Monday, July 19, 2021.

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

(Agenda Item I)

Mayor Gilmore reconvened the meeting of the Lewisville City Council at 7:25 p.m. on Monday, July 19, 2021, in the Council Chambers of the Lewisville City Hall.

Mayor Gilmore opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Public Safety Complex Overview and Options

(Agenda Item B)

City Manager Barron, along with Chris Squadra, Founder/Principal with Peak Program Value, LLC, Don Werzberger with 720 Design, and Finance Director David Erb conducted the attached PowerPoint regarding the Public Safety Complex Overview and Options.

Mayor Pro Tem Green expressed concern regarding holding off on certain aspects of Option A and the increases that are occurring with constructions costs. Discussion was held regarding anticipated future costs due to inflation and trends.

Councilmember Cade advised that she felt it was important to be able to tell the voters that this would be to build out, not that we would have to be catching up later. She expressed concern regarding holding off and not moving forward with Option A.

City Manager Barron advised that if the City Council wanted to proceed, they would need to make a decision as an election for November would need to be called by August 16, 2021.

After reviewing all the options, the consensus of the City Council was to move forward with Option A and do full build out and not keep returning to the voters to complete more of the project:

WORKSHOP SESSION

**Public Safety Complex Overview and Options
(cont'd)**

(Agenda Item B)

- **116,000 SF Facility:**
 - ✓ 85,000 SF Police Department
 - ✓ 31,000 SF Fire Department
- Full Build Out Projections: Met
- Overall Facility Grade: A
- Police Facility Grade: A
- Fire Facility Grade: A
- Compromises: None
- Cost \$ 96.7 Million.

Councilmember Meridith stated that he had just gone through a renovation of a school and he felt it all needed to be done at one time, spend all the energy one time, not multiple times.

Deputy Mayor Pro Tem Jones pointed out that this facility could also be used to assist residents when situations such as the most recent weather event occur.

Councilmember Troyer advised that he felt this should be done and voters could be convinced of the importance of this facility.

Mayor Pro Tem Green indicated her thought that the maintenance costs for the current facilities makes financial sense to move forward with this new facility.

Don Werzberger advised that he would forward a list of 20 items that shows how much different items costs to the City Council that could be shared with the voters so they would understand the costs for various aspects of this project.

There was no further discussion on this item.

REGULAR SESSION

Invocation

(Agenda Item A)

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

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember Cade gave the pledge to the American and Texas flags.

Continued Public Hearing: Consideration of an Ordinance Pursuant to Section 311.003 of the Texas Tax Code Amending Tax Increment Reinvestment Zone Number Three (“TIRZ 3”), Located South of SH 121 and Business 121 and Being Wholly Located Within the Extraterritorial Jurisdiction of Lewisville, Texas, by Amending its Boundaries and its Benefits to the City of Lewisville and Amending the Project and Finance Plan for the Zone

(Agenda Item C-1)

This ordinance amends the boundaries of TIRZ 3 to include park and open space land. The proposed boundaries include an additional approximate 53.05 acres generally located south of SH 121 and Business 121 and being wholly located within the ETJ of the City. This ordinance also amends the Project and Finance Plan to update project costs and zone reimbursements including the acquisition of park and open space land, and to include economic development authority.

That the City Council continue the public hearing to the August 2, 2021 meeting.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilmember Meridith, the Council voted five (5) “ayes” and no (0) “nays” to continue the public hearing to the August 2, 2021 meeting. The motion carried.

Public Hearing: Consideration of Lewisville Juvenile Curfew Ordinance; and Consideration of Resolution No. 0352-21-RES: A Resolution of the City Council of the City of Lewisville, Texas, Approving the Continuation of the Juvenile Curfew Ordinance, Currently Set Forth in Chapter 8, Article II, of the Lewisville City Code

(Agenda Item C-2)

This is the second public hearing being held in accordance with provisions of the Local Government Code Section 370.002 in order to allow public input regarding the City’s Juvenile Curfew Ordinance adopted September 12, 1994. The City Council may abolish, continue, or modify the ordinance.

That the City Council conduct the public hearing and approve a resolution to continue the current City Juvenile Curfew Ordinance as set forth in the caption above.

Public Hearing: Consideration of Lewisville Juvenile Curfew Ordinance; and Consideration of Resolution No. 0352-21-RES: A Resolution of the City Council of the City of Lewisville, Texas, Approving the Continuation of the Juvenile Curfew Ordinance, Currently Set Forth in Chapter 8, Article II, of the Lewisville City Code (cont'd)

(Agenda Item C-2)

MOTION: Upon a motion made by Councilmember Cade and seconded by Mayor Pro Tem Green, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

MOTION: Upon a motion made by Councilmember Troyer and seconded by Mayor Pro Tem Green, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Resolution No. 0352-21-RES**, as previously captioned.

Visitors/Citizens Forum

(Agenda Item D)

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Mayor Pro Tem Green and seconded by Councilmember Meridith, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

3. Approval of a Professional Services Agreement for Improving ISO Rating Services to Mike Pietsch, P.E. Consulting Services, Inc., Garland, Texas, Inc., in the amount of \$65,000; and Authorization for the City Manager to Execute the Contract.
4. Approval of a Professional Services Agreement with HDR Engineering, Inc., Dallas, TX, in the Amount of \$450,984 for Professional Engineering Services for the Prairie Creek WWTP Electrical Improvements Project; and Authorization for the City Manager to Execute the Agreement.
5. Approval of a Two Year Agreement with Bird Advocacy and Consulting, Inc., in an Amount Up to \$112,000 for Government Relations Services; and Authorization for the City Manager to Execute the Contract.

The motion carried.

END OF CONSENT AGENDA

Deputy Mayor Pro Tem Green advised that she would be abstaining from discussion and consideration of Agenda Item F-6 as she has a business relationship with Deck on Main LLC. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary. Deputy Mayor Pro Tem Green stepped away from the dais.

**Ratification of the First Amendment to
Economic Development Agreement Between
the City of Lewisville and Deck on Main,
LLC, and Authorization for the City
Manager to Execute the Agreement**

(Agenda Item F-6)

Deck on Main, LLC, has purchased the 0.334 acre tract at the northeast corner of Charles Street and Main Street from the city in accordance with the Economic Development Agreement executed on May 12, 2021. This first amendment needed to be signed prior to closing and now requires ratification. It did not increase or change any incentive amounts previously offered, it only changed the timing of the developer's reimbursement for land purchase costs to be paid at time of closing rather than after closing, and it corrected the legal description for the property being sold.

The City staff's recommendation is that the City Council ratify the First Amendment to the Economic Development Agreement as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Councilmember Troyer, the Council voted four (4) "ayes" and no (0) "nays" to ratify the First Amendment to the Economic Development Agreement as set forth in the caption. The motion carried.

Deputy Mayor Pro Tem Green returned to the dais.

