

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**MAY 15, 2023**

**6:00 P.M.**

**Present:**

TJ Gilmore, Mayor

**Council Members:**

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

**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, Assistant City Attorney  
Julie Worster, 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, May 15, 2023, in the City Council Conference Room of the 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)**

Judge Holman will administer the oaths for Agenda Item C-3: Presentation of Certificate of Election by Mayor Gilmore and Oath of Office to Newly Elected Councilmembers Place No. 1 and Place No. 3.

Deputy Mayor Pro Tem Meridith asked how often this has happened in regard to Agenda Item H-3: Approval of Waiving the Penalty and Interest on Property Tax Account 676742DEN for Tax Year 2022. David Erb, Director of Finance, responded that this has been done once in the past four (4) years. There was no further discussion on this item.

**Discussion of Regular Agenda Items and  
Consent Agenda Items (cont'd)**

**(Agenda Item A)**

Councilmember Kelly volunteered to serve as Representative and Councilmember Cade volunteered to serve as Alternate Representative for Agenda Item G-6: Consideration of Appointing a Replacement Representative and an Alternate Representative to the North Central Texas Council of Governments Regional Emergency Preparedness Planning Council. Mayor Gilmore thanked both Council Members and advised that the seat that we are representing is 80,000 – 100,000 in population and we are going to exceed that, so there is going to be a question as to whether we are going to have a seat on this board next year; this term expires in 2024, so that may be a conversation that whoever is doing this may have. There was no further discussion on this item.

Mayor Gilmore advised that there will be no closed session.

**Presentation of FY 22-23 Mid-Year Budget**

**(Agenda Item B)**

At the request of Mayor Gilmore, Budget Manager D'Ann Tompkins presented the attached presentation of FY 22-23 Mid-Year Budget. Ms. Tompkins introduced Ashley Carlisle, Budget Analyst and Charles Dyer, City Manager's Office Intern. The theme of the presentation is public art. Ms. Tompkins presented the City's revenue outlook. Ms. Tompkins reported on the decrease in revenue from court fines as a result of a decline in the number of citations being filed with the court. Chief Kevin Deaver discussed a policy change in regards to paying police officers when they are called to court. City Manager Claire Powell reminded that we cannot require police officers to write citations, so it is at their discretion.

Councilmember Kelly asked a question regarding the number of car accidents, more deaths on the highway, etc. Assistant City Manager Shante Akafia said that we looked at that information for our stats and we determined that just because we are not writing more citations, we have not seen an increase in the amount of wrecks.

Ms. Tompkins discussed ambulance fees and the recovery rate for billing. Councilmember Kelly asked if this is an industry trend or something specific to our vendor. Fire Chief Mark McNeal responded that there are other companies and this is an industry trend and this matches what we were receiving in-house also. Councilmember Cade asked if this would be higher if our third-party worked with the insurance policies. Chief McNeal responded that he thinks they do bill the insurance, but he will look into that.

During the discussion of the Recreation Fund, Councilmember Kelly asked if the instructors only get paid if they teach a class. Ms. Tompkins responded that is correct. Director of Parks and Recreation Stacie Anaya advised that we budget this at max capacity, so if every class was filled, it is budgeted at that. Mayor Gilmore asked if we know how much of this is a staffing driven issue. Ms. Anaya said that if they want to know how much of this is due to classes that weren't held versus rentals, she can get that information.

**Presentation of FY 22-23 Mid-Year Budget  
(cont'd)**

**(Agenda Item B)**

Councilmember Jones asked a question regarding financials information related to TIRZ  
3. Staff will provide the requested information to Councilmember Jones.

**Discussion of Possibly Renaming the West  
Segment of Main Street Bridge to Fighting  
Farmers Way**

**(Agenda Item C)**

At the request of Mayor Gilmore, City Engineer David Salmon presented the attached presentation regarding Discussion of Possibly Renaming the West Segment of Main Street Bridge to Fighting Farmers Way.

Mr. Salmon displayed an example of the proposed street signs at intersections at an approximate cost of \$18,000. Councilmember Green commented that quite a few of the existing signs along the corridor are looking pretty rough and need to be replaced anyway.

Councilman Troyer commented that the Kirkpatrick intersection is not included on the map that Mr. Salmon was showing. Mr. Salmon clarified that Kirkpatrick, at this location, is actually located in Flower Mound.

Mr. Salmon advised that staff is looking for direction on whether to pursue the street name change, whether there is preference in regard to the bridge lettering being embossed or bolted on metal letters and whether or not to move forward with the street plate change.

Mayor Pro Tem Jones said that he appreciates the work that staff has done and is fully on board with the name change and will go with whatever options the Council wants.

Councilmember Cade is in support of this and likes the embossed lettering option.

Councilmember Kelly is in support of the name change and likes the embossed lettering. He also likes the street sign that has more of the maroon color better.

Deputy Mayor Pro Tem Meridith is in support of the name change and likes the embossed lettering. In answer to Mayor Pro Tem Meridith's question regarding whether that would be painted, Mr. Salmon responded that the embossed option would have to be painted.

Councilmember Green is in agreement.

Councilmember Troyer also likes the sign with more maroon.

Mayor Gilmore commented that this is not a name change; this is a ceremonial addition of a name like adding Purple Heart Trail or something like that to another street.

**Discussion of Possibly Renaming the West  
Segment of Main Street Bridge to Fighting  
Farmers Way (cont'd)**

**(Agenda Item C)**

City Manager Powell asked Mr. Salmon to go back to the map on the first slide. She advised that the next step is to bring an ordinance back that we are actually legally changing just that portion. We are not going to sign it, it's not going to say Fighting Farmers Way, it just going to be legally changed. From there all the way to Flower Mound, that is ceremonial. We will have a logo look showing that you are coming into Fighting Farmers territory.

Mayor Gilmore commented that GPS is not going to say Fighting Farmers Way.

City Manager Powell said that if Council wanted to change the name, we would have to provide notice to all of those property owners.

Councilmember Jones said that when we do the public hearing, people may assume that, and we will get a good feel of where people are.

Councilmember Green asked a question regarding why we are not doing the whole bridge. City Manager Powell responded that we want exits to still say Main Street. If this was taken to the other side of the service road, it would say Fighting Farmers Way.

Councilmember Cade asked how many are interested in naming the entire western portion. Councilmember Jones suggested waiting to see what the feedback is first because when you are talking about changing addresses, that is an expense that businesses may not want to do, but, added that some may be for it.

Mayor Gilmore asked if that would require another public hearing. City Manager Powell responded that it would just push off the public hearing and the other concern is that we are in a short timeframe right now to do a change order because we have the aesthetics already working, so it may be better to just do this now and then come back if you really want to do Fighting Farmers Way later. The problem is that we would have already printed this and would need to print new signs.

Councilmember Cade had a question about giving the public access to copies of the sign. City Manager Powell advised that this is being researched as a commercial opportunity. Staff will look into that.

Mayor Gilmore thanked Councilmember Cade and Councilmember Meridith for helping to put this on the agenda.

Mayor Gilmore adjourned the Workshop Session at 6:50 p.m. and advised that we will take a break until 7:00 p.m.

**REGULAR SESSION – 7:00 P.M.**

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, May 15, 2023, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

**Invocation (Agenda Item A)**

At the request of Mayor Gilmore, Deputy Mayor Pro Tem 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.

**Consideration of Items Relating to the May 6, 2023, City of Lewisville City Council General Election (Agenda Item C)**

**Canvass of the Election Returns for the City Council General Election. (Agenda Item C-1)**

At the request of Mayor Gilmore, City Secretary Julie Worster read the election results as follows: In Councilmember Place No. 1, Bob Troyer received 2,000 votes. He received 100% of the votes. In Councilmember Place No. 3, Ronnie Cade received 2,066 votes for 82.94% and Will Ignace received 425 votes for 17.06%. We had a total of 2,734 voters.

**Consideration of a Resolution No. 0554-23-RES Declaring the Results of the City Council Election (Agenda Item C-2)**

**MOTION:** Upon a motion made by Councilmember Cade and seconded by Councilmember Kelly, the Council voted six (6) “ayes” and no (0) “nays” to approve and adopt **Resolution No. 0554-23-RES**, as previously captioned. The motion carried.

**Presentation of Certificate of Election by Mayor Gilmore and Oath of Office to Newly Elected Councilmembers Place No. 1 and Place No. 3. (Agenda Item C-3)**

Mayor Gilmore presented the certificates of election and Municipal Court Judge Brian Holman administered the oaths of office for Place No. 1 and Place No. 3.

**Proclamations**

**(Agenda Item D)**

**Declaring the Week of May 14-20, 2023, as  
“National Police Week” and May 15, 2023, as  
“Police Officers Memorial Day”**

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**(Agenda Item D-1)**

Mayor Gilmore presented a proclamation declaring the Week of May 14-20, 2023, as “National Police Week” and May 15, 2023, as “Police Officers Memorial Day” to Police Chief Kevin Deaver and members of the Lewisville Police Department.

**Presentation**

**(Agenda Item E)**

**Presentation of Police Shield Award to Police  
Officer Robert Lee**

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**(Agenda Item E-1)**

At the request of Mayor Gilmore, Chief of Police Kevin Deaver presented the Police Shield Award to Police Officer Robert Lee. Huffines Middle School Principal Stephanie Gore spoke in recognition of Officer Lee.

**Public Hearing: Consideration of Ordinance  
0549-23-ZON Amending Ordinance Number  
0428-22-ZON, Known as the Castle Hills  
Planned Development District, by Amending  
Section V, the Realm Subdistrict, to Include  
Additional Standards for Multi Family  
Development in the General Business Two  
GB2) Base Zoning District and Section VII,  
Definitions, to Add a Definition For a  
Live/Work Unit.**

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**(Agenda Item F-1)**

The Castle Hills Planned Development District was adopted on January 3, 2022, shortly after annexation of the Castle Hills development. City staff has been collaborating with Bright Realty, the developer, and property owners within The Realm Subdistrict of Castle Hills on amendments to regulations for multi-family units within the General Business 2 (GB2) base zoning district. The changes establish Live-Work units by providing a definition and regulations for their use. The amendments clarify and provide more flexibility on ground floor multi-family units. The Planning and Zoning Commission recommended unanimous approval (6-0) on May 2, 2023.

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

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

**Public Hearing: Consideration of Ordinance 0549-23-ZON Amending Ordinance Number 0428-22-ZON, Known as the Castle Hills Planned Development District, by Amending Section V, the Realm Subdistrict, to Include Additional Standards for Multi Family Development in the General Business Two (GB2) Base Zoning District and Section VII, Definitions, to Add a Definition For a Live/Work Unit. (cont'd)**

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**(Agenda Item F-1)**

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

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

“An Ordinance of the Lewisville City Council, Amending Ordinance Number 0428-22-ZON, Known as the Castle Hills Planned Development, by Amending Section V, the Realm Subdistrict, to Include Additional Standards for Multi-Family Development in the General Business Two (GB2) Zoning District and Section VII, Definitions, to add a Definition for a Live/Work Unit; Correcting the List of Existing Planned Developments Found in Exhibit VI.7.1-1 of Volume II of the Lewisville City Code, Known as the Unified Development Code; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0549-23-ZON**, as previously captioned. The motion carried.

