

LEWISVILLE CITY COUNCIL

REGULAR SESSION

JUNE 18, 2018

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore

Bob Troyer

R Neil Ferguson

Brent Daniels, Mayor Pro Tem

Brandon Jones, Deputy Mayor Pro Tem

City Staff:

Donna Barron, City Manager

Eric Ferris, Deputy City Manager

Claire Swann, Assistant City Manager

Melinda Galler, Assistant City Manager

Julie Worster, City Secretary

Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 6:30 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 6:30 p.m. on Monday, June 18, 2018, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

Salary Survey

(Agenda Item A)

City Manager Barron advised that what Human Resource Director would be presenting were items she would be attempting to get in the base budget for FY 2018/2019. She requested that if City Council had any questions, to contact her. Human Resource Director Matt Grebliunas presented the attached PowerPoint Presentation regarding the Salary Survey.

Discussion was held regarding the Police Officer Pay Plan and City Manager Barron's plan to try and put Market plus 2% in the base budget and Market plus 3% on the Add Back list for further consideration by the City Council. She advised that her concern when looking at this pay plan was that surrounding cities' pay plans are also going to move and she wants to continue to be competitive with the other cities. Councilman Gilmore requested that City staff obtain the turnover rates for the other cities. Discussion was held that the other cities have also implemented lateral hiring.

WORKSHOP SESSION – 6:30 P.M.

CO Process

(Agenda Item B)

At the request of City Manager Barron, Director of Neighborhood Services Wayne Snell conducted the attached PowerPoint Presentation regarding the CO Process.

Due to timing, Mayor Durham advised that the discussion regarding the Park Development Fee would be held following regular session.

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

(Agenda Item D)

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Proclamation/Presentation: a) Declaring the City of Lewisville, Texas a “Purple Heart City”; and b) Presentation by Patriot Members. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-1, Public Hearing: Consideration of an Ordinance Granting a Zone Change From Townhouse Two District (TH-2) to Planned Development – Townhouse Two District (PD-TH-2), With Five Associated Variances and Removal of Deed Restrictions; on Approximately 9.49-Acres out of the Joel Summers Survey, Abstract No. 1323, Legally Described as Lots 1-14, and 15x, Block A; Lots 1-17, and 18X, Block B; Lots 1 & 2, and 3X, Block C; and Lot 1-X, Block D, Fireside Village Addition, Located at the Southeast Corner of College Parkway and Summit Avenue as Requested by Steve Lenart, Megatel Homes III, LLC, on Behalf of FCH Lewisville Senior Homes, LLC the Property Owner (Case No. PZ-2018-06-05). There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-2, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Single Family Residential District (R-7.5) to General Business District (GB); on Approximately 4.038 Acres out of the J.W. King Survey, Abstract Number 696, Located at 715 North Mill Street; as Requested by Patricia A. Guzik Koulogeorgiou, Trustee of the Koulogeorgiou Family Trust, the Property Owner (Case No. PZ-2018-05-03). There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

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

(Agenda Item D)

Mayor Durham reviewed Agenda Item D-3, Public Hearing: Consideration of Lewisville Juvenile Curfew Ordinance; and Consideration of a Resolution to Continue the Current Ordinance. City Manager Barron advised that this was the second hearing required for this Ordinance. At the request of City Manager Barron, Police Chief William Kerbow reviewed the benefits of this ordinance. He advised that he had discussions with parents that utilize this ordinance to enforce the rules at home for curfew. In addition, he voiced his concern that if not continued, Lewisville would be the only city in the area without this ordinance and would attract juveniles from other areas during those late hours. Discussion was further held that the variation in number of offenses was that the Officers did not always have to issue a ticket, often they utilize this as a tool to bring juveniles home and to make contact with the parents. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item E, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-4, Approval of Minutes: a) City Council Minutes of the May 16, 2018, Called Special Session; b) City Council Minutes of the May 21, 2018, Workshop Session and Regular Session; and c) City Council Minutes of the June 4, 2018, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-5, Approval of Administrative Policy 2.0, Section XV- Inclement Weather Leave. City Manager Barron advised that this has been requested to be considered by employees during the values implementation process. She explained that this would give employees another form of leave to utilize on days that had been deemed inclement weather conditions. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Approval of a Resolution of the City of Lewisville Suspending the July 5, 2018 Effective Date of Texas-New Mexico Power Company's (TNMP's) Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation with Other TNMP Cities; Hiring Lloyd Gosselink Attorneys and Consulting Services to Negotiate with the Company and Direct Any Necessary Litigation and Appeals; 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. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

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

(Agenda Item D)

Mayor Durham reviewed Agenda Item G-7, Consideration of a Variance to the Lewisville, City Code, Section 6-103 (E), Access Management, Auxiliary Lanes for First Baptist Church Lewisville, a 19.9-Acre Parcel Zoned Single-Family Residential (R-6), Located at the North West corner of Valley Ridge Boulevard and McGee Lane Requested by Jerry Fang, RLG Consulting Engineers, Inc., on Behalf of the Owner. Councilman Gilmore expressed concern regarding traffic coming southbound on McGee down a hill and around a corner prior to reaching the church, as the site lines were not that great. Discussion was held that Councilman Gilmore had been contacted by concerned residents. He made mentioned that he thought the Church may be putting in an entire new school. Discussion was held that the study that was done should have taken this into consideration. Further discussion was held tabling this item to talk with the engineering firm that did the study to ensure that was considered. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-8, Considering an Ordinance of the Lewisville City Council Amending Chapter 6, Article II, Division I of the Lewisville City Code by Making Provisions for a Park Fee Consisting of a Parkland Dedication Requirement and Park Development Fee on Residential Development and Other Related Requirements; Amending Chapter 2, Article VIII, Section 2-201 by Amending the Park Development Fee Rate; Providing a Repealer, Severability and an Effective Date; and Declaring an Emergency. City Manager Barron advised that Parks Director Stacie Anaya would be discussing this during the Workshop Session (Park Development Fees). She indicated that she was requesting that this item be tabled to the next meeting as some of the changes did not get submitted to the version that had been contained in the backup material. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Discussion and Consideration of Appointments to Various City Boards/Commissions/Committees. City Secretary Julie Worster advised that all of City Council had gotten with her regarding their appointment recommendations. Mayor Durham indicated for Ms. Worster to read the recommendations during Regular Session to allow the City Council to consider a motion. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-10, Consideration of Appointment to the Denton County Homelessness Leadership Team. Councilman Gilmore reviewed this item and stated his preference of Prit Patel being appointed to this team based on her current work and her understanding of the community. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item H, Reports. There was no discussion on this item.

WORKSHOP SESSION – 6:30 P.M.

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

(Agenda Item D)

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:58 p.m. on Monday, June 18, 2018.

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 Durham at 7:00 p.m. on Monday, June 18, 2018, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

At the request of Mayor Durham, Councilman Gilmore gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Durham, Councilman Ferguson gave the pledge to the American and Texas flags.