Continued Item: Consideration of an Amendment to the Tax Increment Reinvestment Zone Reimbursement Agreement by and Among the City of Lewisville, the Lewisville Tax Increment Reinvestment Zone Number Three (“TIRZ 3”), and Bright Realty, LLC for Project Costs Within Tax Increment Reinvestment Zone Number Three; and Authorization for the City Manager to Execute the Agreement

(Agenda Item F-7)

Should the City Council approve the ordinance amending the boundaries and the Project and Finance Plan for TIRZ 3, as described in a previous item, staff recommends an amendment to the reimbursement agreement to provide for updated project costs and zone reimbursements including the acquisition of park and open space land and to outline economic development parameters.

The City staff’s recommendation that the City Council continue this item to the August 2, 2021 meeting.

MOTION: Upon a motion made by Mayor Pro Tem Green and seconded by Councilmember Cade, the Council voted five (5) “ayes” and no (0) “nays” to continue this item to the August 2, 2021 meeting. The motion carried.

**Consideration of Five Alternative Standards
Associated With Façade Changes and
Landscaping for Northern Tool; Located at
2428 South Stemmons Freeway, Legally
Described as Lakepoint Phase V Addition,
Lot 4R 5R, Block H; Zoned General Business
(GB) District, as Requested by Robbie
Killingsworth, of Franz Architects, on Behalf
of Duane Boris, of Northern Tool, the
Business Owner (Case No. 20 04 3 AltStd)**

(Agenda Item F-8)

Northern Tool is moving to a new lease space at 2428 South Stemmons Freeway within the Core Subdistrict of the IH 35E Overlay District. Façade improvements are proposed to better reflect company branding. Façade changes require compliance with the IH 35E Overlay Standards regarding articulation, entrances, materials and colors, awnings and canopies, windows and tree and plant materials. Five Alternative Standards are requested: (a) to reduce the doors and windows on the ground floor from the required 60% to 9%, a 75% reduction; (b) to reduce the brick or stone façade requirement from 80% to 8% on the front/west elevation, a 90% reduction; (c) to reduce the canopy length along the façade from the required 75% to 29%, a reduction of 61%; (d) to allow storage of trailers on the west side of the building screened by a tubular steel fence with living screening on the west elevation in lieu of placing the storage behind the building; and (e) to reduce the landscape standards for parking lots from 20 canopy trees to 8 canopy trees and 7 ornamental trees and add new plantings to existing landscape areas only. The Overlay District Board recommended unanimous approval (7 0) of all five Alternative Standards on July 6, 2021.

The City staff's recommendation is that the City Council approve the five Alternative Standards as set forth in the caption above.

Director of Planning and Zoning Richard Leudke was available to address any questions posed by the City Council.

**Consideration of Five Alternative Standards
Associated With Façade Changes and
Landscaping for Northern Tool; Located at
2428 South Stemmons Freeway, Legally
Described as Lakepoint Phase V Addition,
Lot 4R 5R, Block H; Zoned General Business
(GB) District, as Requested by Robbie
Killingsworth, of Franz Architects, on Behalf
of Duane Boris, of Northern Tool, the
Business Owner (Case No. 20 04 3 AltStd)
(cont'd)**

(Agenda Item F-8)

MOTION: Upon a motion made by Councilmember Troyer and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve the following five alternative standards associated with façade changes and landscaping for Northern Tool: (a) to reduce the doors and windows on the ground floor from the required 60% to 9%, a 75% reduction; (b) to reduce the brick or stone façade requirement from 80% to 8% on the front/west elevation, a 90% reduction; (c) to reduce the canopy length along the façade from the required 75% to 29%, a reduction of 61%; (d) to allow storage of trailers on the west side of the building screened by a tubular steel fence with living screening on the west elevation in lieu of placing the storage behind the building; and (e) to reduce the landscape standards for parking lots from 20 canopy trees to 8 canopy trees and 7 ornamental trees and add new plantings to existing landscape areas only; located at 2428 South Stemmons Freeway, legally described as Lakepoint Phase V Addition, Lot 4R 5R, Block H; Zoned General Business (GB) District, as requested by Robbie Killingsworth, of Franz Architects, on behalf of Duane Boris, of Northern Tool, the Business Owner (Case No. 20 04 3 AltStd). The motion carried.

**Consideration of a Variance to the Lewisville
City Code, Section 2 201, Fee Schedule,
Regarding a Waiver of Athletic Field Rental
Fees and Temporary Event Permit Fees
Associated with the Battle of the Badge
Benefit Softball Tournament**

(Agenda Item F-9)

Since 2005, the Lewisville Citizens Police Academy Alumni Association has been conducting the Battle of the Badge Benefit Softball Tournament. The Lewisville Police and Fire Departments, and other local fire and police departments compete in the tournament to raise money for Spirit of a Hero. Battle of the Badge will take place on October 16, 2021, at Railroad Park. Associated fees for the event are estimated to be \$1,444.

Consideration of a Variance to the Lewisville City Code, Section 2 201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated with the Battle of the Badge Benefit Softball Tournament (cont'd)

(Agenda Item F-9)

The City staff's recommendation is to approve the variance as set forth in the caption above.

Parks and Recreation Director Stacie Anaya was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Councilmember Cade and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) "ayes" and no (0) "nays" to approve a variance to the Lewisville City Code, Section 2 201, Fee Schedule, regarding a waiver of Athletic Field Rental Fees and Temporary Event Permit Fees associated with the Battle of the Badge Benefit Softball Tournament. The motion carried.

Councilmember Cade advised that she would be abstaining from discussion and consideration of Agenda Item F-10 as she has a relative related in the first degree by consanguinity of affinity as determined under Chapter 573, Texas Government Code, that is employed by DCTA. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary. Councilmember Cade stepped away from the dais.

Consideration of Resolution No. 353-21-RES: A Resolution of the City Council of the City of Lewisville Supporting the Denton County Transportation Authority's (DCTA) Proposed On-Demand Service Delivery Model Which Will Significantly Expand the Accessibility of Transit Service to the Citizens and Businesses of Lewisville; and Providing an Effective Date as Requested by Mayor TJ Gilmore and Mayor Pro Tem Kristin Green

(Agenda Item F-10)

The Board of Directors of the Denton County Transportation Authority (DCTA) is considering replacing certain fixed bus routes with an on demand service delivery model. The on demand service delivery model is proposed to replace all fixed bus routes in Lewisville with an on demand service that will increase the number of residents and businesses that will have access to mass transit, will reduce wait times for passengers, and will extend the hours in which mass transit is available in Lewisville.

Consideration of Resolution No. 353-21-RES: A Resolution of the City Council of the City of Lewisville Supporting the Denton County Transportation Authority's (DCTA) Proposed On-Demand Service Delivery Model Which Will Significantly Expand the Accessibility of Transit Service to the Citizens and Businesses of Lewisville; and Providing an Effective Date as Requested by Mayor TJ Gilmore and Mayor Pro Tem Kristin Green (cont'd)

(Agenda Item F-10)

The City staff's recommendation is that the City Council consider the resolution set forth in the caption above.

