



**Called Special Session
May 29, 2015**

Trinity Audubon Center
6500 S. Great Trinity Forest Way
Dallas, TX 75217

*(City Council and City staff may meet at City Hall at 8:30 a.m. for City transportation to this meeting.
A quorum of the City Council may be present, but no City business will be discussed.)*

- A. **Call to Order and Announce a Quorum Present.**
- 10:00 a.m. B. Discussion of Long Range Capital Plans: GO Bonds, Utility Revenue Bonds, and 4B Bonds and Cash
- 12:00 – 12:30 p.m. C. Tour of Trinity Audubon Center
- 12:30 p.m. D. Discussion of Long Range Plans (Cont.)
- E. Update on Current Street Capital Projects: North Mill Street Project
- F. **CLOSED SESSION:** 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

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- G. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- H. **Adjournment**

Lunch To Be Provided

*(At close of meeting, City Council and staff may tour trails
A quorum of the City Council may be present, but no City business will be discussed.)*

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

CLOSED SESSION

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

PROPOSED GENERAL
OBLIGATION BOND ELECTION
AND REVENUE BOND
PROGRAM

Financial Considerations

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- Many considerations from a financial perspective that need to be discussed in the coming months that will affect City for years:
 - GO bond election timing, amount, length of program
 - Castle Hills annexation possibility
 - Water & Sewer rates to support
 - Revenue bond projects
 - Aging infrastructure
 - Reuse opportunity
 - Dallas water system expansion, Lake Palestine
 - Stormwater utility
 - Created to manage stormwater program

Blue Ribbon Committee Recommendations

Reviewed as Part of 2015 City Council Retreat

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- Reviewed various revenue sources available to support capital projects:

□ Source	Timeframe	Amount
□ 4 B Bonds	Begin 2024	\$ 14,717,208
□ 4 B Cash	***	\$ 11,916,295
□ GF Cash* & UF Bonds	Immediate	\$ 10,774,582
□ GO Bonds	Immediate	<u>\$117,564,164</u>
□ Total Investment		\$154,972,249**

□ **General Fund cash available \$18.5M*

□ ***Blue Ribbon Committee also recommended Stormwater projects which will be discussed in a future workshop*

□ ****Design on LLELA Nature Preserve could begin immediately with construction beginning in 2019. Approx. \$14M is available between now and FY2025; \$10.5M available now*

Today's Objectives

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- Discuss proposed tax anticipation notes for public safety digital radio system and GO, CO and Revenue Bonds refunding opportunities
- Direction on general obligation bond election
 - Must be called on or before August 3 City Council meeting (confirming with bond counsel)
 - Total amount of issuing authority to request from voters
 - Language of ballots and grouping of projects
 - Parameters, if necessary
 - Example: "I&S rate will remain flat which could result in program existing over 10 years." or "I&S rate will not increase more than one cent."
- Direction on 2015 Utility Revenue Bond Sale
- Review Committee's recommendation on 4B Bonds and excess Cash usage
 - LLELA Nature Preserve & River Access Points

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Bond Refunding Opportunity and Tax Anticipation Notes

Refunding Opportunity

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- First Southwest and Finance staff review current outstanding debt each year to determine if any bonds can be refunded for savings
 - Most City debt is issued with a 10-year call provision
 - After 10 years of a debt issuance, the debt can be “called” and the original debt is paid off with a new refunding issuance
 - A refunding issuance would be at a lower interest rate, hence the savings
 - By policy, City only refunds for savings
 - Industry standard/best practice is to refund only when refunding can net at least 3-5% net present value savings
 - % is net present value savings as a % of principal refunded

Refunding Opportunity

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- Some issuances can be refunded prior to the 10 year call date
 - Called an “advance refunding”
 - The new debt is issued with proceeds being placed in escrow until the 10 year call date window arrives, then the original debt is paid
 - Net savings benefit should still be 3-5% or more

Refunding Opportunity

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- First Southwest recommended refunding program for this year
 - Issuances that meet savings parameter for refunding or advance refunding:
 - GO Bonds
 - 2005 Refunding & Improvement Bonds
 - 2006 Bonds
 - 2007 Refunding & Improvement Bonds
 - Certificates of Obligations (portion can be refunded)
 - 2007A Bonds (TIF)
 - 2007B Bonds (4B)
 - W&S Revenue Bonds
 - 2005 Refunding & Improvement Bonds
 - 2006 Bonds

Refunding Opportunity

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- Net savings estimate (at current market)
 - GO & CO Bonds
 - Approx. \$2M, or 8%, net present value savings
 - W&S Revenue Bonds
 - Approx. \$300K, or 7%, net present value savings
 - Planned sale date: July 20 (City Council meeting)

Tax Anticipation Notes Status

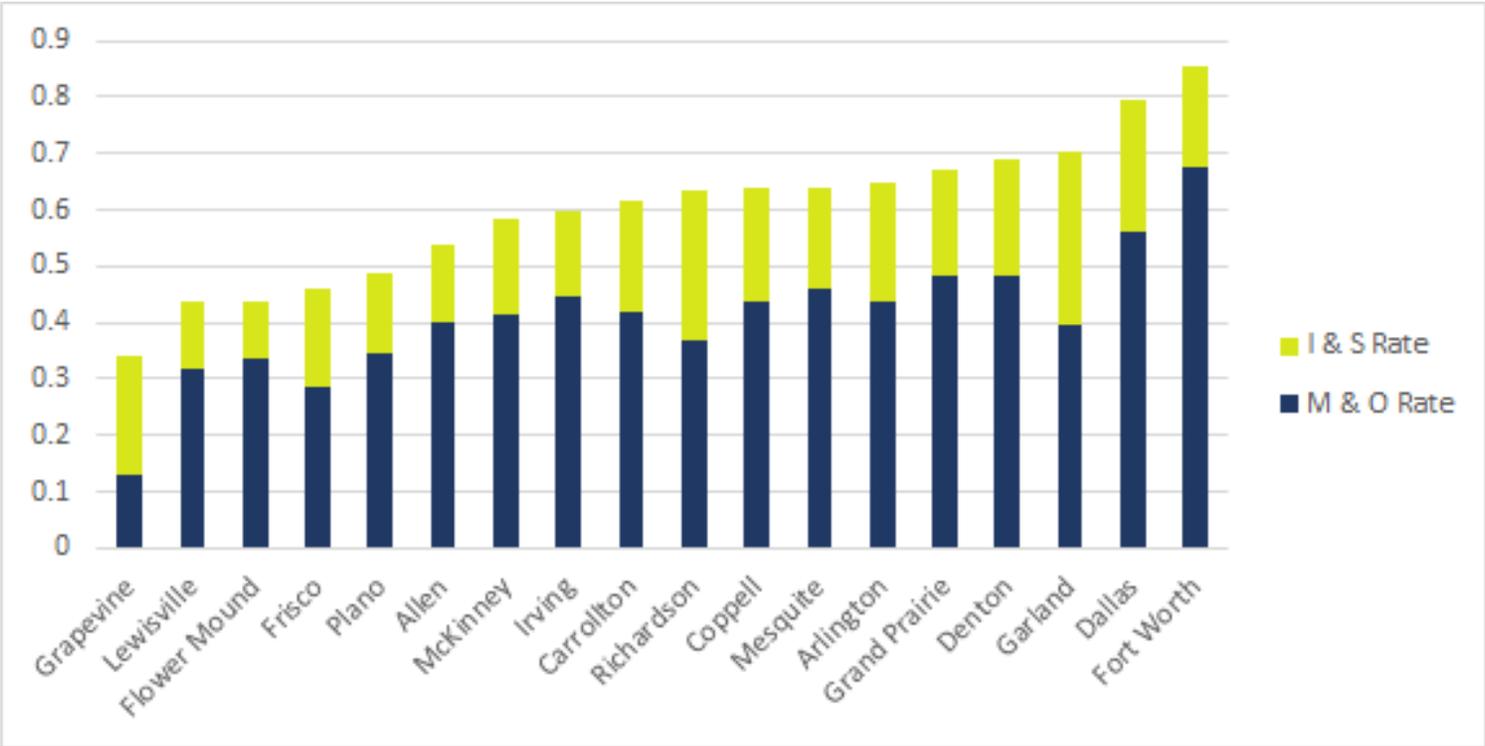
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- Tax Anticipation Notes were budgeted for issuance this fiscal year
 - Replacement of City's analog radio system with new digital system
 - All surrounding cities are in process of converting to digital system
 - Current analog system not supported beyond 2018
 - Denton County purchased new digital system
 - Significant savings for City to combine systems
 - Contract with Denton County in discussion
 - Moved sale of notes out to October
 - City can take advantage of refunding now; sale of tax notes for radio system in FY16
 - Current cost estimate of \$7.5M
 - Notes will be paid within 7 years

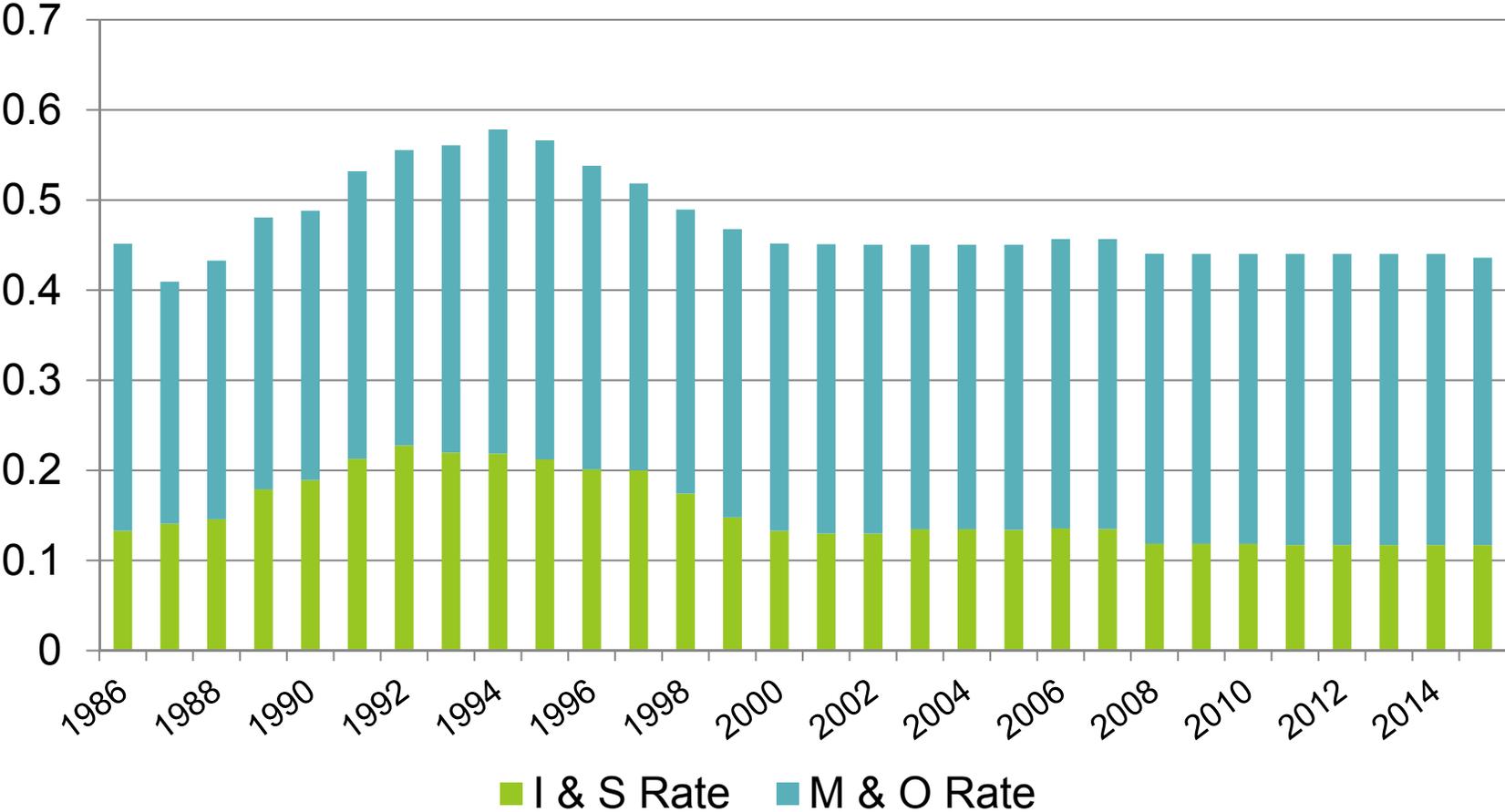
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GO Bonds

Tax Rate Comparison



City's Total Rate History



Current Property Tax Rate

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□ M&O (Maintenance & Operations)	.318766
□ I&S (Interest and Sinking, or Debt Service)	<u>.117320</u>
□ Total Rate	.436086

Historical GO Bond Information

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- 2001 Blue Ribbon Committee/Election held 2003
 - 10 year program, \$68.725M
 - *Streets and Drainage \$64.27M; 93.5% of total program*
 - *All parks projects removed from G. O. bond program due to passage of 4B sales tax in 2002*
- 1998 Election
 - 5 year program, \$32.395M
 - *Streets & Drainage \$19.955M; 61.6% of total program*
- 1993 Election
 - 5 year program. \$13.335M
 - *Streets & Drainage \$6.995M; 52.5% of total program*
- 1986 Election
 - 5 year program, \$25M
 - *Streets & Drainage \$15.335M; 61.3% of total program*

GO Bond Assumptions

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- 3% tax base growth over next 10 years
 - Flat thereafter (*previous 10 years average = 3.59%*)
- Projected interest rate 4.50% - 5.0%
 - Current Rate = 3.25-3.40%
- Approximately 10 year program
 - Spring 2016 thru Spring 2025
 - Can be longer; continued communication to public key
 - Projections are 10 year program (1.3 cent increase) or maintain same debt rate with 13 years of issuances
- First Southwest, City's financial advisor
 - Provides guidance on debt structuring and market projections
 - Defined above as conservative assumptions

Castle Hills Consideration

In relation to debt rate

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- Option A
 - No annexation until Castle Hills TAV (Taxable Assessed Valuation) supports their debt load
- Option B
 - Possible annexation of Districts 1-B & 1-D within next 10 years

Current Status *(as of May 31, 2015)*

District	Debt Outstanding	Remaining Authorization *	Existing Debt Retirement Year	Castle Hills Current Total Tax Rate	Estimated Build Out Year	Property Taxable Value at Build Out (2025)	% of City's 2014 Taxable Assessed Valuation (\$7.383B)
1-B (PID 1)	\$ 11,740,000	\$ 3,182,740	2025	\$0.84	2017	\$ 372,264,342	5.04%
1-C (PID 7)	2,765,000	4,835,000	2034	\$0.90	2018	74,916,536	1.01%
1-D (PID 2)	23,735,000	-	2034	\$0.86	2025	728,309,168	9.86%
1-E (PID 3)	22,375,000	-	2031	\$0.90	2014	387,369,813	5.25%
1-F (PID 4)	28,235,000	-	2036	\$1.00	2018	637,934,326	8.64%
1-G (PID 5)	7,750,000	28,250,000	2034	\$1.00	2017	854,589,197	11.57%
1-H (PID 6)	8,510,000	42,980,000	2034	\$1.00	2028	689,392,137	9.34%
	\$ 105,110,000	\$ 79,247,740				\$ 3,744,775,519	50.72%

* District 1-B will not issue additional debt due to the district's construction of infrastructure having been completed.