**Proclamation/Presentation: a) Declaring the
City of Lewisville, Texas a “Purple Heart
City”; and b) Presentation by Patriot
Members**

(Agenda Item C)

Mayor Pro Tem Daniels read and presented a proclamation declaring the City of Lewisville, Texas a “Purple Heart City” to the following representatives from the Military Order of Purple Heart: Jon Lunkwicz, Gus Wittschack, and Hank Hermann. Patriot members presented the City with the Purple Heart Trail sign.

Public Hearing: Consideration of Ordinance No. 0036-18-ZON Granting a Zone Change From Townhouse Two District (TH-2) to Planned Development – Townhouse Two District (PD-TH-2), With Five Associated Variances and Removal of Deed Restrictions; on Approximately 9.49-Acres out of the Joel Summers Survey, Abstract No. 1323, Legally Described as Lots 1-14, and 15x, Block A; Lots 1-17, and 18X, Block B; Lots 1 & 2, and 3X, Block C; and Lot 1-X, Block D, Fireside Village Addition, Located at the Southeast Corner of College Parkway and Summit Avenue as Requested by Steve Lenart, Megatel Homes III, LLC, on Behalf of FCH Lewisville Senior Homes, LLC the Property Owner (Case No. PZ-2018-06-05)

(Agenda Item D-1)

The applicant plans to develop 82 townhomes on the subject property, which has been left vacant since streets and some utilities were installed but not completed in 2015 for a proposed 33-lot single family detached development deed restricted for seniors. The applicant is requesting removal of the deed restrictions and approval of five associated variances: a) to waive the alley requirement and allow front entry; b) to allow a gated community and private streets that are maintained by the HOA; c) to allow public utilities under private street pavement, HOA is responsible for the cost of the street and sidewalk repairs due to maintenance of the public utilities; d) to reduce the street intersection spacing from 350' to 120' between the proposed Fireside Lane & College Parkway intersection and the existing College Parkway & Summit Avenue intersection, and e) to allow for an ornamental tubular steel fence in lieu of the required masonry screening wall along the east boundary of the site. This request complies with the Lewisville 2025 Plan Big Moves of New Neighborhood Choice and Thriving Neighborhoods. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request and removal of deed restrictions at their meeting on June 5, 2018.

The City staff's recommendation was that the City Council approve the zone change with the associated variances and removal of deed restrictions as set forth in the caption above.

Mayor Durham opened the public hearing.

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

At the request of Councilman Gilmore, Steve Lenart, Lenart Development, 520 Central Parkway East, #104, Plano, Texas spoke before the City Council in support of this item.

Public Hearing: Consideration of Ordinance No. 0036-18-ZON Granting a Zone Change From Townhouse Two District (TH-2) to Planned Development – Townhouse Two District (PD-TH-2), With Five Associated Variances and Removal of Deed Restrictions; on Approximately 9.49-Acres out of the Joel Summers Survey, Abstract No. 1323, Legally Described as Lots 1-14, and 15x, Block A; Lots 1-17, and 18X, Block B; Lots 1 & 2, and 3X, Block C; and Lot 1-X, Block D, Fireside Village Addition, Located at the Southeast Corner of College Parkway and Summit Avenue as Requested by Steve Lenart, Megatel Homes III, LLC, on Behalf of FCH Lewisville Senior Homes, LLC the Property Owner (Case No. PZ-2018-06-05) (cont'd)

(Agenda Item D-1)

Councilman Gilmore advised neighbors from the Summit neighborhood had reached out to him with some concerns. He acknowledged their concerns and that while this is a change in density, he felt the developer would be a good neighbor with a product that looked solid. He stated that this also is what the market is asking for.

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

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

“An Ordinance Of The Lewisville City Council, Amending The Zoning Ordinance By Rezoning Approximately 9.49-Acres Out Of The Joel Summers Survey, Abstract No. 1323, Legally Described As Lots 1-14, 15x, Block A; Lots 1-17, 18x, Block B; Lots 1 & 2, 3x, Block C; Lot 1-X, Block D, Fireside Village Addition, Located At The Southeast Corner Of College Parkway And Summit Avenue, From Townhouse Two District (TH-2) Zoning To Planned Development – Townhouse Two District (PD-TH-2) Zoning; Correcting The Official Zoning Map; Preserving All Other Portions Of The Zoning Ordinance; Determining That The Public Interests And General Welfare Demand This Zoning Change And Amendment Therein Made; Providing For A Repealer, Severability, A Penalty, And An Effective Date; And Declaring An Emergency.”

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Troyer, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0036-18-ZON**, as previously captioned. The motion carried.

Public Hearing: Consideration of Ordinance No. 0037-18-ZON Granting a Zone Change Request From Single Family Residential District (R-7.5) to General Business District (GB); on Approximately 4.038 Acres out of the J.W. King Survey, Abstract Number 696, Located at 715 North Mill Street; as Requested by Patricia A. Guzik Koulogeorgiou, Trustee of the Koulogeorgiou Family Trust, the Property Owner (Case No. PZ-2018-05-03)

(Agenda Item D-2)

A residential home has been on the lot since 1970. An existing business is looking to consolidate their retail, office and showroom operations at this location. The business is consistent with the “creative mix” development desired by the Old Town North Small Area Plan, as well as Lewisville 2025 Vision: Big Move #3, which calls for new investment along Mill Street. The Planning and Zoning Commission recommended unanimous approval (5-0) of the zone change request at their meeting on May 15, 2018.

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

Mayor Durham opened the public hearing.

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

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

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

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning an Approximately 4.038-Acre Tract of Land out of the J.W. King Survey, Abstract No. 696; Located at 715 North Mill Street, From Single Family Residential District (R-7.5) Zoning to General Business District (GB) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

Public Hearing: Consideration of Ordinance No. 0037-18-ZON Granting a Zone Change Request From Single Family Residential District (R-7.5) to General Business District (GB); on Approximately 4.038 Acres out of the J.W. King Survey, Abstract Number 696, Located at 715 North Mill Street; as Requested by Patricia A. Guzik Koulogeorgiou, Trustee of the Koulogeorgiou Family Trust, the Property Owner (Case No. PZ-2018-05-03) (cont'd)

(Agenda Item D-2)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 0037-18-ZON**, as previously captioned. The motion carried.

Public Hearing: Consideration of Lewisville Juvenile Curfew Ordinance; and Consideration of Resolution No. 0038-18-RES to Continue the Current Ordinance

(Agenda Item D-3)

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

The City staff’s recommendation was that the City Council conduct the public hearing and approve a resolution to continue the current City Juvenile Curfew Ordinance.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Troyer, the Council voted five (4) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Resolution No. 0038-18-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Approving the Continuation of the Juvenile Curfew Ordinance, Which was Originally Adopted on September 12, 1994, and is Currently set Forth in Chapter 8, Article II, of the Lewisville City Code. The motion carried.