Assistant City Manager Claire Powell was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Councilmember Troyer, the Council voted four (4) "ayes" and no (0) "nays" to approve and adopt Resolution No. 0353-21-RES, as previously captioned.

Councilmember Cade returned to the dais.

Consideration of Resolution No. 0354-21-RES: A Resolution of the City Council of the City of Lewisville, Texas, Extending the Declaration of Local Disaster for Public Health Emergency Until 11:59 P.M. on August 2, 2021; and Providing an Effective Date

(Agenda Item F-11)

On February 17, 2021, Mayor Rudy Durham, acting in accordance with authority granted to him under the City Charter and Code of Ordinances and under section 418.108(a) of the Texas Government Code, declared a local state of disaster for public health emergency due to concerns related to COVID 19 (the "Disaster Declaration"), which the Lewisville City Council subsequently ratified, supported, and continued until 11:59 p.m. on August 2, 2021. Ongoing evaluation of circumstances related to the virus and the updated recommendations of the Centers for Disease Control and the Texas Department of State Health Services indicate that the conditions necessitating the Disaster Declaration have and will continue to exist for a period extending beyond August 2, 2021.

The City staff's recommendation is to approve the resolution as set forth in the caption.

Consideration of Resolution No. 0354-21-RES: A Resolution of the City Council of the City of Lewisville, Texas, Extending the Declaration of Local Disaster for Public Health Emergency Until 11:59 P.M. on August 2, 2021; and Providing an Effective Date (cont'd)

(Agenda Item F-11)

MOTION: Upon a motion made by Mayor Pro Tem Green and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt Resolution No. 0354-21-RES, as previously captioned.

Reports

(Agenda Item G)

- Director of Human Resources Matt Grebliunas was present to address any questions the City Council had regarding the 2021 Health Report. Mayor Gilmore advised he was happy to see that the proactive measures the City has been taking regarding the screening has helped with a shift in behavior.
- Director of Public Services Keith Marvin advised of the lake level.
- Director of Strategic Services Gina McGrath advise that the FY 2021/2022 Budget has been sent to the City Council electronically and they should have received it late this afternoon. She advised that it would also be on the City’s website for anyone that wished to review. She further advised of the first mini survey going out regarding recycling. She stated it would be available for the next two weeks.
- Chief Deaver advised that the Police Department is utilizing social media to assist drivers with handicaps or impediments in their interactions with law enforcement by placing an alert on their license plates. He advised that this suggestion had come from Councilmember Cade and the step by step process was also listed on the website.
- Councilmember Meridith congratulated the Parks Department on their recently held Duck Derby. He reviewed upcoming events at the Lewisville Library.
- Councilmember Troyer reviewed upcoming events at the Lewisville Grand Theatre.
- Mayor Pro Tem Green advised of two more concerts schedule for the Concert Series at the Wayne Ferguson Plaza.
- Deputy Mayor Pro Tem Jones expressed appreciation for the recycling survey. He encouraged everyone to learn about recycling.
- Councilmember Cade jokingly questioned how the croppies were doing at the lake. Mayor Pro Tem Green advised that according to her husband it had been very good last weekend. Councilmember Cade requested that staff look into the LISD dumpster on the old Delay school site as it appears to being used every day at dusk by private contractors dumping trash and construction materials. City Manager Barron advised that staff would follow up on that.
- Mayor Gilmore encouraged residents to check out Tai Chi on Saturday morning being held at the Wayne Ferguson Plaza.

Adjournment

(Agenda Item J)

MOTION: Upon a motion made by Councilmember Jones and seconded by Mayor Pro Tem Green, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the meeting of the Lewisville City Council at 9:00 p.m. on Monday, July 19, 2021. The motion carried.

These minutes approved by the Lewisville City Council on the 2nd day of August, 2021.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Julie Worster, CITY SECRETARY

CITY of LEWISVILLE's PUBLIC SAFETY COMPLEX

PROGRAM & BUDGET UPDATE for THE CITY COUNCIL

JULY 19, 2021

Overview

- Background
- Recent Cost Trends
- Parking Impacts & Solutions
- 3 Potential Project Options
- Next Steps

Consideration of Bond Program for Public Safety

- Council direction was received in 2020 to proceed with bond program for public safety complex
 - In response to concerns related to the condition of current facilities
 - Planning was delayed due to COVID 19
- Project was reviewed again at 2021 City Council Retreat
 - Staff redeveloped cost estimate
 - Deep dive into needs of departments
 - Economy affecting construction cost
- Capacity is available now with no impact to the debt rate (any of the three options presented)



Debt Capacity Sizing Model

- Analysis performed by Hilltop Securities, City's Financial Advisor
- Capacity to support existing and projected new debt
 - Existing debt obligations (\$120.4M)
 - Remaining authorization from 2015 bond election (\$29.742M)
 - FY 2021 Certificates of Obligation for fleet/facilities building (\$17M)
 - Projected 2021 bond authorization for joint public safety facility and emergency management (up to \$95M)
 - Projected 2023 bond authorization for streets, facilities, and trails (\$100M)
 - AND...City refunding of Castle Hills debt (\$69.64M par value after refunding)
- Assumptions for:
 - Growth in TAV
 - Interest Rates
 - Debt program anticipated

Manage Debt Rate

- Manage within parameters set by Council
- Forward-looking analysis prepared annually
 - Apply conservative assumptions
 - Actual results more favorable than assumptions used
 - 2015 bond election program results
- Takes into account existing and future planned issues
- Strategies used
 - Structure debt payments, new debt added as old debt paid off
 - Increasing principal payment amounts as assessed value increases
 - Balance the use of 16-year and 20-year maturities
 - Match use of funds, streets versus public buildings
 - Refunding outstanding debt when opportunities present themselves
- Mindful of impact to bond rating

Background

- Q1 2020 Presentation to City Council Retreat
- Q1 2021 Presentation to City Council Retreat
- 14 APR 2021 2020 Program & Budget Peer Review
- 25 MAY 2021 Updated Needs Assessment Findings
Begin Exploration of 3 Options
- 29 JUN 2021 Present 3 Program + Budget Options

Recent Cost Trends

- Soaring Local & National Demand
- Severe Supply Chain Constraints
- Local Craft Labor Shortages “Excruciating”
- Predicted to Extend into “At Least Q1 2023”
- Risk Management Approach: Scope is the Contingency

Recent Cost Trend Examples

Additional Price Increase Announcements

To Our Valued Customers:

As a result of continued rising raw material prices from domestic steel mills, ClarkDietrich will implement a **minimum price increase of 10% on all products** for all markets effective **June 1st, 2021**.

This announcement is **in addition to our May 3rd, 2021 increase** announcement.

