

LEWISVILLE CITY COUNCIL

REGULAR SESSION

December 4, 2023

6:00 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
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 6:00 p.m. on Monday, December 4, 2023, at of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

**Beam Signing Tittle McFadden Public
Safety Center**

(Agenda Item A)

At the request of Mayor Gilmore, City Manager Claire Powell gave a brief description of the project. Mayor Gilmore invited the city council members and commissioners that were present to sign the beam.

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

(Agenda Item B)

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

Discussion of GO Bond Program and Blue Ribbon Committee Recommendation

(Agenda Item C)

At the request of Mayor Gilmore, Director of Finance David Erb, Blue Ribbon Committee member Karen Locke, and Director of Parks and Recreation Stacie Anaya presented the GO Bond Program and Blue Ribbon Committee Recommendations.

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, December 4, 2023.

Invocation

(Agenda Item A)

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

Pledge to the American and Texas Flags

(Agenda Item B)

Mayor Gilmore gave the pledge to the United States and Texas flags.

Public Hearing: Consideration of Ordinance No. 0625-23-ZON, an Ordinance Granting a Zone Change From Agricultural Open Space (AO) District to Light Industrial (LI) District; on Approximately 2.02 Acres out of the J.C. Moffett Survey, Abstract 886, and Henry Turner Survey, Abstract 1248, Located on the East Side of Duncan Lane Approximately 1,200 Feet South of Spinks Road; as Requested by Patrick and Karan Swann, DBA Swann Landscape Construction, the Property Owners. (Case No. 23-09-16-Z)

(Agenda Item C-1)

The property owners are requesting a zone change on this property to accommodate a proposed 3,500 office warehouse development which will house their landscape business. Staff finds this request consistent with the surrounding uses and is in alignment with the Lewisville 2025 Vision Plan Big Move of Economic Vitality. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 7, 2023.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Richard Luedke, Director of Planning was present to address any questions posed by the

City Council.

Mayor Gilmore opened the public hearing at 7:01 p.m.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Kelly and seconded by Councilmember Troyer, the Council voted six (6) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:02 p.m.

City Attorney Plaster read the ordinance caption into the record as follows:

“An Ordinance Of The Lewisville City Council, Amending The Zoning Ordinance By Rezoning Approximately 2.02-Acres Of Land, Out Of The J.C. Moffett Survey, Abstract 886, And The Henry Turner Survey, Abstract 1248; Located On The East Side Of Duncan Lane Approximately 1,200 Feet South Of Spinks Road; From Agriculture – Open Space (Ao) District Zoning To Light Industrial (Li) District Zoning; Correcting The Official Zoning Map; Preserving All Other Portions Of The Zoning Ordinance; Determining That The Zoning Amendment Herein Made Promotes The Health, Safety, And General Welfare Of The City; Providing For A Repealer, Severability, A Penalty, And An Effective Date; And Declaring An Emergency.”

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0625-23-ZON**, as set forth in the caption.

The motion carried.

Public Hearing: Consideration of Ordinance No. 0626-23-SUP, an Ordinance Granting a Special Use Permit for a Gasoline Service Station With an Associated Alternative Standard for Architectural Requirements; on Approximately 1.0 Acre, Legally Described as Lot1A 1R, Block I, Vista Ridge Addition, Located at 851 State Highway 121 Bypass, Zoned Light Industrial (LI) District; as Requested by Barghausen Consulting Engineers, Inc., on Behalf of the Owner, Costco Warehouse Corporation. (Case No. 23-05-7-SUP)

(Agenda Item C-2)

Costco proposes to double the amount of fueling stations at the existing gas station which requires a special use permit (SUP) and compliance with the IH-35E Overlay standards. The

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applicant is requesting an alternative standard to reduce the brick or stone requirement from 80% brick or stone to 100% split face concrete masonry units (CMU) on the columns, a 100% reduction. The Planning and Zoning Commission recommended unanimous approval (7-0) of the SUP and the Overlay Board recommended unanimous approval (7-0) of the alternative standard on November 7, 2023.

The City staff's recommendation was that the City Council approve the ordinance and associated alternative standard as set forth in the caption.

Richard Luedke, Director of Planning was present to address any questions posed by the City Council.

Charles Moseley, Barghausen Consulting Engineers, Inc., was present to address any questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:04 p.m.

MOTION: Upon a motion made by Councilmember Cade and seconded by Deputy Mayor Pro Tem Kelly, the Council voted six (6) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:05 p.m.

City Attorney Plaster read the ordinance caption into the record as follows:

"An Ordinance Of The Lewisville City Council, Amending The Zoning Ordinance By Granting A Special Use Permit For A Gasoline Service Station On Approximately 1 Acre Legally Described As Vista Ridge Addition, Lot 1A-1R, Block I, Located At 851 State Highway 121 Bypass, And Zoned Light Industrial (LI) District; Providing For A Repealer, Severability, Penalty, And An Effective Date; And Declaring An Emergency."

MOTION: Upon a motion made by Councilmember Troyer and seconded by Councilmember Green, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0626-23-SUP** and associated alternative standard as set forth in the caption.

The motion carried.

Public Hearing: Consideration of Ordinance No. 0627-23-SUP, an Ordinance Granting a Special Use Permit for Boat Sales and Service; on Approximately 4.14 Acres Legally Described as Lot 2, Block A, Thompson Addition, Located at 980 State Highway 121 Business, Zoned Light Industrial District (LI); as Requested by Lee

**Williams, Action Watersports, on Behalf of
GT3 Ventures, the Property Owner. (Case
No. 23-10-14-SUP).**

(Agenda Item C-3)

The requested special use permit (SUP) for Action Watersports will supplement a previous SUP granted for L&L Autolink with the same conditions, including the keeping of all vehicles or boats in the building and having no pole sign. L&L Autolink, which was originally approved to occupy an entire building on the site, will now only occupy the western half of the building while Auction Watersports will occupy the eastern half of the building. The Planning and Zoning Commission recommended unanimous approval (7-0) on November 7, 2023.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption.

Richard Luedke, Director of Planning was present to address any questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:07 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted six (6) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:08 p.m.

City Attorney Plaster read the ordinance caption into the record as follows:

"An Ordinance Of The Lewisville City Council, Amending The Zoning Ordinance By Granting A Special Use Permit For Boat Sales And Service On Approximately 4.14 Acres Legally Described As Lot 2, Block A, Of The Thompson Addition, Located At 980 East State Highway 121 Business, And Zoned Light Industrial (LI) District; Providing For A Repealer, Severability, Penalty, And An Effective Date; And Declaring An Emergency."