Visitors/Citizens Forum

(Agenda Item E)

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

4. APPROVAL OF MINUTES: a) City Council Minutes of the May 16, 2018, Called Special Session; b) City Council Minutes of the May 21, 2018, Workshop Session and Regular Session; and c) City Council Minutes of the June 4, 2018, Workshop Session and Regular Session.
5. Approval of Administrative Policy 2.0, Section XV- Inclement Weather Leave.
6. Approval of Resolution No. 0039-18-RES of the City of Lewisville Suspending the July 5, 2018 Effective Date of Texas-New Mexico Power Company’s (TNMP’s) Requested Rate Change to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation with Other TNMP Cities; Hiring Lloyd Gosselink Attorneys and Consulting Services to Negotiate with the Company and Direct Any Necessary Litigation and Appeals; 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.

The motion carried.

END OF CONSENT AGENDA

Consideration of a Variance to the Lewisville, City Code, Section 6-103 (E), Access Management, Auxiliary Lanes for First Baptist Church Lewisville, a 19.9-Acre Parcel Zoned Single-Family Residential (R-6), Located at the North West corner of Valley Ridge Boulevard and McGee Lane Requested by Jerry Fang, RLG Consulting Engineers, Inc., on Behalf of the Owner

(Agenda Item G-7)

The First Baptist Church will be expanding its current building by over 20,000 square feet and will be removing the portable buildings. The proposed building will include classrooms and offices. The First Baptist Church has seven driveways along the frontage of McGee Lane and Valley Ridge Boulevard. None of the existing driveways have deceleration lanes which would be required under the General Development Ordinance Section 6-103 Access Management Policy based on the size lot. However, the owner hired a consultant to provide a Traffic Impact Analysis (TIA) for City Staff to review. The TIA showed during peak traffic times the church does not have a negative impact on the abutting roadways.

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

City Secretary Julie Worster advised that David Salmon, P.E., City Engineer, along with Wayne Cotton and Curtis Grant, with First Baptist Church were available to address any questions posed by the City Council.

Councilman Gilmore stated that he wanted to get clarity on the review as it looked like the Church was adding a school that would create some different traffic loads than just the Church. Mayor Durham requested that City staff get with the Church to clarify.

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Troyer, the Council voted five (5) "ayes" and no (0) "nays" to table this item to the July 2, 2018, City Council meeting. The motion carried.

Consideration of an Ordinance of the Lewisville City Council Amending Chapter 6, Article II, Division I of the Lewisville City Code by Making Provisions for a Park Fee Consisting of a Parkland Dedication Requirement and Park Development Fee on Residential Development and Other Related Requirements; Amending Chapter 2, Article VIII, Section 2-201 by Amending the Park Development Fee Rate; Providing a Repealer, Severability and an Effective Date; and Declaring an Emergency

(Agenda Item G-8)

The 2018 update to the Parks, Recreation and Open Space Master Plan calls for a periodic review and update of the Parkland Dedication Ordinance to provide a realistic mechanism for acquiring and developing parkland to meet the recreation needs of the community. Based on an evaluation of current level of service and the estimated population growth, staff recommends amending the ordinance to include a parkland dedication requirement, a cash-in-lieu of land option and increasing the park development fee to reflect the cost of improving the park system to accommodate the recreation needs of the community.

City Manager Barron requested that the City Council table this item to the July 2, 2018, City Council meeting to allow City staff to ensure all items have been included in the ordinance.

MOTION: Upon a motion made by Councilman Troyer and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to table this item to the July 2, 2018, City Council meeting. The motion carried.

Discussion and Consideration of Appointments to Various City Boards/Commissions/Committees

(Agenda Item G-9)

On June 30, various terms of office on the City's boards, commissions, and committees will be expiring. Those positions have been identified and current appointees notified. The Board/Commission/Committee Appointment Process Electronic Notebook has been created for City Council's review. Data sheets for members requesting reappointment and all new applicants have been included in the electronic book. At the June 4, 2018 City Council meeting, the following interview teams were set up: Mayor Pro Tem Daniels and Councilman Ferguson; Deputy Mayor Pro Tem Jones and Councilman Gilmore; Mayor Durham and Councilman Troyer.

The City staff's recommendation was that the City Council proceed with the appointment process to the various City Boards/Commissions/Committees.

**Discussion and Consideration of
Appointments to Various City
Boards/Commissions/Committees (cont'd)**

(Agenda Item G-9)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to appoint the following members for two-year terms:

Animal Services Advisory Committee

Denise Jeffery	Place No. 2
Ethel Strother	Place No. 4 (Staff Rep.)
Jeanne Kule	Place No. 6

Arts Advisory Board

Al DeBerry	Place No. 2
Sarah Hicks	Place No. 4
Dr. Traci Gardner-Petteway	Place No. 6
Ken Lannin	Place No. 8

Community Development Block Grant Advisory Committee

Eric Page	Place No. 2
Deniese Sheppard	Place No. 4
Audra Smolinski	Place No. 6

Lewisville Housing Finance Corporation

Sheila Taylor-Clark	Place No. 2
Mary E. Smith	Place No. 4

Library Board

Jennifer B Linde	Place No. 2
Jean Ferguson	Place No. 4
Rosario Klier	Place No. 6

**Discussion and Consideration of
Appointments to Various City
Boards/Commissions/Committees (cont'd)**

(Agenda Item G-9)

Oil & Gas Advisory Board

Jennifer Whitaker	Place No. 2
Vacant	Place No. 4
Kathi Stock	Place No. 6
Vacant	Place No. 5

Old Town Design Review Committee

Amanda Ferguson	Place No. 2
Jack Miller	Place No. 4

Park Board

William Shull	Place No. 2
Jon Dahlvig	Place No. 4
James Collier	Place No. 6
Casey Kirk Dunn	Place No. 8

Planning and Zoning Commission (also serves as: Transportation Board, Capital Improvement Advisory Committee & Brownfields Advisory Committee)

William Meridith	Place No. 1
MaryEllen Miksa	Place No. 3
Karen Locke	Place No. 5
James Davis	Place No. 7

TIRZ, Number One Board of Directors

Francisca Al-Waely	Place No. 2
Kellie F. Stokes	Place No. 4
Vacant	Place No. 3

TIRZ, Number Two Board of Directors

Phillip Huffines	Place No. 2
John Lyng	Place No. 4

**Discussion and Consideration of
Appointments to Various City
Boards/Commissions/Committees (cont'd)**

(Agenda Item G-9)

**Zoning Board of Adjustment (also serves as: Industrial Waste Hearing Board and
Constractor Registration Board)**

Antonio Gallizzi	Place No. 2
Douglas Hicks	Place No. 4
Audra Smolinski	Alternate No. 2

Lewisville 2025 Advisory Board

Nneka Cos-Okpalla	Place No. 2
Amanda Ferguson	Place No. 4
Kristin Green	Place No. 6

The motion carried.

**Consideration of Appointment to the Denton
County Homelessness Leadership Team**

(Agenda Item G-10)

The focus of the Denton County Homelessness Leadership Team (DCHLT) includes creating stronger community collaboration around community goals to end homelessness, better data collection and sharing, and educating and informing the community about solutions to homelessness and the community impact. The DCHLT is made up of representatives from Denton County, City of Denton, City of Lewisville, City of Sanger, board members from homelessness and housing providers, healthcare providers and members to the United Way of Denton County Board. The City of Lewisville appoints two members of the team (a council member and a city staff member/member of the community). Councilman Gilmore continues to serve on the DCHLT, but a vacancy now exists in the City's other appointed position. Neighborhood Services Coordinator Prit Patel has expressed an interest in serving on the DCHLT.

