

**LEWISVILLE CITY COUNCIL**

**REGULAR SESSION**

**JULY 18, 2016**

**Present:**

Rudy Durham, Mayor

**Council Members:**

TJ Gilmore, Mayor Pro Tem  
Leroy Vaughn, Deputy Mayor Pro Tem  
R Neil Ferguson  
Brent Daniels  
Brandon Jones

**City Staff:**

Donna Barron, City Manager  
Eric Ferris, Assistant City Manager  
Melinda Galler, Assistant City Manager  
Claire Swann, Assistant City Manager  
Julie Heinze, City Secretary  
Lizbeth Plaster, City Attorney

**WORKSHOP SESSION – 5:30 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 5:30 p.m. on Monday, July 18, 2016, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

**Discussion of Green Centerpiece Master Strategy**

**(Agenda Item A)**

City Manager Donna Barron conducted the attached PowerPoint for City Council consideration.

**Discussion of Audubon Feasibility Study Report Presented by Brian Trusty, Executive Director of Audubon Texas**

**(Agenda Item B)**

At the request of City Manager Donna Barron, Brian Trusty, Executive Director, Audubon Texas and Haily Summerford, Deputy Director, Audubon Texas conducted the attached PowerPoint Presentation.

**WORKSHOP SESSION – 5:30 P.M.**

**Discussion of Audubon Feasibility Study  
Report Presented by Brian Trusty,  
Executive Director of Audubon Texas  
(cont'd)**

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**(Agenda Item B)**

Deputy Mayor Pro Tem Vaughn advised that he was impressed with the work that had been done by Audubon and the City. He questioned what the City staff wanted from the City Council at this meeting as he felt he needed additional time to review the documentation that had been given to City Council regarding the Green Centerpiece Master Strategy. City Manager Donna Barron advised that there was one item on the agenda for the Adoption of Green Centerpiece Master Strategy. She stated that if the City Council needed additional time to review, it could be delayed; however, any changes would have to be considered by the other LLELA partners and that LISD was currently working on their bond programs. Mayor Durham pointed out that this has been discussed for four months. Discussion was held continuing this item to the Called-Special meeting for July 25, 2016. Deputy Mayor Pro Tem Vaughn advised he felt that would be enough time for him to review this document and address any questions he may have with City staff.

**Briefing on Structural Assessment of K&W  
Building and Next Steps for Development**

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**(Agenda Item C)**

Assistant City Manager Claire Swann and Director of Neighborhood Services Cleve Joiner conducted the attached PowerPoint Presentation.

City Manager Donna Barron advised that staff would proceed on as presented unless City Council had an issue. Mayor Pro Tem Gilmore requested that staff be sure the information was out on social media and marketing to ensure the community knew what was happening.

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

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**(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, Presentation: Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/ Committees. There was no discussion on this item.

**WORKSHOP SESSION – 5:30 P.M.**

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

**(Agenda Item D)**

Mayor Durham reviewed Agenda Item D-1, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Agriculture Open Space District (AO) to Single Family Residential District (R-7.5), on an Approximately 1.373-Acre Tract of Land out of the E. Pickett Survey, Abstract No. 1014, Located at 742 South Poydras Street, as Requested by Tamara Burks, on Behalf of Brenda Harris, the Property Owner (Case No. PZ-2016-07-17). There was no discussion on this item.

Mayor Durham reviewed Agenda Item D-2, Public Hearing: Consideration of a Special Use Permit for an Outdoor Auto Display and Sales Facility With One Associated Variance, on an Approximately 1.2219-Acres Located at 1240 Texas Street, Legally Described as Ralston Outdoor Addition Lot 1, Block A and ACI Self Storage Addition, Lot 2, Block A, Zoned Light Industrial District (LI), as Requested by Masterplan Consultants on Behalf of Ralston Outdoor and Mark Haas, the Property Owners (Case No. SUP-2016-06-06). There was discussion on this item regarding the need for a super majority vote should the City Council wish to overturn the Planning and Zoning Commission's recommendation for denial. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item D-3, Public Hearing: Consideration of Amendments to the 2015 Community Development Block Grant (CDBG) Annual Action Plan; a Resolution Authorizing CDBG and City Social Service Agency Fund Agreements Between the City of Lewisville and Agencies Receiving Re-allocated Funds; and Authorization for the City Manager to Execute the Agreements. There was no 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 City Council Minutes of the July 11, 2016, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-5, Approval of an Agreement for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2016-17; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Approval of Lease Agreement Between Trett Enterprises, Inc. and LMH-SP, Inc., and DFW Ice Vending LLC. At the request of Mayor Pro Tem Gilmore, City Manager Donna Barron confirmed that there was nothing different on these lease agreements from previous years. There was no further discussion on this item.