Comparison of Property Tax Rates

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- Castle Hills Total Current Rates \$.84-\$1.00
 - City's Total Rate = \$.43086

- Castle Hills I&S Rate = \$.6127-\$.9319
 - City's I&S Rate = \$.11732

- *Special Note: 1996 Agreement prohibits any district from setting a tax rate that falls below the rate of Lewisville*

Option A

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- Each district's TAV will support their debt load
 - I&S Rate would need to match the City's \$.11732
 - Based on projected TAV of each District, rate will not fall low enough until 2 years before debt payoff
 - Reserves and excess property tax collections will cover debt service for last two years of debt payments
 - 1-B – 2023 est.
 - 1-D – 2032 est.
 - 1-E – 2029 est.
 - 1-F, 1-G, 1-H, 1-C – 2034 est. or much later

Option B

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- Blending of City's debt capacity with Castle Hill's TAV
 - Can decide to absorb their debt earlier by issuing less City debt each year
 - If annex 1-B & 1-D in 2020, the issuance would be approx. \$7.3M for that year rather than \$12.1M
 - Still can issue debt each year for City's needs
 - \$7.3M-\$13.75M each year
 - Could adjust both M&O and I&S rate of the entire City with the addition of Castle Hills TAV
 - If City wants \$1M of additional M&O revenues for costs associated with expanded services in annexed districts:
 - M&O would go from \$.318766 to \$.30645
 - Decrease due to additional TAV
 - I&S would go from \$.11732 to \$.129636
 - **Total rate stays at \$.436086**

Option A & B – Advantages

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- Option A (1-B 2023; 1-D 2032)
 - Doesn't slow down annual debt issuances for City's own projects
 - Avoids potential delay of some Lewisville 2025 projects (except for Big Move #5 (New Neighborhood Choices))
 - Gives City more time to review impacts related to annexation
- Option B (1-B & 1-D 2020)
 - City obtains M&O and other revenues earlier
 - Franchise, Sales taxes, etc.
 - \$2.3M additional M&O property tax at current TAV of 1-B & 1-D @ City's tax rate
 - Can use additional M&O to cash fund capital projects that are not being funded by bonds
 - Accomplishes Big Move #5 New Neighborhood Choices in Lewisville 2025 plan

Complexity with taking over water system and further review of taxing options would push any consideration of annexation to 2020 or later.

Projected GO Issuances (Flat I&S Rate)

23

Year	OPTION A	OPTION B
	No estimated annexation	Annexation Estimated 1-B & 1-D 2020 1-E 2023 1-F 2026 *
2016	\$ 9,365,000	\$ 8,500,000
2017	8,000,000	8,850,000
2018	9,940,000	9,455,000
2019	8,500,000	8,250,000
2020	12,095,000	7,350,000
2021	13,700,000	7,600,000
2022	13,200,000	11,460,000
2023	18,035,000	13,750,000
2024	11,550,000	10,000,000
2025	10,195,000	10,000,000
2026	2,420,000	5,150,000
2027		5,650,000
2028		10,985,000
	\$ 117,000,000	\$ 117,000,000

* 13 year bond program

GO Bond Projects

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<u>□ Type</u>	<u>Amount</u>
□ Streets	\$ 71,564,973
□ Public Safety	\$ 14,562,770
□ Quality of Life	<u>\$ 31,436,421</u>
□ Total	\$117,564,164

GO Bond Project Recap

Streets (\$71,564,973)

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Staff Recommended Ranking	Committee Recommended Ranking	Name of Project	Cost
1	1	Timberbrook Subdivision	\$8,767,139
2	2	South Kealy Avenue (Match)	\$463,710
3	13	Holford's Prairie Rd (Match)	\$2,011,341
4	5	Corporate Drive (Match)	\$7,687,580
5	10	College Street (Match)	\$1,167,389
6	3	Mill St at 121	\$2,956,149
7	7	Civic Circle	\$1,146,151
8	9	Valley Parkway	\$2,055,297
9	6	Kealy, Jones & Cowan	\$4,845,766
10	8	Indian Oaks Subdivision Phase 1	\$2,200,000
11	14	Lewisville Valley 4 Subdivision	\$9,906,653
12	12	Railroad Street	\$1,924,395
13	11	Cowan Str Phase 1	\$1,900,000
14	4	Valley Ridge East	\$4,405,241
15	15	Meadow Glen Subdivision	\$7,364,927
16	16	Lewisville Valley 1 Subdivision	\$7,703,629
17	17	Bellaire Blvd.	\$5,059,606
		TOTAL	\$71,564,973

GO Bond Project Recap

Public Safety (\$14,562,770)

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- **Police Facility Addition** **\$4,484,864**
 - Addition of 2nd floor to police station
 - Additional 5,000 sq. ft.
- **Relocation of Fire Station 3** **\$4,829,683**
 - Reduces response time in SW Lewisville
 - Moves current station @ 195 W Corporate to new location along FM 3040
- **EOC/Conference Center** **\$5,248,223**
 - Finish out City Hall basement

GO Bond Project Recap

Quality of Life (\$31,436,421)

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- Senior Center* \$ 2,163,901
- New Recreation Center \$12,652,318
- Herring Recreation Center Improvements* \$ 2,034,526
- Trail Development \$ 7,004,024
- Lake Park Day Use \$ 5,054,435
 - Includes additional large & small picnic pavilions, shaded picnic tables, amenities for fishing tournaments, fish cleaning stations, addresses numerous ADA accessibility issues
- Lake Park Campground/Pavilion Improvements* \$ 2,527,217
 - Includes upgraded utility hookups incl. sewer, large level sites, amenities such as picnic tables, grills/fire rings, improved roadways, improved tent site areas, improved and expanded parking for the Connor Pavilion, camping sites relocated for better park utilization

- *Nature Center and River Access Points recommended funding through 4B cash*
- *East Hill Park and additional Trails recommended funding through 4B bonds*
- ** Could consider General Fund cash funding*

Draft Ballot Language

- “Shall the City Council of the City of Lewisville, Texas, be authorized to issue general obligation bonds of the City in the amount of \$71,564,973 for the purpose of providing funds for permanent public improvements, to wit: designing, developing, constructing, improving, extending, and expanding streets, thoroughfares, sidewalks, bridges, and other public ways of the City, including streetlighting, right-of-way protection, and related storm drainage improvements; and including acquiring, constructing, and installing public art related to and being part of some or all of the foregoing, and acquiring land and rights-of-way in connection with such public improvements”
- “Shall the City Council of the City of Lewisville, Texas, be authorized to issue general obligation bonds of the City in the amount of \$31,436,421 for the purpose of providing funds for permanent public improvements, to wit: acquiring, developing, renovating and improving parks, park facilities and open spaces for park and recreation purposes, [including a senior recreation center, recreation centers, and trail improvements], in and for the City, and including acquiring, constructing, and installing public art related to and being part of some or all of the foregoing, including the acquisition of land in connection with such public improvements”
- “Shall the City Council of the City of Lewisville, Texas, be authorized to issue general obligation bonds of the City in the amount of \$14,562,770 for the purpose of providing funds for permanent public improvements, to wit: designing, constructing, reconstructing, improving, renovating, expanding, equipping, and furnishing public safety facilities, including fire station facilities, and police administrative facilities, and including acquiring, constructing, and installing public art related to and being part of some or all of the foregoing, including the acquisition of land in connection with such public improvements”

Other City's Recent Elections

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- Frisco \$198.0M
- McKinney 160.3M
 - Scheduled for November
- Georgetown 105.0M
- Denton 98.175M
- Abilene 87.0M

Calendar Considerations

- May 29 2015 Discussion
- July 06 2015 Call GO Election (if Council desires)
 - Must call on or before August 3 for November 3 election (confirming with bond counsel)
 - As soon as election is called, public education begins
- July 20 2015 GO Refunding and Revenue Bond Sale
- November 2015 G O Bond Election
- Spring 2016 G O Bond Issuance
- May 2016 City Council Election
- May or November 2016 Crime Control/Fire Services District Re-Election

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GO Bonds

Direction?

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General Fund Excess Reserve Water & Sewer Revenue Bonds

Water & Sewer Capital Improvement Plan

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- Plan reviewed for projects needed next 10 years
 - Aligns with Lewisville 2025 timeline
 - Incorporates water and sewer line replacements timed with Blue Ribbon Committee's street projects
 - Will discuss details of future years at July 20th City Council workshop

2015-2025 Capital Improvement Plan

Water & Sewer Capital Improvement Plan												
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
Fleet Bldg (1/2)	5,000,000											5,000,000
Land (35/College/Degan)	500,000											500,000
SS Repl 21" 407/McGee	500,000											500,000
SS Repl 12" 35/Bellaire/Bennett	900,000											900,000
SS Repl Design McGee to PC	800,000											800,000
WL 12" Midway to Holfords	350,000											350,000
WL 16" ELV-Merdad/Josey	1,800,000											1,800,000
Aerial Crossings		2,000,000										2,000,000
Vista Ridge Lift Station Impr		500,000										500,000
Electric Impr WTP/WWTP		300,000	300,000									600,000
Powder Activated Carbon(PAC) Intake		250,000	3,500,000									3,750,000
Bioscrubber @ Hebron		1,200,000										1,200,000
Studies: Reuse/Plant Rating/WL Eval Intake		500,000										500,000
WWTP Lime Stabilization		300,000			6,000,000							6,300,000
Timbercreek Force Main		800,000	4,000,000									4,800,000
Timberbrook W&S Line Repl	GO	2,400,000										2,400,000
South Kealy W&S Line Repl	GO	500,000										500,000
SS Repl 21-30" McGee to PC			4,000,000									4,000,000
East Side SS N121B		350,000										350,000
W&S Lines Nature Center		2,000,000										2,000,000
Whipporwill Lift Station Pump/Valve			250,000		2,500,000							2,750,000
Corporate/Huffines W&S Line Repl	GO		1,400,000									1,400,000
Holfords Prairie W&S Line Adjustments	GO		25,000									25,000
WTP Ozonation				2,800,000								2,800,000
WWTP UV Disinfection				1,700,000								1,700,000
Indian Creek/Crossroads Lift Station/Force Main				10,000,000								10,000,000
College W&S Line Repl	GO			300,000								300,000
Mill/121B W&S Line Repl	GO			100,000								100,000
Civic Circle W&S Line Repl	GO			50,000								50,000
Valley Parkway W&S Line Repl	GO			200,000								200,000
Whipporwill Force Main Repl					900,000							900,000
Plant to Mill 42" Water Line Repl					750,000							750,000
WWTP/Prairie Creek Lift Station					2,000,000							2,000,000
Kealy/Jones/Cowan W&S Line Repl	GO				500,000							500,000
Indian Oaks W&S Line Repl	GO				3,700,000							3,700,000
WTP Clearwell Repairs						1,000,000						1,000,000
WTP Disinfection Improvements						9,000,000	9,000,000					18,000,000
WWTP Disinfection Improvements						3,500,000	3,500,000					7,000,000
Valley 4 W&S Line Repl	GO					2,800,000						2,800,000
Railroad Street W&S Line Repl	GO						500,000					500,000
Cowan W&S Line Repl	GO						700,000					700,000
Valley Ridge W&S Line Repl	GO						100,000					100,000
North Side 121 Elevated Storage Tanks								4,500,000				4,500,000
Prairie Creek Lift Station Reconstruction								12,000,000				12,000,000
Meadow Glen W&S Line Repl	GO							1,600,000				1,600,000
SS Austin Ranch to Indian Creek Lift Station									2,000,000			2,000,000
Valley I W&S Line Repl	GO							1,600,000				1,600,000
WTP/WWTP Reuse Program										22,000,000		22,000,000
Bellaire W&S Line Repl	GO									800,000		800,000
Midway Ground Storage 3MG											4,500,000	4,500,000
East Side Pump Station Improvements											300,000	300,000
W/SS Line Replacements-General		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Total Capital Needs	9,850,000	12,100,000	14,475,000	16,150,000	17,350,000	17,300,000	14,800,000	19,100,000	4,600,000	23,800,000	5,800,000	155,325,000
Cash Reserve Funding (Prior 10 Year Avg)	-	3,000,000	3,000,000	3,000,000	3,000,000	30,000,000						
Bond Funding	9,850,000	9,100,000	11,475,000	13,150,000	14,350,000	14,300,000	11,800,000	16,100,000	1,600,000	20,800,000	2,800,000	125,325,000

2015 Proposed Revenue Bond Issue

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Utility Capital Improvement Plan		
		2015
Fleet Bldg (1/2) *		5,000,000
Land (35/College/Degan)		500,000
SS Repl 21" 407/McGee		500,000
SS Repl 12" 35/Bellaire/Bennett		900,000
SS Repl Design McGee to PC		800,000
WL 12" Midway to Holfords		350,000
WL 16" ELV-Merdad/Josey		1,800,000
Total Capital Needs		9,850,000

* Proposed new fleet building to be funded 50% Utility Revenue Bonds and 50% General Fund cash.