The City staff's recommendation was that the City Council consider appointment of Neighborhood Services Coordinator Prit Patel to the Denton County Homelessness Leadership Team.

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to appointment Prit Patel to the Denton County Homelessness Leadership Team. The motion carried.

Reports

(Agenda Item H)

- Economic Development Director Nika Reinecke introduced newly hired Economic Development Manager Jason Moore. Mr. Moore expressed his excitement about this opportunity and that he was looking forward to working with the City.
- Director of Parks and Recreation Stacie Anaya invited everyone to the Senior Activity Center on June 21, 2018 at 6 p. to start the process of master planning the future Valley Vista Nature Park.
- Director of Public Services Keith Marvin gave an update on the status of the lake.
- Councilman Gilmore encouraged everyone to check out the library over the summer for a variety of activities.
- City Manager Barron announced that Kevin Deaver has been selected as the City of Lewisville's next Chief of Police.
- Councilman Ferguson reviewed upcoming events at the MCL Grand.
- Mayor Durham thanked the Police Officers present for their service to the community.

There were no additional reports at this time.

Mayor Durham advised that the City Council would be returning to the City Council Conference Room to continue the Workshop Session discussion of the Park Development Fee's item. City Council returned to workshop session at 7:29 p.m.

WORKSHOP SESSION (cont'd)

Park Development Fee

(Agenda Item C)

With the City Council all present in the City Council Conference Room, the continuation of the Workshop Session began at 7:32 p.m.

At the request of City Manager Barron, Parks and Recreation Director Stacie Anaya conducted the attached PowerPoint Presentation regarding Park Development Fee.

Deputy Mayor Pro Tem Jones questioned if there was a review component in the ordinance to review this every few years as we build more service area and will have to change. Ms. Anaya advised that every five years she is required to bring a report; and every year they are supposed to look and recalculate the development fee. Councilman Gilmore clarified that these fees maintain the level of service; however, it does not fill the gap of where we would like to be, it is not used to catch up if we feel we are already deficient. Ms. Anaya confirmed that was correct as the law had not yet caught up with the "10-Minute Walk to a Park." She stated that this will help fill the gap that will occur as the population grows.

WORKSHOP SESSION (cont'd)

Park Development Fee

(Agenda Item C)

Further discussion was held that part of the way the ordinance was written was after the City reviews the developer's first submittal, the City is able to make the determination if that fits in with the City's plan and will work well, if it does not work well we can require cash in lieu. She further advised that the wetlands can count for 50% of the requirement and she stated that there may be times that the City wants that type of property. She clarified that the City has the first review.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:48 p.m. Monday, June 18, 2018, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item I)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:48 p.m. on Monday, June 18, 2018, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

The Closed Session was adjourned at 8:13 p.m. on Monday, June 18, 2018.

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

(Agenda Item J)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:13 p.m. on Monday, June 18, 2018, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to authorize the City Manager or her designee to sign all documents necessary to sell the approximate 3.668 acres of real property situated in the A.G. King Survey, Abstract No. 698, in the City of Lewisville, Denton County, Texas, and being all of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 17, of Kealy Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Volume 1, Page 5 of the Plat Records of Denton County, Texas, and being all of that certain tract of land conveyed to James Emmett Stockard, as described by deed recorded in Volume 489, Page 684 of the Deed Records of Denton County, Texas and being all of that certain tract of land conveyed to J.E. Stockard, as described by deed recorded in Volume 720, Page 969, Deed Records of Denton County, Texas, and being all of that certain tract of land conveyed to J.W. Stockard, as described by deed recorded in Volume 250, Page 40, Deed Records of Denton County, Texas to Trinsic Acquisition Company, LLC for \$1,517,891.00 with a 120-day inspection period. The motion carried.

There was no additional action taken on the items discussed during the Closed Session.

**LEWISVILLE CITY COUNCIL
REGULAR SESSION
JUNE 18, 2018**

Page 19

Adjournment

(Agenda Item K)

MOTION: Upon a motion made by Councilman Gilmore and seconded by Deputy Mayor Pro Tem Jones, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:13 p.m. on Monday, June 18, 2018. The motion carried.

These minutes approved by the Lewisville City Council on the 2nd day of July, 2018.

APPROVED

Rudy Durham
MAYOR

ATTEST:

Julie Worster
CITY SECRETARY



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

PAY PLAN METHODOLOGY

CITY OF LEWISVILLE

Internal Versus External Equity

Internal Equity – Point Factor Analysis

- HR staff reviews new positions to determine where they fall on the pay plan by analyzing the knowledge, skills and abilities necessary for the position.

External Equity – Market Analysis

- In order to attract and retain employees, it is important that the City of Lewisville be competitive with comparable cities that share the same applicant pool
- Per Administrative Directive 2.7.4 – Employee Performance Evaluation/Compensation Plan, the Human Resources Department conducts an annual market analysis using the Metroplex Compensation Survey's 14 participating cities along with Coppell, Grapevine and Flower Mound.
- By using the Metroplex Compensation Survey, the HR staff has access to all 14 participating cities' salary information and job descriptions. Each participating City updates its information at least annually.

Survey Cities' Population

Dallas – 1.281 million

Fort Worth – 837,000

Arlington – 370,115

Plano – 279,700

Garland – 236,786

Irving – 234,710

Grand Prairie – 187,050

Frisco- 170,268

McKinney – 161,905

Mesquite-145,284

Denton – 133,808

Carrollton – 133,168

Richardson – 108,617

Lewisville – 104,039

Allen – 99,882

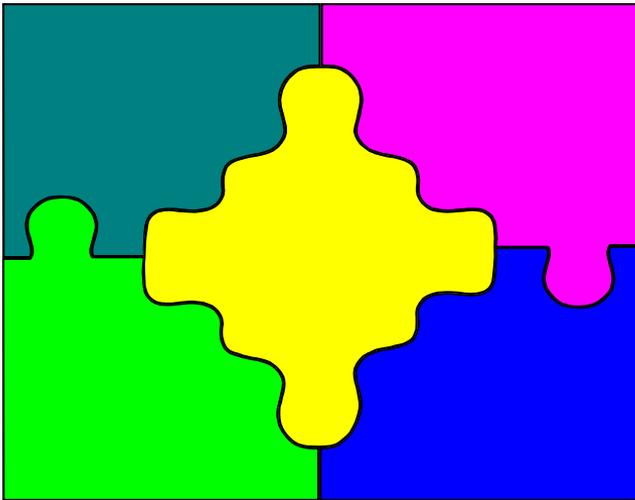
Flower Mound – 73,000

Grapevine – 51,122

Coppell – 41,110

Current Market Methodology

General Government Positions



Salary data is compared for each separate pay plans:

- PROFESSIONAL – Benchmark positions
- ADMINISTRATIVE/CLERICAL/TECHNICAL – Benchmark positions
- TRADES – Benchmark position
- Executive Staff/Director/Manager Broadband
- Appointed Positions

Benchmark Methodology

Several positions within each pay range whose duties are similar in all cities are designated as “benchmark” positions and are used for survey purposes.