MOTION: Upon a motion made by Deputy Mayor Pro Tem Kelly and seconded by Councilmember Troyer, the Council voted six (6) "ayes" and no (0) "nays" to approve **Ordinance No. 0627-23-SUP**, as set forth in the caption.

The motion carried.

Visitors/Citizens Forum

(Agenda Item D)

Priscilla Kornegay, 1136 Whispering Trail Circle, Lewisville, TX 75067 appeared to speak before the City Council regarding short-term rentals and other issues.

CONSENT AGENDA

(Agenda Item E)

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

4. APPROVAL OF MINUTES: City Council Minutes of the November 20, 2023, Workshop Session and Regular Session.
5. Approval of **Resolution No. 0628-23-RES**, a Resolution of the City Council of the City of Lewisville Amending the City’s Economic Incentive (Non Commercial) Policy to Expand the Property Enhancement Program (PEP) to Include Four Separate Grant Programs, PEP Grant, Retaining Wall Grant, Code Abatement Grant, and PEP Plus Grant; and Providing for Other Matters Relating Thereto.
6. Approval of **Resolution No. 0629-23-RES**, a Resolution of the City of Lewisville Finding That CoServ Gas, LTD’s Statement of Intent to Increase Rates Within the City Should be Denied; Finding That the City’s Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of This Resolution to the Company and the City’s Legal Counsel.
7. Approval of a Memorandum of Understanding Between the Dallas Fort Worth Regional Intelligent Transportation System Partners Related to the Sharing of Traffic Data and Video Captured by the City’s Advanced Transportation Management System; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
8. Approval of a Professional Services Agreement for Project Control Services to Peak Program Value, LLC, Boulder, Colorado, for \$93,360; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
9. Approval of a Bid Award for Elm Street & Poydras Street Improvements to Urban Infraconstruction, LLC of Irving, Texas, in the Amount of \$3,070,706.10 and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
10. Approval of a Bid Award for North Mill Street Paving, Utilities and Drainage to DDM Construction Corporation of Addison, Texas, in the Amount of \$6,484,529.63 and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
11. Approval of a Contract Award for Construction Services for the Corporate Drive

Segments 2 and 3 Project to Sundt Construction, Inc., Irving, TX, in the Amount of \$43,039,500 and Authorization for the City Manager, or Her Designee, to Execute the Contract.

The motion carried.

REGULAR HEARING

Consideration of an Alternative Standard Associated With Parking Standards for a Single Family Home, Located at 315 West Walters Street, Legally Described as Lot 1, Block A, Jackson Addition; Zoned Old Town Mixed Use One (OTMU 1) District, as Requested by B. Russo Designs, on Behalf of Steven and Cindy Fields, the Property Owners. (23-10-15-ALTSTD).

(Agenda Item F-12)

The current property owner proposes to convert an existing garage into living space as a reasonable accommodation for a family member with a disability. An alternative standard is requested to allow two driveway spaces in lieu of one garage space and one driveway space for a single family dwelling for as long as the resident with the disability resides there. The Planning and Zoning Commission recommended unanimous approval (6-0) on October 16, 2023.

The City staff's recommendation was that the City Council approve the alternative standard as set forth in the caption above with a condition that the alternative standard is limited to the occupant; that should the property be sold or the family member with the disability moves out, a garage space shall be provided on the property; and that a document be filed with the Denton County Deed Records to put any future buyers on notice that a garage space shall be provided on the property.

MOTION: Upon a motion made by Councilmember Cade and seconded by Deputy Mayor Pro Tem Kelly, the Council voted six (6) "ayes" and no (0) "nays" to approve the alternative standard as set forth in the caption above with a condition that the alternative standard is limited to the occupant; that should the property be sold or the family member with the disability moves out, a garage space shall be provided on the property; and that a document be filed with the Denton County Deed Records to put any future buyers on notice that a garage space shall be provided on the property.

The motion carried.

Consideration of Three Alternative Standards Associated With Building and Envelope Standards, Landscape Standards and Architectural Standards for a Commercial Development; on 0.181 Acres Out of the E. Aday Survey, Abstract Number 11, Located at 1181 South Stemmons Freeway; Zoned General Business (GB) District, as Requested by Andrew Yu, of Triangle Engineering LLC, on Behalf of Micheal Shea, of MDS Capital LLC, the Applicant. (23-08-10-ALTSTD)

(Agenda Item F-13)

MDS Capital proposes to develop a new commercial property at 1181 S. Stemmons, which previously housed a Waffle House restaurant prior to the IH-35E right of way acquisition. The following alternative standards are requested: a) to allow the building facade to be placed perpendicular to the public street; b) to allow a parking lot along the IH 35E Frontage Road with a 10 foot landscape buffer in lieu of the required 20 foot buffer; and c) to allow the building facade to be 48% brick or stone on the north side, 75% on the west side and 70% on the south side in lieu of the required 80%. The Overlay District Board recommended unanimous approval (7-0) on November 7, 2023.

The City staff's recommendation was that the City Council approve the three alternative standards as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Jones and seconded by Councilmember Cade, the Council voted six (6) "ayes" and no (0) "nays" to recommendation was that the City Council approve the three alternative standards as set forth in the caption.

The motion carried.

Consideration of Resolution No. 0630-23-RES, a Resolution of the City Council of the City of Lewisville, Texas, Casting the City's One Hundred Forty-Five (145) Votes for Candidates to Serve on the Denton Central Appraisal District Board of Directors; Providing for Submittal of Same to the Chief Appraiser; and Providing an Effective Date.

(Agenda Item F-14)

The City of Lewisville is being asked to cast its votes for the Denton Central Appraisal District Board of Directors. Lewisville is allocated 145 votes and may cast all of them for a single candidate or divide them among candidates as Council so determines. Since numerous ISDs control the larger blocks of votes, it is very difficult to predict where Lewisville's votes

would best be used. However, it is generally more effective to cast the votes as a block rather than dividing them up among candidates. Dividing the votes can dilute the impact. Votes are due by December 15, 2023.

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

MOTION: Upon a motion made by Councilmember Cade and seconded by Councilmember Green, the Council voted six (6) "ayes" and no (0) "nays" to approve **Resolution No. 0630-23-RES** casting votes for the Denton Central Appraisal District as follows: seventy-two (72) votes for Alex Buck and seventy-three (73) votes for Ann Pomykal.

The motion carried.

Reports

(Agenda Item G)

Quarterly Investment Report from July 1, 2023 to September 30, 2023.

(Agenda Item G-1)

Return to Workshop Session if Necessary

(Agenda Item H)

Closed Session

(Agenda Item I)

Mayor Gilmore RECESSED into Closed Session at 7:21 p.m.

