

**LEWISVILLE 2025 VISION ADVISORY BOARD**  
**June 22, 2017**

**Members Present:**

Ray Hernandez, Chairperson  
Tamela Bowie  
Karen Locke  
Toya Gant  
Amanda Ferguson  
Kristin Green  
Elena Claros  
Robert Solete

**Members Absent:**

Derik Hayenga

**City Staff Present:**

Donna Barron, City Manager  
Eric Ferris, Deputy City Manager  
Melinda Galler, Assistant City Manager  
Gina Thompson, Director of Strategic Services  
Nika Reinecke, Director of Economic Development  
Richard Luedke, Director of Planning  
David Salmon, City Engineer  
Keith Marvin, Director of Public Services  
Jennifer Malone, Executive Assistant

**Call to Order and Announce a Quorum is Present**

**(Agenda Item 1)**

The scheduled session of the Lewisville 2025 Advisory Board was called to order by Chairperson Ray Hernandez at 6:31 p.m. on Thursday, June 22, 2017, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. Chairperson Ray Hernandez announced there was a quorum present and welcomed new Board member Elena Claros.

**Approval Minutes from March 30, 2017 Meeting**

**(Agenda Item 2)**

Upon a motion made by Board member Amanda Ferguson and seconded by Board member Karen Locke, the Board voted eight (8) "ayes" and no (0) "nays" to approve the minutes of the Lewisville 2025 Advisory Board March 30, 2017 meeting. The motion carried.

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**Parks & Recreation Department: Fresh  
Perspective – Stacie Anaya**

**(Agenda Item 3)**

City Manager Donna Barron introduced Stacie Anaya, Director of Parks & Recreation, and discussed the hiring process and provided history of Ms. Anaya's experience. Ms. Anaya presented her vision for the Parks & Recreation Department and discussed her views and ideas related to the Power of Play and Five P's for Success (Places, Programs, Park Fans, Plan for Growth and Passionate Park Professionals). Board member Elena Claros said that she has some ideas regarding unstructured play that she would like to discuss with Ms. Anaya.

**Nature Center Design Charrette –  
Preliminary Report – Donna  
Barron/Eric Ferris**

**(Agenda Item 4)**

Ms. Barron discussed the Nature Center charrette held on April 19, 2017. There were great responses from all partners including Audubon, Corps of Engineers, University of North Texas and Lewisville Independent School District. BRS was hired as the architect (BRS is also designing the Multi-Generational Center). Participants of the charrette divided into two groups, each having a list of features that could be incorporated. The groups began with the \$20M figure, deducted the cost for required items and developed a list of what to do with the remaining funds. Lists from both groups were compared and had a lot of similarities. BRS took the input from both groups and developed a conceptual site plan.

Eric Ferris, Deputy City Manager identified the location on the GIS map. He explained that a location that would be sustainable and out of the 100-year floodway was desired. Mr. Ferris discussed the site plan for the 23,000 sf indoor facility. Ms. Barron explained that all partners would need to be in agreement and will meet in July 2017. The City is funding \$20M, but will have to have usage agreements from UNT and LISD to be sure that it will be used. Dr. Rogers, LISD Superintendent met with Ms. Barron and advised that he thinks the school board will approve and also thinks that other school districts will also use the center. In order for Audubon to agree to manage the facility, the City Council will have to commit to covering the maintenance costs. Agreements with LISD and UNT will be financial agreements for usage fees.

Ms. Barron discussed the timeline. Design is starting now and will take approximately two years: construction documents are anticipated in 2019; construction to begin in 2020; and, facility opening in 2021. After obtaining usage agreements, the next step will be getting Audubon to agree to manage the facility. We currently have an agreement from Texas Audubon and need agreement from National Audubon. We will also be looking to NCTC for usage agreements.

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**Small Area Plan Development Process – Nika Reinecke**

**(Agenda Item 5)**

Ms. Reinecke discussed the small area plan development process and advised that this is the start of this process. Since October 2016, staff has hired consultants. The complete project will take approximately two years. Two areas were selected at the 2017 Council Retreat (Area 2 and Area 3). Ms. Reinecke discussed the reasons for small area plans and the reasons for the selection of the two areas. Development updates will include the zoning ordinance, general development ordinance, tree ordinance, sign regulations, I-35 overlay and Old Town overlay. Stakeholder meetings are scheduled for August 17, 2017 (Area 2) and August 31, 2017 (Area 3). The role of this Board will be to serve as a voice for Lewisville. Staff would like to have input from the Board members. The Planning and Zoning Commission will also be involved as a technical board.