ClarkDietrich will continue to honor all existing quotes in accordance with our current job

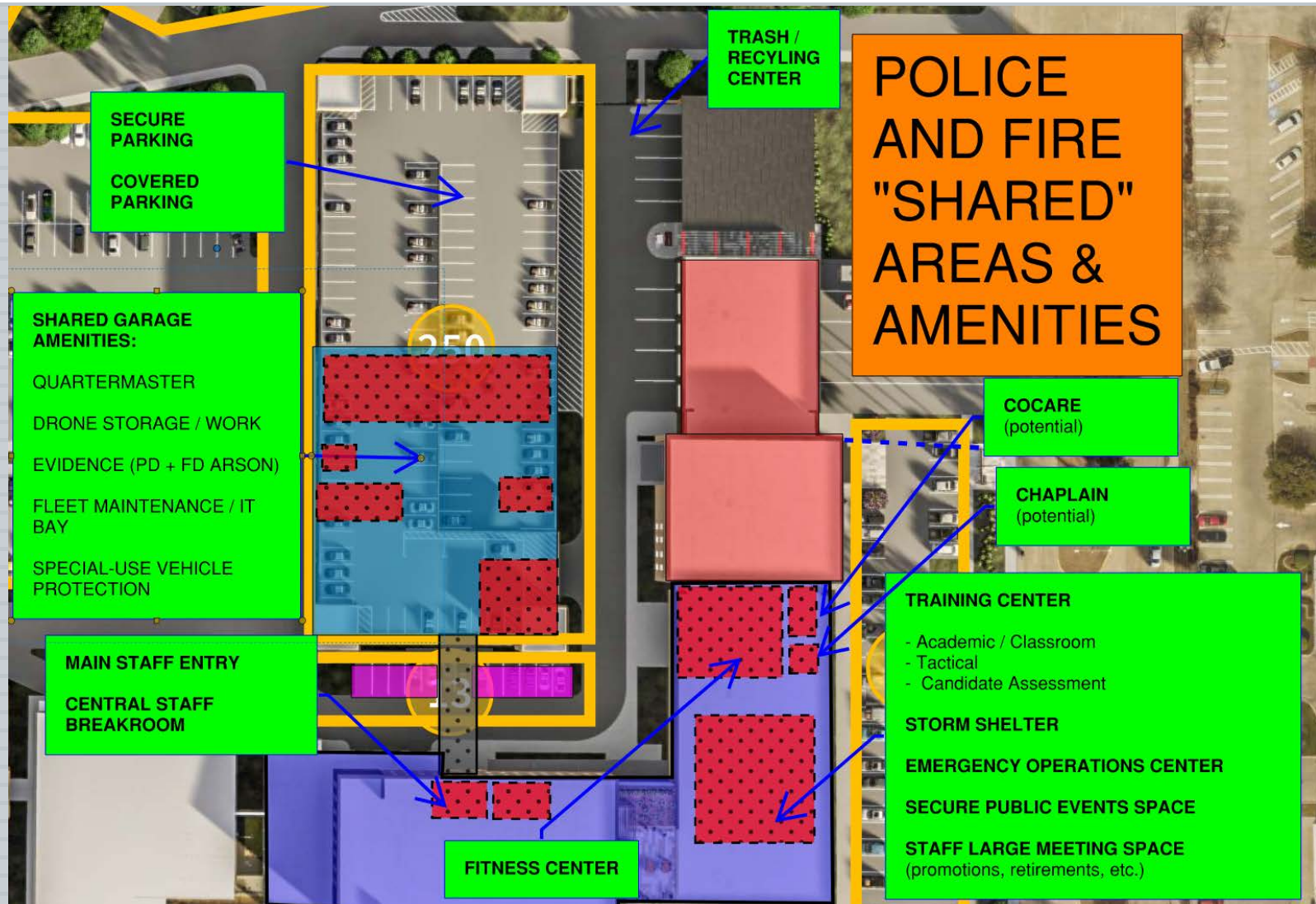
INFLATION A

The construction industry is currently experiencing an unprecedented combination of steeply rising materials prices, snarled supply chains, and other difficulties, combined with slumping demand that is keeping contractors from passing on their added costs. This combination is expected to push some firms out of business and add to the industry's high unemployment rate.

The situation calls for immediate action by federal trade officials to remove tariffs and quotas that are adding to price increases and...