**WORKSHOP SESSION – 5:30 P.M.**

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

**(Agenda Item D)**

Mayor Durham reviewed Agenda Item F-7, Approval of a Resolution Approving the Fiscal Year 2017 Financial Plan of the Denco 9-1-1 District. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-8, Adoption of Green Centerpiece Master Strategy. City Manager Donna Barron advised pursuant to discussion during early workshop session, voting on this item could be delaying to the July 25, 2016, Called-Special meeting. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Consideration of a Resolution Appointing One Member to the Board of Managers of the Denco Area 9-1-1 District. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-10, Consideration of Appointments to the Lewisville 2025 Advisory Board. City Manager Donna Barron advised that do have a number of your 2025 members here.

Mayor Durham reviewed Agenda Item G-11, Consideration of Acceptance of Resignation of Greg Tierney From Place No. 5 on the Lewisville Parks and Library Development Corporation (4B); Declare Vacancy Exists on the 4B; and Consideration of an Appointment to Place No. 5 on the 4B. City Manager Donna Barron advised that due to State statute, the Board of Directors is comprised of seven (7) persons appointed by the City Council who are residents of the City and that no more than four (4) of the seven (7) members may be city employees, officers, or members of the City Council. She reviewed the current members and advised that when this Corporation was first formed, the City Council wanted to have four Council Members serve on this Corporation as well as a representative from the Park Board. Deputy Mayor Pro Tem Vaughn advised that he was interested in serving on this Corporation. There was no further discussion on this item.

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

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 6:53 p.m. on Monday, July 18, 2016.

**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, July 18, 2016, 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 Jones gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

Mayor Durham gave the pledge to the American and Texas flags.

**Presentation: Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/ Committees**

**(Agenda Item C)**

Mayor Durham read and presented Certificates of Appointment to Board/Commission/Committee members that were present. Following the presentation, City Secretary Julie Heinze issued the oaths-of-office.

**Public Hearing: Consideration of Ordinance No. 4293-07-2016 (Z) Granting a Zone Change Request From Agriculture Open Space District (AO) to Single Family Residential District (R-7.5), on an Approximately 1.373-Acre Tract of Land out of the E. Pickett Survey, Abstract No. 1014, Located at 742 South Poydras Street, as Requested by Tamara Burks, on Behalf of Brenda Harris, the Property Owner (Case No. PZ-2016-07-17)**

**(Agenda Item D-1)**

The current zoning of the property, Agriculture Open Space, requires lots of one acre in size and 100-foot setbacks. The applicant is proposing to rezone to Single-Family R-7.5, which allows a residential dwelling on a minimum 7,500 square foot lot. The requested zoning is consistent with surrounding properties. The Planning and Zoning Commission recommended approval (5-0) of the zone change request at their meeting of July 5, 2016.

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

**Public Hearing: Consideration of Ordinance No. 4293-07-2016 (Z) Granting a Zone Change Request From Agriculture Open Space District (AO) to Single Family Residential District (R-7.5), on an Approximately 1.373-Acre Tract of Land out of the E. Pickett Survey, Abstract No. 1014, Located at 742 South Poydras Street, as Requested by Tamara Burks, on Behalf of Brenda Harris, the Property Owner (Case No. PZ-2016-07-17) (cont'd)**

(Agenda Item D-1)

Mayor Durham opened the public hearing.

Nika Reinecke, Director of Economic Development and Planning and Tamara Burks, 650 East Vista Ridge Mall Drive, Lewisville, Texas 75067, were both present to respond to any questions posed by the City Council.

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, 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 1.373-Acre Tract of Land Out of the E. Pickett Survey, Abstract No. 1014 Located at 742 South Poydras Street; From Agriculture-Open Space District (AO) Zoning to Single Family Residential District (R-7.5) 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, and a Penalty; and Declaring an Emergency.”