In Accordance with Texas Government Code, Subchapter D,

1. Section 551.072 (Real Estate): Property Acquisition
2. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.
3. Section 551.071 (Consultation with Attorney): Legal issues related to short-term rental properties.
4. Section 551.071 (Consultation with Attorney/Pending Litigation): Exclusion from Settlement Agreement in City of Camden, et al. v. 3M Company, Case No. 2:23-cv-03147-RMG (In re: Aqueous Film Forming Foams Products Liability Litigation, MDL No. 2-18-mn-2873-RMG) and City of Camden, et al. v. E.I. DuPont De Nemours and Company (n/k/a EIDP, Inc.), et al., 2:23-cv-03230-RMG (In re: Aqueous Film Forming Foams Products Liability Litigation, MDL No. 2-18-mn-2873-RMG).
5. Section 551.071 (Consultation with Attorney): Legal Issues Regarding the McKinsey and Co. Nationwide Opioid Class Action Settlement Agreement

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

(Agenda Item J)

Mayor Gilmore RECONVENED into Regular Session at 8:41 p.m.

MOTION: Upon a motion made by Mayor Pro Tem Meridith and seconded by Councilmember Troyer, the Council voted six (6) “ayes” and no (0) “nays” (1) to exclude the City of Lewisville (i.e., opt out) from the Settlement Agreement in *City of Camden, et al. v. 3M Company*, Case No. 2:23-cv-03147-RMG (*In re: Aqueous Film-Forming Foams Products Liability Litigation*, MDL No. 2-18-mn-2873-RMG); (2) ratify the City of Lewisville Public Services Director’s notice, dated November 28, 2023, that the City of Lewisville be excluded (i.e., opt out) from the Settlement Agreement in *City of Camden, et al. v. E.I. DuPont De Nemours and Company (n/k/a EIDP, Inc.), et al.*, 2:23-cv-03230-RMG (*In re: Aqueous Film-Forming Foams Products Liability Litigation*, MDL No. 2-18-mn-2873-RMG); and (3) authorize the City Attorney, the City Manager, and their designees to execute the necessary documents.

The motion carried.

Reports

(Agenda Item G)

- Councilmember Cade gave a shout out to the Tech West Campus culinary students team on their winning dish.
- Mayor Pro Tem Meridith gave a shout out to staff on a great holiday stroll and reported on the Lewisville Public Library upcoming events.
- Councilmember Troyer reported on the upcoming Lewisville Grand Theater events and complimented City staff on the holiday stroll event.
- Deputy Mayor Pro Tem Kelly complimented City staff on the holiday stroll event and reminded everyone that Santa will be visiting neighborhoods on fire trucks on Friday, December 8.
- Councilmember Green complimented City staff on the holiday stroll and mentioned that there are pets available for adoption at the animal shelter.
- Councilmember Jones reminded everyone to use the Lewisville app to report issues and that Christmas tree disposal is available at Lake Park after the holidays until January 12.
- Mayor Gilmore reminded everyone that it is the holiday season and encouraged everyone to support our Lewisville businesses, so that we can continue to have thriving small businesses in our area.

Adjournment

(Agenda Item K)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:49 p.m. on Monday, December 4, 2023.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
DECEMBER 4, 2023**

These minutes approved by the Lewisville City Council on the 18th day of December, 2023.

APPROVED



TJ Gilmore
MAYOR

ATTEST:



Thomas Harris III,
CITY SECRETARY



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Lewisville City Council Meeting

December 4, 2023

Discussion of GO Bond Program and Blue Ribbon
Committee Recommendation



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

2024 BOND PROGRAM

December 4, 2023 Council Workshop

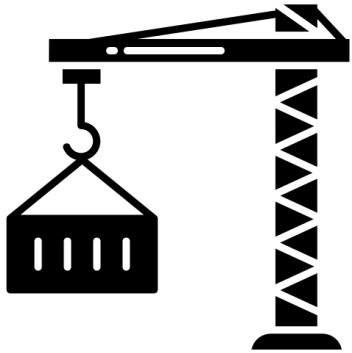
Bond Program

What is a General Obligation Bond Program?

- General Obligation (GO) bonds are one source of funding projects identified in a capital improvement program
- Voter-approval is required for the issuance of GO bonds
- Typically used to fund projects that will serve the community such as roads, parks and trails, facilities, and public safety purposes
- Bonds are issued over a number of years
- GO bonds are backed by the full faith and credit of the City, supported through an ad valorem tax on property

Why Do Bond Programs Exist?

- Bond issuance is the major means for governments to finance capital improvements
- Provides necessary funds to support high-cost projects
- Allows the acquisition of assets as needed
- Spreads the cost of debt service to those who benefit from the asset
- Better able to manage budget and tax rate