Economies of Collocation



Existing Parking Today



Construction Footprint – Phases 1 + 2



Proposed Parking at Completion

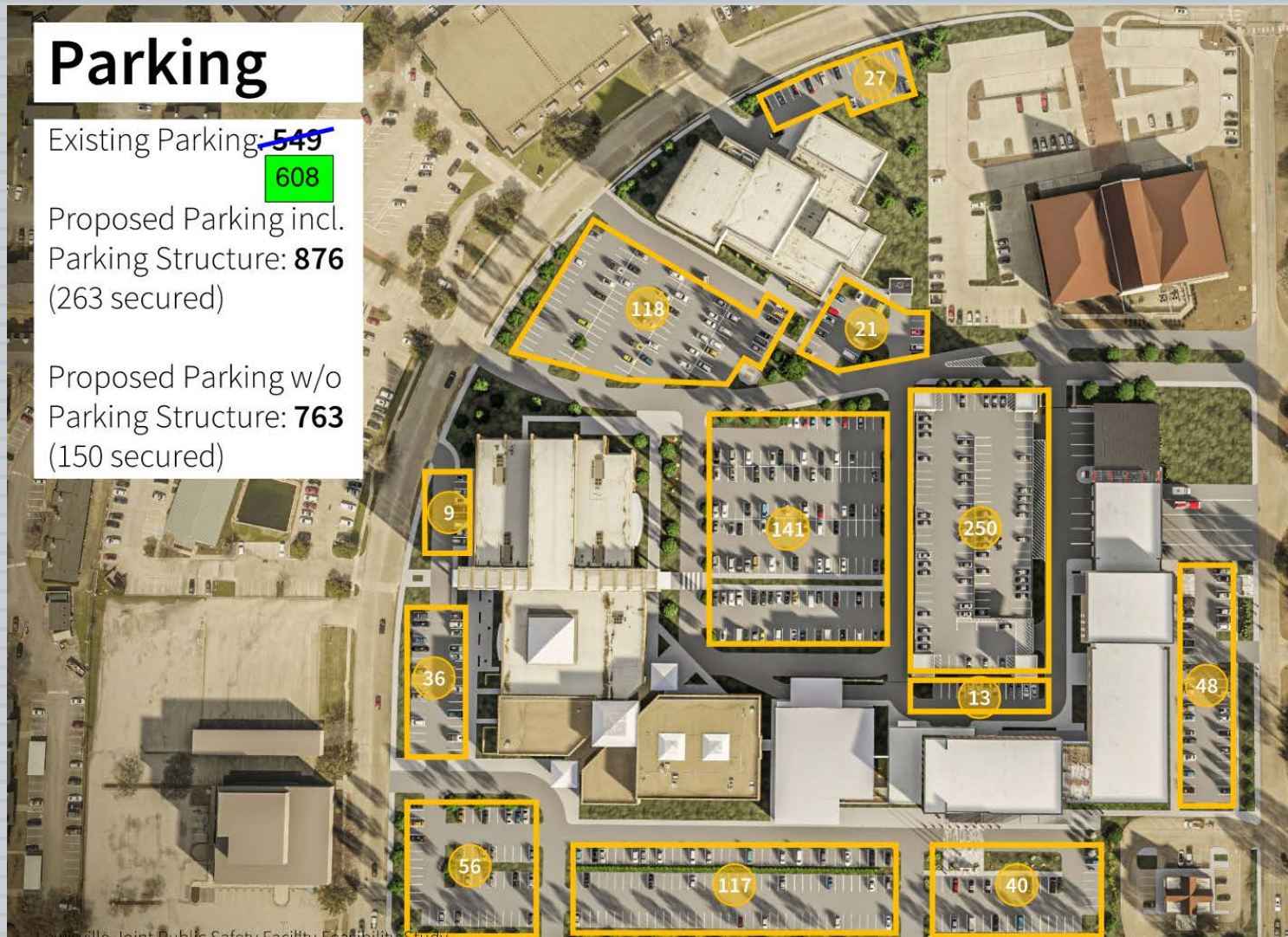
Parking

Existing Parking: ~~549~~

608

Proposed Parking incl.
Parking Structure: **876**
(263 secured)

Proposed Parking w/o
Parking Structure: **763**
(150 secured)