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4293-07-2016 (Z)**, as previously captioned. The motion carried.

**Public Hearing: Consideration of a Special Use Permit for an Outdoor Auto Display and Sales Facility With One Associated Variance, on an Approximately 1.2219-Acres Located at 1240 Texas Street, Legally Described as Ralston Outdoor Addition Lot 1, Block A and ACI Self Storage Addition, Lot 2, Block A, Zoned Light Industrial District (LI), as Requested by Masterplan Consultants on Behalf of Ralston Outdoor and Mark Haas, the Property Owners (Case No. SUP-2016-06-06)**

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**(Agenda Item D-2)**

The request is for an SUP to use the two properties for an outdoor auto display and sales facility. The property previously was used as an outdoor auto display and sales facility; however, that use was discontinued and the site converted to a church worship facility. To change back to an outdoor auto display and sales facility will now require approval of an SUP. Staff cannot support this SUP request since it does not align with the City's vision for the redevelopment of this area. If the SUP is granted by Council, the following variance is requested in conjunction with the SUP: to allow the existing pole sign to remain for one year, at which time it would be replaced with a monument sign meeting the minimum sign ordinance requirements. Staff does not object to the variance request so long as City Council desires to grant the SUP. The Planning and Zoning Commission recommended denial (6-0) of the SUP request at their meeting of June 7, 2016.

The City staff's recommendation was that the City Council deny the Special Use Permit and associated variance.

Mayor Durham opened the public hearing.

Nika Reinecke, Director of Economic Development and Planning was present to respond to any questions posed by the City Council.

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

**MOTION:** Upon a motion made by Councilman Jones and seconded by Mayor Pro Tem Gilmore, the Council voted five (5) "ayes" and no (0) "nays" to deny Special Use Permit for an Outdoor Auto Display and Sales Facility with one associated variance, on an approximately 1.2219-acres located at 1240 Texas Street, legally described as Ralston Outdoor Addition Lot 1, Block A and ACI Self Storage Addition, Lot 2, Block A, zoned Light Industrial District (LI), as requested by Masterplan Consultants on behalf of Ralston Outdoor and Mark Haas, the property owners (Case No. SUP-2016-06-06). The motion carried.

**Public Hearing: Consideration of Amendments to the 2015 Community Development Block Grant (CDBG) Annual Action Plan; Resolution No. 4294-07-2016 (R) Authorizing CDBG and City Social Service Agency Fund Agreements Between the City of Lewisville and Agencies Receiving Re-allocated Funds; and Authorization for the City Manager to Execute the Agreements**

**(Agenda Item D-3)**

Health Services of North Texas and Christian Community Action both closed programs mid-year leaving \$10,000 in Community Development Block Grant funds available for re-allocation. An amendment to the 2015 Annual Action Plan is required to re-allocate CDBG funds. Similarly, Empowering America's Future (EAF), an agency funded from the City Social Service Agency Fund was not able to fulfill the terms of its contract leaving another \$4,500 of grant funds unspent for services this year. The CDBG Advisory Committee, in a meeting on June 7, 2016, recommended re-allocating these funds to other programs for which new agreements are needed. In addition to these agreements, the contract for Chisolm Trail RSVP is included to correct an error that resulted in an unintentional reduction of \$500 for senior services.

The City staff's recommendation was that the City Council approve the CDBG Annual Action Plan amendments and resolution authorizing the City Manager to execute the agreements for the proposed programs.

Mayor Durham opened the public hearing.

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

**MOTION:** Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Jones, the Council voted five (5) "ayes" and no (0) "nays" to approve and adopt **Resolution No. 4294-07-2016 (R)**, a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of Amendments to The 2015 Annual Action Plan; and Authorizing the City Manager to Contract With Budgeted City of Lewisville Social Service Agencies. The motion carried.