**Long Range Capital Plan/Budget Update**

**(Agenda Item 6)**

**Multi-Generational Center – Eric Ferris:**

Board member Karen Locke read the Project Vision to the Board members. Mr. Ferris discussed the project goals and schedule. The project is currently in design development and the outside design will be worked on at the next design workshop scheduled for July 11-12, 2017. The anticipated completion date of the project is December 2019. Design has just been completed for the aquatics and acoustics. Public Art will be discussed in the next design series keeping nature in mind, both inside and outside the facility. Mr. Ferris presented a slideshow of the floor plans and aquatics to the Board members. He discussed Phase I of the site plan and advised that parking will consist of both new parking and some existing parking.

**Street Projects – David Salmon:**

Ms. Barron advised that staff has spent the last several months discussing capital projects with the City Council due to escalation in pricing. Some projects have been restructured based on a rating system. Board member Elena Claros asked if staff has considered keeping some streets blacktop for budget constraints. Ms. Barron advised that staff has considered that. David Salmon, City Engineer, discussed several streets projects:

Timberbrook streets, drainage and utilities design began in Spring 2016 and should be completed in late 2018. A few streets have been deleted. Construction will begin when funding becomes available.

Design funding was available in Spring 2016 for Holford's Prairie Road. Teague, Wall and Perkins is working on the preliminary design now with design completion anticipated in late 2018 and construction to begin when funding is available.

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The very far east and very far west portion of Corporate Drive has been constructed. This street is named Windhaven in Castle Hills. Segments 2-5 are currently in design. Segment 5 is 30% design complete. Segments 2, 3 and 4 will have a nicer bridge over the Trinity River due to the 2025 plan. Board member Kristin Green asked if this would relieve some of the traffic from 121. Mr. Salmon advised that this could take 20,000 vehicles off of 121. Ms. Barron advised that this will also connect Castle Hills.

The portion of South Kealy Avenue that is south of Purnell was deleted. Board member Karen Locke asked if the remaining portion would have curb and gutter. Mr. Salmon advised that this will be a concrete street with curb and gutter. The design should be complete by the end of 2018 with construction to begin immediately after. There will be patching to make the asphalt last until this is done.

Bonds for design will be sold in Spring 2018 for the Mill Street / Business 121 intersection. Construction funding should be available in Spring 2019. Ms. Barron advised that we are hoping to receive State funding. Board member Amanda Ferguson asked if any property acquisition will be taking place. Ms. Barron responded that there will be some. Mr. Salmon advised that the construction timeline will also depend on funding.

Mr. Salmon discussed a list of additional street projects that will be done in later years. Ms. Barron advised that there were some delays due to Valley Ridge needing to be completed, which will have a huge impact on Old Town. Valley Ridge is expected to be completed in August 2017 and was funded from many different funding sources.

**Park Projects – Stacie Anaya:**

Staff updated the Board on the status of Park projects. Ms. Anaya discussed upgrades to Lake Park Campground and advised that the north and south kayak launch sites are 95% design complete. Ms. Barron advised that this was delayed for two years due to flooding. Garden Ridge Trail was discussed. A large portion of the \$2.2M funding came from City matching grants. The Corporate Drive bike facilities are currently in design. The Lake Park Master Plan is on hold. Staff plans to update the Lake Park Master Plan when a Park Manager is hired. The Park Master Plan needs to be updated by Spring 2018. Ms. Anaya will be speaking with Texas Parks & Wildlife next week to get their expectations. The last section of the DCTA trail will be completed during the Summer of 2017.

Staff is working with Keep Lewisville Beautiful as a funding source for the landscaping and monument sign for the Green Ribbon Project. Ms. Barron advised that this is State funding. All aesthetic upgrades were funding by Denton County, thanks to County Commission Bobbie Mitchell.

Mr. Ferris discussed the Hebron Parkway Streetscape Project and advised that we have taken the wall down, which was falling down anyway. Board member Tamela Bowie requested that Oak trees and Bradford Pear trees not be used for the landscaping. Mr. Ferris advised that this

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will be Xeriscape. Ms. Barron advised that this is not funded yet, staff is still working on obtaining funding.

**Storm Water & Drainage Update – Keith Marvin:**

Ms. Barron advised that the Mayor was on the first storm water committee. Mr. Marvin gave the Board members a brief overview of the storm water program. Council directed staff to proceed with a \$4.00 residential monthly fee, based on a calculation of an ERU (equivalent residential unit) of 2,800 sf, for storm water in FY 17/18. Commercial properties will be subject to the same \$4.00 per 2,800 sf ERU. Public rights-of-way will be exempt from the ordinance. Council will review the fee annually.