**Visitors/Citizens Forum**

**(Agenda Item G)**

There were no requests to speak at this meeting.

**CONSENT AGENDA**

**(Agenda Item H)**

**MOTION:** Upon a motion made by Councilmember Troyer and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda as follows:

2. APPROVAL OF MINUTES: a) City Council Minutes of the May 1, 2023, Workshop Session and Regular Session and, b) Minutes of the May 1, 2023, Joint Meeting of the Lewisville City Council and Youth Action Council Called Special Workshop Session

CONSENT AGENDA (cont'd)

(Agenda Item H)

3. Approval of Waiving the Penalty and Interest on Property Tax Account 676742DEN for Tax Year 2022.
4. Approval of **Resolution No. 0548-23-RES**: A Resolution of the City of Lewisville, Texas Finding That Texas New Mexico Power Company's Application for Approval to Amend its Distribution Cost Recovery Factor to Increase Distribution Rates Within the City Should be Denied; Authorizing Participation With TNMP Cities; Authorizing the Hiring of Legal Counsel and Consulting Services; 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 Legal Counsel.
5. Approval of the Mid-Year Report and Approval of the Supplemental Appropriations to the following funds: Debt Service Fund in the amount of \$2,225,000, Utility Fund in the Amount of \$118,534, TIRZ #1 Fund in the Amount of \$165,000, TIRZ #3 Fund in the Amount of \$464,064, and the Other Post-Employment Benefits Liability Fund in the Amount of \$31,452.

The motion carried.

REGULAR HEARING

**Consideration of Resolution No. 0551-23-RES: A Resolution Nominating One Member to the Board of Managers of the Denco Area 9-1-1 District.**

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(Agenda Item I-6)

Sue Tejml, former Mayor of Copper Canyon, currently represents area municipalities on the Denco Area 9 1 1 District Board of Managers. Mayor Tejml's term expires on September 30, 2023 and the District has requested that each participating city submit their nomination for a candidate to represent their municipality by 5:00 p.m. on May 31, 2023. Ms. Tejml has indicated her interest to serve another term. Historically, the City Council has supported nominating Ms. Tejml.

The City staff's recommendation was that the City Council approve the resolution nominating one member to the Board of Managers of the Denco Area 9-1-1 District, as set forth in the caption.

**Consideration of Resolution No. 0551-23-RES: A Resolution Nominating One Member to the Board of Managers of the Denco Area 9-1-1 District. (cont'd)**

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(Agenda Item I-6)

**MOTION:** Upon a motion made by Councilmember Meridith and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve Resolution No. 0551-23-RES, nominating Sue Tejml to the Board of Managers of the Denco Area 9-1-1 District as set forth in the caption. The motion carried.

**Consider and Take Action on Ordinance No. 0552-23-ORD: An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2023 in the Aggregate Principal Amount of Not to Exceed \$74,965,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance.**

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(Agenda Item I-7)

Staff is planning to issue approximately \$74.9 million in General Obligation Refunding and Improvement Bonds this fiscal year. In order to allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City’s financial advisor has recommended the Council adopt a parameters ordinance, which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. This provides the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Projects to be funded through the issuance include the design and construction of a joint public safety complex and repairs to various roadways in the Valley 1, Valley 4, and Meadow Glen Subdivisions, East Jones Street, trail development, and costs associated with the issuance of the bonds.

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

**Consider and Take Action on Ordinance No. 0552-23-ORD: An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, Series 2023 in the Aggregate Principal Amount of Not to Exceed \$74,965,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of this Ordinance. (cont'd)**

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**(Agenda Item I-7)**

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

“An Ordinance Providing for the Issuance of City of Lewisville, Texas, General Obligation Refunding and Improvement Bonds, 2023; in the Aggregate Principal Amount of Not to Exceed \$74,965,000; Awarding the Sale Thereof; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Provisions Incident and Relating to the Subject and Purposes of This Ordinance.”

**MOTION:** Upon a motion made by Mayor Pro Tem Jones and seconded by Councilmember Kelly, the Council voted six (6) “ayes” and no (0) “nays” to approve and adopt Ordinance No. Ordinance No. 0552-23-ORD, as previously captioned. The motion carried.

**Consider and Take Action on Ordinance No. 0553-23-ORD: An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Refunding and Improvement Bonds, Series 2023 in the Aggregate Principal Amount of Not to Exceed \$17,730,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto.**

**(Agenda Item I-8)**

Staff is planning to issue approximately \$17.7 million in Waterworks and Sewer System Revenue Refunding and Improvement Bonds this fiscal year. In order to allow flexibility in setting the sale date for the bonds, Hilltop Securities, the City's financial advisor has recommended the Council adopt a parameters ordinance, which will allow the City Council to authorize the sale of bond obligations at a future date, as long as specific parameters are met. This provides the flexibility needed to ensure the issuance is sold when most practical and economically feasible. Authority granted by the ordinance expires one year from the date of approval. Planned projects to be funded through the issuance include additions and extensions to the City's waterworks and sewer system and costs associated with the issuance of the bonds.

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

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

“An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Refunding and Improvement Revenue Bonds, Series 2023 in the Aggregate Principal Amount of Not to Exceed \$17,730,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement, an Escrow or Deposit Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto.”

**MOTION:** Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Meridith, the Council voted six (6) “ayes” and no (0) “nays” to approve and adopt Ordinance No. **Ordinance No. 0553-23-ORD**, as previously captioned. The motion carried.

**Reports**

**(Agenda Item J)**

- \* Capital Improvements Advisory Committee Semi-Annual Report for the Period of October 1, 2022 - March 31, 2023.
- Councilmember Troyer announced upcoming events at the Grand Theater and Wayne Ferguson Plaza and thanked all of the voters who turned out to vote.
  - City Secretary Julie Worster announced that this is her last City Council meeting and thanked the Mayor and Council.
  - Director of Public Services Keith Marvin announced that this is his last City Council meeting and advised of the lake levels.
  - Assistant City Manager Jim Proce reported that interviews were concluded for the Public Services Director position and this will be announced at the next City Council meeting.
  - Councilmember Green reminded everyone that there is a job fair coming up at Thrive on Thursday for part-time and seasonal employees.
  - Mayor Pro Tem Jones thanked City Secretary Julie Worster and said she would be missed. He also told Director of Public Services Keith Marvin that he would be missed. He also celebrated the Finance team on the AA bond rating.
  - Councilmember Cade told City Secretary Julie Worster that she would be missed and she is appreciated. She thanked staff for their hard work and discussed her recent attendance at Focus North Texas in Grapevine.
  - Councilmember Green thanked City Secretary Julie Worster and congratulated her on her retirement. She also thanked Director of Public Services Keith Marvin.
  - Councilmember Kelly thanked City Secretary Julie Worster and Director of Public Services Keith Marvin.
  - Deputy Mayor Pro Tem Meridith congratulated City Secretary Julie Worster and Director of Public Services Keith Marvin on their retirement.
  - Councilmember Troyer congratulated City Secretary Julie Worster and Director of Public Services Keith Marvin on their retirement.
  - City Manager Claire Powell thanked City Secretary Julie Worster and Director of Public Services Keith Marvin.
  - Mayor Gilmore thanked Director of Public Services Keith Marvin and City Secretary Julie Worster. He also thanked those who voted.

Mayor Gilmore adjourned the meeting of the Lewisville City Council into Closed Session at 7:39 p.m. Monday, May 15, 2023, in accordance with the requirements of the Open Meetings Law.

**LEWISVILLE CITY COUNCIL  
REGULAR SESSION  
MAY 15, 2023**

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**Closed Session**

**(Agenda Item L)**

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate): Property Acquisition, the Lewisville City Council convened into Closed Session at 7:39 p.m. on Monday, May 15, 2023, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

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.

The Closed Session was adjourned at 7:48 p.m. on Monday, May 15, 2023.

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

**(Agenda Item M)**

Mayor Gilmore reconvened the meeting of the Lewisville City Council at 7:49 p.m. on Monday, May 15, 2023, in the Council Chambers of the Lewisville City Hall.

**Adjournment**

**(Agenda Item N)**

Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:49 p.m. on Monday, May 15, 2023. The motion carried.

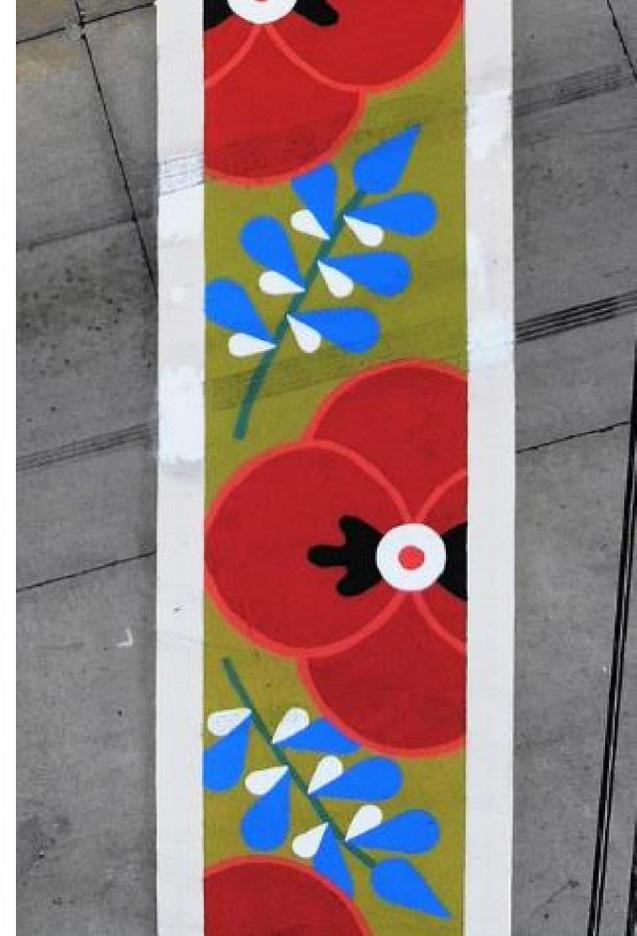
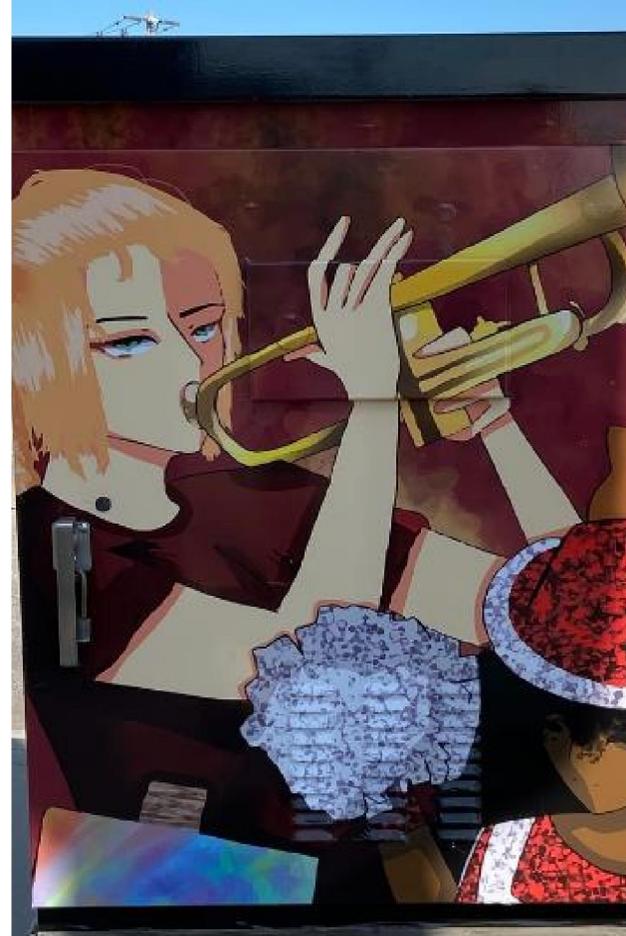
These minutes approved by the Lewisville City Council on the 5<sup>th</sup> day of June, 2023.