**Visitors/Citizens Forum**

**(Agenda Item E)**

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item F)

Mayor Durham advised that the following items would be removed from the Consent Agenda:

1. Consent Agenda Item No. 8 – Adoption of Green Centerpiece Master Strategy.

**MOTION:** Upon a motion made by Councilman Ferguson and seconded by Councilman Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items, with the exception of tabling Agenda Item No. 8 to the July 25, 2016, Called-Special Session, on the Consent Agenda, as recommended and as follows:

4. APPROVAL OF MINUTES: City Council Minutes of the July 11, 2016, Workshop Session and Regular Session.
5. Approval of an Agreement for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2016-17; and Authorization for the City Manager to Execute the Agreement.
6. Approval of Lease Agreement Between Trett Enterprises, Inc. and LMH-SP, Inc., and DFW Ice Vending LLC.
7. Approval of Resolution No. 4295-07-2016 (R) Approving the Fiscal Year 2017 Financial Plan of the Denco 9-1-1 District.

The motion carried.

END OF CONSENT AGENDA

**Consideration of Resolution No. 4296-07-2016  
(R) Appointing One Member to the Board of  
Managers of the Denco Area 9-1-1 District**

(Agenda Item G-9)

At the April 18, 2016, City Council selected Jim Carter, Former Mayor of Trophy Club and Denton County Commissioner as the City of Lewisville’s nomination for the Board of Managers of the Denco Area 9-1-1 District. All the nominations have now been submitted from the area cities and the District has requested that each participating city vote for one of the candidates and advise the District of its selection prior to 5 p.m. on September 9, 2016. The bios/resumes of each nominee have been attached for the City Council’s review.

The City staff’s recommendation was that the City Council approve a resolution appointing one member to the Board of Managers of the Denco Area 9-1-1 District.

**Consideration of Resolution No. 4296-07-2016  
(R) Appointing One Member to the Board of  
Managers of the Denco Area 9-1-1 District**

**(Agenda Item G-9)**

Jim Carter, 1005 Roadrunner Road, Bartonville, Texas, spoke before the City Council and handed out information updating the City Council on the Denco Area 9-1-1 District.

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Vaughn and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve **Resolution No. 4296-07-2016 (R)**: Appointing Jim Carter to the Board of Managers of the Denco Area 9-1-1 District. The motion carried.

**Consideration of Appointments to the  
Lewisville 2025 Advisory Board**

**(Agenda Item G-10)**

Several places on the Lewisville 2025 Advisory Board have reached the end of their term limits (Place Nos 2, 4, 6, and 8). All of these members are requesting to be considered for reappointment. Data sheets for these members has been included for City Council review.

The City staff’s recommendation was that the City Council proceed with the appointment process to the Lewisville 2025 Advisory Board.

**MOTION:** Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to reappoint Robert Troyer (Place No. 2) , Amanda Ferguson (Place No. 4), Kristin Green (Place No. 6), and Karen Locke (Place No. 8) to the Lewisville 2025 Advisory Board. The motion carried.

**Consideration of Acceptance of Resignation  
of Greg Tierney From Place No. 5 on the  
Lewisville Parks and Library Development  
Corporation (4B); Declare Vacancy Exists on  
the 4B; and Consideration of an  
Appointment to Place No. 5 on the 4B**

**(Agenda Item G-11)**

Pursuant to no longer serving on the Lewisville City Council, Greg Tierney has advised City staff that he wishes to step down from the Lewisville Parks and Library Development Corporation. The Articles of Incorporation for this board state that the Board of Directors be composed of seven (7) persons appointed by the City Council who are residents of the City and that no more than four (4) of the seven (7) members may be city employees, officers, or members of the City Council. Currently, the members serving on this corporation are Rudy Durham, TJ Gilmore, Ken Judkins, R Neil Ferguson, Robert Solete, and Doug Killough. When this Corporation was first formed, the City Council wanted to have four Council Members serve on this Corporation as well as a representative from the Park Board.

**Consideration of Acceptance of Resignation of Greg Tierney From Place No. 5 on the Lewisville Parks and Library Development Corporation (4B); Declare Vacancy Exists on the 4B; and Consideration of an Appointment to Place No. 5 on the 4B (cont'd)**

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**(Agenda Item G-11)**

The City staff's recommendation was that the City Council accept the resignation, declare a vacancy, and consider an appointment as set forth in the caption above.

**MOTION:** Upon a motion made by Councilman Jones and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to accept the resignation of Greg Tierney from Place No. 5 on the Lewisville Parks and Library Development Corporation (4B); declare a vacancy exists on the 4B; and Appoint Deputy Mayor Pro Tem Vaughn to Place No. 5 on the 4B. The motion carried.