Projects
Constructed



Potential Projects
Developed



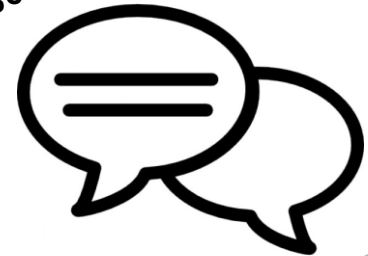
Blue Ribbon
Committee Meets



Lewisville Residents Vote



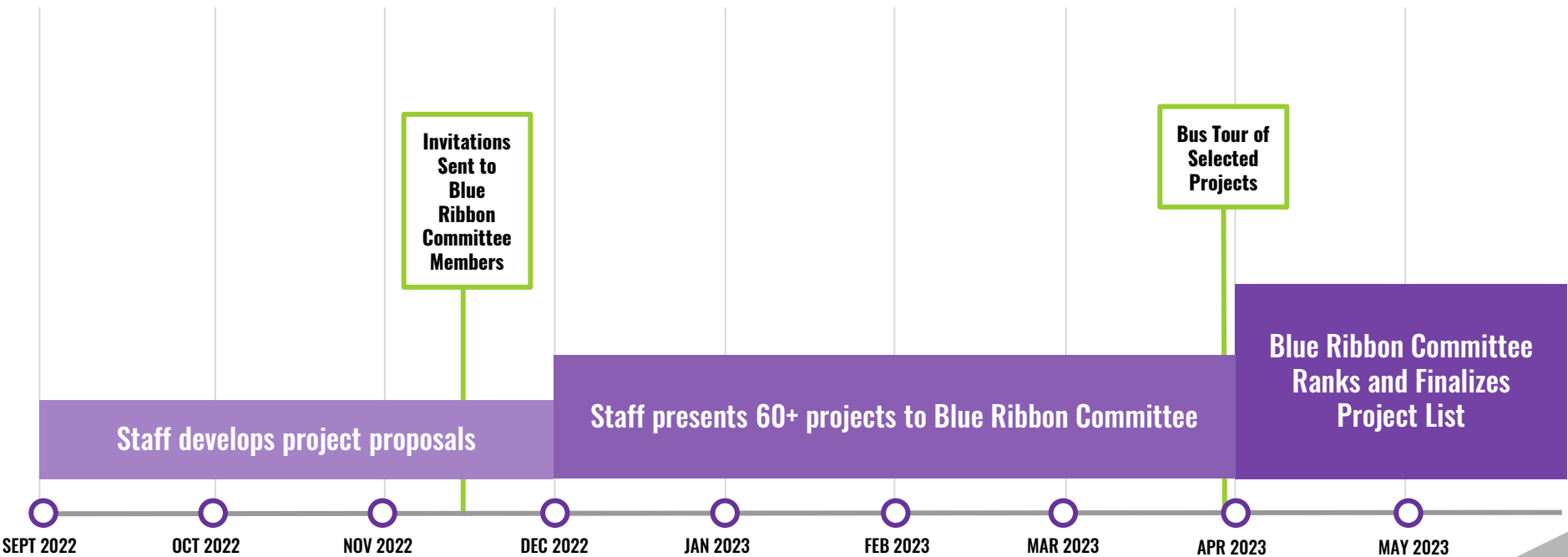
Public Input
Meetings
Held



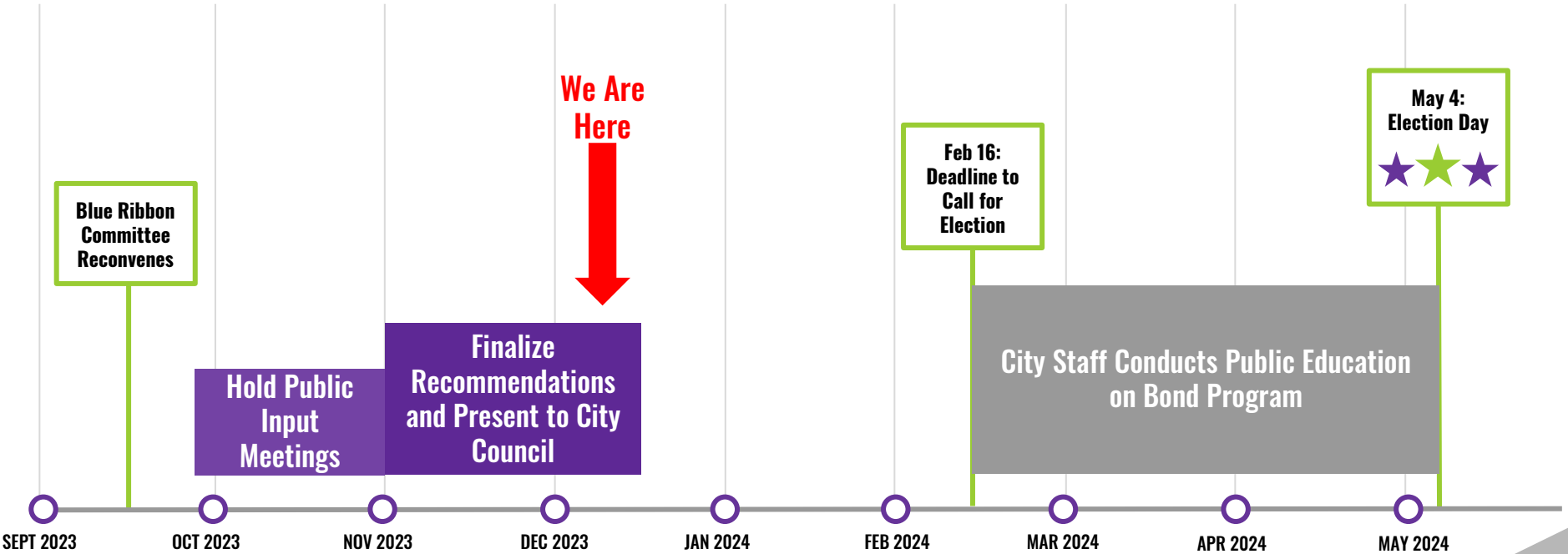
Projects Presented
to City Council



What Has Happened So Far?



What Has Happened So Far?



Blue Ribbon Committee - Community Outreach

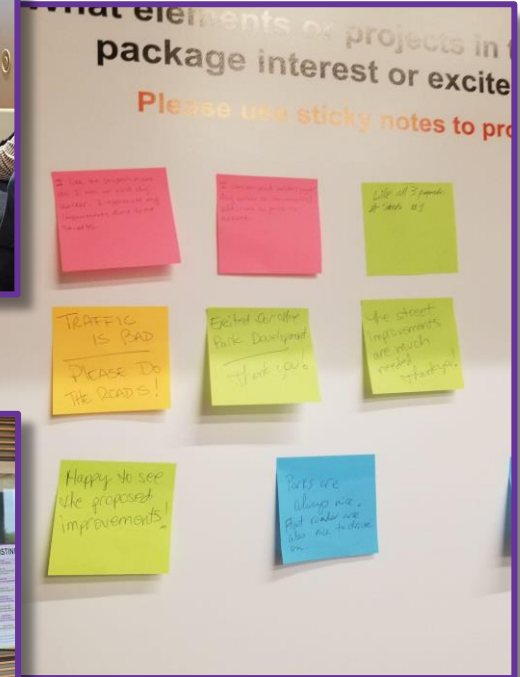
Blue Ribbon Capital Projects Advisory Committee

- **8 Member Committee of City of Lewisville Residents**
 - **Attended 20 meetings**
 - **Dedicated more than 40 hours to participating in Blue Ribbon meetings, public input sessions, and a City tour**
 - **Invested numerous extra hours in scrutinizing over 1,000 pages of project data and assessing individual project rankings**



Community Outreach

- Community Survey
- Joint Public Input Meeting with the Lewisville Ambassadors Program
- Three Additional Public Input Meetings
 - Lewisville Grand Theater
 - Thrive
 - Killian Middle School



Project Prioritization and Propositions

How Were the Projects Selected?