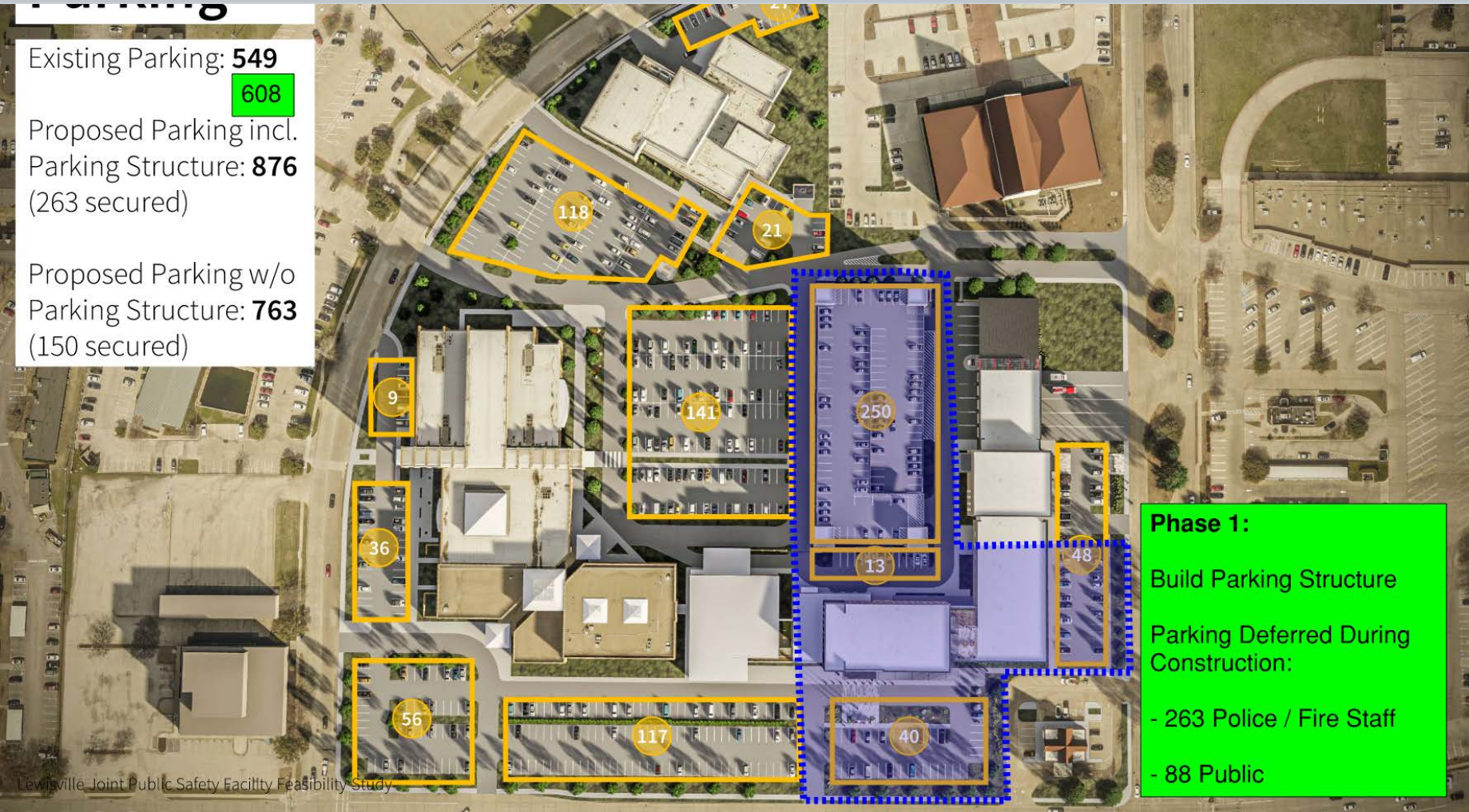
Construction – Phase One

Existing Parking: **549**

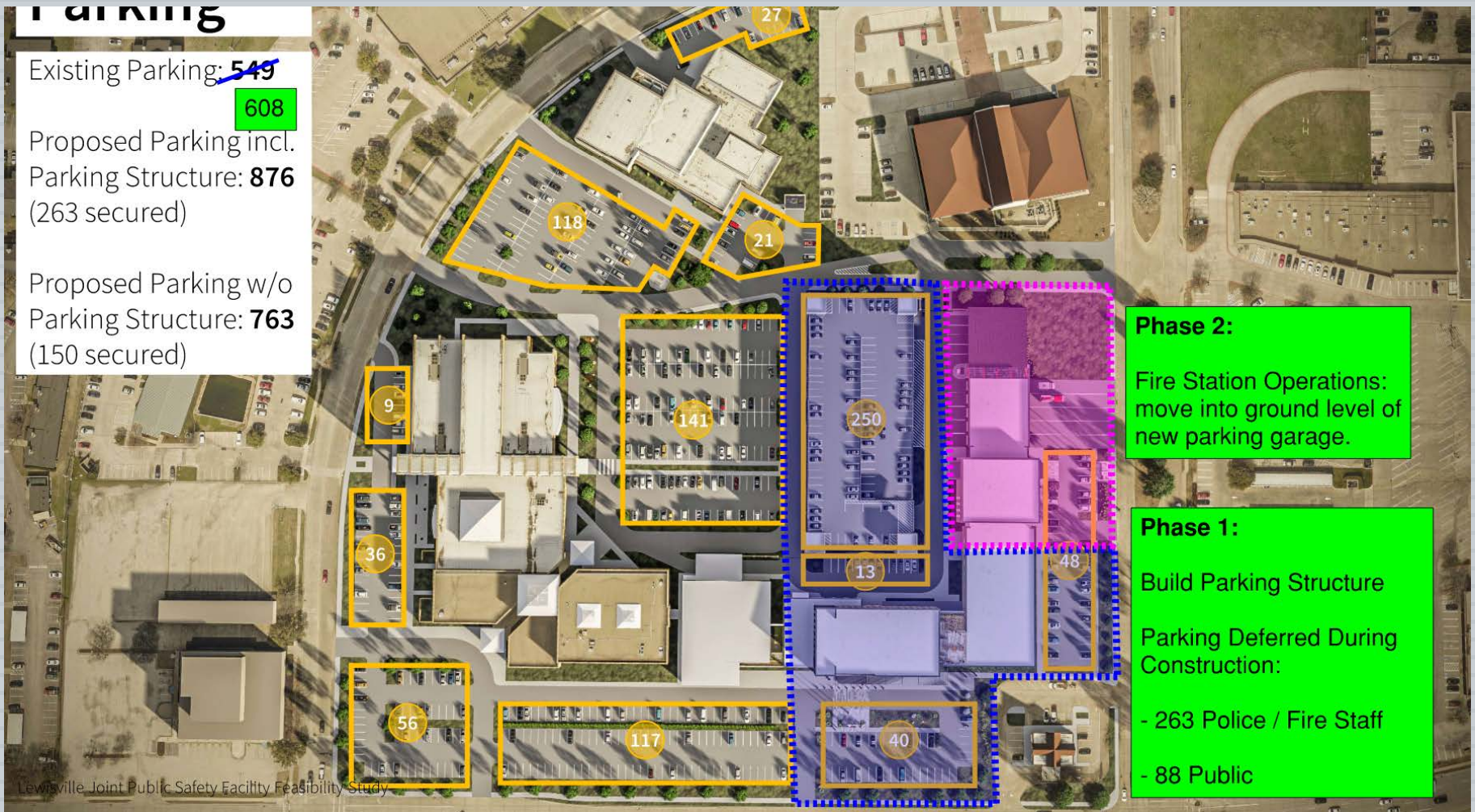
608

Proposed Parking incl.
Parking Structure: **876**
(263 secured)

Proposed Parking w/o
Parking Structure: **763**
(150 secured)