**Reports**

**(Agenda Item H)**

- Second Quarter 2016 Boards/Commissions/Committees Attendance Reports
- Health Plan Report
- Assistant City Manager Claire Swann advised that the Clear The Shelter Event was scheduled for July 23, 2016 and encouraged anyone interested in adding to their family to stop by and adopt a pet.
- Councilman Daniels advised that he was excited about the Western Day bands that would be performing.
- Councilman Jones issues congratulations to the new and reappointed Board/Commission/Committee members.
- Mayor Pro Tem Gilmore advised that volunteer applications and parade applications were now available on the city's website for Western Days. He encouraged residents to participate.
- Councilman Ferguson echoed Councilman Jones comments for the new/reappointed Board/Commission/Committee members and thanked them for making time out of their schedules and putting forth the effort to make Lewisville a better place to live. Councilman Ferguson reviewed upcoming events at the MCL Grand Theatre.
- Mayor Durham thanked the Police Officers their presence and service.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:29 p.m. Monday, July 18, 2016, 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 7:33 p.m. on Monday, July 18, 2016, 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. Legal Issues Related to outdoor Receptacles

Section 551.071 (Consultation with Attorney)

2. Property Acquisition

Section 551.087 (Economic Development):

3. Deliberation Regarding Economic Development Negotiations.

The Closed Session was adjourned at 7:45 p.m. on Monday, July 18, 2016.

**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 7:46 p.m. on Monday, July 18, 2016, 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. There was no action taken on the items discussed during the Closed Session.

**Adjournment**

**(Agenda Item K)**

**MOTION:** Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 7:46 p.m. on Monday, July 18, 2016. The motion carried.

These minutes approved by the Lewisville City Council on the 15th day of August, 2016.

APPROVED

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Leroy Vaughn  
DEPUTY MAYOR PRO TEM

ATTEST:

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Julie Heinze  
CITY SECRETARY