APPROVED

  
\_\_\_\_\_  
TJ Gilmore  
MAYOR

ATTEST:

  
\_\_\_\_\_  
Julie Worster,  
CITY SECRETARY



Chapter 1: The Threshold - Artists: Lesli Marshall, Drew Merritt, David "Rabi" Torres - Features sketches from H.R. "Bum" Bright"

Tranquility - Artist: Pattie Gardebled

Fighting Farmers Pride - Artist: Jakelyn Lopez

Poppies and Bluebonnets - Artist: Brenda Gribbin

# FY 2022-23 MID-YEAR REPORT

City of Lewisville

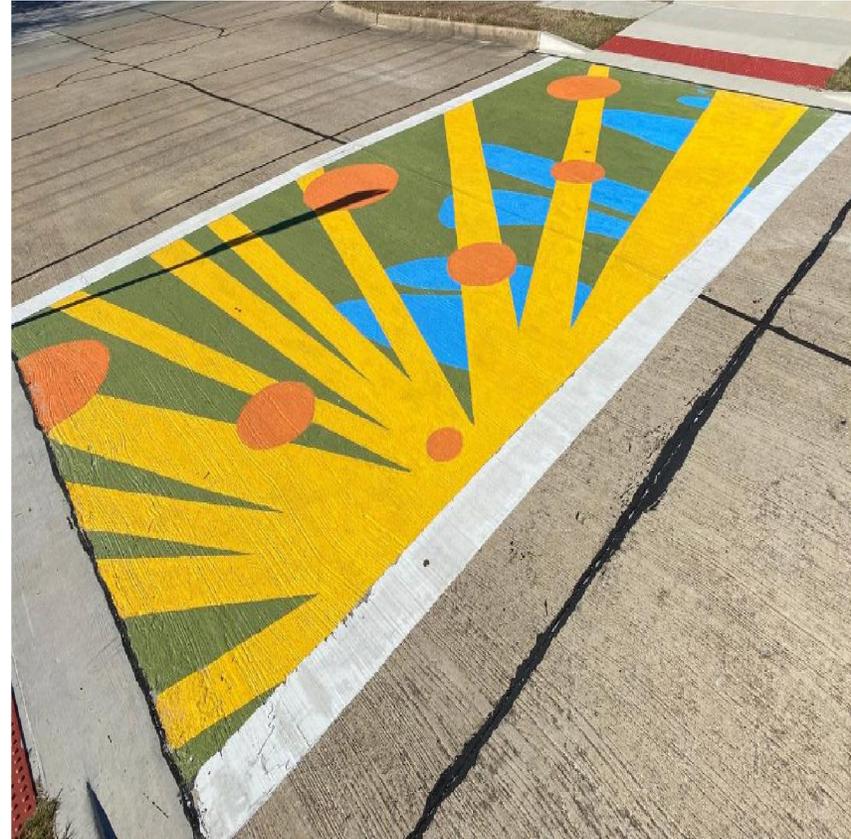
# REVENUE OUTLOOK



The Heartbeat of LLELA - Artist: Kendra L. Brown and Juan Ramos

# HDL COMPANIES ECONOMIC OUTLOOK

- City's Consultant for Sales and Hotel Occupancy Tax Monitoring
- Ongoing debate regarding recession, however, the Texas economy is poised to remain on the positive side of the debate
  - Corporate investment fueling construction
  - Manufacturing activity
  - Positive employment conditions
  - Net positive population growth
- All eight business categories are projected to produce positive year-over-year trends in sales and use tax
- Higher interest rates and borrowing costs are expected to cool down the state's housing market, leading to declines in residential permits in the year ahead



Good Morning Sunshine -  
Artist: Cindy Mears

Texas Petals Twist - Artist:  
"Glo" Gloria Montellano



### Construction & Manufacturing

2Q23 4% | 3Q23 4% | 4Q23 4%  
1Q24 4% | 2Q-4Q24 3.3%



### General Retail

2Q23 2% | 3Q23 2% | 4Q23 2%  
1Q24 2% | 2Q-4Q24 2.7%



### Internet Retail

2Q23 8% | 3Q23 5% | 4Q23 5%  
1Q24 4% | 2Q-4Q24 4.0%



### Grocery Stores & Pharmacy

2Q23 4% | 3Q23 4% | 4Q23 4%  
1Q24 2% | 2Q-4Q24 2.0%



### Restaurants & Entertainment

2Q23 7% | 3Q23 6% | 4Q23 7%  
1Q24 3% | 2Q-4Q24 3.7%



### Professional & Financial Services

2Q23 5% | 3Q23 4% | 4Q23 5%  
1Q24 5% | 2Q-4Q24 4.3%



### Utilities & Other Service Providers

2Q23 8% | 3Q23 8% | 4Q23 8%  
1Q24 7% | 2Q-4Q24 7.7%



### Unclassified

2Q23 5% | 3Q23 5% | 4Q23 5%  
1Q24 3% | 2Q-4Q24 3.0%

# HDL FORECAST – MARCH

## STATEWIDE SALES TAX TRENDS

# GENERAL FUND REVENUE PROJECTIONS

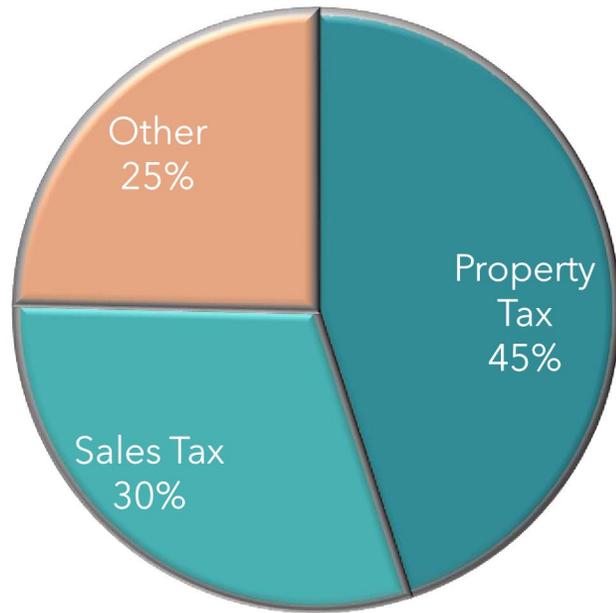
Adopted vs. Revised



\*Includes \$5M reduction

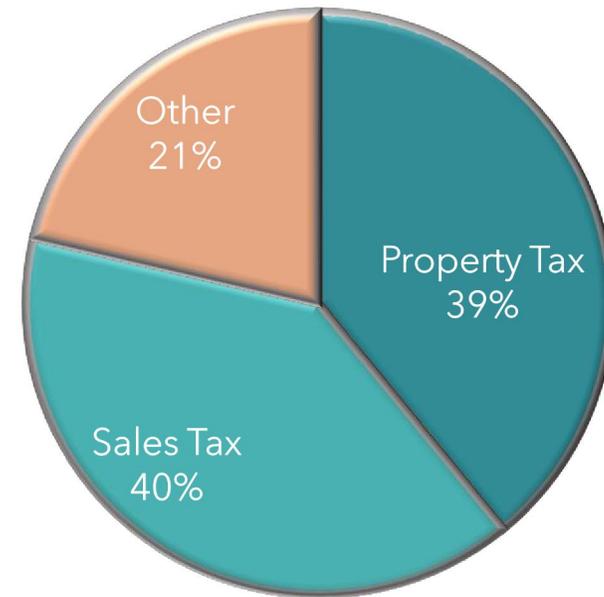
# REVENUE DIVERSITY

General Fund Only



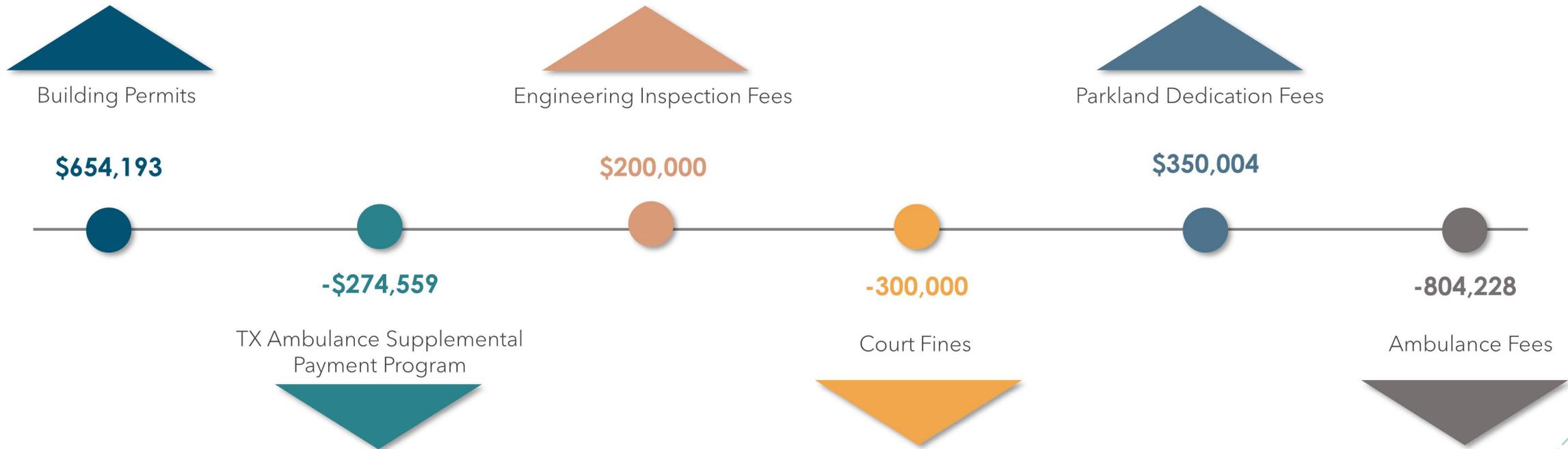
■ Property Tax ■ Sales Tax ■ Other

General Fund, 4B, Crime Control, and Fire Control



■ Property Tax ■ Sales Tax ■ Other

# GENERAL FUND "OTHER" REVENUE VARIANCES



# GENERAL FUND “OTHER” REVENUE VARIANCES

## Building Permits

Increase - \$654K

- Based on projects paid to date as well as known projects
- Both new commercial and residential
- 87% of outstanding FY 2023 receipts are related to new commercial construction