General Fund Reserve/Cash

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- ❑ Council approved increasing this reserve requirement to 20% at the annual budget workshop (was 15%)
- ❑ 2014-15 projected General Fund available undesignated reserve is \$18.5M
 - ❑ Staff recommendation is to use available cash for land purchases and specified facility design/construction
 - ❑ Other needs that must be considered for funding with available cash: grant matches, major technology projects, and infrastructure investment for screening walls, etc.
 - ❑ On average, general fund undesignated reserve grows \$3M annually

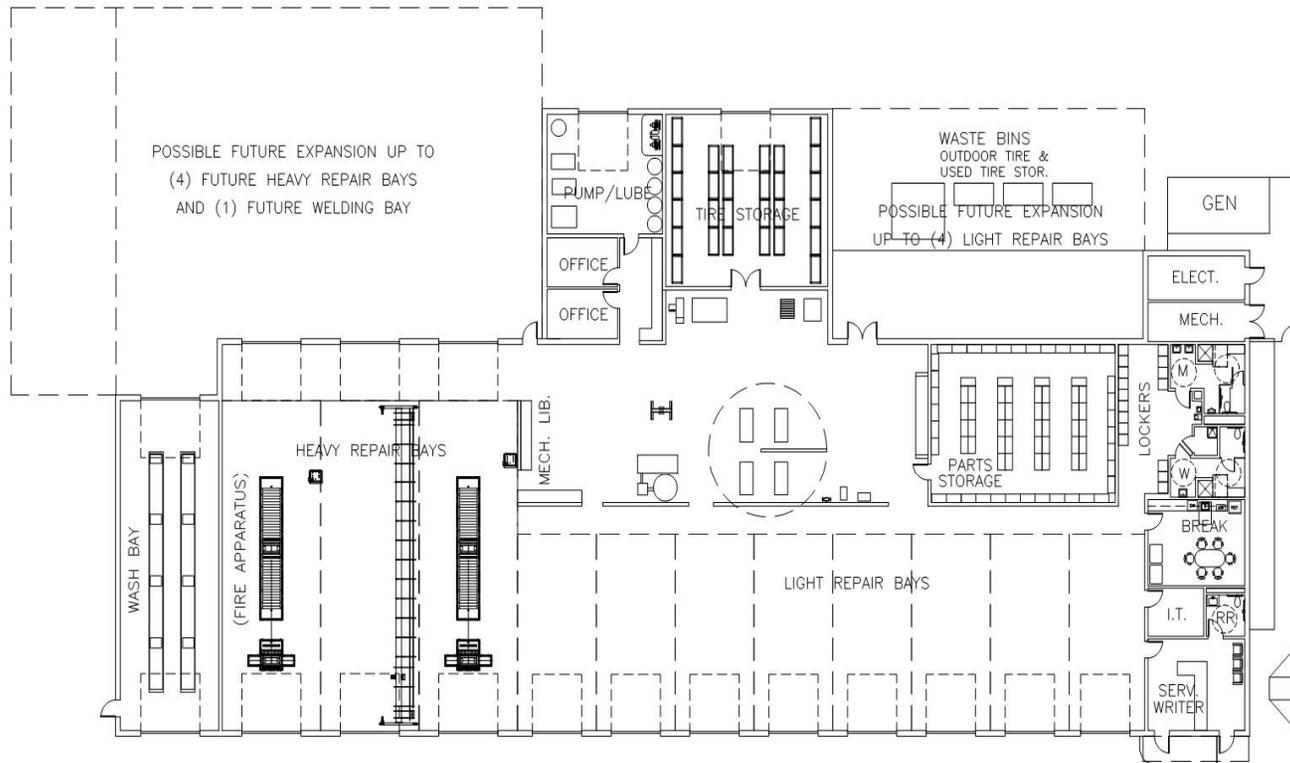
Committee Recommendations

General Fund Excess Reserve/Utility Fund Revenue Bonds

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- Joint Fleet Maintenance Facility \$10,774,582
 - New facility will be built on city-owned property off of Sewage Treatment Road on 19.8 acre site between the Police and Fire Training Facility and the Wastewater Treatment Plant
 - Relocates and consolidates the current Fleet Maintenance and the Fire Fleet Maintenance into one location to take advantage of operational efficiencies
 - Fire Fleet Maintenance operates out of a half bay at Station 7 (never designed for fleet maintenance) and Fleet Maintenance operates out of space adjacent to the Kealy Operations Center
 - Provides improved work flow and enhanced security
 - Current Fleet value is approximately \$17M
 - Provides adequate size and number of repair bays, with adequate equipment and support spaces for current fleet maintenance needs and near-term expected growth. Designed to be expandable for additional future anticipated growth
 - Provides secure parking/storage for Police impound and auction vehicles
 - Recommend 50/50 split between Utility Fund revenue bonds and General Fund cash

Joint Fleet Maintenance Facility



MINIMUM PHASE ONE
CONCEPT FLOOR PLAN



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General Fund Excess Reserve Water & Sewer Revenue Bonds

Direction?

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4B Bonds & Cash

4B Funding

- The 4B Sales Tax election was passed by the voters in 2002 allowing for the collection of a quarter cent sales tax

City of Lewisville (General Fund)	1.00%
Crime Control	.125%
Fire Services	.125%
City of Lewisville (4B Fund)	0.25%
Denton Co. Trans. Authority	0.50%
State of Texas	<u>6.25%</u>
	Total 8.25%

- In accordance with the 2002 election, sales tax proceeds may only be spent on parks and library projects

4B Funding

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- Current Debt
 - 2004 Issue \$23.69M, payoff 2024
 - 2007 Issue \$18.18M, payoff 2032
 - Future issuances up to \$25.93M can be issued when first debt issuance is paid off in 2024
- Cash Available
 - FY15 (projected) \$8.5M
 - After operating reserve
 - Approx. \$500K available each year for capital program
 - Leaves \$200K annually for smaller capital items as needed or economic downturn
 - \$14M available for use between now and 2025
- Debt and Cash available through 2025 = \$39.93M

Committee Recommendations

4B Cash

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- Utilize 4B cash for the following projects:

■ LLELA Nature Preserve	\$10,216,451
■ River Access Points	<u>\$ 1,699,844</u>
	\$11,916,295

Trinity River Audubon Center

45

- Square footage – 21,000
- Constructed in 2008
- Cost \$14M

Dogwood Canyon Audubon Center

46

- Square footage – 6,000
- Constructed in 2008-09
- Cost \$7.4M

Committee Recommendations

4B Bonds

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- Utilize 4B Bonds in 2024 for the following projects:
 - Trails \$ 7,004,024

 - Park Development
 - East Hill Park \$ 7,713,184
- \$14,717,208*

*\$25.93M available to issue in 2024

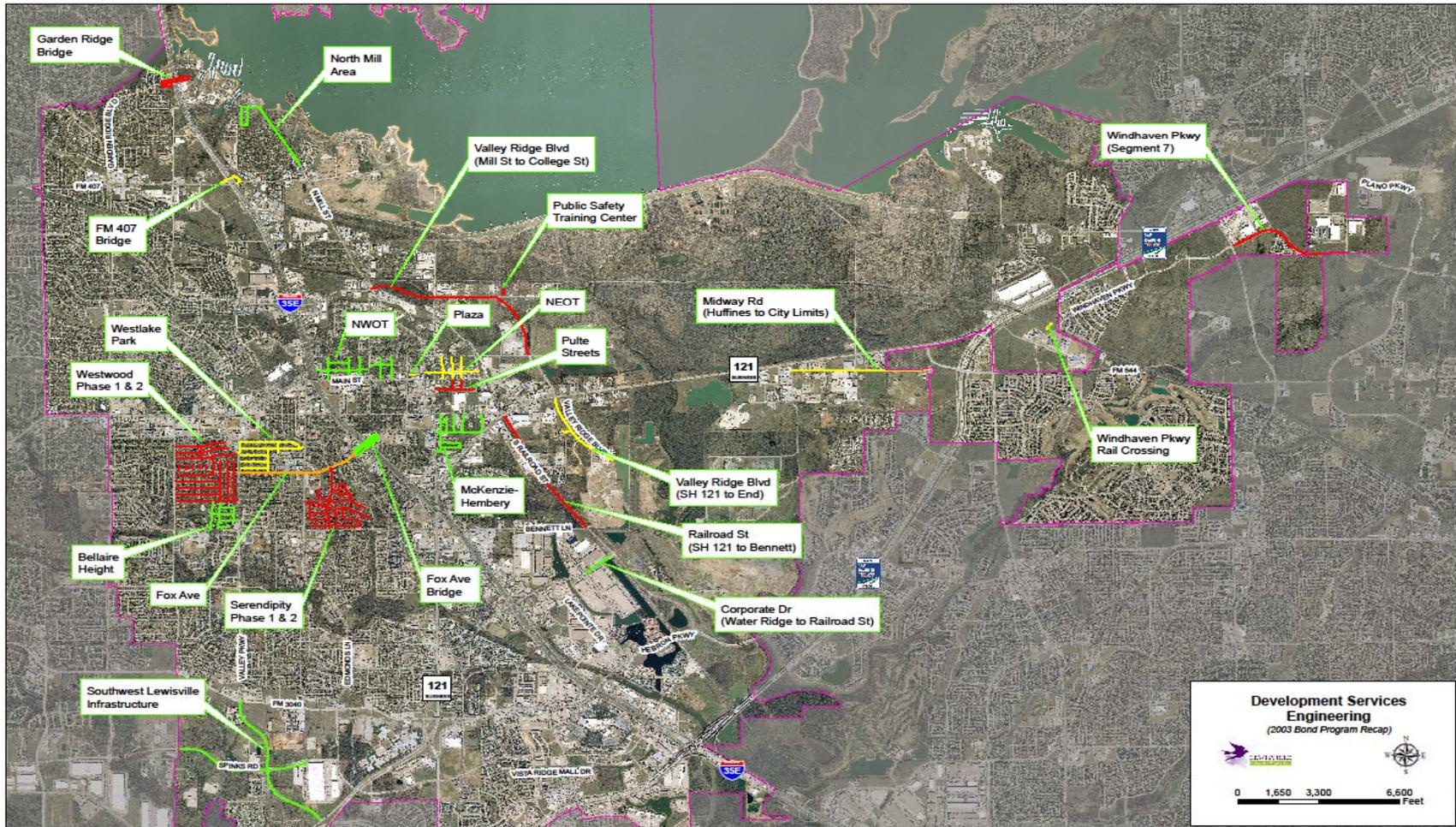
48

4B Bonds & Cash

Direction?

Blue Ribbon Capital Planning

PROJECT RECAP SINCE LAST BOND ELECTION



Blue Ribbon Capital Planning

2014-15

Blue Ribbon Capital Planning/ Lewisville 2025 Advisory Board Members

- Ray Hernandez - Chair
- Robert (Bob) Troyer – Vice Chair
- Derik Hayenga
- Robert Solete
- Amanda Ferguson
- Tamela Bowie
- Kristin Green
- Toya Gant
- Karen Locke

Blue Ribbon Capital Planning/ Lewisville 2025 Advisory Board

- All members of this advisory board involved with Lewisville 2025 development
- Some members also have expertise from other boards such as Planning and Zoning Commission, Parks Board and TIRZ Board
- 10 year bond program, if passed in 2015, matches 2025 time frame

Process

October 2014 – February 2015

Committee Review of Financing Options and
Committee Review of Recommended Projects

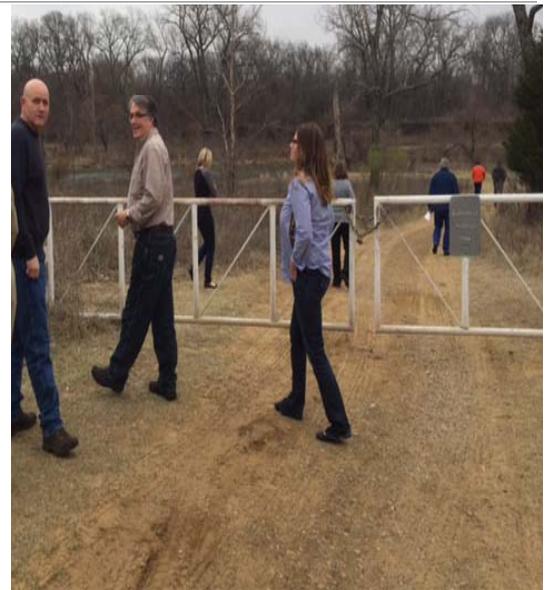
February 2015

Tour of Projects; Final Prioritized Capital
Projects Plan and Recommend Funding Sources

March 2015

Plan presented at City Council Retreat March 21

Committee spent over 25 hours in meetings reviewing funding sources and projects



Total of all Project Requests

(including a 2% factor for possible arts component; and a 3% inflation factor for five years)

Streets	\$ 104,356,097
Drainage	\$ 72,605,925
Parks and Trails	\$ 76,506,120
Facilities	<u>\$ 25,844,099</u>
	\$ 279,312,241

Financing Options

Election would not need to be called until August 2015. There is time for additional workshops, future meetings, etc.

Financial Information

1. G. O. Bonds
 - Current Rate
 - Tax rate comparison
 - Historical
 - Debt rate history
 - Sizing models
 - Bond assumptions
2. Cash alternative
 - No Bond Election Impact
 - Cash vs. Debt Projection
3. General fund excess cash reserve
4. 4B Funding
5. Stormwater Utility

Committee Charge:

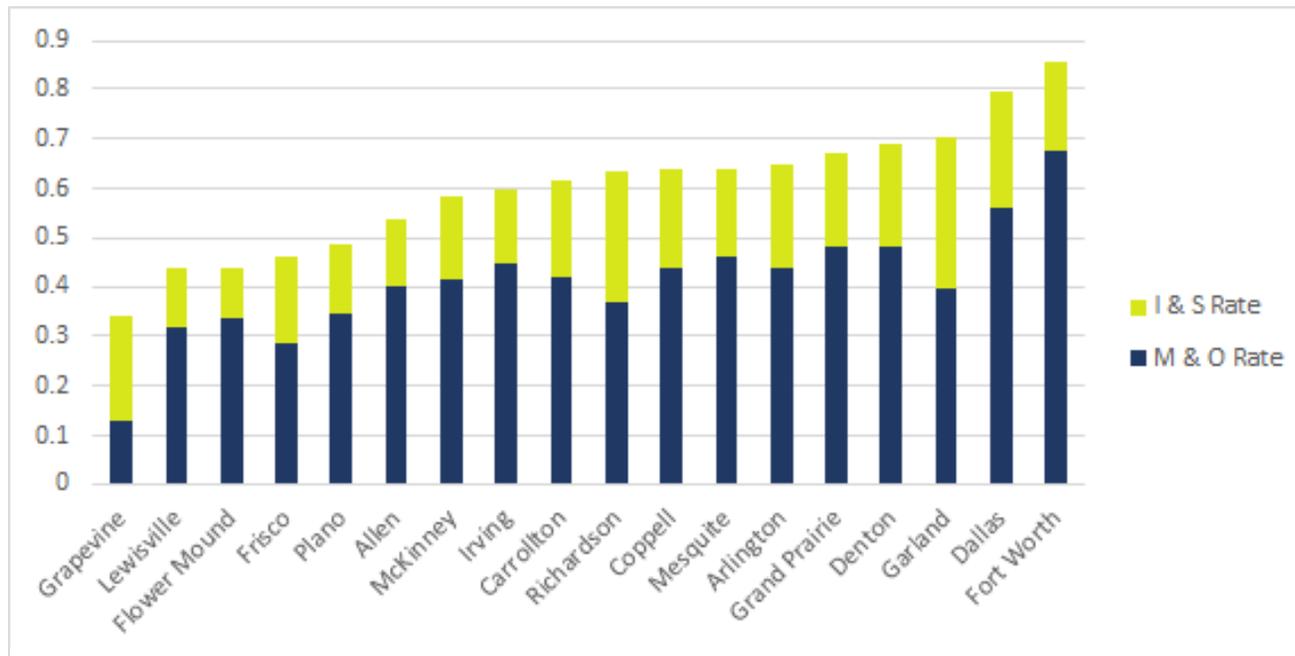
Consider projects in following categories

- Streets
- Drainage
- Facilities
- Parks

Consider these projects in relation to funding sources

- G O Bonds
- Stormwater Utility
- 4 B Bonds
- 4B Cash
- General Fund excess reserve
- Utility Fund revenue bonds

Tax Rate Comparison



Current Property Tax Rate

O&M (Operations & Maintenance)	.318766
<u>I&S (Interest and Sinking, or Debt Service)</u>	<u>.117320</u>
Total Rate	.436086

Historical GO Bond Information

2001 Blue Ribbon Committee/Election held 2003

- 10 year program, \$68.7M : Streets and Drainage \$64.3 M; Jail Expansion \$3.1 M; Public Safety Training Facility \$1.3 M
- All parks projects removed from G. O. bond program due to passage of 4B sales tax

1998 Blue Ribbon Committee

- 5 year program, \$32.4M

1993 Blue Ribbon Committee

- 5 year program. \$13.4M

1986 Blue Ribbon Program

- 5 year program, \$25M

Debt Service Rate History

92-93	.219000	(.560800)
97-98	.174360	(.489490)
02-03	.134690	(.450500)
07-08	.118660	(.440500)
12-13	.117320	(.440210)
14-15	.117320	(.436086) <i>current</i>