# Green Centerpiece Master Strategy

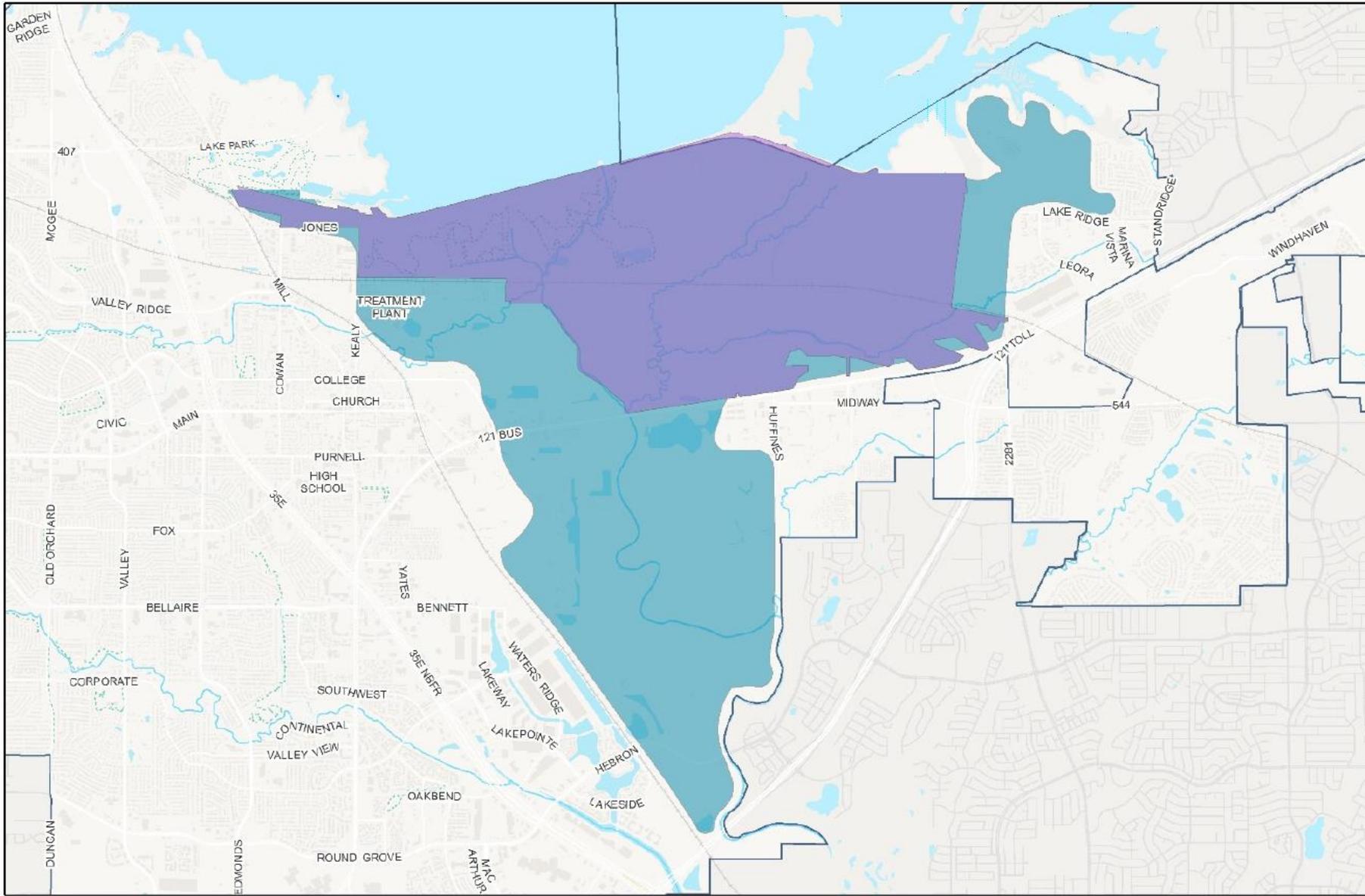
Executive Summary

# Master Strategy

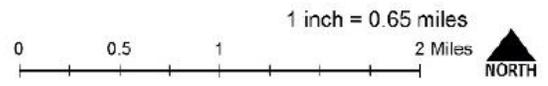
- ▶ **2025 Plan Big Move #1: Green Centerpiece**
  - ▶ Action Step #1
    - ▶ Convene partners to create and implement a Master Strategy for the Green Centerpiece and surrounding areas.
      - ▶ The City should take the lead in convening the effort to create a Master Strategy since its successful implementation will involve economic development, infrastructure, community involvement, outdoor recreation, environmental management and education.
      - ▶ The strategy should contain a vision, development/investment framework and action plan

# Green Centerpiece

- ▶ Green Centerpiece—Central Area
  - ▶ Land owned by Corps and operated by LLELA partnership
  - ▶ 1,903 acres immediately below the Lewisville Dam
- ▶ Green Centerpiece—Expanded Area
  - ▶ Includes floodplain below the dam and along the Elm Fork of the Trinity River
- ▶ The combined Central and Expanded Areas contain 6,726 acres
  - ▶ 24.6% of all land within the Lewisville city limits



- Central Area
- Expanded Area



# Master Strategy

- ▶ Includes an executive summary, vision statement, guiding principles, action items and appendices
- ▶ Within the appendices the **Audubon Center Feasibility Study** can be found
- ▶ Lewisville Lake Environmental Learning Area (LLELA) partners include Corp of Engineers (Corp), Lewisville Independent School District (LISD); University of North Texas (UNT) and the City of Lewisville
- ▶ Special thanks to:
  - ▶ Karen Walz, Strategic Community Solutions
  - ▶ Dr. Kevin Rogers, LISD Superintendent of Schools
  - ▶ Dr. Tom McCoy, Vice President for Research and Economic Development, UNT
  - ▶ Tim McAllister, Corps of Engineers Fort Worth District Operations Chief

# Master Strategy

- ▶ LLELA Partners began working on development of a Master Strategy in January 2015
- ▶ All partners will seek adoption by governing boards or appropriate management
- ▶ City officially added to the LLELA lease July 2016