## Engineering Inspection Fees

Increase - \$200K

- Based on projects paid to date as well as known projects
- A delayed project is now scheduled for FY 2023

## Park Dedication Fees

Increase - \$350K

- Based on projects paid to date as well as known projects in the development process
- There is an equal expenditure as a transfer to the capital improvement program



# GENERAL FUND “OTHER” REVENUE VARIANCES

TX Annual Supplemental  
Payment Program  
Decrease - \$275K

- Related to an increase in providers and a decrease in available funding in the pool

Court Fines  
Decrease - \$300K

- Related to a decrease in citations that are filed with the court
- This continues a downward trend over the past 6 years
- Decrease has resulted in similar declines in other court related accounts

# AMBULANCE FEES – DECREASE \$504,228

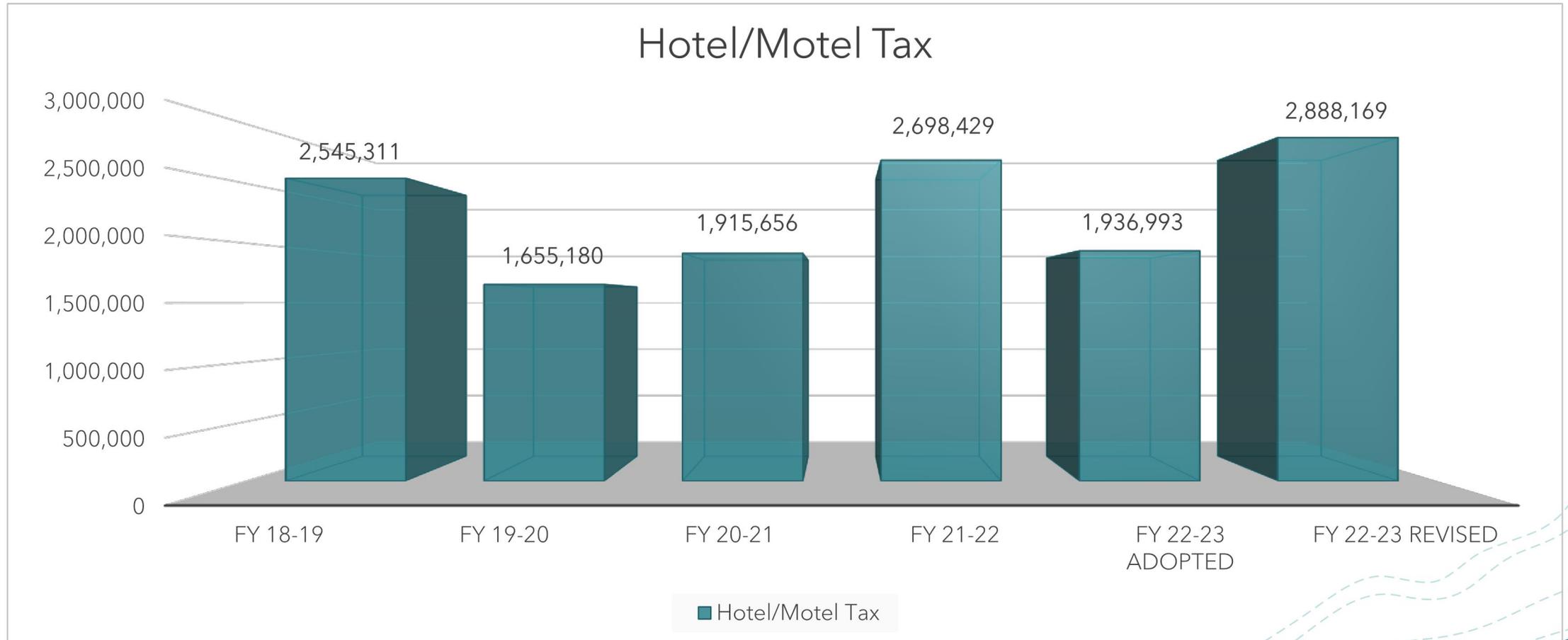
- The recovery rate for FY 21-22 was 38%
- For FY 22-23, the recovery rate has dropped to 32%
- The recovery rate percentage reflects non-payment. This could also include delayed payments which we may receive in the future
- When comparing FY 21-22 and FY 22-23, the amount billed has been almost the same