Sizing Models

First Southwest—City Financial Advisor

Multiple assumptions

- Tax Base Growth
- Interest Rates
- City's current policies will be maintained

“Givens”

- Existing debt service schedules

GO Bond Assumptions

3% tax base growth over next 10 years

- Flat thereafter (*previous 10 years = 3.59% growth*)

Projected interest rate 4.25% - 5.0%

- *Current Rate = 3.40%*

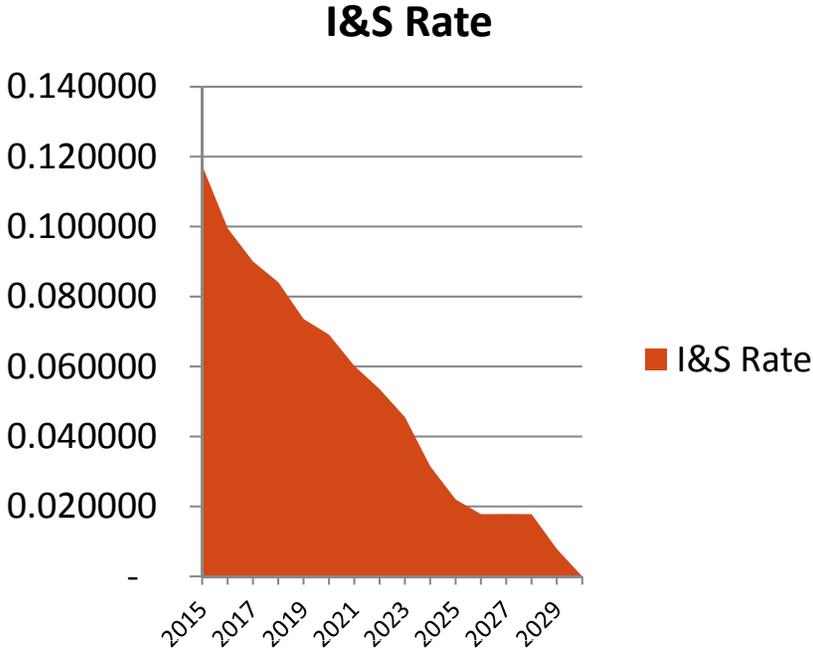
10 year program—Spring 2016 thru Spring 2025

- In keeping with Attorney General preference for no longer than a 10 year program

Fist Southwest defined these as conservative assumptions

Effects on Rate – No Bond Election

- I&S Rate will decline without new debt to maintain current rate of .117320
- Impacts future borrowing power



Effects on Rate – No Bond Election

Will force spikes in tax rate for year(s) when GO debt is authorized to resume capital projects

- Each penny will increase tax bill \$10 on a \$100,000 home
- If a new G.O. authorization approved in 2020, a \$200,000 home would see \$96.38 added to tax bill to support the I&S rate going back to .117320
- Preferable to keep debt rate stable through annual investment in infrastructure

Cash vs. Debt Projections

Projected GO issuance thru 2025

- \$92.54M

No more GO issuance (Pay-as-you-go—PAYGO)

- Cash becomes available as debt service decreases (requires increasing O&M rate and maintaining total flat tax rate at .436086)
- \$49.18M thru 2025

Over 10 years

- *\$43.4M Difference*
- Would delay projects needed now and slow implementation of Lewisville 2025
- Could create issues raising M&O rate to take over PAYGO
 - Limited by Rollback rate each year

Cost of delay – infrastructure impacts; example would be cost of building a new facility today \$10,753,470; approximate cost in 15 years \$15,592,531.

General Fund Cash

- Council approved increasing this reserve requirement to 20% at the annual budget workshop (was 15%)
- 2014-15 projected General Fund available undesignated reserve is \$18.5M
 - Staff recommendation is to use available cash for land purchases and specified facility design/construction
 - Other needs that must be considered for funding with available cash: grant matches, major technology projects, and infrastructure investment for screening walls, etc.
 - On average, general fund undesignated reserve grows \$3M annually.

4B Funding

The 4B Sales Tax election was passed by the voters in 2002 allowing for the collection of a quarter cent sales tax

City of Lewisville (General Fund)	1.00%
Crime Control	.125%
Fire Services	.125%
City of Lewisville (4B Fund)	0.25%
Denton Co. Trans. Authority	0.50%
State of Texas	<u>6.25%</u>
	Total 8.25%

In accordance with the 2002 election, sales tax proceeds may only be spent on parks and library projects

4B Funding

Current Debt

- 2004 Issue \$23.69M, payoff 2024
- 2007 Issue \$18.18M, payoff 2032
- Future issuances up to \$25.93M can be issued when first debt issuance is paid off in 2024

Cash Available

- FY15 (projected) \$8.255M
 - After operating reserve
- Approx. \$500K available each year for capital program
 - Leaves \$200K for smaller capital items as needed or economic downturn
- \$12.75M available for use between now and 2025

Debt and Cash available through 2025 = \$38.68M

Stormwater Utility

City Council direction from retreat February 2013

- Residential - \$4 per month
- Commercial - \$4 per 2800 sq. ft. impervious surface
- Increase fee \$.25 each year
 - At end of 10 year period fee would be \$6.25/month

Stormwater Utility Scenario - Cash

2016	\$2.339M
2017	2.485M
2018	2.632M
2019	2.778M
2020	2.924M
2021	3.070M
2022	3.216M
2023	3.363M
2024	3.509M
2025	<u>3.655M</u>
	\$29.971M

Stormwater Utility Scenario - Debt

Debt 2016 Issue for \$18.295M

- Debt Service = \$1.6M per year
- Assumes 4.25% interest rate and 16 year debt service
- 1.5 annual coverage factor for new revenue

Cash available \$15.571M

Total \$33.866M

Not much difference between Scenario 1 and Scenario 2 (\$29.971M vs. \$33.866M)

- Major difference is getting \$18.295M early for projects

Funding Sources Summary

GO Bonds

- Scenario 1 (debt rate as is) \$92.54M; each once cent increase will provide approximately \$13.7M in additional debt capacity

General Fund Cash - \$18.5M

4B Funding (Parks & Library)

- Bonds plus Cash \$38.68M

Stormwater Fee

- \$29.971M - \$33.866M (timing of projects)

Water/Sewer Revenue Bonds

- \$5M (depending on how structured)

Committee Recommendation

- Motion unanimously passed: “Up to a 2 cent increase to debt rate to fund \$117,564,164 investment in Lewisville”
- Support stormwater fee to handle drainage projects
- Committee also provided flat rate and one cent increase options for Council to consider

Member comments:

“WE, AS THE COMMITTEE, SPEAK IN A UNANIMOUS VOICE. . . GUIDING THE COUNCIL TOWARD A 2 CENT PROPOSED BECAUSE WE BELIEVE THE NEEDS ARE THERE TO SUPPORT IT FOR STREET, PARKS, FACILITIES AND PUBLIC SAFETY. THE TIME IS RIGHT. PUT IT TO THE VOTERS AND LET THEM SPEAK. . . ”

“IN ORDER TO ACCOMPLISH THE GOALS WHICH WERE LAID OUT THROUGH THE LEWISVILLE 2025 PLAN, WE BELIEVE AN INCREASE IN THE RATE MUST BE PASSED. OUR CONSTITUENTS TOLD US AT THE MEETINGS THAT THEY WANT AN IMPROVED QUALITY OF LIFE THROUGH BETTER PARKS, TRAILS AND AMENITIES.”

Committee Recommendations

4 B Bonds	\$ 14,717,208
4 B Cash	\$ 11,916,295
Other (general fund cash/UF bonds)	\$ 10,774,582
Stormwater fee	\$ 33,866,000
<u>G. O Bonds (2 cent increase)</u>	<u>\$117,564,164</u>
Total Investment	\$188,838,249

G. O. Bond Program Committee Options

	<u>Current Rate</u>	<u>One Cent Increase</u>	<u>Two Cent Increase</u>
Streets	\$51,436,811 54%	\$ 58,801,738 56%	\$ 71,564,973 61%
Parks (Recreation and Trails)	\$28,909,204 30%	\$ 31,436,421 30%	\$ 31,436,421 27%
Public Safety Facilities	<u>\$14,562,770 15%</u>	<u>\$ 14,562,770 14%</u>	<u>\$ 14,562,770 12%</u>
	\$94,908,785	\$104,800,929	\$117,564,164

Annual impact on average home owner = \$16.75 for each one cent increase in the tax rate

Committee Recommendations – G O Bonds

Timber Brook Subdivision	\$8,767,139	Valley Parkway	\$2,055,297
South Kealy Avenue	\$463,710	OTCH Basement	\$5,248,223
Police Admin Addition	\$4,484,864	Herring Rec Ctr Renovations & Imp	\$2,034,526
Relocation of Fire Station 3	\$4,829,683	College Street	\$1,167,389
New Recreation Center	\$12,652,318 (with art)	Cowan Street Phase 1	\$1,900,000
Senior Center	\$2,163,901 (with art)	Railroad Street	\$1,924,395
Mill Street at 121 Business	\$2,956,149 (with art)	Lake Park Day Use	\$5,054,435
Valley Ridge East	\$4,405,241	Holfords Prairie Road	\$2,011,341
Corporate Drive	\$7,687,580	<u>Lewisville Valley 4 Subdivision</u>	<u>\$9,906,653 option 1 = base</u>
Trail Development 7 miles	\$7,004,024 (with art)	Lake Park Campground/Pavilion Imp.	\$2,527,217
Kealy, Jones and Cowan	\$4,845,766	<u>Meadow Glen Subdivision</u>	<u>\$7,364,927 option 2 = one cent increase</u>
Civic Circle	\$1,146,151	Lewisville Valley 1 Subdivision	\$7,703,629
Indian Oaks Subdivision Phase 1	\$2,200,000	<u>Bellaire Blvd</u>	<u>\$5,059,606 option 3 = two cent increase</u>

Draft Ballot Language (two cent increase)

- Shall the City Council of the City of Lewisville, Texas, be authorized to issue general obligation bonds of the City in the amount of \$71,564,973 for the purpose of providing funds for permanent public improvements, to wit: designing, developing, constructing, improving, extending, and expanding streets, thoroughfares, sidewalks, bridges, and other public ways of the City, including streetlighting, right-of-way protection, and related storm drainage improvements; and including acquiring, constructing, and installing public art related to and being part of some or all of the foregoing, and acquiring land and rights-of-way in connection with such public improvements;
- “Shall the City Council of the City of Lewisville, Texas, be authorized to issue general obligation bonds of the City in the amount of \$31,436,421 for the purpose of providing funds for permanent public improvements, to wit: acquiring, developing, renovating and improving parks, park facilities and open spaces for park and recreation purposes, [including a senior recreation center, recreation centers, and trail improvements], in and for the City, and including acquiring, constructing, and installing public art related to and being part of some or all of the foregoing, including the acquisition of land in connection with such public improvements”
- “Shall the City Council of the City of Lewisville, Texas, be authorized to issue general obligation bonds of the City in the amount of \$14,562,770 for the purpose of providing funds for permanent public improvements, to wit: designing, constructing, reconstructing, improving, renovating, expanding, equipping, and furnishing public safety facilities, including fire station facilities, and police administrative facilities, and including acquiring, constructing, and installing public art related to and being part of some or all of the foregoing, including the acquisition of land in connection with such public improvements”

Annual G O Bond Program

Year	Current I&S Rate .11732	Current + 1 cent I&S Rate .12732	Current + 2 cents I&S Rate .13732
2016	8,500,000	19,730,000	25,045,000
2017	8,850,000	9,500,000	15,000,000
2018	9,000,000	9,075,000	9,900,000
2019	7,470,000	7,765,000	7,820,000
2020	7,050,000	6,995,000	7,075,000
2021	7,500,000	7,825,000	7,825,000
2022	11,460,000	11,445,000	12,325,000
2023	7,125,000	7,230,000	7,230,000
2024	12,365,000	12,780,000	13,565,000
2025	13,220,000	14,100,000	14,100,000
Total	\$92,540,000	\$106,445,000	\$119,885,000

Committee Recommendation – Public Safety (\$14,562,770)

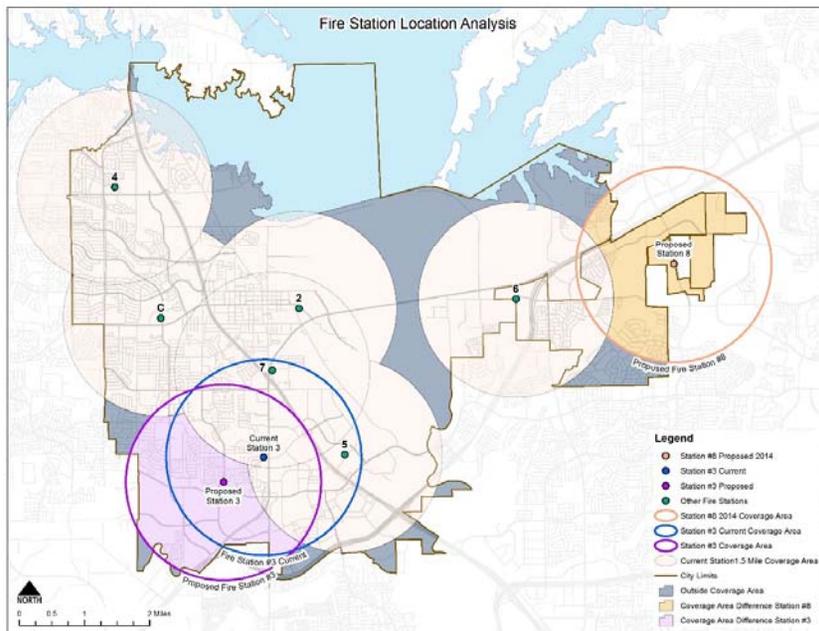
Police Facility Addition	\$4,484,864	G O bonds
Relocation of Fire Station 3	\$4,829,683	G O bonds
EOC/Conference Center	\$5,248,223	G O bonds

Police Facility Addition - \$4,484,864



- North addition to the police station completed in 1996
- Designed to support future second floor expansion
- Proposed addition will consolidate all police functions in one building (excluding dispatch)
- Will allow reallocation of space in municipal annex that is much needed by Information Technology Services

Relocation of Fire Station 3 - \$4,829,683



- Currently located at 195 Corporate Drive off of SH 121
- Opened in 1985
- Houses engine 163 and Medic 163
- Relocate station to FM 3040/Round Grove Rd, and Edmonds Lane Corridor area
- Will improve response times to the southwest part of City limits
- Land purchase included in FY 2014-15 Fire Services District Budget

EOC/Conference Center - \$5,248,223



CONCEPT FLOOR PLAN

- City Hall completed in 2003
- Basement left unfinished
- Provides an additional 15,880 square feet of useable space
 - Dual use as an Emergency Operations Center (EOC) and Joint Information Center/Central Information Office during emergency activations
 - Conference space
 - Training and testing space
 - Offices

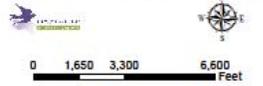
Committee Recommendation – Streets (\$71,564,973)