Benchmark examples:

Professional Pay Plan	Administrative/Clerical/Technical Pay Plan	Trades Pay Plan
Purchasing Agent	Cashier	Maintenance Worker
Librarian	Deputy Court Clerk	Meter Operations Worker
Planner	Administrative Assistant	Animal Control Officer
Recreation Center Supervisor	Detention Officer (Jailer)	Heavy Equipment Operator
Accountant	Public Safety Dispatcher	Crew Leader
Chief Sanitarian	Code Enforcement Officer	Foreman

Market Analysis

- The City of Lewisville salary structure midpoint for each ***benchmark position*** is compared to average (50th percentile) of salary midpoints of the same or similar position in the survey cities.
- The market difference of each ***benchmark position*** within each pay plan is then averaged to determine the recommended pay plan adjustment necessary to remain competitive.
- Pay ranges are adjusted on October 1. Employees' salaries who fall below the new minimum are adjusted to the new minimum.

Market Analysis

When certain positions experience high turnover, difficulty recruiting and are more than 5% below market, staff will review that position and make adjustments to keep it competitive.

Several positions were identified this year and are being further reviewed.

Example: Maintenance Worker

- ✓ Turnover: 50% turnover since 10/1/16 (24 have terminated and the City has 48 authorized positions)
- ✓ Recruitment: Positions have been posted continuously in all areas since 2015. Those areas are: Parks Operations, Facilities Maintenance, Streets, & Utility Line Maintenance

Comparison of 2018 Market

Professional Pay Plan	
Grade	Job Title
17	Purchasing Agent
17	Sanitarian
17	Recreation Center Supervisor
17	Planner
17	Librarian
19	Animal Services Supervisor
19	Chief Sanitarian
20	Internal Auditor

2018 Survey Data - Professional
-2% for all Survey Cities

Admin/Clerical/Tech Pay Plan	
Grade	Job Title
53	Clerk/Typist
53	Library Assistant
53	Police Records Clerk
54	Cashier
55	AP Clerk
55	Billing Clerk
57	Accounting Technician
57	Detention Officer
57	Property & Evidence Technician
57	Public Safety Call Taker
57	Senior Administrative Assistant
58	Public Safety Dispatcher
58	Recreation Specialist
58	Construction Inspector
58	Traffic Signal Technician
59	Inspector (Bldg, Electr, Plumb)
59	Storm Water Inspector
59	Code Enforcement Officer
60	Paralegal
61	Communications Supervisor
61	Traffic Supervisor

2018 Survey Data –
Admin/Cler/Tech
-1% for all Survey Cities

Trades Pay Plan	
Grade	Job Title
53	Maintenance Worker
54	Chemical Applicator
55	Meter Operations Worker
56	Heavy Equipment Operator
56	Plant Operator
57	Crew Leader
59	Foreman

2018 Survey Data - Trades
-2% for all Survey Cities

Professional; Administrative, Clerical & Technical; and Trades Pay Plan Administration

All General Government Employees who receive a “Meets Standards” are eligible for a merit increase (if approved by Council) on the anniversary date of their employment or promotion.



Police & Fire Pay Plan Methodology

All positions on the police and fire pay plans are surveyed **rank to rank**.

The maximum salary for each **rank** position is compared to the average (50th percentile) of the maximum salaries of the same **rank** position in the 17 survey cities.

The difference in Lewisville's maximum salary to that of the average of the seventeen survey cities' maximum salaries is used to determine the recommended market adjustment for the next fiscal year.

Creates a "lag" of the market – positions move based on prior year average. Other cities are adjusting their salaries at the same time causing a "lag".

- Beginning in 2016, added 2% to market difference to combat "lag"



POLICE		Structure			
		Lewisville	Market		
Grade	Job Title	Maximum	Maximum	Variance	Market +2%
81	Police Officer	\$79,737	\$81,056	-1.7%	3.7%

*Average Increase for other Police Ranks 1.9%



FIRE		Structure			
Grade	Job Title	Lewisville Maximum	Market Maximum	Variance	Market +2%
71	Firefighter	\$75,507	\$76,714	-1.6%	3.6%

*Average Increase for Other Fire Ranks 2.5%

Lateral Transfers

In 2016, City implemented a Lateral Transfer policy for Police Officers:

- Applicants must have one-year continuous service as a paid, full-time certified peace officer with a municipal law enforcement agency with a population over 50,000 or work for a law enforcement entity/agency that employs over 100 sworn police officers who perform comparable law enforcement duties. Must have no more than a three-year break in service from the time they left a comparable law enforcement agency and the time they make application with the Lewisville Police Department.
- To date, 8 Police Officers have been hired as a Lateral Transfer

Police Hiring Statistics – 2016 through today

2015-2016

- Turnover – 9 employees
- New Hires – 11 employees

2016-2017

- Turnover – 5 employees
- New Hires – 10 employees

2017-2018

- Turnover – 6 employees
- New Hires – 3 employees

* **As of today, there are 6 vacancies.**

Police Officer Recruitment Overview							
Year	# Applications Received	# Tested	# Passed Written	# Passed Physical Ability	# Hired	# Still Employed	% of Applicants Hired
15-16	898	261	151	118	11	10	1.2%
16-17	171 (Certified Only)	47	40	32	10	10	5.8%
17-18 complete	300	94	55	31	3	3	3.0%
17-18 in progress	302	47	24	18			
TOTAL	1,671	449	270	199	24	23	3.3%

Fire Hiring Statistics – 2016 through Today

2015-2016

- Turnover – 9 employees
- New Hires – 13 employees

2016-2017

- Turnover – 7 employees
- New Hires – 6 employees

2017-2018

- Turnover – 5 employees
- New Hires – 5 employees

*** As of today, there are 4 vacancies and an additional 18 are needed by October 1st.**

Firefighter Recruitment Overview						
Year	# Applications Received	# Tested	# Passed (Physical, Essay & Rapid Panel Interview)	# Hired	# Still Employed	% of Applicants Hired
15-16	263	146	66	13	13	4.9%
16-17	86	46	28	6	5	7.0%
17-18 complete	98	40	17	5	5	5.1%
17-18 in progress	175	62	29			
TOTAL	622	294	140	24	23	5.7%

Consideration of Lateral Transfers for Firefighter

- The recent test for firefighter did not generate a sufficient applicant pool to hire 22 firefighters
- Staff is considering implementing a lateral transfer program that emulates the police program and will be meeting with a committee of Fire personnel to flesh out the details.
- If approved, the program will be advertised and testing will begin later this summer in an effort to provide a sufficient pool of qualified applicants.