Construction – Phase Two



Option A

- **116,000 SF Facility:**

- ✓ 85,000 SF Police Department

- ✓ 31,000 SF Fire Department

- Full Build Out Projections: Met

- Overall Facility Grade: A

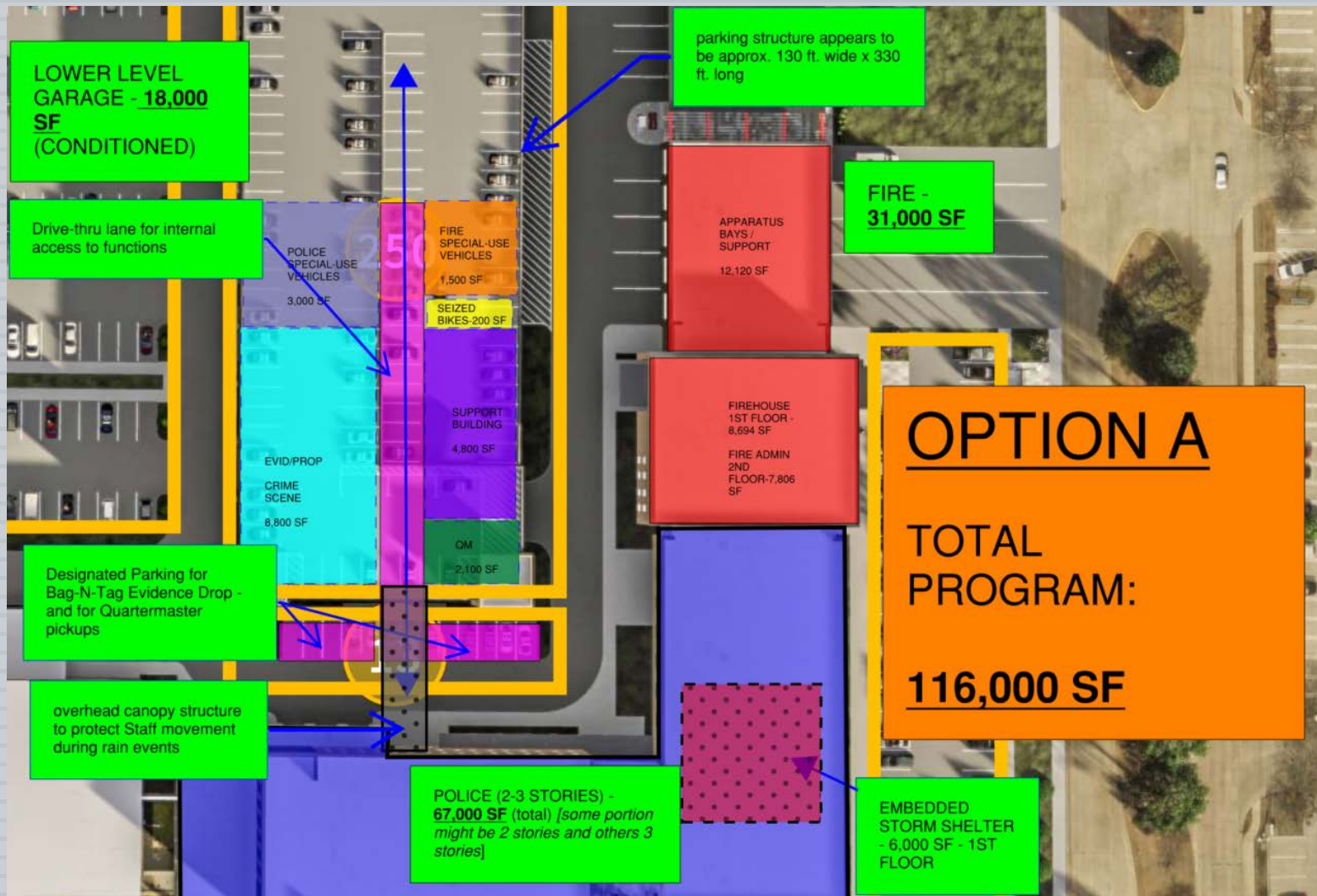
- Police Facility Grade: A

- Fire Facility Grade: A

- Compromises: None

- Cost \$ 96.7 Million

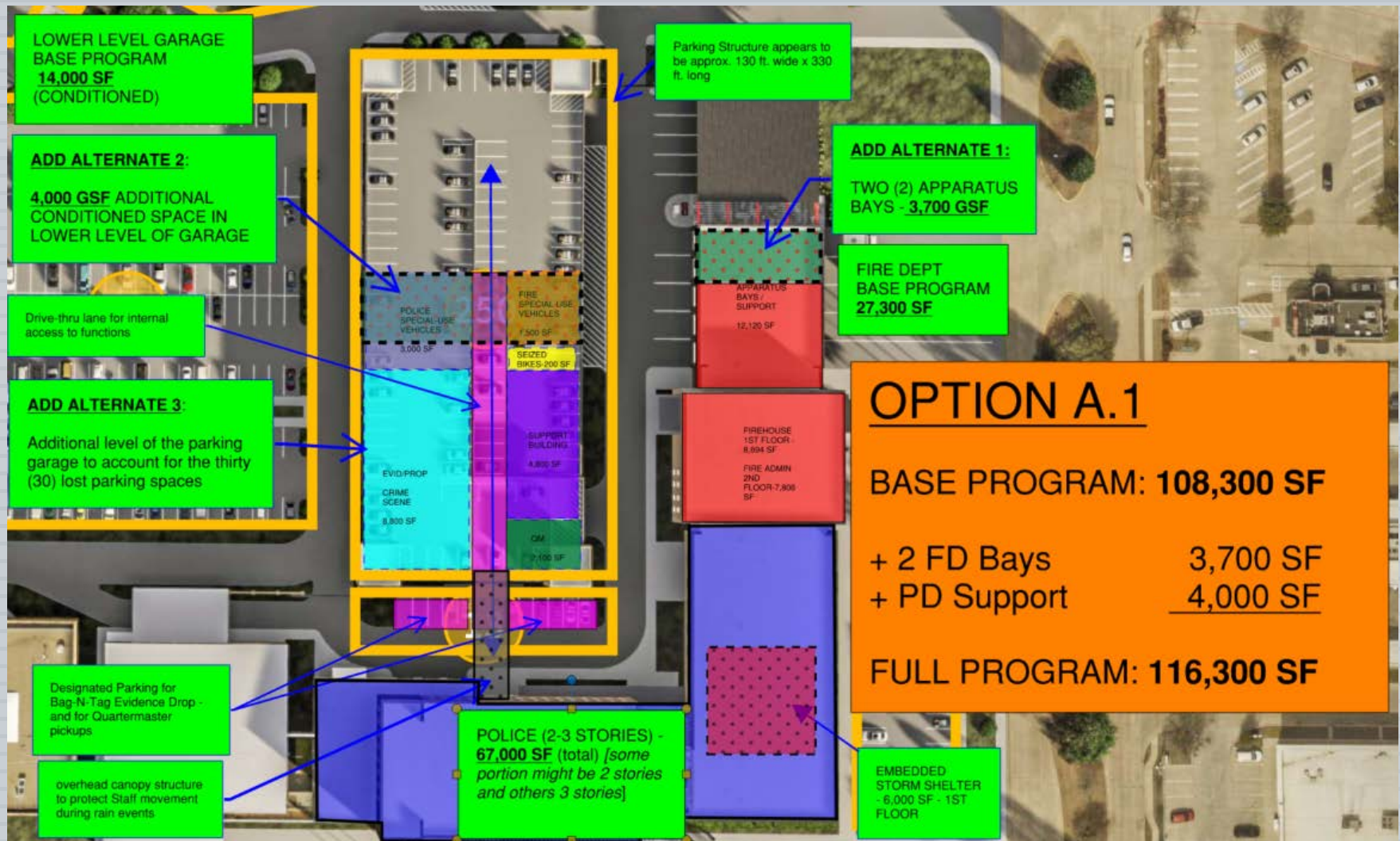
Option A



Option A.1

- **108,300 SF Facility:**
 - ✓ 81,000 SF Police Department + 4,000 SF Alternate
 - ✓ 27,300 SF Fire Department + 3,700 SF Alternate
- Full Build Out Projections: Met (w/Alternates)
- Overall Facility Grade: A (w/Alternates)
- Police Facility Grade: A
- Fire Facility Grade: A
- Compromises: None (w/Alternates)
- Cost: Base Scope \$ 93.8 M
 - Alternates + 2.9 M = \$ 96.7 M