Timberbrook Subdivision	\$8,767,139	Valley Parkway	\$2,055,297
South Kealy Avenue	\$ 463,710	College Street	\$1,167,389
Mill St at 121	\$2,956,149	Cowan St. Phase I	\$1,900,000
Valley Ridge East	\$4,405,241	Railroad Street	\$1,924,395
Corporate Drive	\$7,687,580	Holfords Prairie Rd	\$2,011,341
Kealy, Jones and Cowan	\$4,845,766	Lewisville Valley 4 Subdivision	\$9,906,653
Civic Circle	\$1,146,151	Meadow Glen Subdivision	\$7,364,927
Indian Oaks Subdivision Phase 1	\$2,200,000	Lewisville Valley 1 Subdivision	\$7,703,629
		Bellaire Blvd	\$5,059,606



Trails Development - 7 Miles Various Locations

**Development Services
Engineering
(2015 Bond Program Recap)**

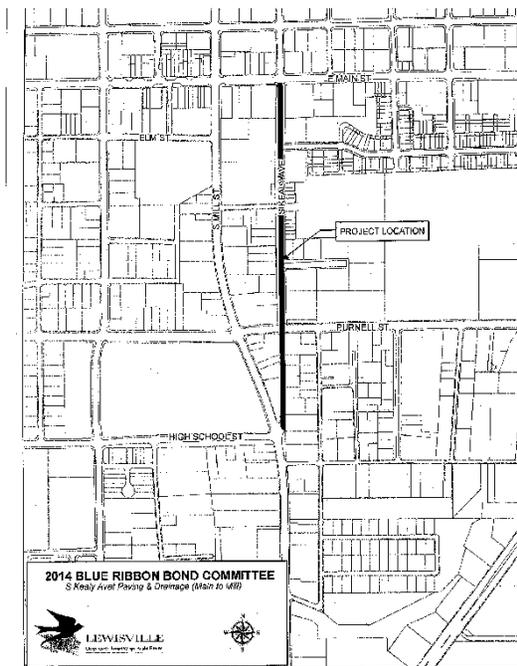


Timberbrook Subdivision - \$8,767,139



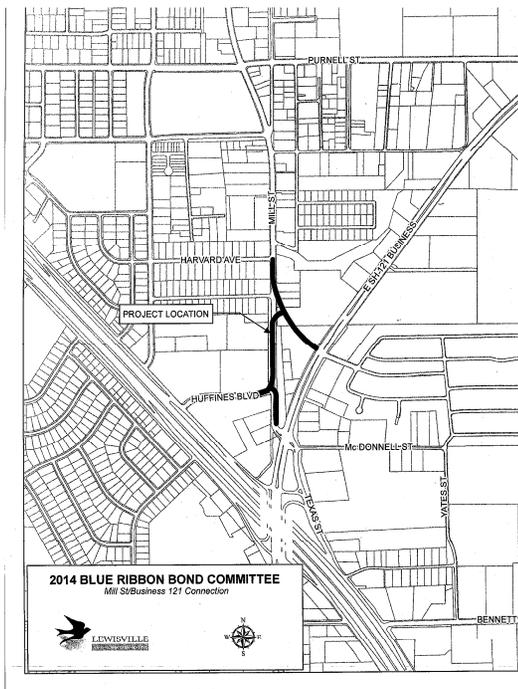
- Residential concrete street, sidewalk, and alley conditions range from fair to very poor
- Water mains in bad condition and need replacement ASAP
- Drainage system is substandard and needs to be replaced

South Kealy Avenue - \$463,710



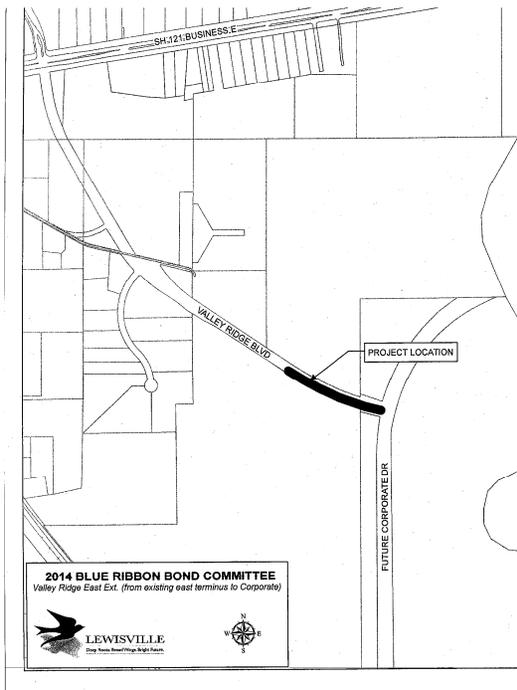
- Funding provides required match for proposed NCTCOG funding (Total project cost is \$1,963,710)
- Project includes 2-lane roadway with parallel parking additional right of way and sidewalks
- Existing pavement is asphalt without curb and gutter and conditions are poor
- Already funded utility construction will add additional distress to pavement
- Project is highly ranked because this project directly affects Old Town (Big Move #3) by improving roadway conditions, adding sidewalks and additional parking
- Converts to concrete street

Mill Street at 121 - \$2,956,149



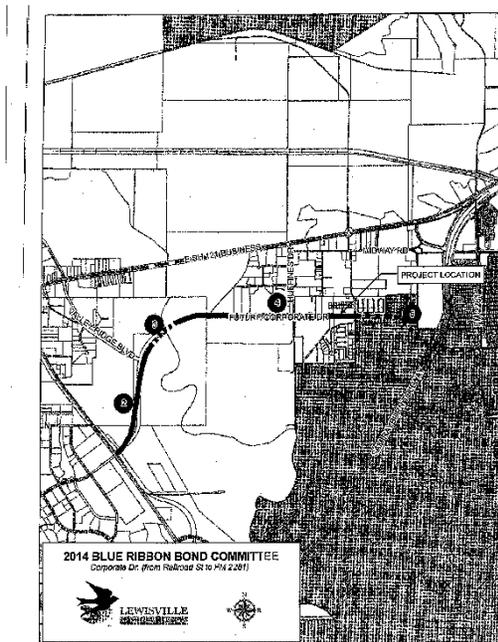
- Project includes the realignment of South Mill Street at Business 121
- Project will include right of way purchase and will have a direct impact on the 121/I-35 Identity Focal Point
- Top Action Priority under Big Move #7 – Identity Focal Points

Valley Ridge East - \$4,405,241



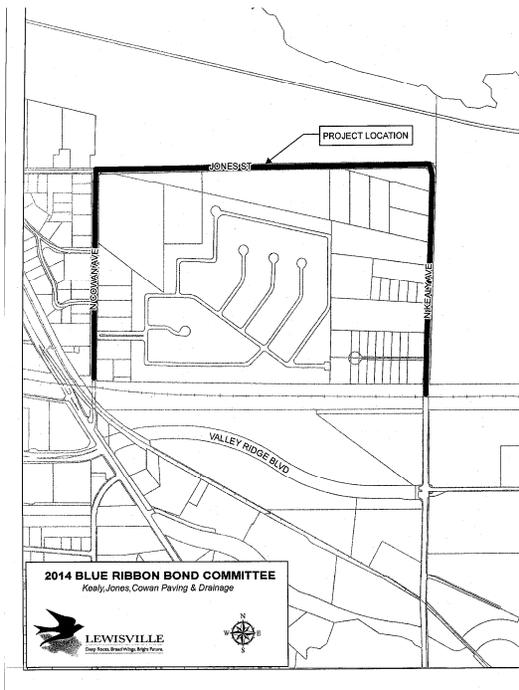
- Project includes a 4-lane roadway extending Valley Ridge Blvd from the east terminus at the Animal Shelter and Adoption Center to the proposed extension of Corporate Drive
- This project has a direct impact on the Green Centerpiece as well as Extending the Green

Corporate Drive - \$7,687,580



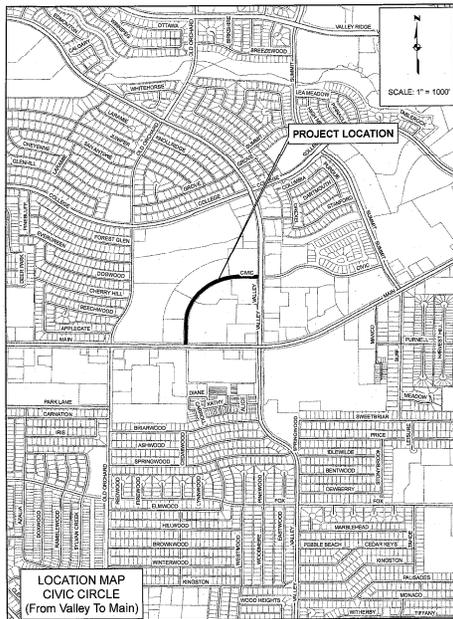
- Funding provides required match for existing RTR funding (County contributing to match also (\$3,768,421) additional funding will be used for landscape enhancements and pedestrian and bike lanes)
- RTR Funding to be used by 2019
- Project includes 4-lane divided roadway with bike & pedestrian features
- Connection to Trinity River Floodway (Green Centerpiece)
- Will provide an important linkage between East & West Lewisville (Extending the Green)
- Project is highly ranked due to its connection with the Green Centerpiece and time limits on RTR funding
- Total cost for segments 2 – 5 is \$29,407,552

Kealy, Jones, and Cowan - \$4,845,766



- Project includes concrete paving with curb & gutter, sidewalks, drainage and utility improvements on the subject streets
- Project is highly ranked by staff as it will provide enhanced access in and out of a relatively closed off neighborhood after the Cowan Avenue/ RR crossing is removed to accommodate Valley Ridge Blvd
- Both Kealy Avenue and Jones Street provide direct access to LLELA, the Green Centerpiece

Civic Circle - \$1,146,151



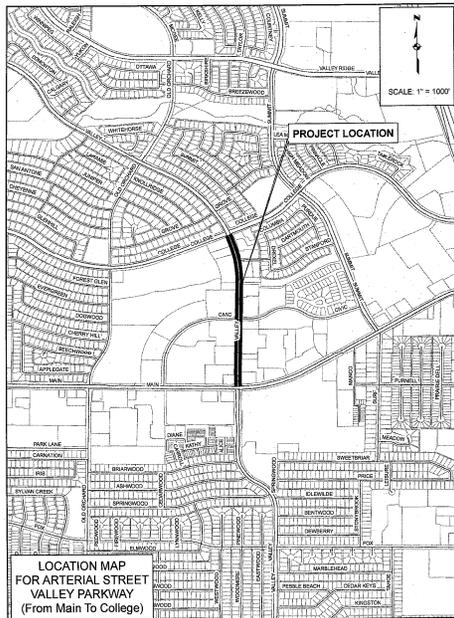
- Concrete arterial street in deteriorating condition
- Potential to include pedestrian and bicycle improvements during reconstruction

Indian Oaks Subdivision Phase 1 - \$2,200,000



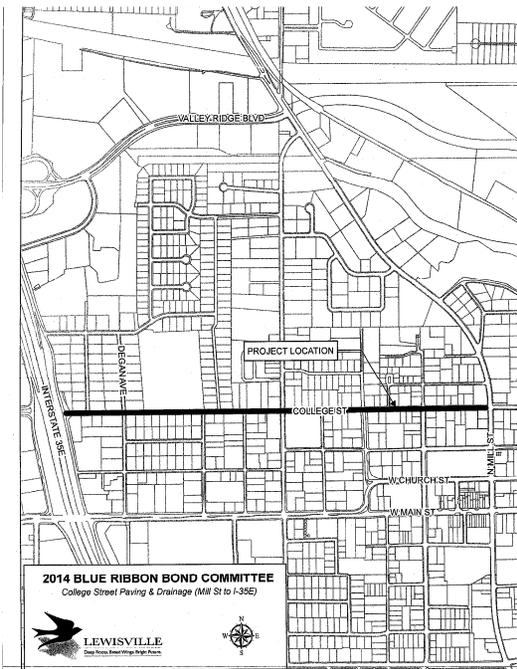
- Eastern section is asphalt streets with open drainage
- Will be replaced with concrete streets; open drainage will remain
- Western sections are concrete streets, sidewalks, and some alleys

Valley Parkway - \$2,055,297



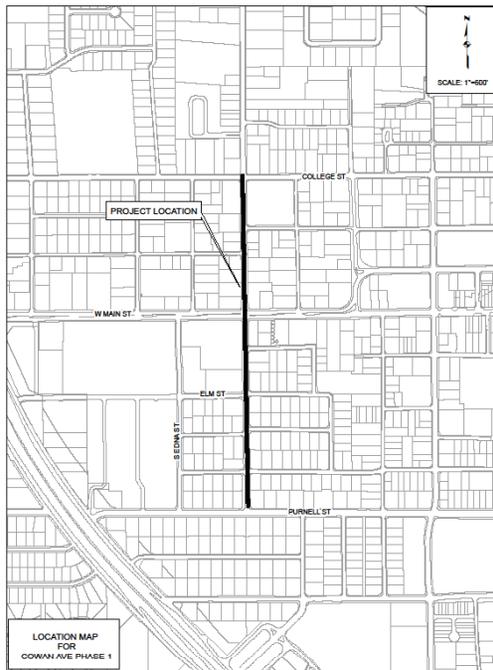
- Concrete arterial street in deteriorating condition
- Potential to include pedestrian and bicycle improvements during reconstruction

College Street - \$1,167,389



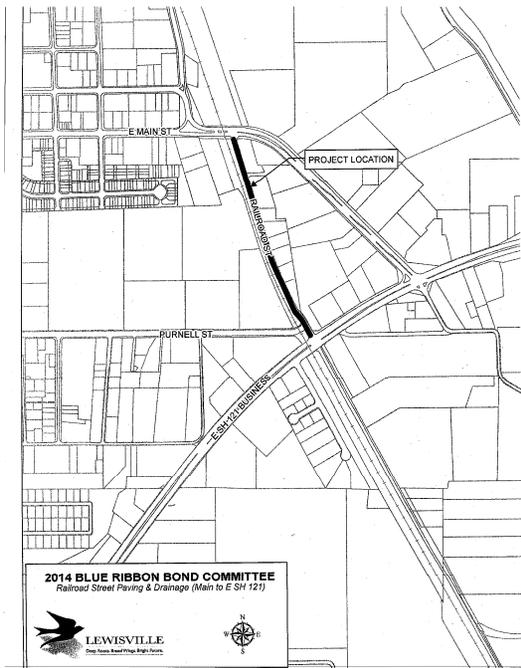
- Two lane concrete street with curb & gutter and sidewalk
- Funding would provide needed match
- Total cost is \$3,817,389

Cowan Street Phase 1 - \$1,900,000



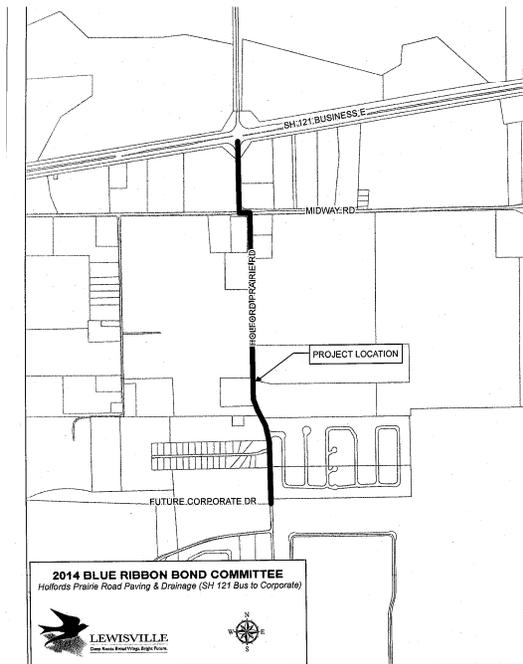
- South of Main Street is mostly asphalt and in poor condition
- Sidewalks and ramps are not ADA compliant