- **68** projects totaling **\$1B+** submitted by staff based on infrastructure condition, planning efforts, and known impacts to project areas
- Projects were prioritized based on:
 - Transportation, circulation, and public safety
 - Existing infrastructure
 - Revitalization and balanced growth
 - Quality of life
 - Equity
 - External funding, timing, and location, impact on operational budget
 - Special considerations
- City staff and Blue Ribbon Committee ranked all projects separately, then met to discuss results
- Blue Ribbon Committee fine-tuned project prioritization
 - Projects able to be funded within recommended bond capacity made the final list

POTENTIAL PROJECT LISTING BY PRIORITY

1	\$540,000 Corporate Drive Supplemental Funding	9	\$29,480,630 Northeast Old Town Streets	17	\$3,000,000 Levee Improvement District (LID) Trails
2	\$2,067,180 McKenzie-Hembry Neighborhood Rehab, Phase 2	10	\$8,424,758 West College Street Paving and Drainage, Phase 2	18	\$13,839,206 Valley Ridge Blvd. Extension (Construction Funding)
3	\$3,503,405 South Kealy Avenue, Phase 2	11	\$24,546,164 Vista Ridge Park and Amphitheater	19	\$11,686,007 South Cowan Ave. Paving and Drainage (Construction Funding)
4	\$8,712,960 South Charles Street (Purnell Street to I-35E)	12	\$18,835,125 Lake Park Redevelopment	20	\$15,954,361 Meadow Glen Neighborhood Rehab, Phases 1 and 2
5	\$2,500,000 Fire Station #4 - Land Purchase	13	\$9,563,232 Lewisville Valley 4 (Construction Funding)	21	\$9,611,399 Gene Carey Animal Shelter and Adoption Center Expansion
6	\$32,228,582 Vista Mall Street Infrastructure	14	\$11,327,709 Lewisville Valley 1 (Construction Funding)	22	\$2,970,250 Alley Replacement
7	\$8,628,553 Purnell Street - Redbud Street Connection	15	\$4,844,645 Huffines Blvd. (Corporate Dr. to Stonewall Dr.)	23	\$4,500,000 Land Acquisition for Parks and Open Space
8	\$2,610,550 10-Minute Walk to a Park - Trails and Walkability Connections	16	\$28,123,695 South Mill Street, Phase 2	24	\$4,905,000 Castle Hills Trails Corridor

The information presented here represents the preliminary recommendations of the Blue Ribbon Committee for potential projects to include in a possible May 2024 bond election. The dollar amounts and projects could change before the final recommendations are presented to the City Council for consideration, and could be changed by the City Council before the election is called. This information is being presented in the interest of gathering public input prior to City Council action.

Potential Ballot Propositions

PROPOSITION 1 - \$198,500,000: STREETS IMPROVEMENTS

PROPOSITION 2 - \$47,500,000: PARKS, OPEN SPACE, & RECREATION
IMPROVEMENTS

PROPOSITION 3 - \$16,400,000: PUBLIC SAFETY IMPROVEMENTS

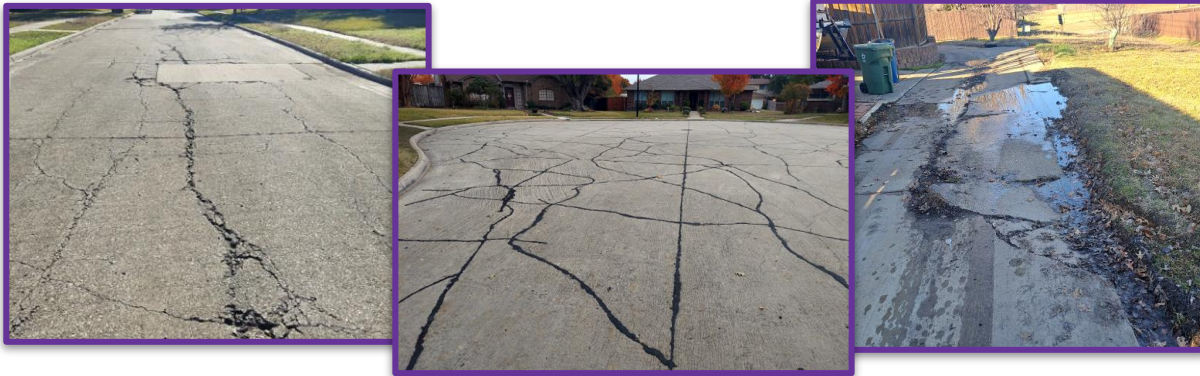
Proposition 1 - Potential Streets Improvement Projects - \$198,500,000

- Corporate Drive (Supplemental Funding)
- McKenzie-Hembry Neighborhood Rehab, Phase 2
- South Kealy Avenue, Phase 2
- South Charles Street (Purnell to I-35E)
- Vista Mall Street Infrastructure
- Purnell - Redbud Connection
- Northeast Old Town Streets
- West College Street Paving and Drainage, Phase 2
- Lake Park Street Infrastructure



Proposition 1 - Potential Streets Improvement Projects

- Lewisville Valley 1 (Construction Funding)
- Lewisville Valley 4 (Construction Funding)
- Huffines Blvd (Corporate Drive to Stonewall)
- South Mill Street, Phase 2
- Valley Ridge Extension (Construction Funding)
- South Cowan Avenue Paving and Drainage (Construction Funding)
- Meadow Glen Neighborhood Rehab, Phases 1 and 2
- Alley Replacement



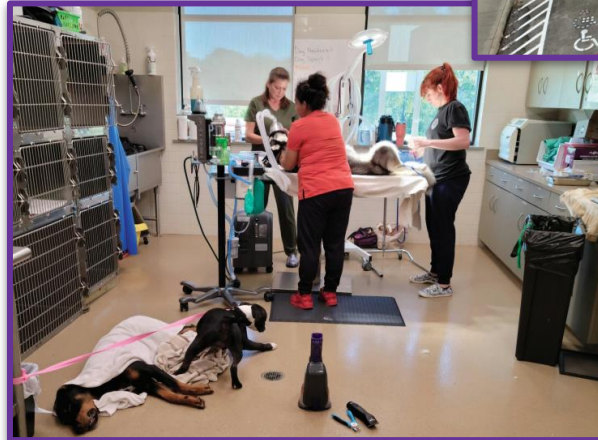
Proposition 2 - Potential Parks, Open Space, & Recreation Improvement Projects - \$47,500,000