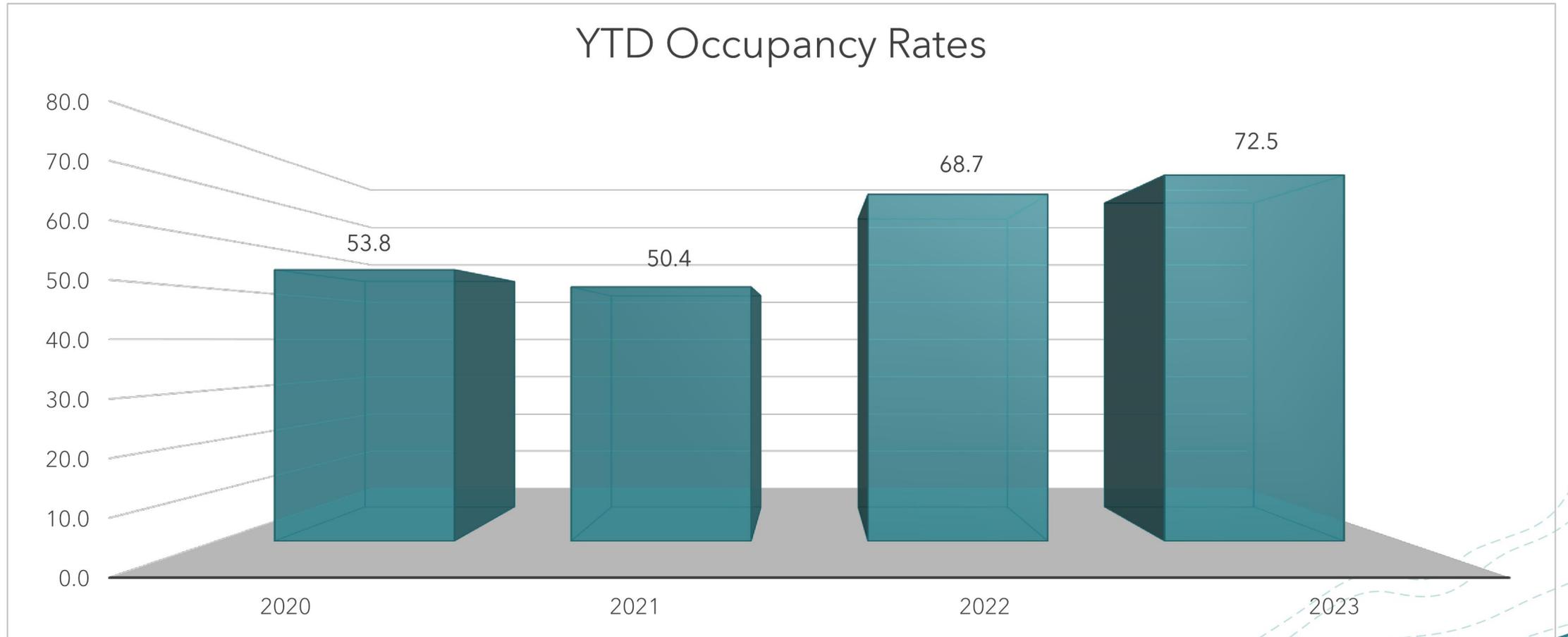
Valor & Sacrifice – Artist: Jen Rose

# HOTEL/MOTEL REVENUE

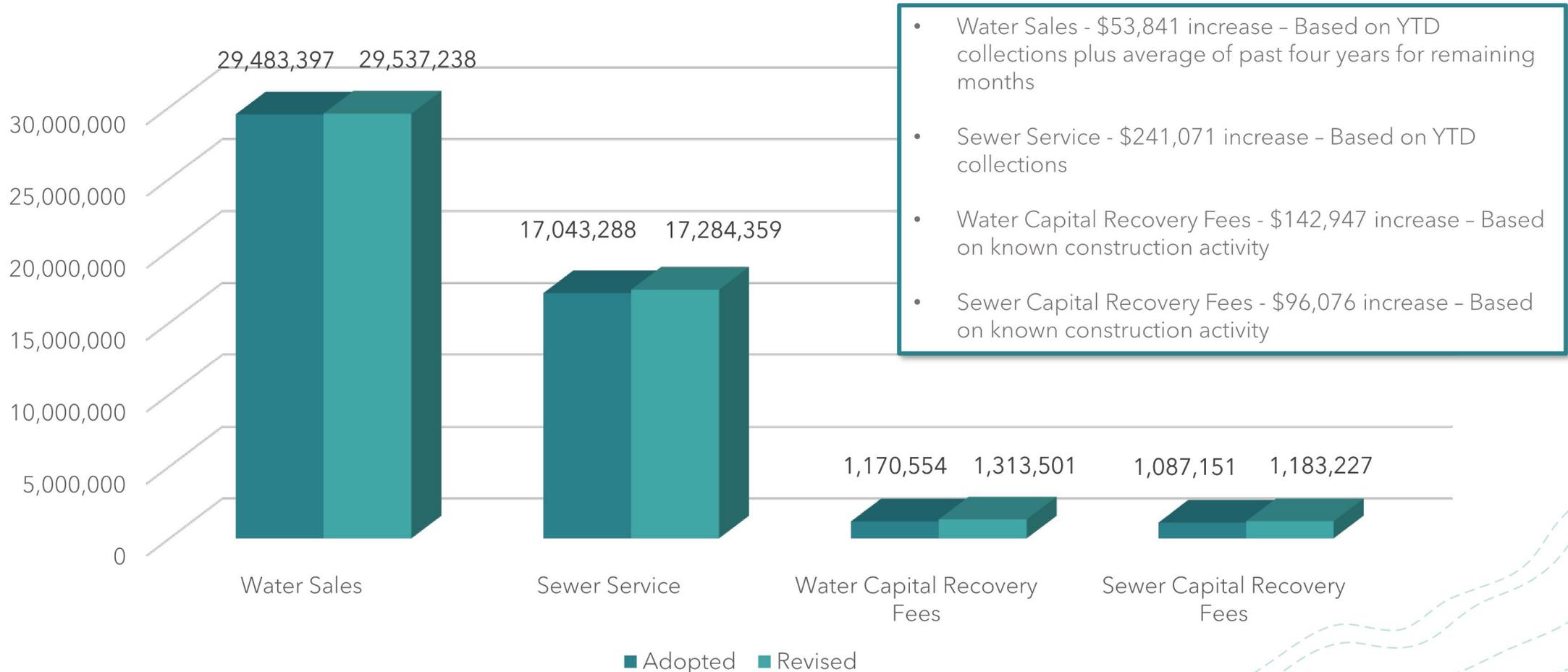
HOTEL OCCUPANCY RATES ARE NOW EXCEEDING PRE-PANDEMIC OCCUPANCY RATES



# HOTEL/MOTEL REVENUE



# UTILITY FUND REVENUE PROJECTIONS



# 4B CRIME CONTROL FIRE CONTROL



4B

\$800K increase in sales tax revenue projection  
\$8.7M to \$9.5M



Crime Control

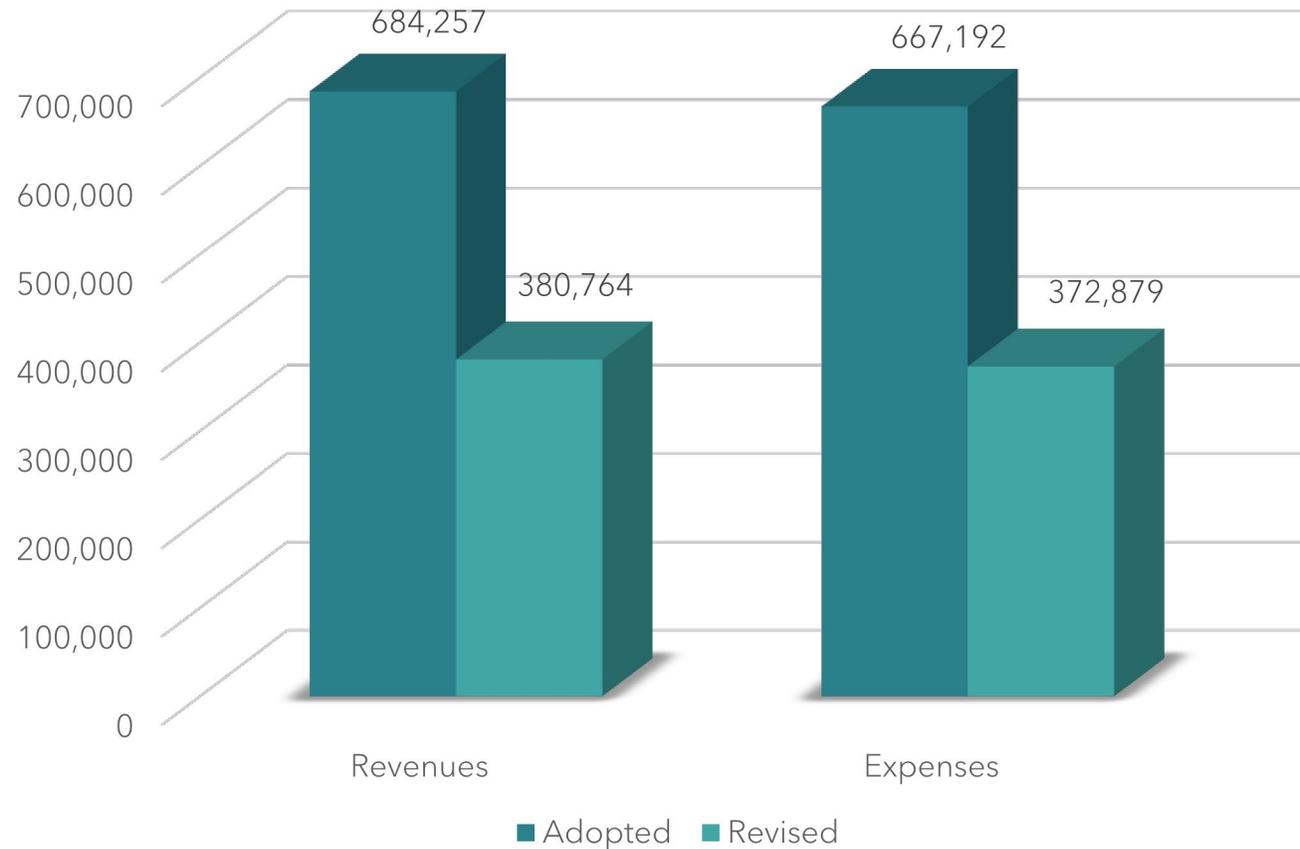
\$300K increase in sales tax revenue projection  
\$4.4M to \$4.7M



Fire Control

\$300K increase in sales tax projection  
\$4.4M to \$4.7M

# RECREATION ACTIVITY FUND REVENUE PROJECTIONS



- Expenditures are 1:1 in this fund. If a class is not held, there is no expense and no revenue.
- Aquatic and fitness programs and lessons have been impacted by the lack of instructors
- In addition, the opening of Fred Herring Recreation Center was delayed

# GENERAL FUND – FUND BALANCE



The Windows to LLELA - Artist: Kailyn Saltzman



# GENERAL FUND – EXPENDITURES FROM FUND BALANCE

Adopted Budget - \$18.3M

Revised Budget - \$28.6M

- \$10,000,000 - Added to cover the additional costs of the Joint Public Safety Building
- \$307,407 - Purchase Order Soft Closes

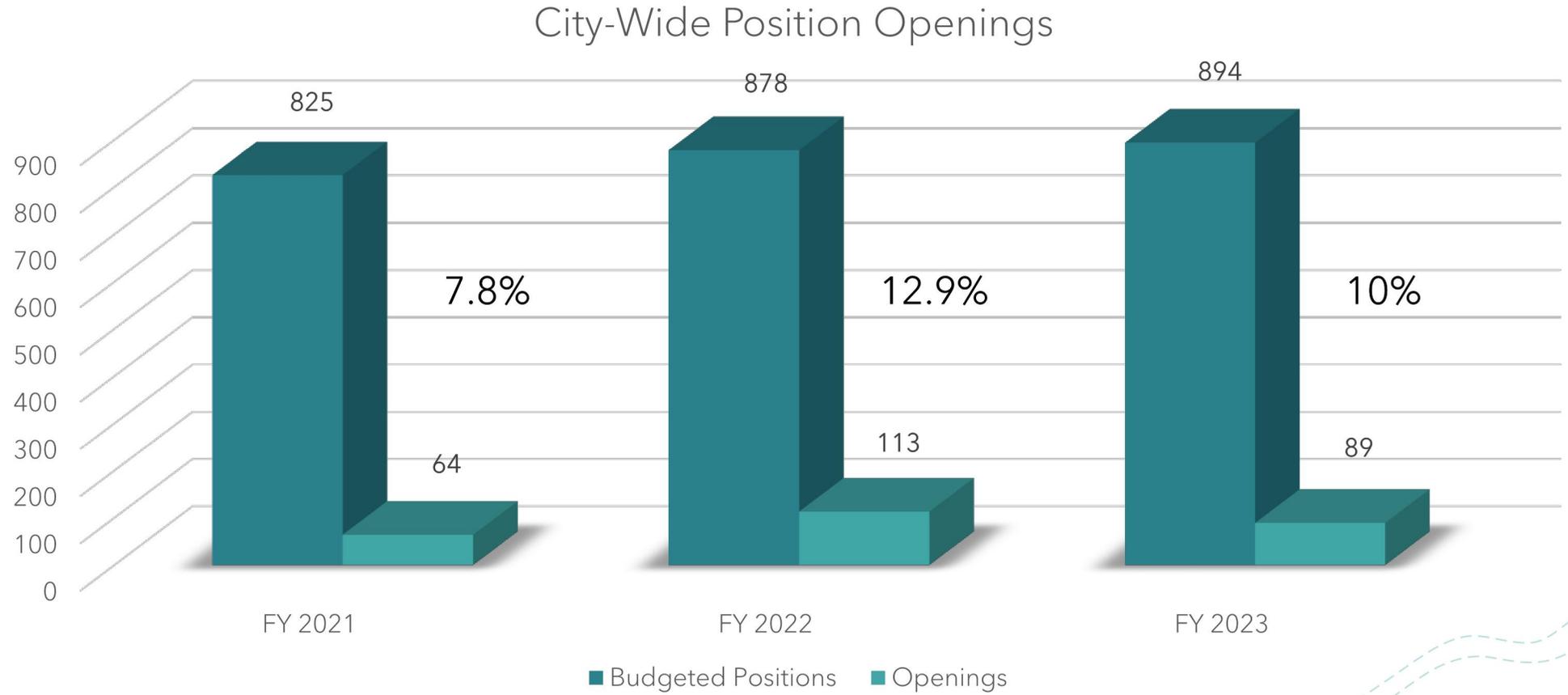
Revised Ending Fund Balance	35,205,116
Operating Reserve (20%)	24,794,089
Undesignated Reserve	10,411,027



## PERSONNEL

# STAFFING CHALLENGES

General fund expenditures are anticipated to decrease \$1.5M due to salary savings





# COMP STUDY

FUNDS MOVED FROM NON-DEPARTMENTAL TO SPECIFIC DEPARTMENTS - \$122,554

- \$27,302 – City Manager
- \$7,051 - City Secretary
- \$3,147 – City Attorney
- \$3,876 – Police Department
- \$1,643 – Fire Department
- \$24,881 – Library
- \$13,147 – Municipal Court
- \$14,139 – Engineering
- \$27,368 – Neighborhood & Inspection Services

# POSITION UPDATES AFTER ADOPTED BUDGET

## Administrative Analyst

- Reclassed Capital Projects Technician (Engineering)
- Cost absorbed in departmental budget

## Assistant City Secretary

- Reclassed Executive Assistant (CMO)
- Funding was moved from City Manager's Office to City Secretary's Office
- Funding to re-instate Executive Assistant will be requested in FY 23-24 budget

## Enterprise Application Administrator

- Reclassed Records Information Analyst (ITS)
- Cost absorbed in departmental budget

## HR Analyst – Risk Management

- Reclassed Risk Manager (HR)
- Resulted in salary savings which were used to cover increases related to the Comp Study

# SUPPLEMENTAL APPROPRIATIONS



The Windows to LLELA - Kailyn Saltzman



The Bandit – Artist: Kaitlin West

**DEBT SERVICE FUND - \$2,225,000**

Additional principal payment made on callable bonds

# UTILITY FUND - \$119K



Rainbow Road - Artist: Riss aka Marissa Caggiano

- Additional revenue received related to water and sewer sales
- Because of the increase in revenue, the franchise fee and Payment In Lieu of Taxes (PILOT) amounts (which are based on a percentage of water and sewer revenue) due to the General Fund have increased
- In addition, \$2,222,546 was budgeted in Public Services rather than Non-Departmental for the 2023 Indirect Cost Allocation. This is being moved back to Non-Departmental where it has historically been budgeted.