City	Police Officer	Max
Plano	Police Officer	\$88,826
Ft Worth	Police Officer	\$85,509
Denton	Police Officer	\$83,445
Carrollton	Police Officer	\$83,297
Irving	Police Officer	\$83,160
Arlington	Police Officer	\$83,115
	Proposed (Market +2%)	\$82,687
Frisco	Police Officer	\$81,912
Garland	Police Officer	\$81,866
Grand Prairie	Police Officer	\$81,782
	2018 Survey Average	\$81,056
Flower Mound	Police Officer	\$80,267
McKinney	Police Officer	\$80,161
Richardson	Police Officer	\$79,824
	Lewisville's Current Salary	\$79,737
Coppell	Police Officer	\$79,509
Grapevine	Police Officer	\$77,346
Mesquite	Police Officer	\$76,713
Dallas	Police Officer	\$75,656
Allen	Police Officer	\$75,572
	Survey Average	\$81,056
Lewisville	Police Officer	\$79,737
	Percentage Difference from Market Average	-1.7%

Market +3% =
\$83,485



City	Firefighter	Max
Denton	Firefighter	\$81,428
Frisco	Firefighter/Paramedic	\$79,692
Arlington	Firefighter	\$79,546
Plano	Firefighter	\$79,103
Grand Prairie	Firefighter	\$78,227
	Proposed (Market +2%)	\$78,225
Grapevine	Firefighter	\$77,346
Coppell	Firefighter/Paramedic	\$77,302
Irving	Firefighter	\$77,028
	2018 Survey Average	\$76,714
Mesquite	Firefighter	\$76,713
Garland	Firefighter	\$76,260
Richardson	Firefighter	\$76,104
Dallas	Fire and Rescue Officer	\$75,626
Flower Mound	Firefighter	\$75,514
	Lewisville's Current Salary	\$75,507
Ft Worth	Firefighter	\$74,339
McKinney	Firefighter	\$74,009
Allen	Firefighter	\$73,175
Carrollton	Firefighter	\$72,734
	Survey Average	\$76,714
Lewisville	Firefighter	\$75,507
	Percentage Difference from Market Average	-1.6%

Market +3% =
\$78,980

Police and Fire Administration

- ❑ Steps for each rank are adjusted on the first day of the fiscal year based on the market average of position maximums.
- ❑ Police Officers and Firefighters below Step 7 are also eligible for a 4% step increase on date of hire or promotion date.
 - ❑ 39% of Firefighters and 30% of Police Officers are eligible for a step increase in 2018-19
- ❑ Upper ranks move up a step after two years



Broadband Pay Administration

New positions or open positions with similar responsibilities in other cities are compared to survey cities excluding Dallas and Fort Worth to determine a competitive salary.

Consideration is given to internal equity when setting salaries for managers and directors.

Internal applicants who are promoted receive a minimum of 5%

- Employees are eligible for a performance increase on their date of hire or date of promotion.
- Pay increases are based on individual's achievement of key results linked to organizational goals and strategies.
- The performance increase given the director or manager is at the discretion of his supervisor.
- The performance increase can range from 0% to the maximum increase derived from combining the council approved merit and the recommended market.

2018-19 Budget

Base Budget:

- General Government Employees:
 - 2% Market Adjustment to the Professional Pay Plan and the Trades Pay Plan
 - (Only the employees whose salaries fall below the new minimum are adjusted)
 - 1% Market Adjustment to the Administrative, Clerical and Technical Pay Plan
 - (Only the employees whose salaries fall below the new minimum are adjusted)
 - 3% Merit Increase for all General Government Employees
- Base Budget for Police and Fire Employees:
 - 3.7% Market Adjustment for Police Officer and an average 1.9% for other Police ranks
 - 3.6% Market Adjustment for Firefighter and an average 2.5% for other Fire ranks
 - Step Increases (39% of Firefighters and 30% of Police Officers are eligible for a step increase in 2018-19)

Unfunded List:

- Additional 1% Market Increase for Police Officer and Firefighter

Certificate of Occupancy Requisites

Building Inspections



Certificate of Occupancy



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Building Inspection Division

This building, or the described portion of the building, has been inspected for compliance with the requirements of the International Building Code for the group and division of occupancy and the use for which the proposed occupancy is classified.

A document issued by a Local Municipality or Building Department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.



Why is a C.O. Required?

- When the building is new, the C.O. verifies that it conforms to the most current life safety standards
- When the building is existing, has an ownership change, tenant change, or change in building use, a new C.O. is required to provide that the building is still safe to occupy
- The Fire Department uses the C.O. information to help identify potential hazards that may be encountered while responding to emergency calls
- Utilities can be released in the new tenant's name

Best Practices for when a C.O. required?



- When a new building is constructed and occupied;
- If an existing building or lease space is remodeled, enlarged, or altered;
- When any new use, tenant, or occupant is established;
- When any tenant name or ownership is changed



Language in the Current Ordinance

Sec. 17-36. - Certificates of occupancy. (Located in Zoning Ordinance)

(a) *Certificates of occupancy shall be required for any of the following:*

- (1) Occupancy and use of a building hereafter erected or structurally altered.
- (2) Change in use of an existing building to a use of a different classification.
- (3) Occupancy and use of vacant land, except agricultural use.
- (4) Change in the use of land to a use of a different classification.
- (5) Any change in the use of a nonconforming use.

- Current ordinance does not address tenant name changes or ownership changes.
- New Tenant Registrations are not an ordinance requirement.
- Requires a Certificate of Occupancy when no building is involved.



Challenges with Current Ordinance

- Our current ordinance hinders our ability to (1) adequately track the occupancy of a building; (2) maintain up-to-date information about the occupant and its use; and (3) ensure code requirements are met.

Example: Work performed without a permit due to a new tenant moving into a space without any inspections. Tenant moves in a warehouse use for the purposes of storage, but converts the interior into a processing plant.

- The Certificate of Occupancy requirements are currently maintained in the Zoning Ordinance.
- We are inconsistent with the region