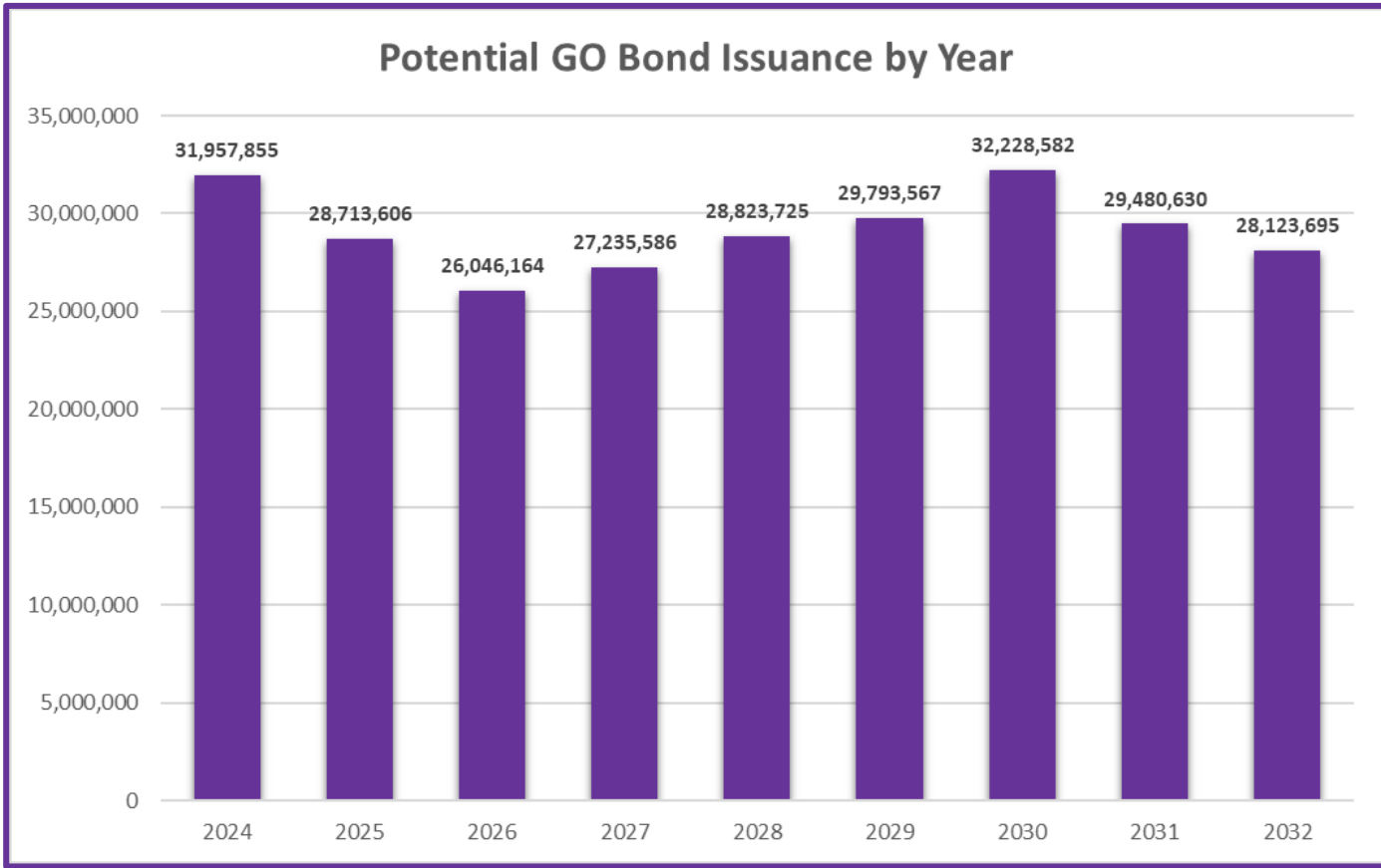
- 10-Minute Walk to a Park Initiative - Trails and Walkability Connections
- Vista Ridge Park and Amphitheater
- Park and Trail Improvements at Lake Park
- Levee Improvement District Trails
- Land Acquisition for Parks and Open Space
- Castle Hills Trails Corridor



■ Proposition 3 - Potential Public Safety Improvement Projects - \$16,400,000

- Lewisville Lake Fire Support
- Lewisville Lake Swim Area Safety Improvements
- Fire Station #4 - Land Purchase
 - Originally built in 1988
- Animal Shelter Expansion





The 2024 Bond Program is considered a 10-year plan. Project timing and market conditions will determine if we need to extend issues into the final year (FY 2033)



Supplemental Funding - Proposed GO Bond Funded Projects

■ Total Cost of 24 Potential Projects - \$321,770,349

- Supplemental Funding Sources
 - \$23,450,000 - Denton County Bond Funding
 - \$10,295,125 - 4B Funding
 - \$25,621,813 - Utility Fund Cash and Bonds

Total GO Bond Project Cost - \$262,403,411

Denton County Bond Funding - \$23,450,000

- **\$6,000,000 - Corporate Drive Supplemental Funding**
- **\$5,200,000 - McKenzie-Hembry Neighborhood Rehab, Phase 2**
- **\$2,175,000 - South Kealy Avenue, Phase 2**
- **\$2,750,000 - South Charles Street (Purnell Street to I-35E)**
- **\$5,000,000 - West College Street Paving and Drainage, Phase 2**
- **\$2,325,000 - Huffines Blvd (Corporate Drive to Stonewall Dr)**

4B Funding - Lake Park Redevelopment - \$10,295,125



■ Utility Fund Cash and Bond Funding - \$25,621,813

- \$2,000,000 - McKenzie-Hembry Neighborhood Rehab, Phase 2
- \$1,250,000 - South Kealy Avenue, Phase 2
- \$2,000,000 - South Charles Street (Purnell Street to I-35E)
- \$2,171,813 - Vista Mall Street Infrastructure
- \$1,500,000 - Purnell Street - Redbud Street Connection
- \$2,500,000 - Northeast Old Town Streets
- \$2,500,000 - West College Street Paving and Drainage, Phase 2
- \$1,800,000 - Lewisville Valley 4 Construction Funding
- \$1,800,000 - Lewisville Valley 1 Construction Funding
- \$100,000 - Huffines Blvd (Corporate Drive to Stonewall Dr)
- \$2,500,000 - South Mill Street, Phase 2
- \$500,000 - Valley Ridge Blvd Extension (Construction Funding)
- \$1,500,000 - South Cowan Avenue Paving and Drainage (Construction Funding)

Status of 2015 Bond Program

Streets

- **Old Town TOD - Main & Mill** - Complete
- **Midway - Huffines to 544** - Complete
- **Timberbrook Subdivision** - Complete
- **Indian Oaks Subdivision** - Bid Awarded, Pending Construction
- **North Mill Street** - Pending Bid Award
- **Holford's Prairie Road** - Design Complete, Pending ROW Acquisition
- **South Kealy** - Design Complete, Obtaining ROW
- **College Street - Cowan to Mill** - Design Complete, Pending Bid Advertisement
- **McKenzie & Hembry** - Design Complete, Pending ROW Acquisition⁽²⁴⁾
- **East College - Mill to Railroad** - 90% Design, Obtaining ROW
- **Jones/Cowan/Kealy-Jones** - FLAP Grant, FHWA Managed, Design 90% Complete, Ongoing Utility and COE Coordination
- **Elm and Poydras Street** - Pending Bid Award