Cultivating a Community - Artist: Taylor Peterson

## TIRZ #1 FUND - \$165K

Related to development at the southeast corner of Harris Street and E. Walters Street

- \$125,000 - ED environmental remediation grant
- \$40,000 - Alley grant



## TIRZ #3 FUND - \$464K

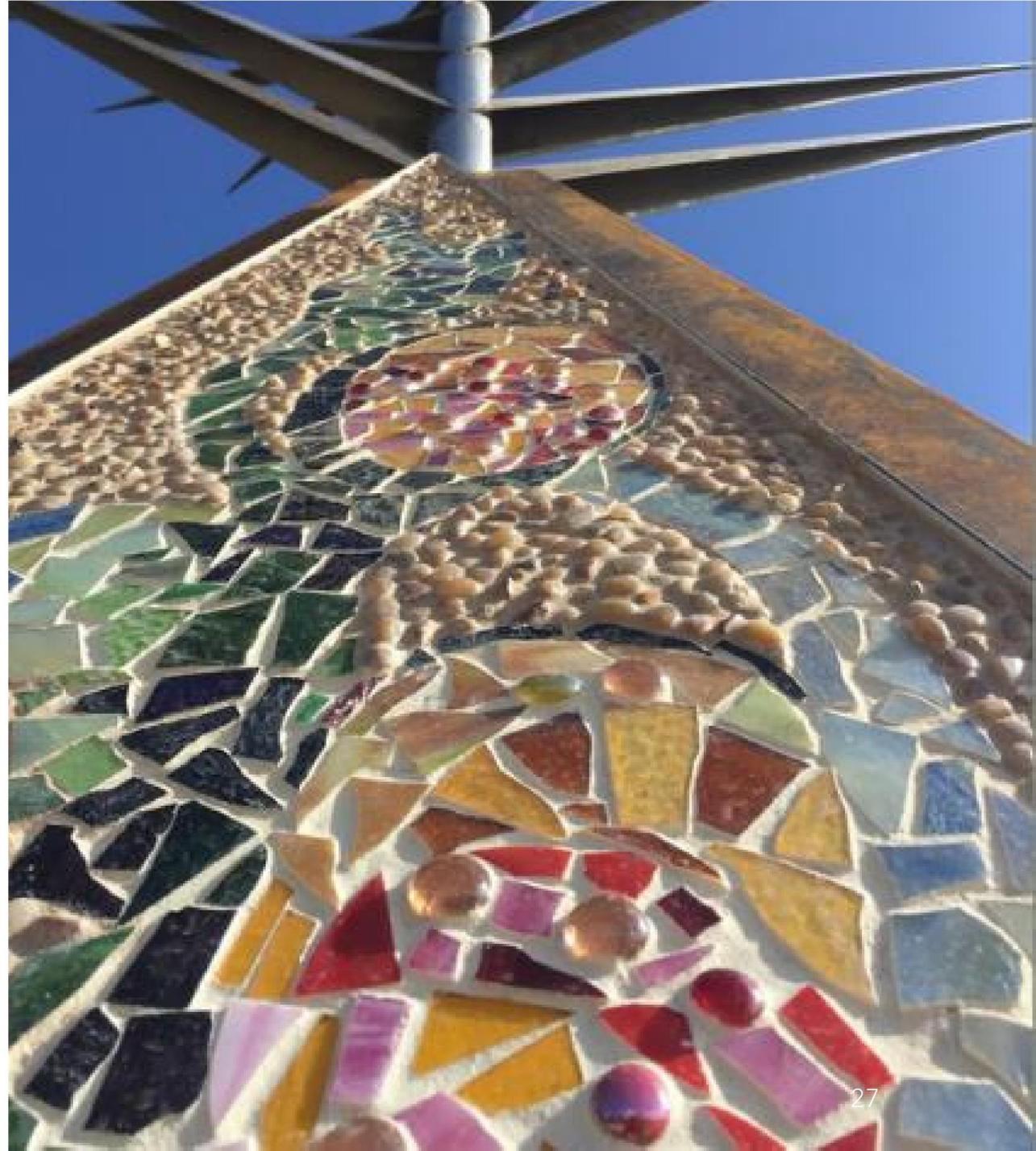
- Related to reimbursement agreement with Bright Realty
- Supports the projected zone reimbursements for public improvement project costs and economic development activity
- Revenue comes from City and County property taxes generated by the TIRZ (this is the County portion)
- Final payment for FY 2023



## OPEB FUND - \$31,452

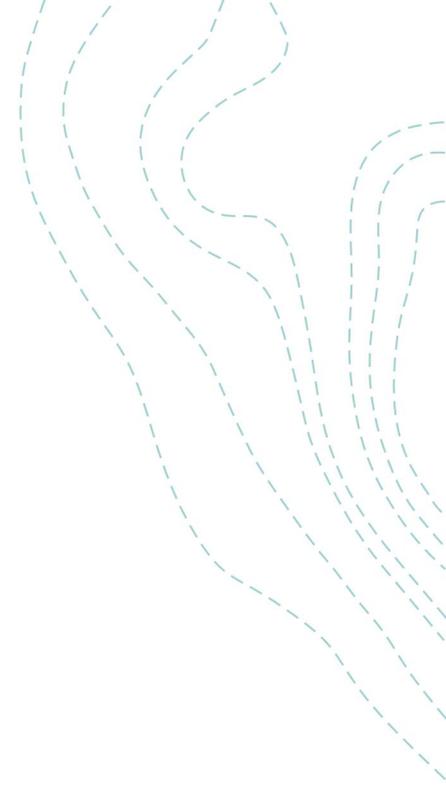
This fund accounts for future liability associated with retiree health claims

The increase is based on the latest actuarial study which assessed current liabilities





QUESTIONS?

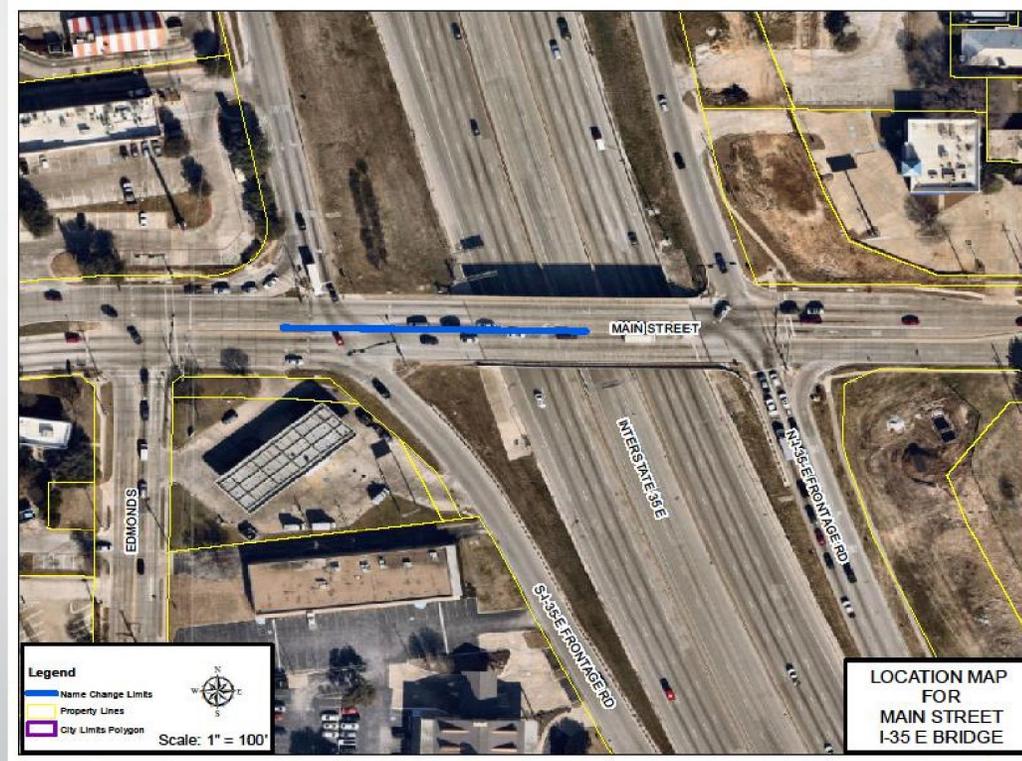


Consideration of  
Renaming West  
Portion of Main Street  
Bridge to Fighting  
Farmers Way