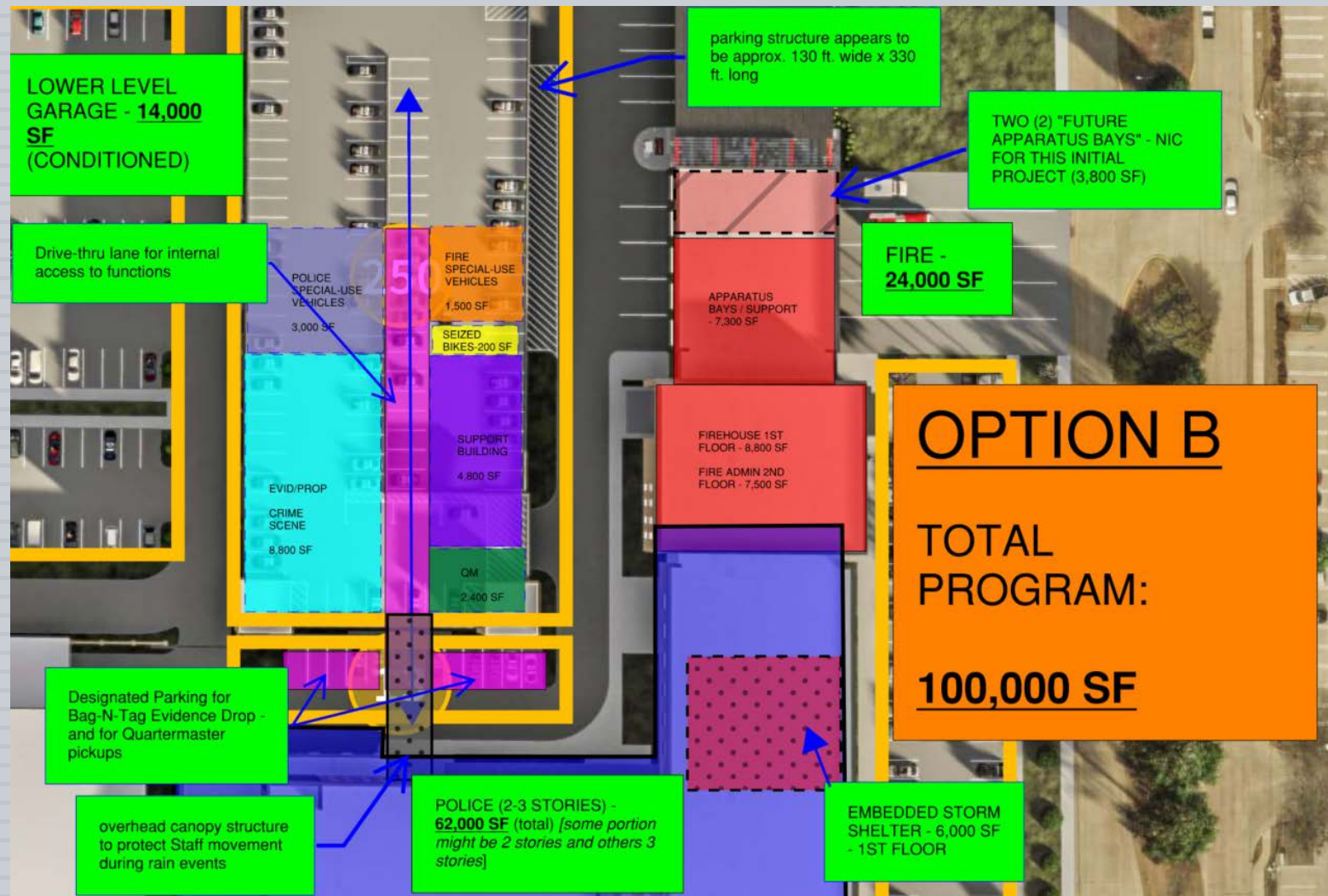
Option A.1 – Option A with Alternates



Option B

- **100,000 SF Facility:**
 - ✓ 74,000 SF Police Department
 - ✓ 26,000 SF Fire Department
- Full Build Out Projections: Met for 12 to 15 Years
- Overall Facility Grade: B
- Police Facility Grade: B+
- Fire Facility Grade: C
- Compromises: Fire Loses 2 Bays; Can Add Later
PD Loses 11,000 SF; Can Add 7,770 SF
- Cost \$ 89.2 Million

Option B



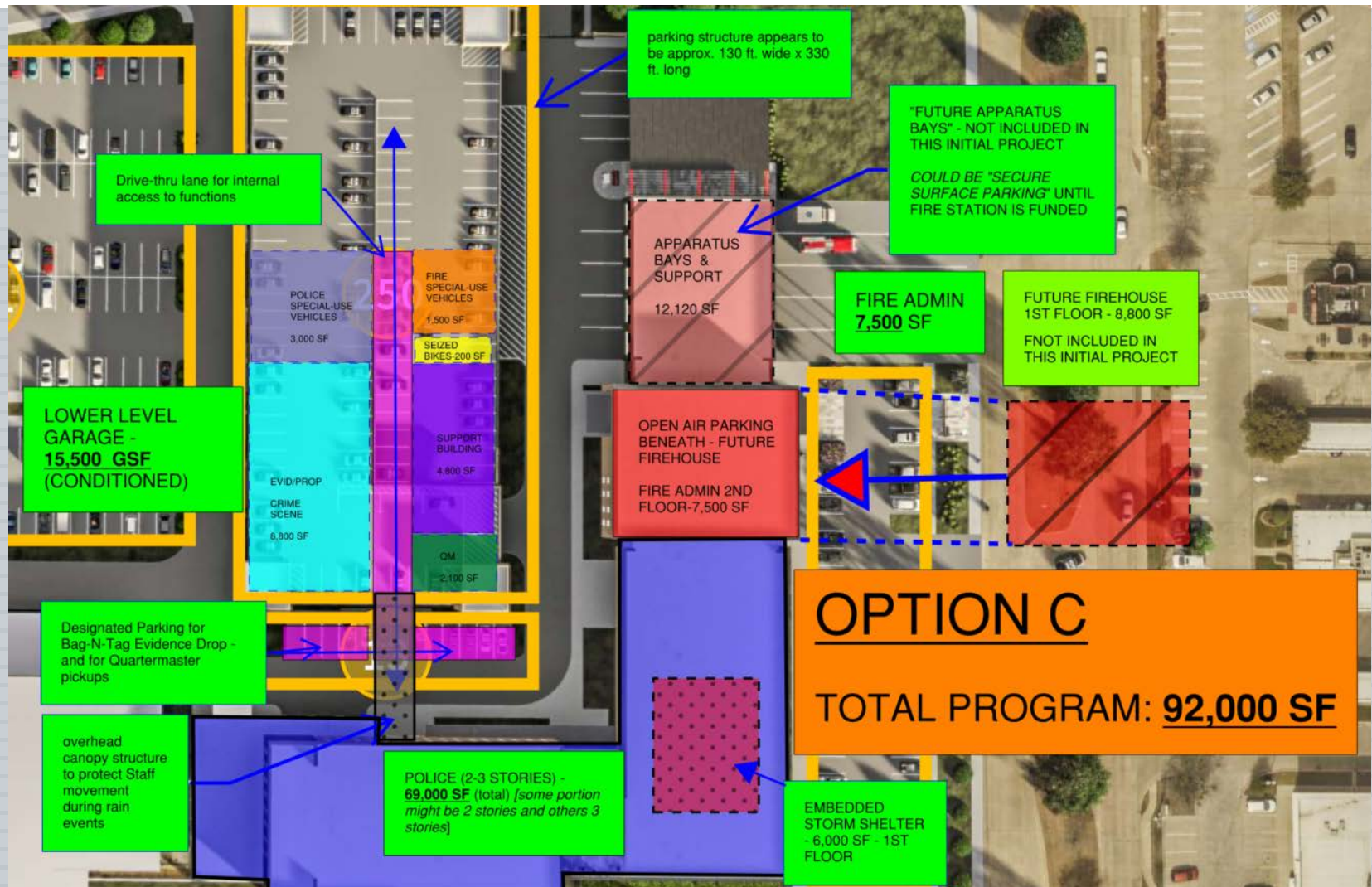
Option C

- **92,000 SF Facility:**

- ✓ 82,000 SF Police Department
- ✓ 10,000 SF Fire Admn, QM, & Special Vcls Only

- Full Build Out Projections: PD HQ + FA 15 to 20 Yrs
- Overall Facility Grade: C
- Police Facility Grade: A
- Fire Administration A
- Fire Facility Grade: F (Fire Station Deferred)
- Operational Compromises: Use Existing Fire Station
- Cost \$ 78.7 Million

Option C



Option Comparison

	<u>SF</u>	<u>Grade</u>	<u>Needs Met (Yrs)</u>	<u>Cost</u>
Option A	116,000	A	Fully Met	96.7 M
Option A.1	108,300	A -	15	93.8 M
	+7,700	A	Fully Met	2.9 M
Option B	100,000	B	10 to 12	89.2 M
Option C	92,000	C	15 to 20	78.7 M
			(PD HQ + FA Only)	

Next Steps

- Decide on an Option
- Decide Whether to Take Bond Issue to Voters
- Begin Design Team Selection 01 AUG 2021
- Bond Issue Before the Voters 02 NOV 2021
- Begin Design Process 09 NOV 2021
- Begin Construction 01 DEC 2022
- Other Ideas ?