Streets

- **Civic Circle & Valley Parkway** - Pending Bid Award
- **North Cowan with Water Line** - Design 60% Complete
- **Mill Street at 121** - TxDOT Funded, In Design
- **Northwest Old Town/Jones Street** - NWOT is in the early stages of design due to multiple scope changes and escalation issues - Jones Street from Mill to Cowan is complete
- **East Jones (LLELA)** - FHWA dropped this portion of the above project from the FLAP Grant due to raw waterline relocation issue
- **Valley 4 Subdivision** - Funded with Series 2023 bonds, projected start date Q1 2025⁽²⁴⁾
- **Railroad Street** - Funded with Series 2022 bonds, projected start date Q1 2024
- **Cowan Street - Phase 1** - Funded with Series 2021 bonds, projected start date Q1 2024⁽²⁴⁾
- **Valley 1 Subdivision** - Funded with Series 2023 bonds, projected start date Q1 2025⁽²⁴⁾
- **Valley Ridge East** - Funded with Series 2023 bonds, projected start date Q1 2024⁽²⁴⁾
- **Meadow Glen Subdivision** - Funded with Series 2023 bonds, projected start date Q1 2025⁽²⁴⁾

■ Parks/Aquatics

- **Thrive/Pool** - Completed
- **Various Trail Design/Development** - Completed and In-Progress
- **Lake Park Day Use** - Part of Master Plan⁽²⁴⁾
- **Lake Park Campground/Pavilion** - Part of Master Plan⁽²⁴⁾

■ Public Safety

- **Fire Station #3 Relocation** - Completed
- **Police Facility Addition (now Public Safety Complex)** - CMAR In-Progress⁽²¹⁾

⁽²¹⁾ - Supplemental Funding Approved In
2021 Bond Program

⁽²⁴⁾ - Supplemental Funding Proposed In
2024 Bond Program

Status of 2021 Bond Program

Public Safety

- **Tittle McFadden Public Safety Complex**
 - **Issues in tranches-Series 2022 and Series 2023**
 - **Construction in progress**
 - **Estimated completion Spring/Summer 2025**





Historical Tax Rate Data and Potential Property Tax Impact

Stable Tax Rate

City Tax Rate Allocation



*The rightmost column outlines the potential rate increase following the approval of the 2024 bond program, which, in a “worst case scenario”, results in a 1.5-cent increase bringing the tax rate to .434079. It is worth noting that even with this increase, the rate would remain below the FY 2023 tax rate of .443301. Historically, the City has not had to consider the rate increase.

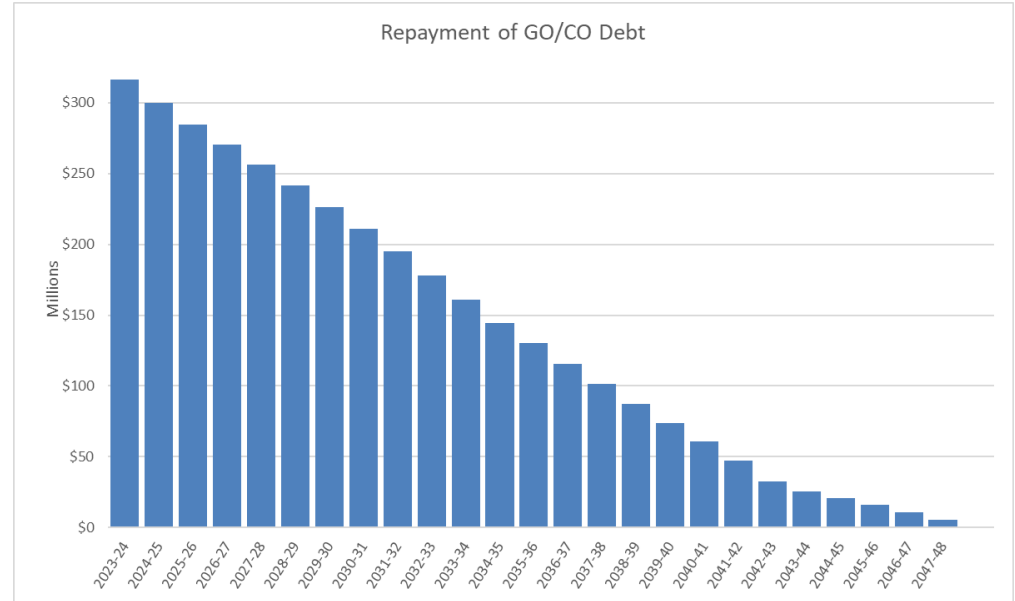
Overlapping Tax Rate

- Tax rates applicable to Lewisville property owners
- Reflects adopted rates for tax years 2022 and 2023
- Decreased tax rates for each taxing entity

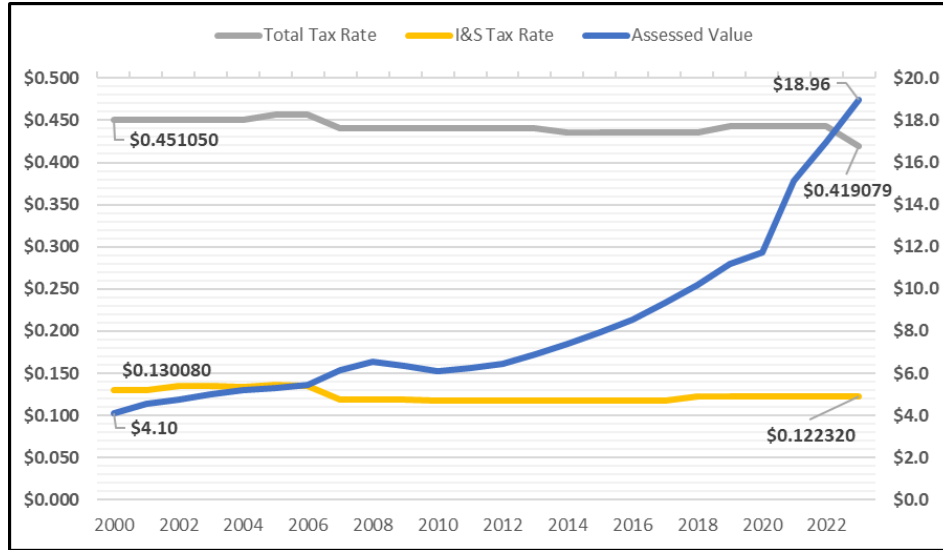
	<u>2022</u>	<u>2023</u>	<u>Change</u>
Lewisville ISD	1.236800	1.130100	(0.106700)
Denton County	0.217543	0.189485	(0.028058)
City of Lewisville	<u>0.443301</u>	<u>0.419079</u>	<u>(0.024222)</u>
Total	<u>1.897644</u>	<u>1.738664</u>	<u>(0.158980)</u>