May 15, 2023 City Council Workshop

# Formally Rename (Center Point of Bridge to West I-35 ROW)

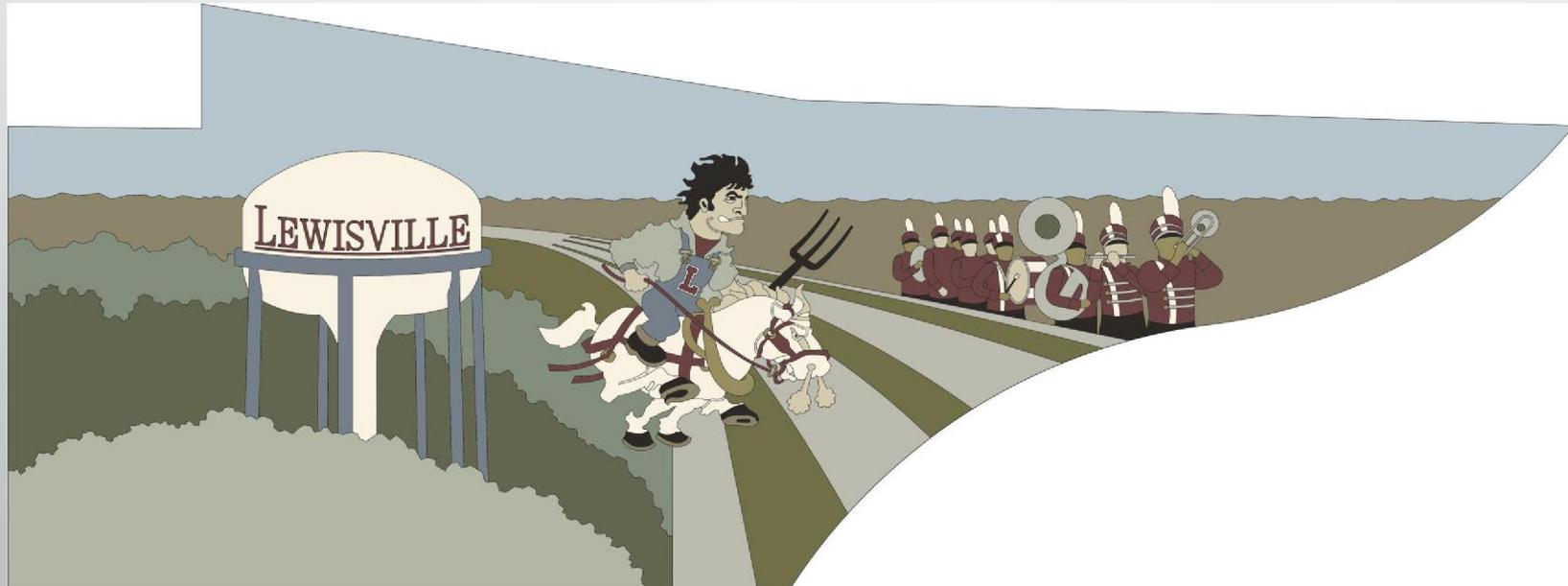
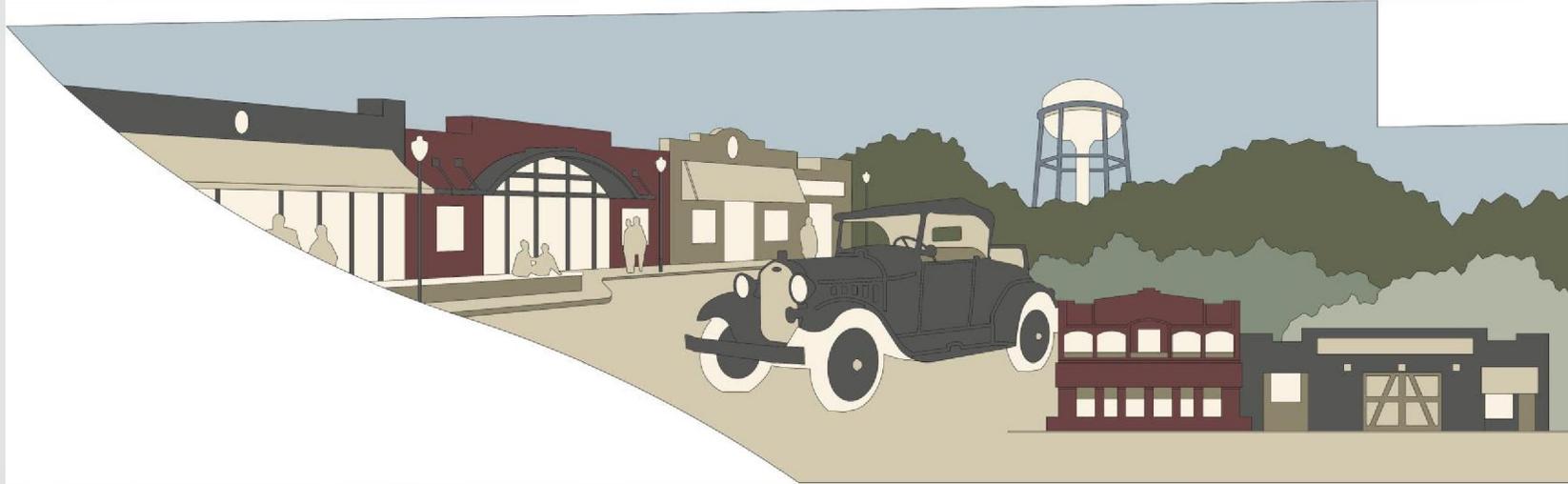




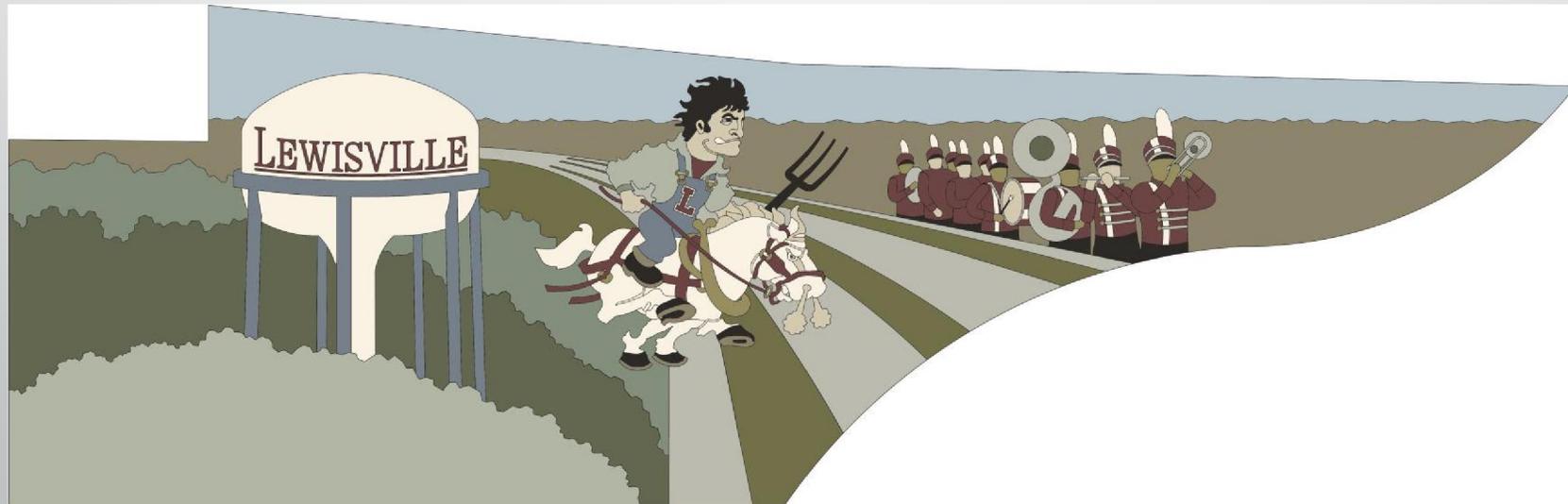
# Why Rename?

1. Corridor Identity, Community Pride
2. TxDOT to provide directional signs and City ability to add street name to the bridge
3. Loss of the Water Tower
4. Inability to include “Fighting Farmers” wording on the interchange murals

# Aesthetic Package



# Aesthetic Package



# Example Bridge Lettering Options



**Bolted On Metal Lettering**

Est. Cost \$21,500 (inc. design)



**Embossed Lettering**

Est. Cost \$22,000 (inc. design)

# Example Main Lane Signage (provided by TxDOT)





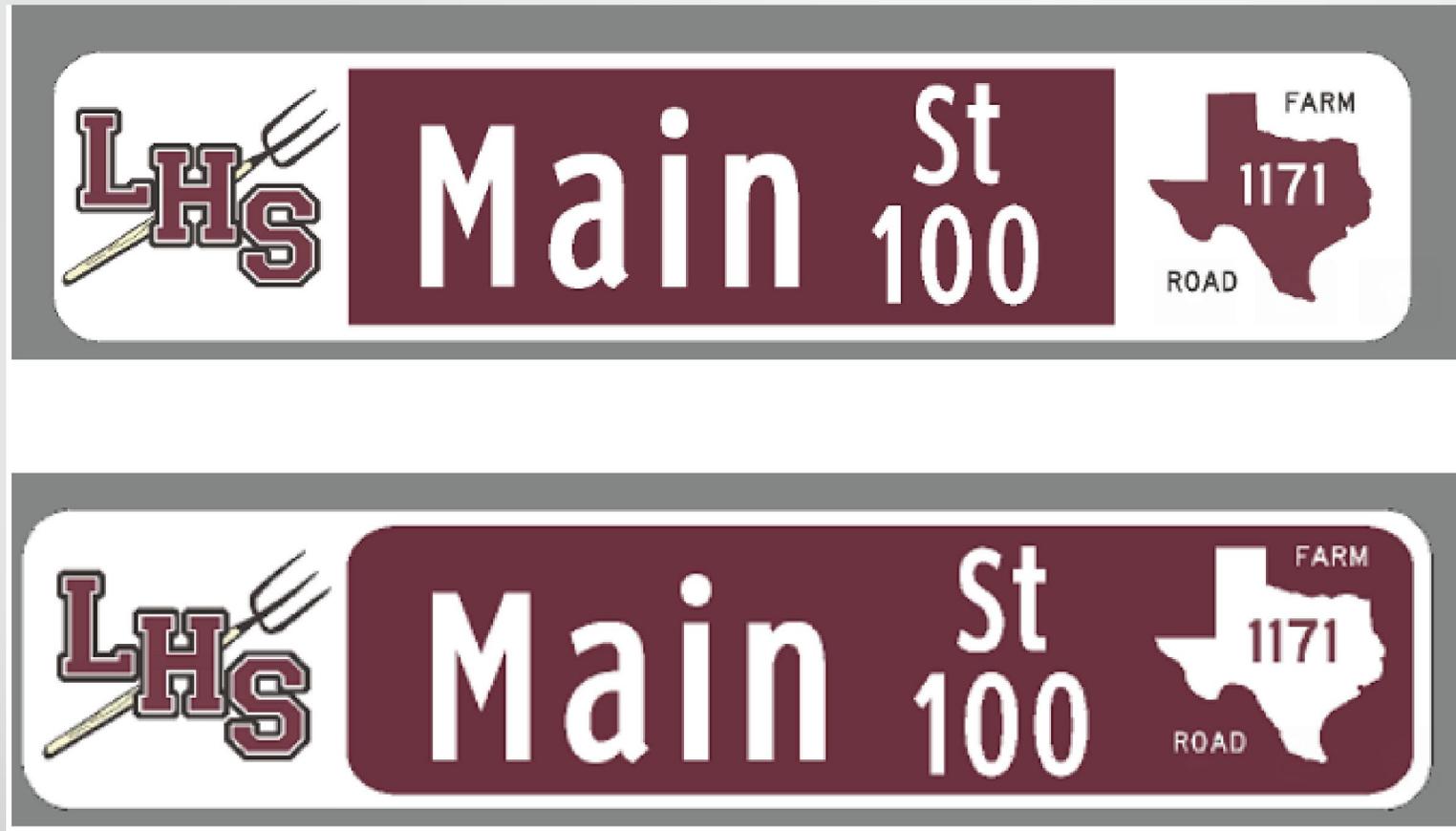
# Name Change Process & Considerations

- Public Hearing and Ordinance Adoption
- Public notice of public hearing in paper
- Affects no parcel addresses – so no written notice required to individual property owners
- Results in preferred bridge and interchange signage (confirmed with TxDOT), but street name change west of the bridge would only be ceremonial. Other than the signage on the interstate and bridge face, the name West Main Street would remain.
- Minimal driver, delivery, emergency service confusion
- Optional Street Name Blade Change for all of Main Street West of center of bridge to Flower Mound City Limits.