Recommendations



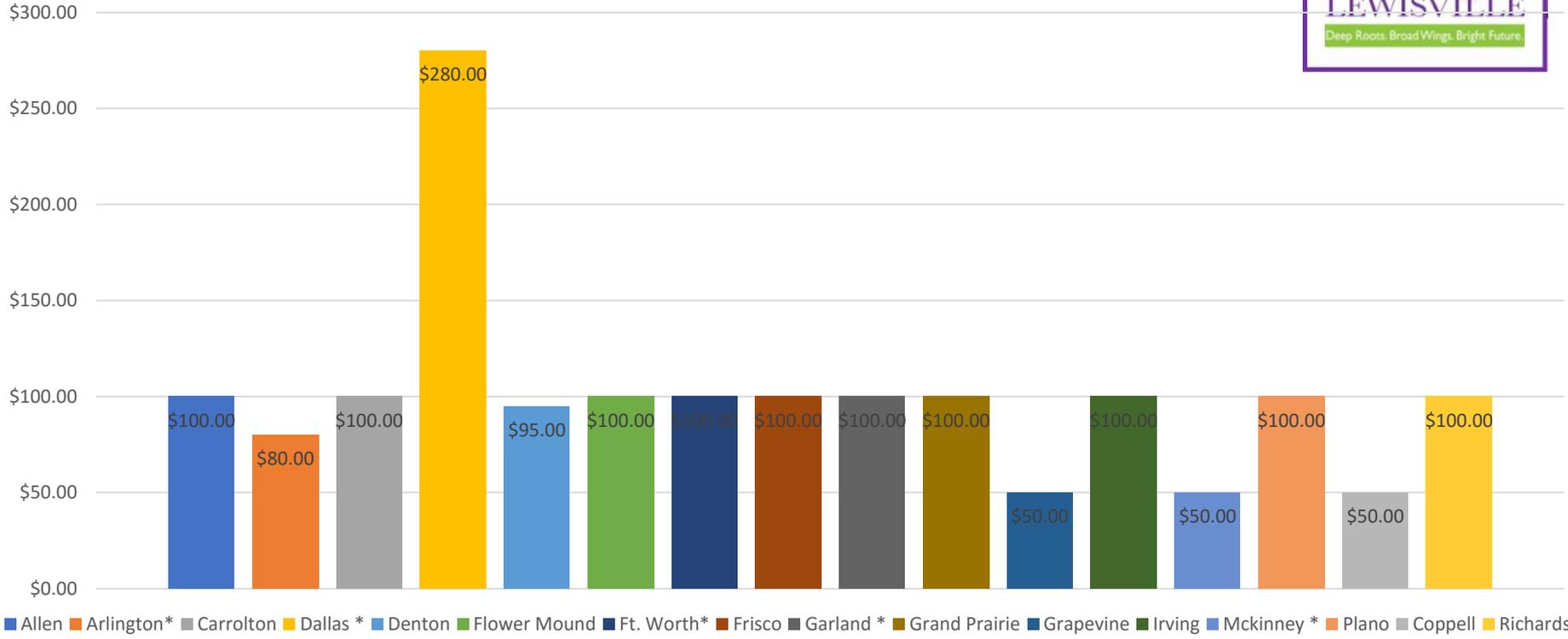
- Move the requirements from the Zoning Ordinance.
- Remove the following language regarding vacant land and use of land and add the underlined.

Sec. 17-36. - Certificates of occupancy. (Located in Zoning Ordinance)

- (a) Certificates of occupancy shall be required for any of the following:
 - (1) Occupancy and use of a building hereafter erected or structurally altered.
 - (2) Change in use of an existing building ~~to a use of a different classification.~~
 - (3) ~~Occupancy and use of vacant land, except agricultural use.~~
 - (4) ~~Change in the use of land to a use of a different classification.~~
 - (5) ~~Any change in the use of a nonconforming use.~~
 - (6) When any tenant name or ownership is changed regardless of a change in use.

- Add a Certificate of Occupancy permit fee of \$100

Fee Comparison



* Minimum Charge



LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

OPEN FOR
BUSINESS

Next Steps





Thank You!

Any Questions?



PARK DEVELOPMENT FEES

City Council Meeting and Workshop – June 18, 2018

2018 Park Master Plan Update

Legend

 Report Area

 Parks

Park Need (Places)