Outstanding Ad Valorem Debt

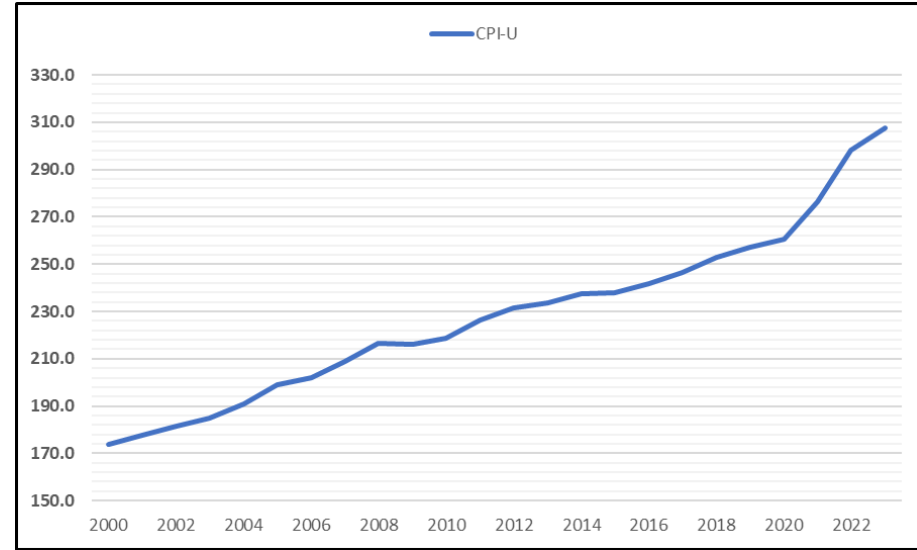
- **Total GO/CO Debt - \$329.3 million**
 - General Obligation - \$316.4 million
 - Certificates of Obligation - \$12.9 million
- **Self-Supporting Portion - \$73.4 million**
 - 4B Sales Tax, TIRZ, Utility Fund
- **Ad Valorem Supported - \$255.9 million**



City Assessed Value Growth, Tax Rate, and CPI

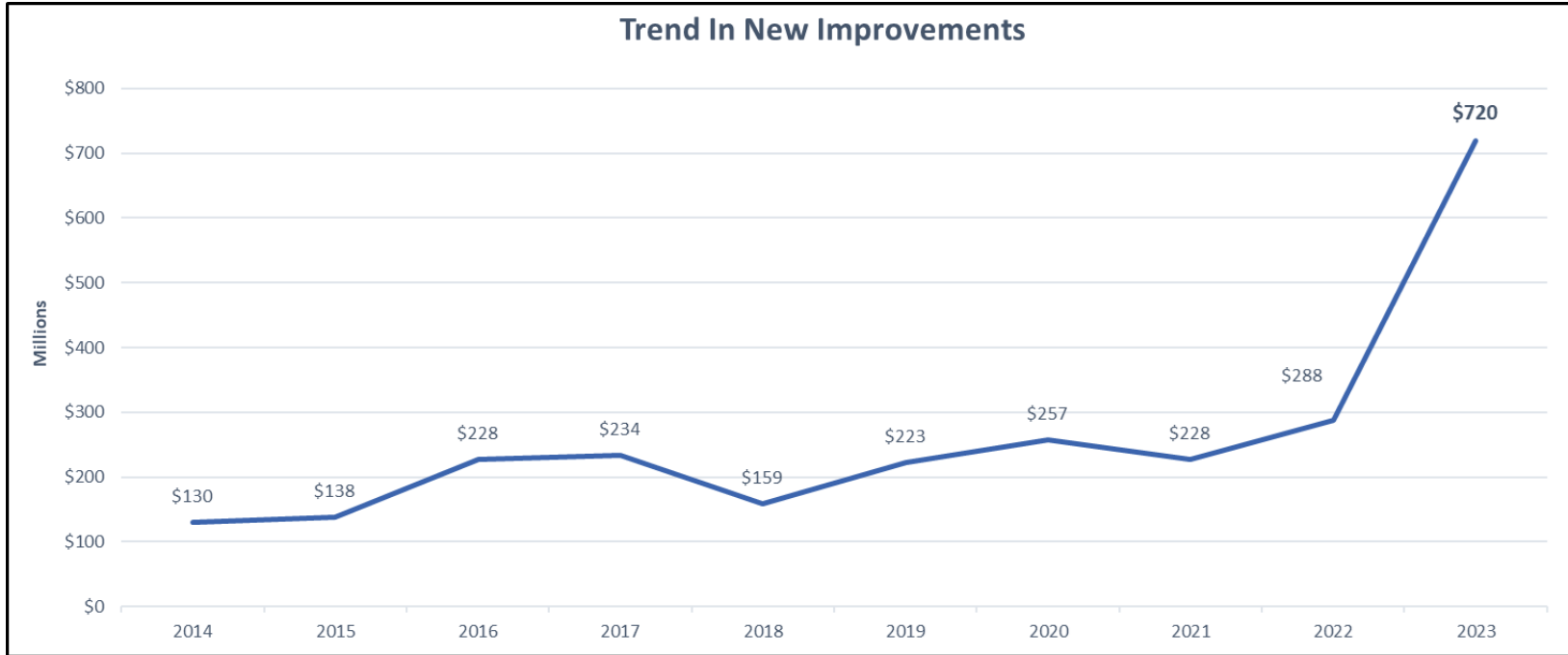


Assessed Value and Tax Rates



CPI

New Taxable Value Growth Trend



Potential Property Tax Impact (Worst Case Scenario)

Median Home Value: **\$351,567**

Total Bond Package: **\$262.4M**

Current Tax Rate: **\$0.419079** per \$100 valuation (or 41.9 cents)

Tax Rate Increase (Worst Case Scenario): **+\$0.015** per \$100 valuation (or 1.5 cents) to \$0.434079

Impact to Homeowner: **\$52.74 (annual) / \$4.39 (monthly)**

What's Next?

- Receive direction from City Council on 2024 bond program
- City Council calls for election
 - Deadline to call for an election is February 16, 2024
- Residents vote on propositions on **May 4, 2024** ballot

Bond Program Q&A



Scan the QR code link to visit
the 2024 Proposed Bond
Election webpage