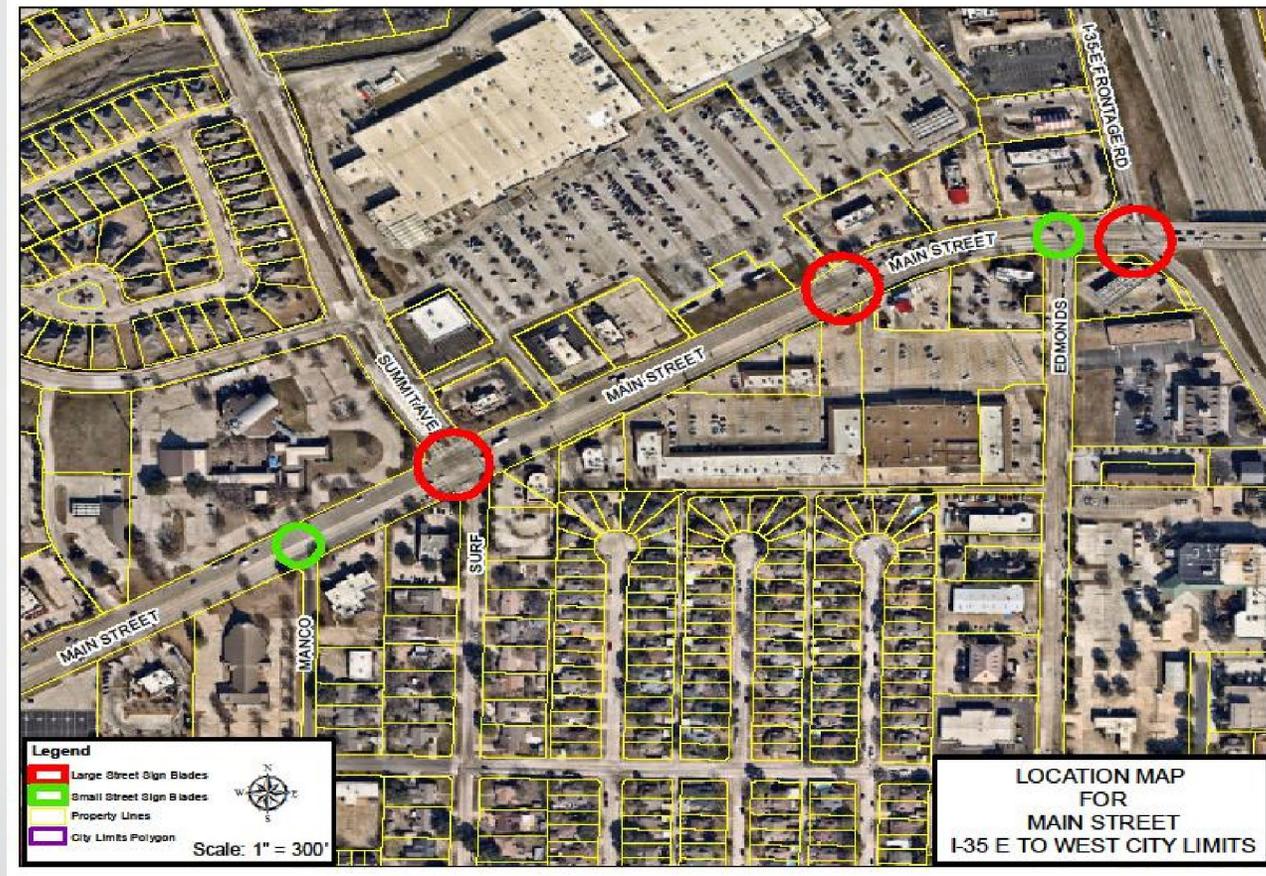
# Corridor Identification

Street Name Blade Option for Large  
Intersections





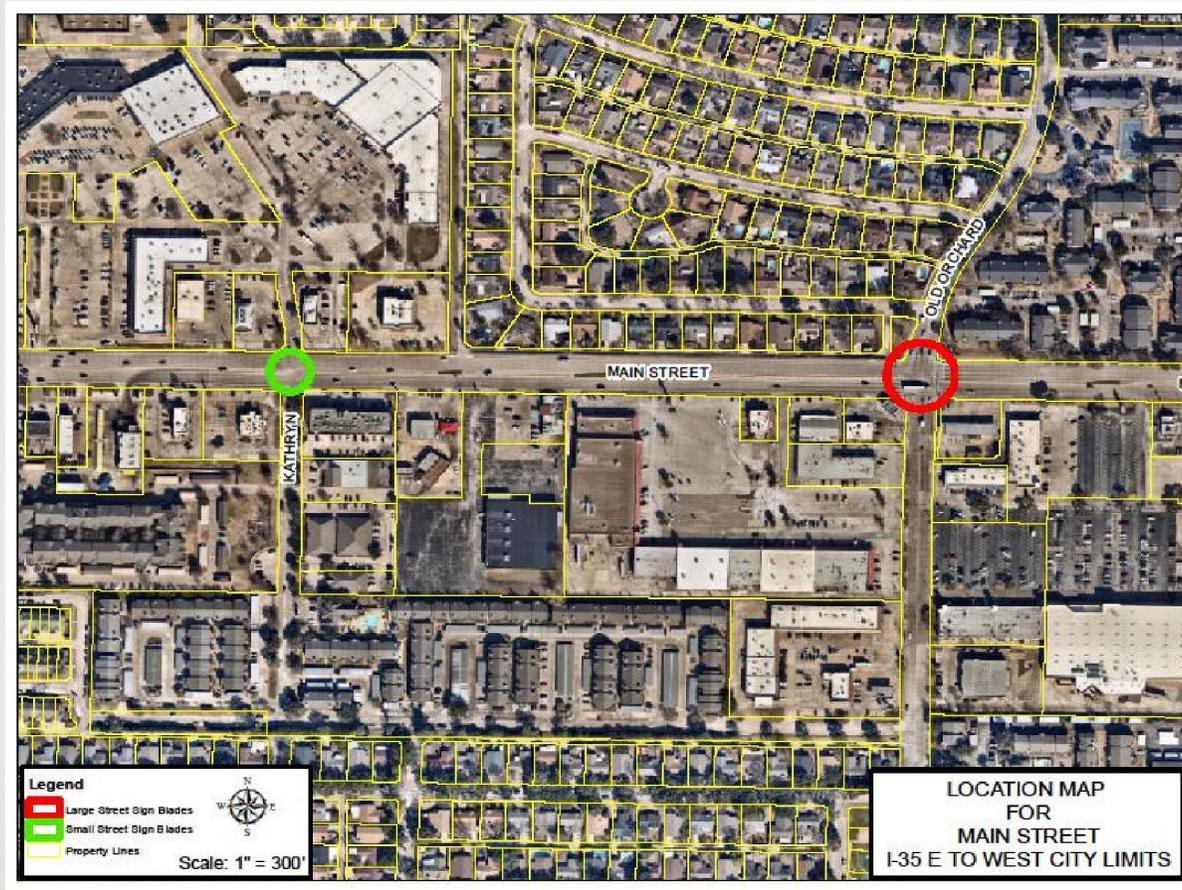
Street Name Blade Options



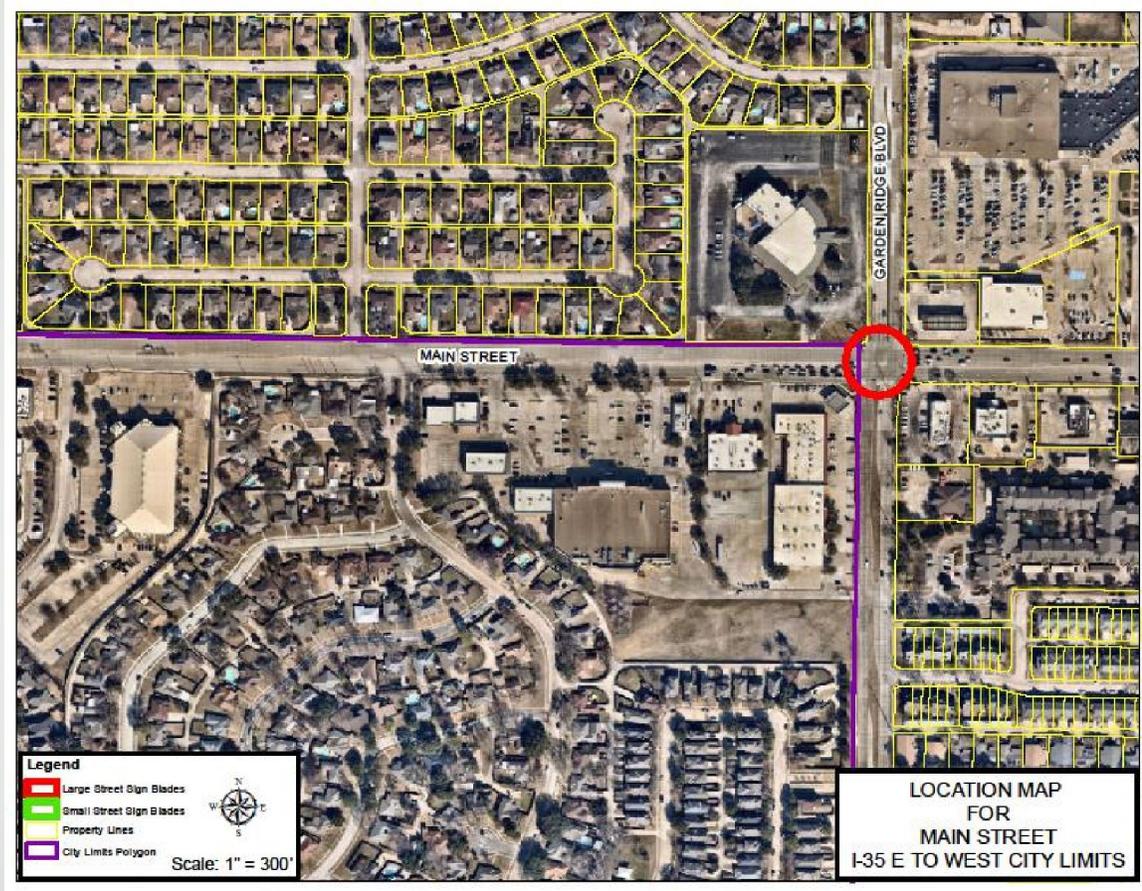
Street Blade Locations



Street Blade Locations



Street Blade Locations



## Street Blade Locations

## Street Name Blade Location & Cost

- 29 Street Blades mounted on traffic signal mast arms @ \$597 Ea. (\$17,313)
- 6 small street blades mounted above stop signs @\$93 Ea. (\$558)
- **Total Cost = \$17,871**



# Direction Needed

1. Pursue Street Name Change?
2. Bridge Lettering Option?
3. Street Blade Change?