Railroad Street - \$1,924,395



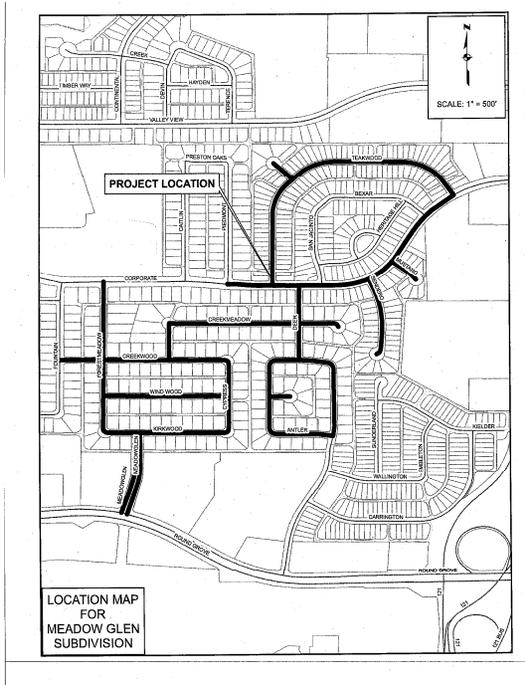
- Project includes a 2-lane concrete street with curb & gutter, improved drainage, utility improvements, and sidewalks
- Project was originally funded in the previous Bond Program, however dropped off due to increasing concrete prices

Holfords Prairie Road - \$2,011,341



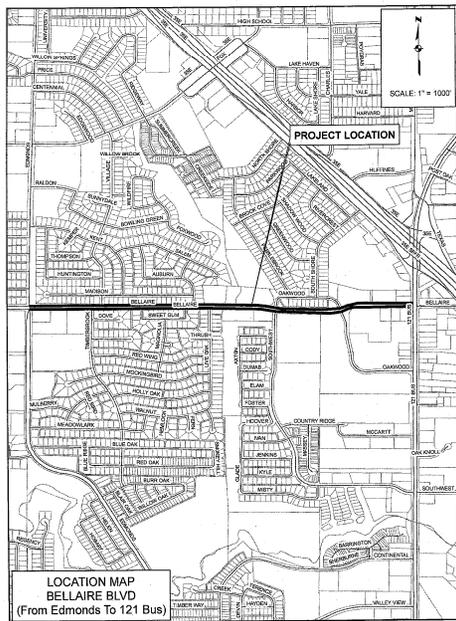
- Funding provides required match of Denton County Trip-08 funding to complete a 2-lane concrete street with curb & gutter (Total cost is \$5,635,441)
- Project also includes bike and pedestrian facilities
- Project is highly ranked as it will create a connection between Business 121 & future Corporate Drive thus extending the green
- Also will alleviate flooding at the existing crossing over Midway Branch Creek

Meadow Glen Subdivision - \$7,364,927



- Residential concrete streets, sidewalks, and alleys
- Numerous repairs have been completed and there are continuing pavement failures

Bellaire Blvd - \$5,059,606



- Concrete arterial street in fair to poor condition
- A large section of west bound was overlaid with asphalt years ago due to condition
- Potential for pedestrian and/or bicycle improvements

Committee Recommendation - Quality of Life (\$31,436,421)

Senior Center	\$ 2,163,901
New Recreation Center	\$12,652,318
Herring Recreation Center Improvements	\$ 2,034,526
Trail Development – 7 miles	\$ 7,004,024
Lake Park Day Use	\$ 5,054,435
Lake Park Campground/Pavilion Improvement	\$ 2,527,217

Nature Center and river access points recommended funding through 4B cash

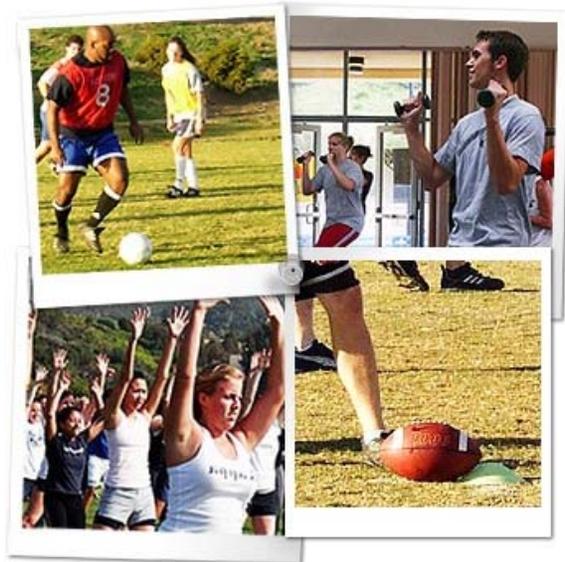
East Hill Park and another 7 miles in trails recommended funding through 4b bonds

Senior Center - \$2,163,901



- This scope of work includes combining the existing Senior Activity Center with the Memorial Park Recreation Center
- Updated facility with more flexible space
- New classrooms for expanded and enhanced programming
- Expanded kitchen area and storage
- Updates the existing recreation center restrooms
- Meets expanding demands created by a growing senior population as the baby boomers move into retirement

New Recreation Center - \$12,652,318



- New community recreation center located on City property at Valley Parkway and Corporate
- Includes the following amenities:

full size gymnasium

multi-purpose area

indoor classrooms

outdoor classroom

preschool area

outdoor play area

Game room

Warming kitchen

cardio equipment

circuit equipment

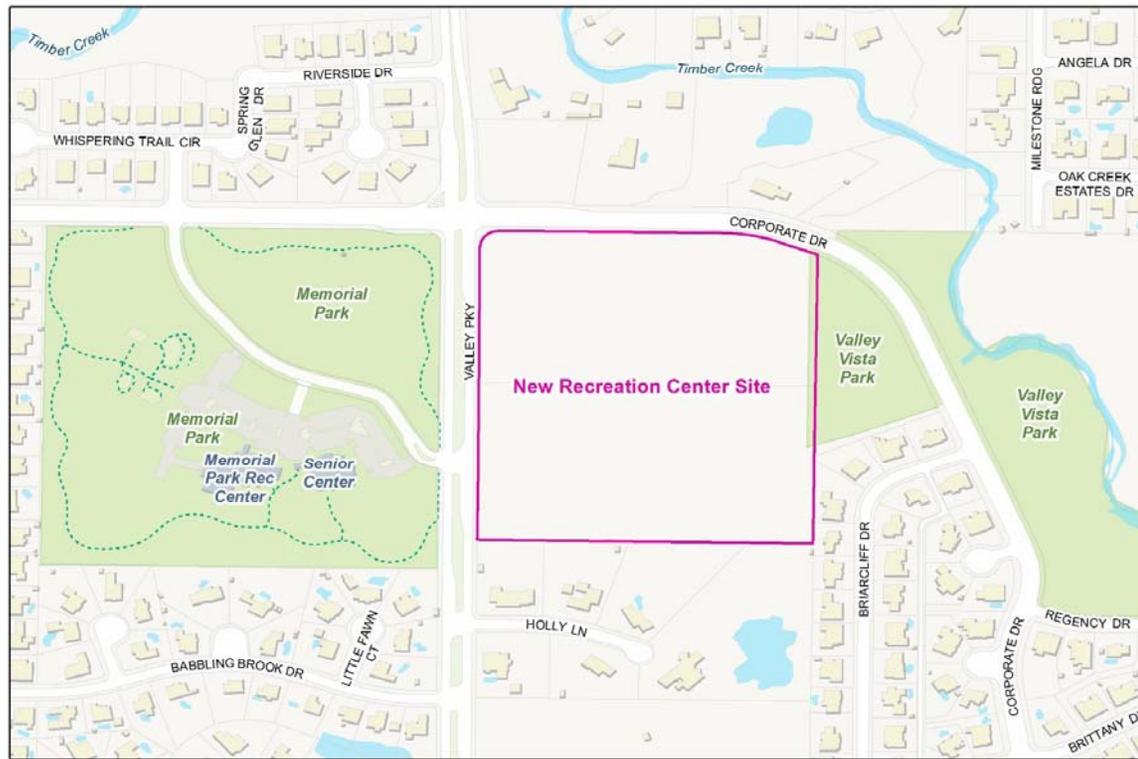
strength training

locker rooms

Showers

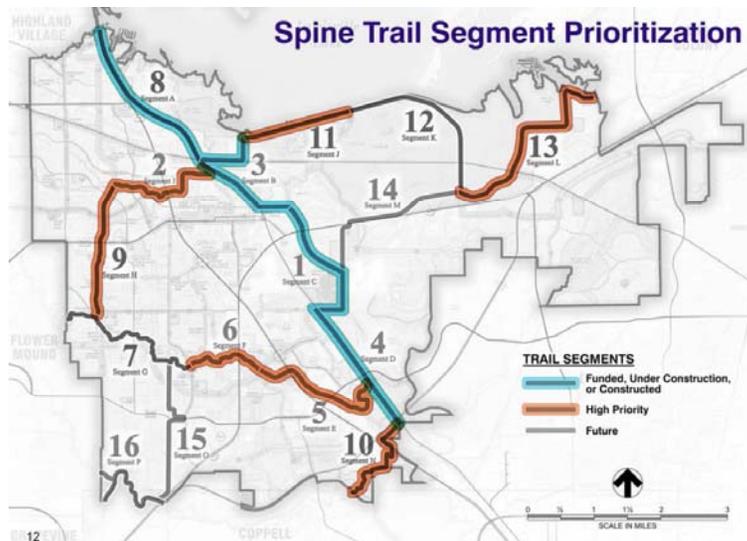
lobby/reception area

New Recreation Center - \$12,652,318



- New Recreation Center will encompass approximately 6 acres
- Leaves 12 acres of open space/trails

Trail Development - \$7,004,024



Spine trails recommended in Trail Master Plan:

- Valley Ridge greenbelt park to KCS railroad
- Valley Ridge Greenbelt to Creekview Park
- S. Border with Coppell to DCTA Hebron Station
- Corporate Dr. to DCTA Hebron Station
- Central Park to Corporate Drive
- LISDOLA to The Colony
- LLELA Gate House to the Trinity River

Herring Rec Center Renovation - \$2,034,526



- Updating the Center and expanding amenities
- Expanded cardiovascular fitness area
- Development of adequate staff work areas
- Redesign of control desk to better control flow of visitors and increase security
- Enlargement and renovation of restroom and shower areas to address ADA accessibility issues

Lake Park Day Use - \$5,054,435



- Lake Park is part of Green Centerpiece and needs major investment for enhanced aesthetics
- Incorporating elements such as a large destination/themed playground
- Numerous small picnic pavilions
- Larger picnic pavilions
- Individual shaded picnic tables
- Amenities for fishing tournaments
- Fish cleaning stations
- Addresses numerous ADA accessibility issues

Lake Park Campground/Pavilion Improvement - \$2,527,217



- Upgraded utility hookups, including sewer
- Large level sites
- Amenities such as picnic tables, grills/fire rings
- Improved roadways
- Improved tent site areas
- Improved and expanded parking for the Connor Pavilion
- While Corps of Engineers will require provision of camping sites, could be relocated for better park utilization

Committee Recommendations – 4B Cash

Utilize 4B cash for the following projects:

- LLELA Nature Center (including art) \$ 10,216,451
 - River Access Points \$ 1,699,844
- \$11,916,295*
- Based on available cash, design could begin immediately once the partners agree on the concept, operational cost and partner participation. Nature Center construction could begin as early as 2019.

*Approximately \$14M available between now and 2025

Trinity River Audubon Center

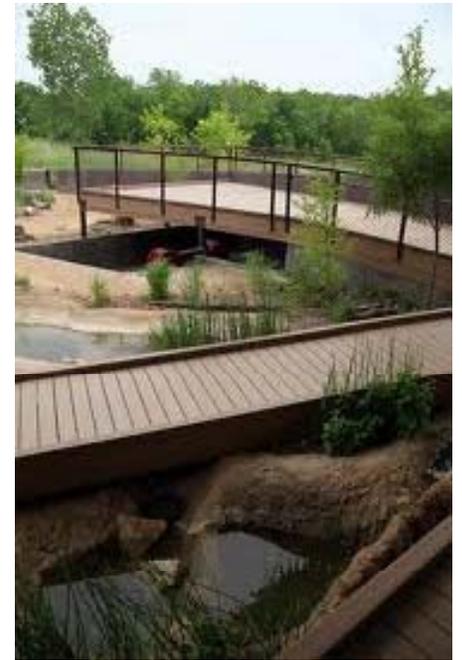


Trinity River Audubon Center

Square footage – 21,000

Constructed in 2008

Cost \$14M



Dogwood Canyon Audubon Center



Dogwood Canyon Audubon Center

Square footage – 6,000

Constructed in 2008-09

Cost \$7.4M



Committee Recommendations – 4B Bonds

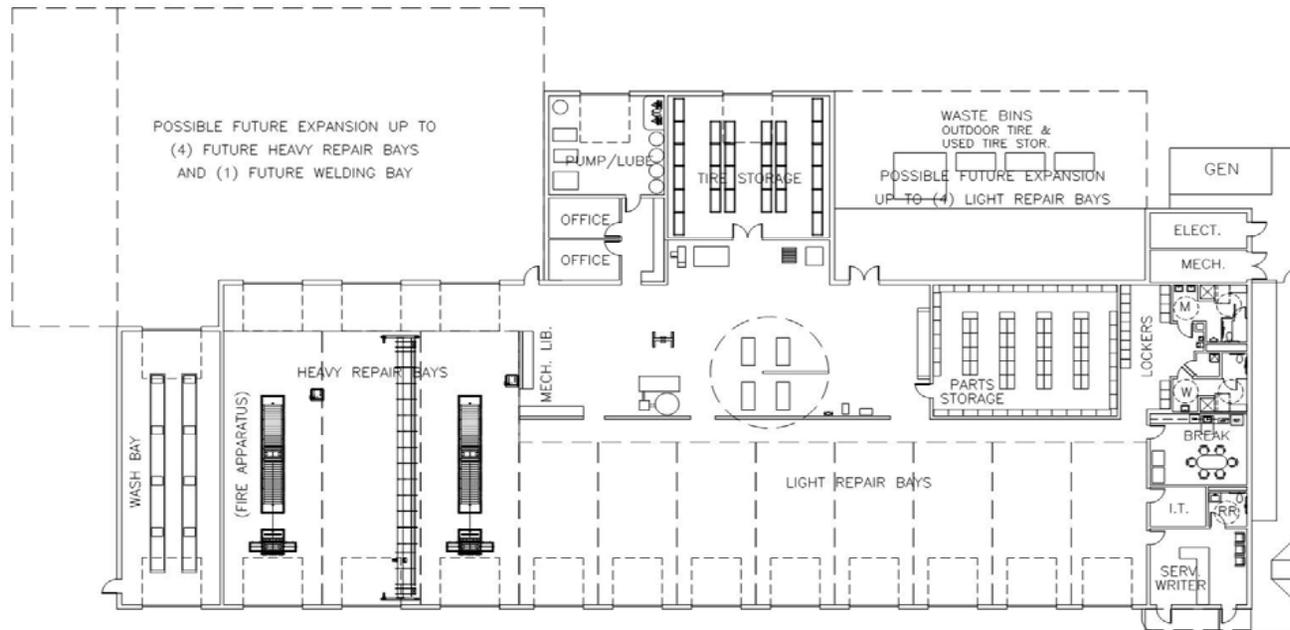
- Utilize 4B Bonds in 2024 for the following projects:
 - Trails – 7 miles (including art) \$ 7,004,024
 - Park Development – East Hill Park (including art) \$ 7,713,184
- \$14,717,208*