Mr. Marvin discussed a list of projects under the capital program. The estimated cost of these projects in October 2016 was \$33.7M and is higher now. Board member Amanda Ferguson asked for an update on the Timber Creek Buyout project. Staff advised that two appraisals have been done and staff is currently in communication with the property owners. Board member Kristin Green asked if a regional detention pond has been considered in Old Town. Mr. Salmon responded that it has been looked at. This would require a lot of property, would have to be placed strategically and does not look like a good option for Old Town. Board member Robert Solete asked for an update on the Timber Creek Channel Improvements project. Mr. Salmon responded that the design will begin in the FY 17/18 budget and the construction work will be done when funding is available.

Mr. Marvin advised that if a business develops something to reduce the storm water impact (volume or flow rate) there will be incentives available to decrease the fee. Board member Elena Claros asked if there would be a system in place to monitor whether the changes are actually making a difference. Mr. Marvin responded that Public Services will be administering the program and performing annual inspections.

Staff will bring a resolution to Council in July 2017 for storm water utility charges. Two public hearings will be held and Council will vote on adoption of the ordinance. Billing is planned to begin in January 2018. Ms. Barron advised that there are only two cities in the list of 17 survey cities that do not charge this fee. Board member Elena Claros asked how long the fee would remain at \$4. Staff does not have an answer to that question, but Mr. Marvin said that the fee will be evaluated every year.

Mr. Marvin updated the Board members on the creek and greenbelt maintenance performed by Public Services staff which includes removal of trash and debris, pruning/trimming, opening views into natural areas and maintaining open areas. Mr. Marvin showed the Board members many before and after photos of the work that has been done on this project.

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**Overall Budget Update – Gina Thompson:**

Ms. Thompson updated the Board members on the overall budget. General Fund operating revenues are up 4.7% and operating expenditures are estimated at less than a 1% increase. The mid-year conservative estimate for sales tax is an increase of 11% over the original budget amount. Utility Fund operating revenues are up 3.9% and operating expenditures are estimated to be virtually flat (less than a 1% increase). Ms. Thompson also discussed several other funds with the Board.

**Future Board Topics – Board Input**

**(Agenda Item 7)**

Ms. Barron advised the Board members that this item on the agenda is for the Board members to advise staff of any topics that they would like to discuss.

- Board member Amanda Ferguson asked how Special Use permitting can be used. Ms. Barron explained that it would depend on how aggressive the City Council would want to be. Staff is researching this and are developing tools. This is a case by case decision.
- Board member Karen Locke discussed an educational institution in Old Town. Ms. Barron advised that staff is still focused on this.
- Board member Karen Locke asked how absorbing Castle Hills would affect these plans. Ms. Barron advised that staff is assessing and analyzing that. Council may choose to call a charter election. It is possible that Castle Hills could be annexed as early as 2021.
- Board member Kristin Green discussed that neighbors have a safety concern with more people coming to Old Town on weekends. The safety concern is due to fast moving cars and not having very many sidewalks. Ms. Barron advised that Valley Ridge should get a lot of the current traffic moving through Old Town. Main and Mill Streets should see a calming effect once Valley Ridge is opened.

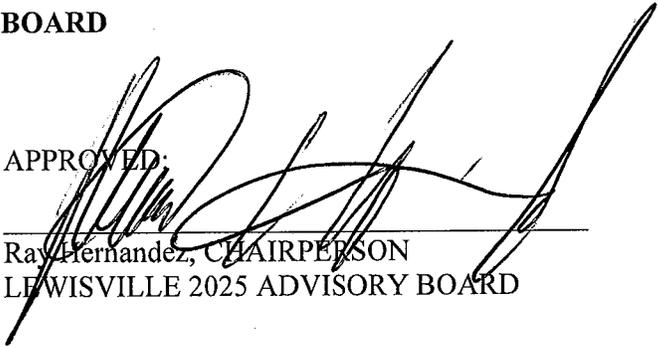
**Adjournment**

**(Agenda Item 9)**

**MOTION:** Upon a motion made by Board member Robert Solete and seconded by Board member Karen Locke, the Board voted eight (8) “ayes” and no (0) “nays” to adjourn the meeting of the Lewisville 2025 Advisory Board at 9:16 p.m. on Thursday, June 22, 2017. The motion carried.

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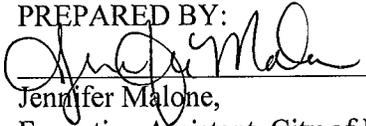
APPROVED:



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Ray Hernandez, CHAIRPERSON  
LEWISVILLE 2025 ADVISORY BOARD

PREPARED BY:



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Jennifer Malone,  
Executive Assistant, City of Lewisville