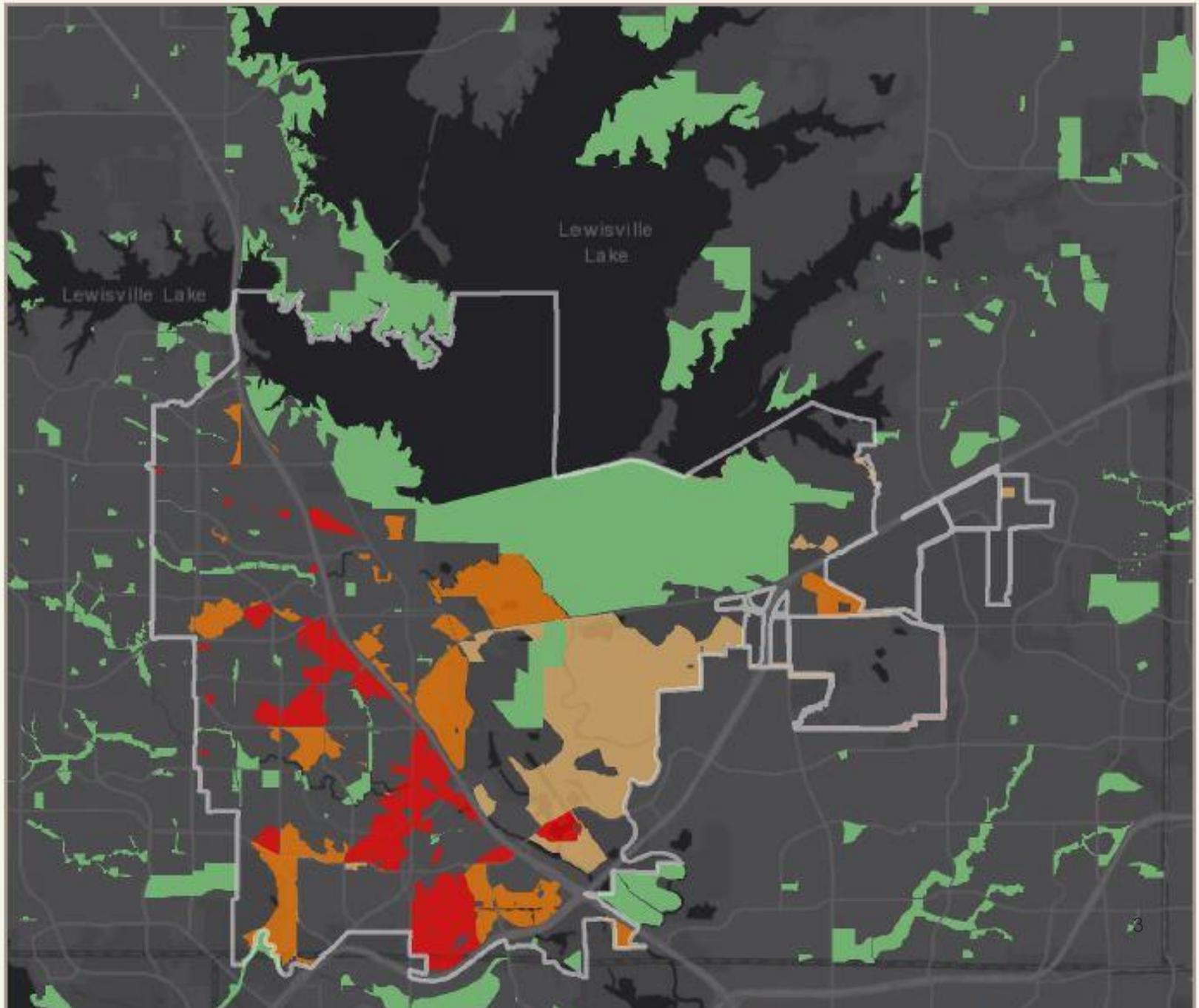
 High

 Moderate To High

 Moderate

Parkland deficiencies

- Trust for Public Land analysis
- 10-minute walk to a park



ACTION	ADDITIONAL DESCRIPTION	ESTIMATE OF PROBABLE COST	PRIORITY	PLAN GOAL
SYSTEM IMPROVEMENTS				
Modernize existing parks with new amenities and programs.	Set schedule to replace playground equipment, upgrade entry signs, ADA improvements, and other park features as needed.	\$500,000 minimum per park	Ongoing	1A, 3A, 5B
	Conduct redevelopment master plan for Lake Park (begin in 2018) and revisit community park master plan for East Hill Park.	\$150,000	High	
	Feasibility study to repurpose Vista Ridge Athletic Complex and Amphitheater.	\$80,000	High	
Incorporate sustainable areas within parks.	May include butterfly way stations, native and drought-tolerant plants, natural riparian buffers, and wild-flower areas.	\$50,000 minimum per park	Ongoing	3A
Continue to develop a city-wide network of multi-use trails.	Complete construction of Phase 1 trail segments from the Trails Master Plan.	\$6,300,000	High	4A, 4B, 4C
	Add wayfinding signage.	\$15,000 per sign	High	
	Move the 3 priority trails forward.	TBD from planning/design	High	
Create access points along the Elm Fork of the Trinity River.	Complete design of LLELA and Hebron access points and move to construction.	\$1,700,000	High	2A
Resurface tennis courts at Sun Valley and coordinate expanded access to LISD tennis facilities.	Work with LISD to facilitate joint access to existing tennis courts at area schools.	\$0	High	5B
	Resurface existing courts to improve playing conditions and add multi-purpose court striping.	\$40,000	Medium	
Renovate and modernize the Frederick P. Herring Recreation Center.	After the MGC opens, conduct feasibility study to determine best use of the facility.	\$100,000	Medium	5B, 6A
	Plan, design, and construct new components.	TBD by feasibility study	Low	
Renovate and update the Hedrick House.	Enhance kitchen and meeting area.	\$250,000	Medium	1A
Update technology and furniture components in the J. Glenmore Savage Sr. Community Room.	Install new A/V equipment, lighting, paint, and furniture.	\$80,500	Medium	1A

ACTION	ADDITIONAL DESCRIPTION	ESTIMATE OF PROBABLE COST	PRIORITY	PLAN GOAL
NEW FACILITIES				
Construct new parks, trails, and open space in under-served areas.	Revisit interlocal agreement with LISD for shared parkland. Consider Degan, Lakeland Rotary, Central, Rockbrook, Parkway, and Castle Hills elementary schools.	Shared maintenance costs	High	1A
	Create a neighborhood park at the Oak Bend Greenbelt.	\$1,200,000	Medium	
	Develop a neighborhood park in the Castle Hills area.	Acquisition: \$250,000 Planning & Design: \$180,000 Construction: \$1,200,000	Low	
	Designate the rodeo site as parkland and repurpose as an enhanced rodeo site with multi-purpose uses.	TBD from planning/design	Low	
Develop the Valley Vista Property into a nature park	Dedicate property as parkland. Develop a master plan that considers elements such as sustainability, natural areas, wildlife, and outdoor learning.	Master Plan & Design: \$450,000 Construction: \$3,000,000	High	1A, 3A
Construct nature center at LLELA.	Develop a master plan that considers elements such as access, preservation of sensitive areas, and education.	\$20,000,000	Medium	2B
Incorporate parks, trails, recreation, and open space as identified in the small area plans.	Construct parks and trail connections in the Southwest Lewisville and North End Small Area Plan areas	TBD – completion of Small Area Plans	Medium	1B
Create pocket parks in the City.	Create pause points along the DCTA Rail Trail.	\$400,000 (for 2 pause points)	Medium	1A, 5A
	Acquire parcels in Old Town to serve as pocket parks as the area continues to redevelop and has more residential density.	Land acquisition: \$250,000	High	
	Develop a pocket park in the 2.8 acres of land near Timber Creek acquired through the FEMA buy-out program.	\$200,000	Medium	

Update of Park Development Fee

- Two part approach
 - Horizontal
 - Dedication requirement – Land or money in lieu of land
 - Land requirement - Based on number of acres per dwelling unit in proposed for development
 - 3 acres per 100 dwelling units (du)
 - Money in lieu of land requirement – market price per acre
 - Based on third party land appraisal
 - Vertical
 - Development fee
 - construction of park elements
 - Based on estimate to develop a park acre
 - Collected per dwelling unit - \$1,000
- Collected at time of final plat



Example

- Plat submitted with 150 planned dwelling units in Northwest Lewisville
- Parkland Dedication Requirement (3 acres per 100 du)
 - $3 / 100 = n / 150$
 - $450 = 100n$
 - 4.5 acres required
- OR Cash-in-lieu of Parkland
 - 4.5 acres required
 - Average cost per acre in park planning area = \$50,000 (example)
 - $4.5 \times \$50,000 = \$225,000$
- Parkland Development Requirement (\$1,000 per du)
 - $\$1,000 \times 150 = \$150,000$
- Possible Payment - \$375,000

Lakewood Hills Development

- 260 proposed dwelling units
- Parkland Dedication Requirement
 - $3 / 100 = n / 260$
 - $780 = 100n$
 - 7.8 acres required
- OR Cash-in-lieu of land option
 - 7.8 acres
 - Average cost per acre in park planning area = \$50,000 (example)
 - \$390,000
- Park Development
 - $\$1,000 \times 260 = \$260,000$
- Possible Payment - \$650,000
- Potential use of funds - Neighborhood/Community Park in Northeast Lewisville or Work with Developer on Park/Trail construction

Comparison Cities

City	Parkland Dedication Requirement	Parkland Adjusted Requirement for 100 DU	Cash in Lieu of Fee	Park Development Fee
Allen	1/100 DU	1	\$ 645/DU	\$0
Arlington	1/250 DU	.25		\$1,143/DU
Carrollton	Dedication required in designated areas per Master Plan		\$300/DU	\$0
Coppell*	1/100 DU	1	Market Value	\$1285/DU
Dallas	1/100 DU	1	\$762/DU	\$403/DU
Denton*	.7/100 DU	.7	Market Value	\$ 291/DU
Flower Mound*	1/25 DU	4	Market Value	\$790/DU
Fort Worth*	2.5/1000 DU	.25	Market Value	\$30,000/acre
Frisco	1/50 DU	2	\$1,561/DU	\$0
Grapevine	1/145 DU	.69	\$1,416/DU	\$0
Lewisville (old)				\$ 750/DU
McKinney*	1/50 DU	2	Market Value	\$2,000/DU
Plano	Dedication required in designated areas per Master Plan			\$ 468/DU
Lewisville (proposed)	3/100 DU	3	Market Value	\$1,000/DU

Park Development Fees

- Intent is that the cost of a new park should be paid by those responsible for creating the demand for the new park facilities
- Courts have upheld the right of a City to charge a fee
 - Texas Supreme Court ruled fee to be constitutionally legal
 - US Supreme Court ruled the dedication requirements imposed on a developer should be “roughly proportional” to the increased demands of the proposed development on a city's park system
- Proposed Ordinance
 - Provides council authority to grant variance
 - Requirements and fees based on cost of residential property and park development



NEXT STEPS

- Adopt proposed changes to ordinance
- Market analysis of cost per acre in each park planning area – every three years
- Annual review of construction/development costs during budget preparation