*\$25.93M available to issue in 2024

Committee Recommendations- General Fund Cash/Utility Fund Revenue Bonds

Joint Fleet Maintenance Facility \$10,774,582

- New facility will be built on city-owned property off of Sewage Treatment Road on 19.8 acre site between the Police and Fire Training Facility and the Wastewater Treatment Plant
- Relocates and consolidates the current Fleet Maintenance and the Fire Fleet Maintenance into one location to take advantage of operational efficiencies
 - Fire Fleet Maintenance operates out of a half bay at Station 7 (never designed for fleet maintenance) and Fleet Maintenance operates out of space adjacent to the Kealy Operations Center
- Provides improved work flow and enhanced security
- Current Fleet value is approximately \$17M.
- Provides adequate size and number of repair bays, with adequate equipment and support spaces for current fleet maintenance needs and near-term expected growth. Designed to be expandable for additional future anticipated growth
- Provides Police impound, and auction vehicles, secure parking/storage
- Recommend 50/50 split between Utility Fund revenue bonds and General Fund cash



MINIMUM PHASE ONE
CONCEPT FLOOR PLAN

SCALE: 1:8



Committee Recommendations- Stormwater Fee

- Implement stormwater fee of \$4.00 per equivalent residential unit. Raise rates 25 cents annually thereafter
- Utilize both cash and debt to fund needed improvements
- Approximately \$33.8M over 10 year period
- Total projects \$72,605,925

Calendar Considerations

Calendar

- Spring/Summer - Final work on stormwater fee implementation, staff will complete data clean up and run test billing process
- May 2015 City Council Election
- August 2015 Call G O Bond Election
- November 2015 G O Bond Election
- Spring 2016 G O Bond Issuance
- May 2016 City Council Election
- May 2016 Crime Control/Fire Services District Re-Election

Calendar (continued)

- June 2016 – City Council finding that stormwater (drainage) utility charges will be made against all real property and that the City will provide stormwater (drainage) service for all real property.
- July and August 2016 – Advertise public hearings (on both ordinances - one ordinance establishing utility and one ordinance establishing fees) in newspaper 3 times before date of public hearings
- September 2016– hold public hearings, pass ordinance establishing stormwater utility and separate ordinance establishing fees.
- October 2016 – enact stormwater fee

Next Steps?

Direction on Capital Investments

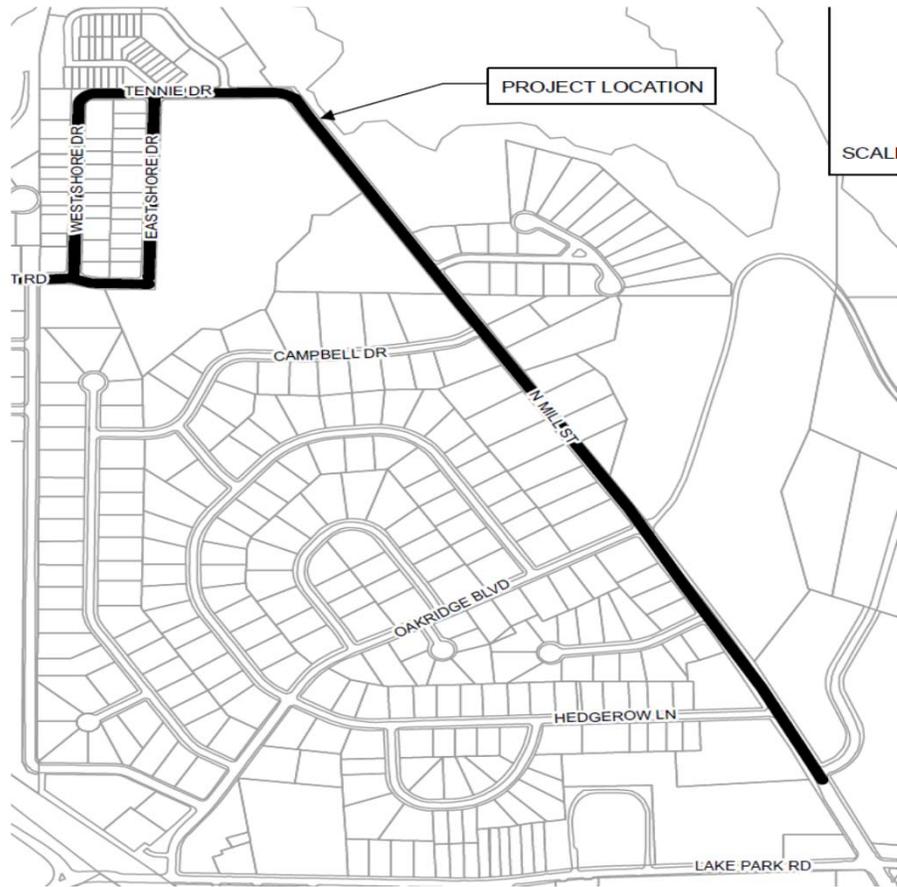
Wrap Up

Recap and Confirm Direction

- 2014 Results and 2015 Opportunities
 - New Neighborhood Choices
 - Sustainability
 - Southern Identity Focal Point
 - Old Town
 - Capital Investments
- 

North Mill Area Paving & Drainage

Project Location



Existing Conditions

- Mill Street was the route of the original Hwy 77 between Denton & Dallas. Mill Street has since been taken off system by TXDOT and was dedicated to the City of Lewisville.
- East Shore, West Shore, Point and Tennie were originally constructed in the 1950's when the area was developed. The plat for Oakridge Park Estates dedicated ROW in 1958. Tennie Drive was subsequently improved with Curb & Gutter.
- With the exception of Tennie Drive, all streets are Asphalt without curb & gutter and have no underground storm sewer. Streets are 18-20 feet wide. Tennie Drive is asphalt with curb & gutter, 33 feet wide.
- The subject streets are in poor condition and have exceeded their expected life cycle.
- North Mill Street is signed for no street parking except adjacent to Northview Baptist Church

North Mill Street Looking South



North Mill Street Looking South



Tennie Drive Looking East



East Shore Drive Looking North



West Shore Drive Looking North



Pointe Drive Looking West



North Mill Area Project Scope & History

- North Mill Street (north of Lake Park Road), Tennie Drive, East Shore Drive, West shore Drive and the East end of Point Drive.
- Originally identified for reconstruction at the 2013 City Council Retreat with 2003 G.O. bond funds. Council directed staff to reconstruct the subject streets with asphalt due to low volume residential nature except Mill Street where concrete pavement would be considered due to higher traffic volumes. Utilities and Drainage to be replaced/improved as budget allowed.
- No or minimal right of way acquisition.
- City Council Approved a professional services agreement with Homeyer Engineering for Design of the North Mill Area Improvements on July 7, 2014.
- Estimated construction cost is \$2,800,000.
- Schematic Design has been completed and a neighborhood meeting was held on March 26, 2015 to receive neighborhood input.

Citizen Concerns Voiced at Neighborhood Meeting

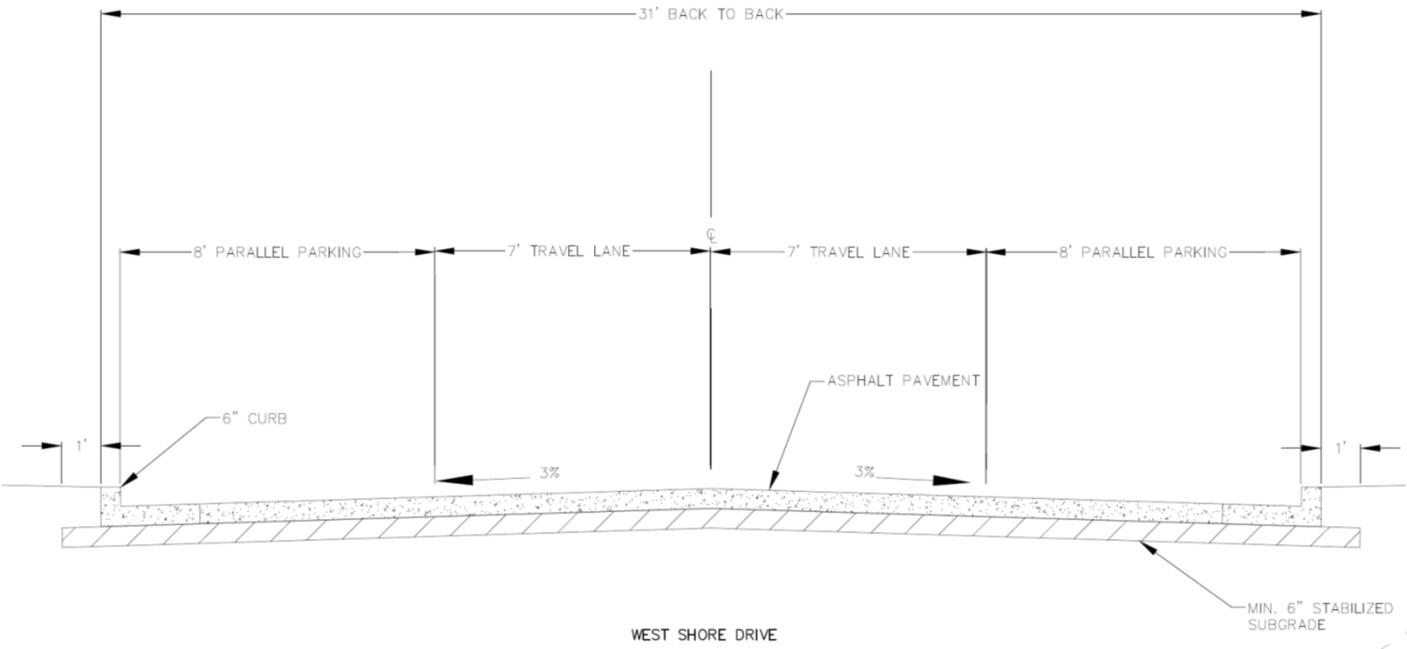
Main Issues Identified by Residents:

1. Speeding on Mill Street.
2. Potential loss of parkway green space & trees near street.
3. Opposition to bike lanes and sidewalks by residents fronting on Mill Street.
4. Poor drainage.
5. Water main breaks and sewer back-up issues.
6. Poor pavement conditions.

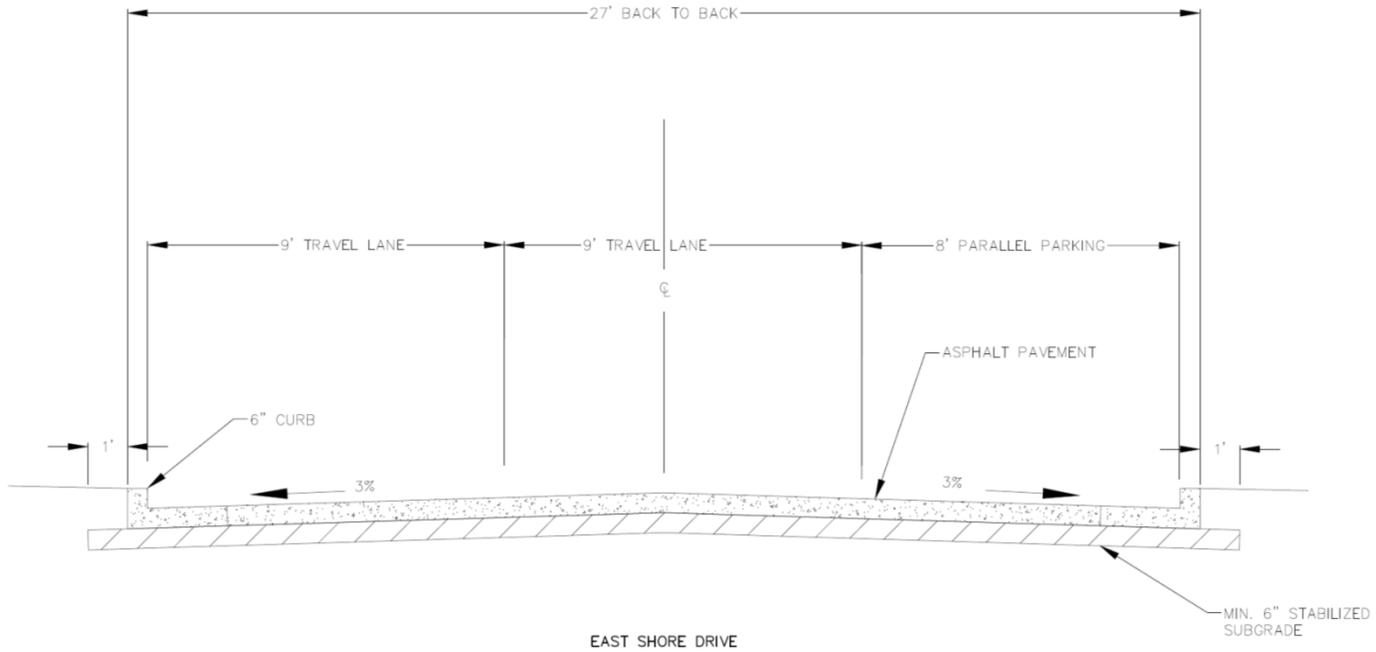
Asphalt Streets with Concrete Curb & Gutter Underground Drainage



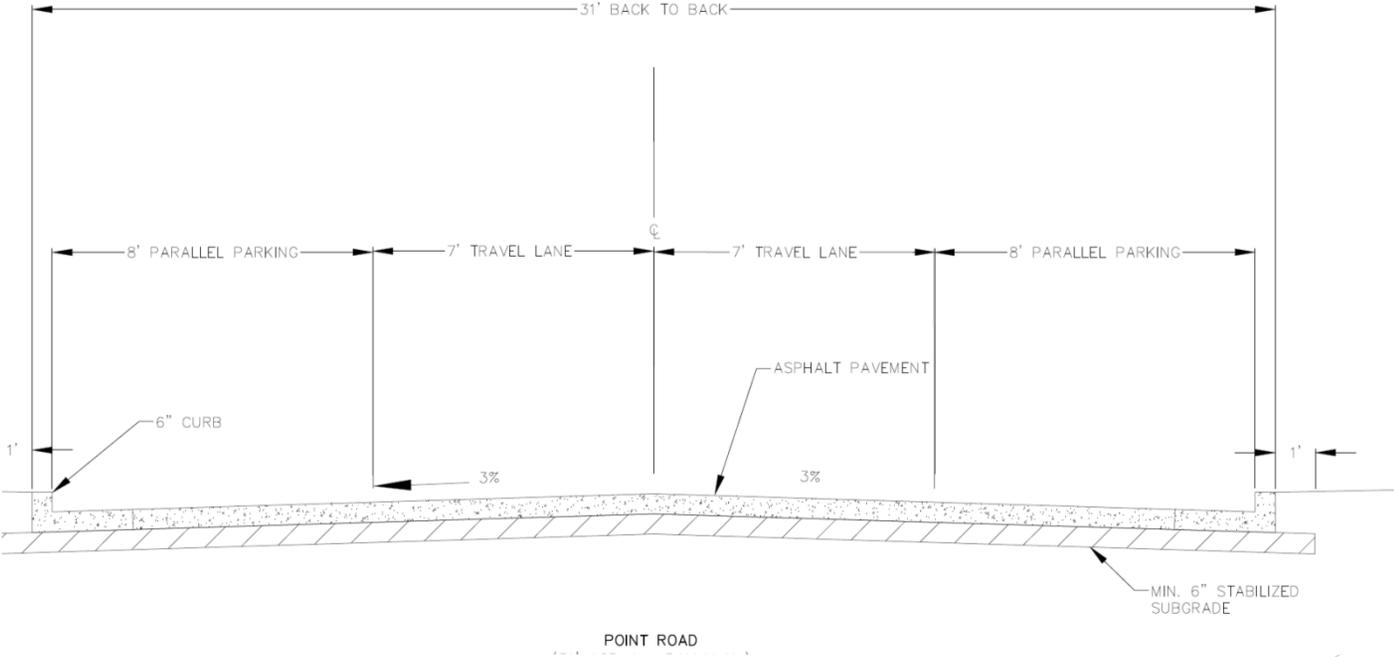
Proposed West Shore Drive



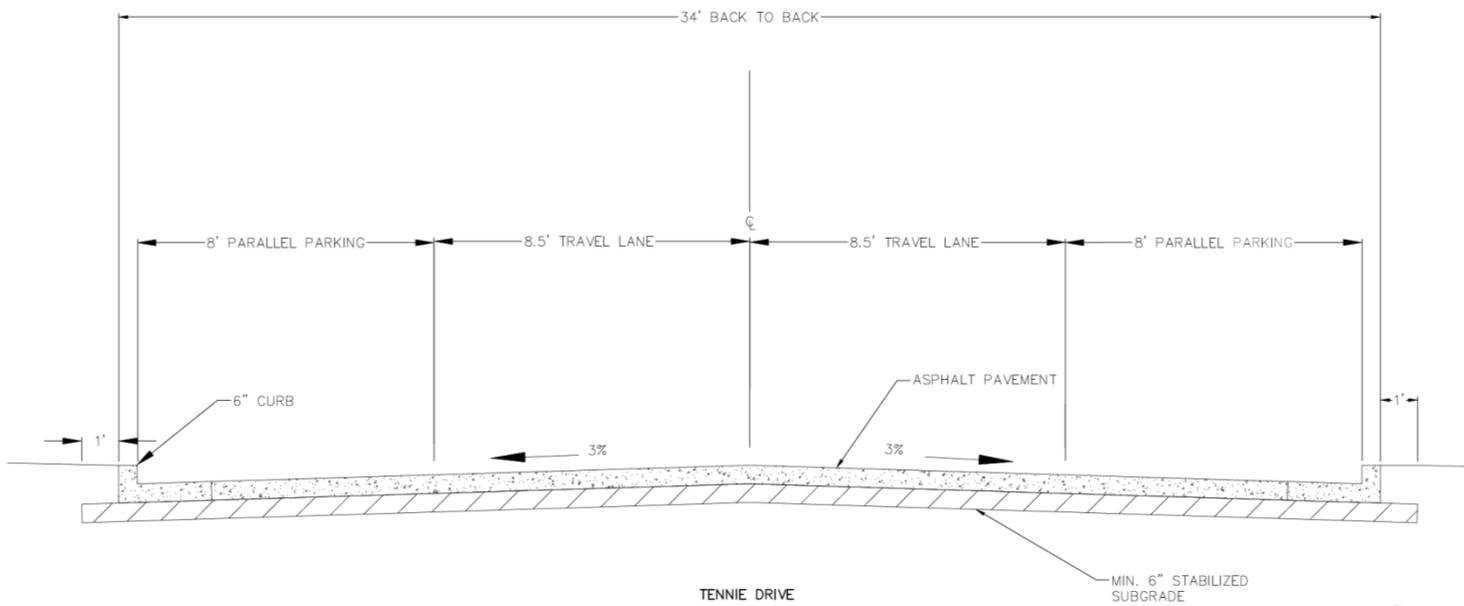
Proposed East Shore Drive



Proposed Pointe Drive



Proposed Tennie Drive



North Mill Street - North Segment



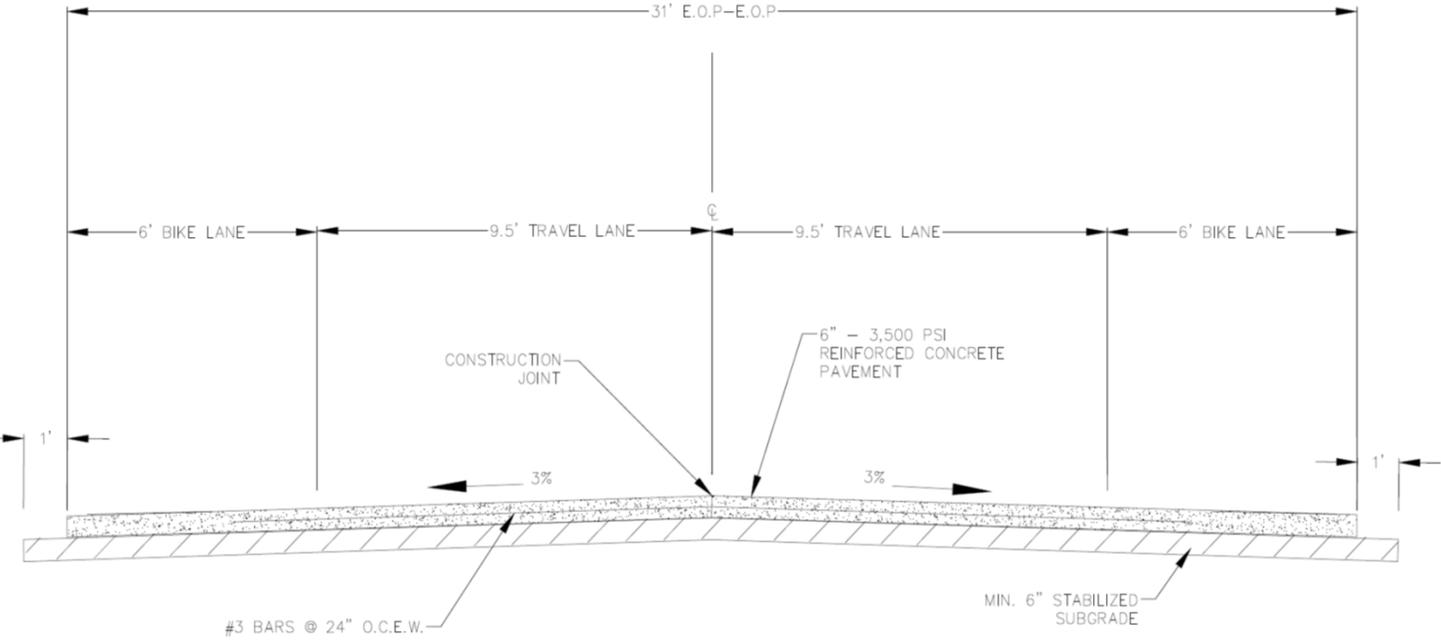
North Mill Street - Middle Segment



North Mill Street - South Segment



Mill Street - Concrete Street Without Curb & Gutter Re-grade Drainage Ditches



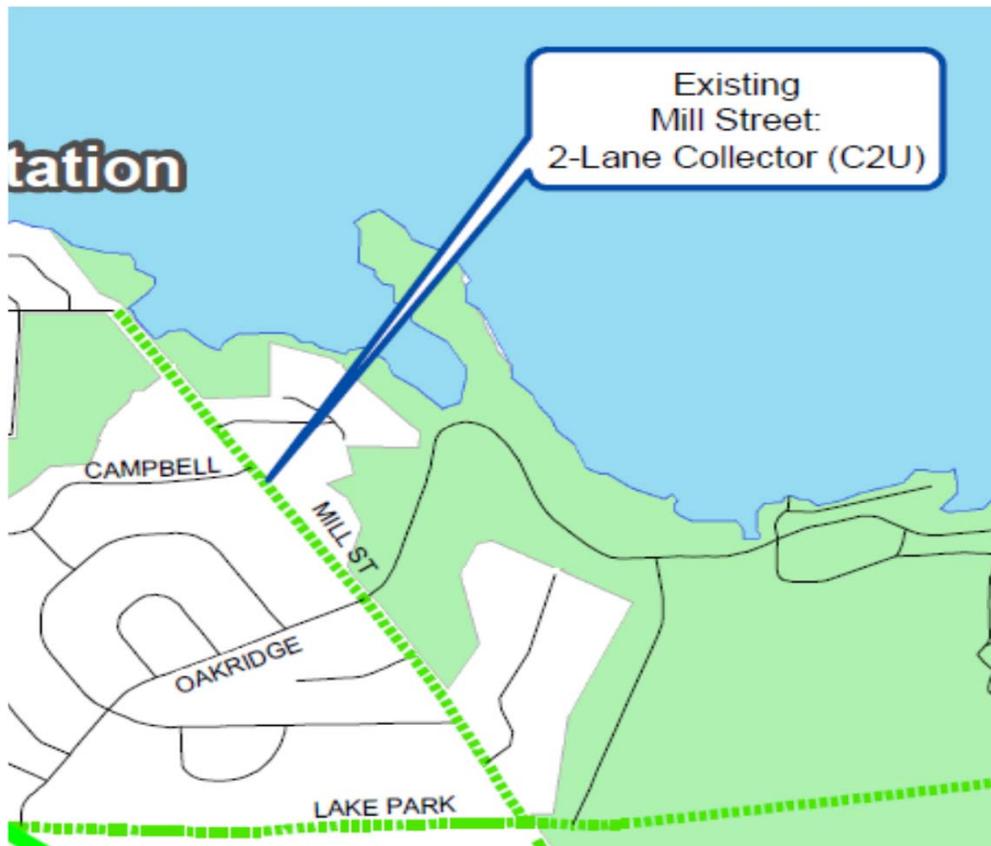
Staff Recommended Project Scope Based on Resident Input

- ▶ No Curb & Gutter or Sidewalk on North Mill Street to preserve existing neighborhood look and feel. North Mill Street is proposed to be 31 feet wide, concrete pavement which will accommodate a 6-foot wide dedicated bike lane in each direction in accordance with the Master Trail Plan plus a 9.5-foot vehicle travel lane in each direction. Utilities will be replaced, roadside drainage ditches and driveway culverts will be reshaped, replaced and sized to accommodate existing drainage. No street parking will be allowed as currently signed. Staff will initiate a Thoroughfare Plan Amendment for Mill Street north of Oakridge Drive to reduce the street classification to residential, thus allowing for a reduced speed limit.
- ▶ Tennie Drive will be replaced in its existing section (asphalt with curb & gutter, 33 feet wide). Parking will be permitted on both sides of the street. No sidewalks will be provided.
- ▶ East Shore will be constructed as a 27-foot wide asphalt street with curb & gutter. As there are no homes on the east side of the street and resident mailboxes are located along that side, parking will be prohibited on the east side of the street. The narrower section will allow preservation of most of the adjacent trees in or near the west parkway. Roadside ditches and driveway culverts will be eliminated and replaced with underground drainage. No sidewalks will be provided. Utilities will be replaced.
- ▶ West Shore Drive and Point Road will be 31-foot asphalt streets with curb & gutter. Parking will be permitted on both sides of the street. Roadside ditches and driveway culverts will be eliminated and replaced with underground drainage. No sidewalks will be provided. Utilities will be replaced.

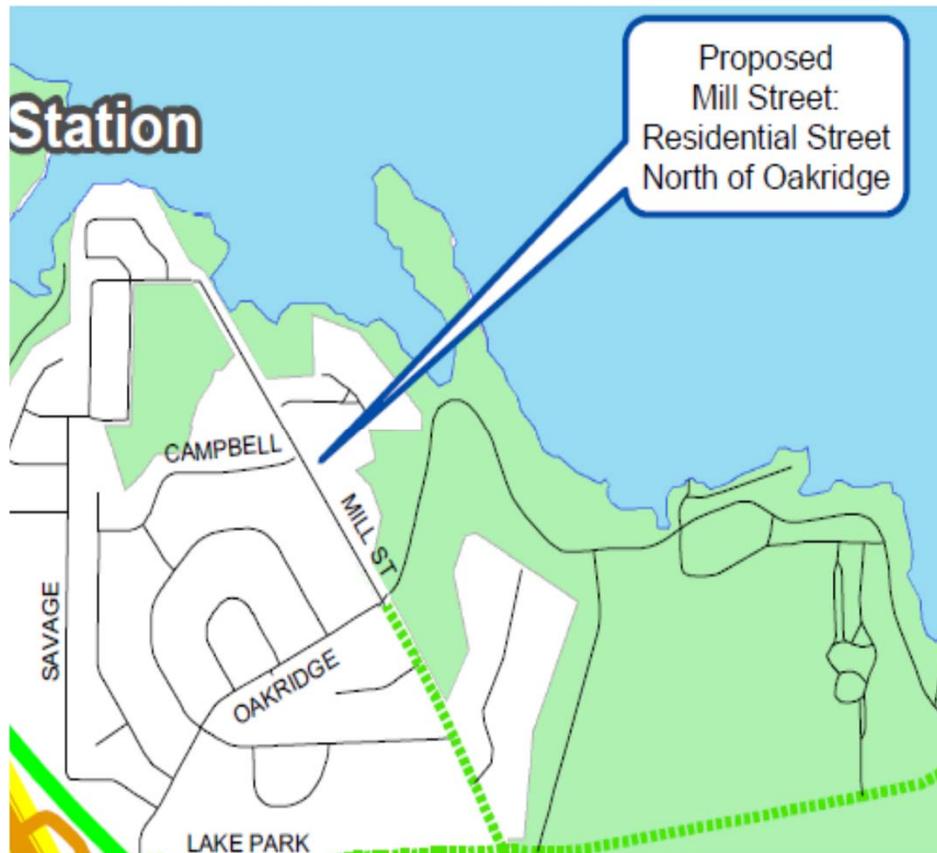
North Mill Street Thoroughfare Status & Speed Limit

- **Existing:** 2-Lane Collector Street Per Thoroughfare Plan.
- **Proposed:** 2-lane Collector Street south of Oakridge Drive, Residential Street north of Oakridge
- **Existing:** 40 MPH speed limit from north end to Oakridge, 35 mph speed limit from Oakridge to Lake Park Road based on 85th percentile speed per recent speed studies.
- **Proposed:** 25 mph speed limit north of Oakridge Drive based on downgrade to residential street. Speed limit south of Oakridge will be set based on the 85th percentile speed obtained by performing a post construction speed study.

Existing Thoroughfare Plan - North Mill Street



Proposed Thoroughfare Plan - North Mill



Comments & Direction