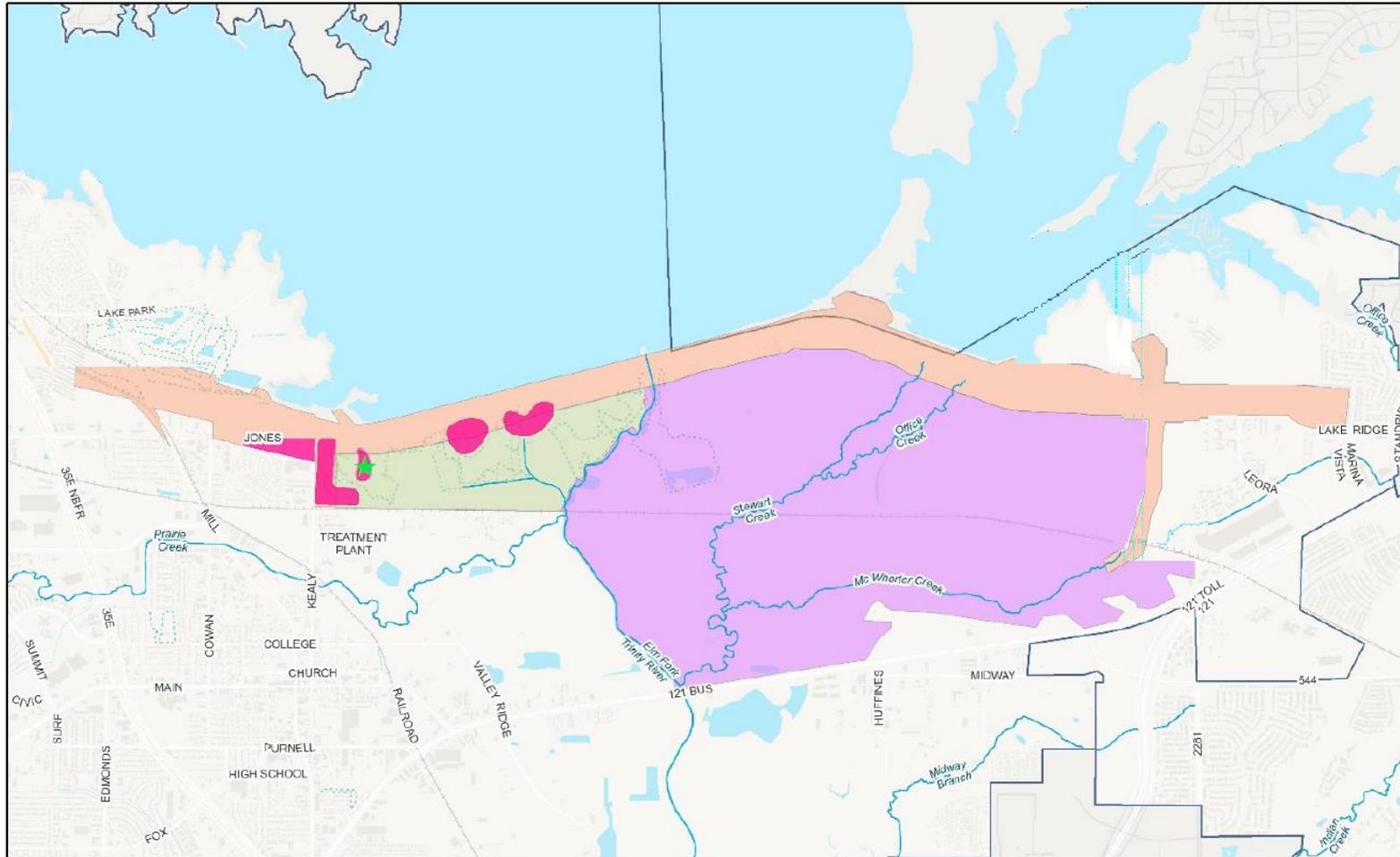
# Vision

- ▶ The Green Centerpiece is a central feature of Lewisville's identity, an important contributor to environmental management best practices in Texas, including research, education and restoration, and a destination for students and other visitors from Lewisville, the North Texas region and the world.

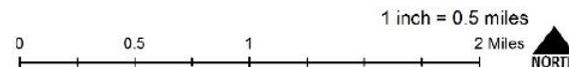
# Guiding Principles

- ▶ Will be adopted as part of the Master Strategy to provide direction for the Operating Partners; 14 Guiding Principles
- ▶ **Principles that apply to both the Central and Expanded Area:**
- ▶ #1. Decisions will be made that strengthen the environmental assets
- ▶ #2. Uses, facilities, and activities will not exceed the carrying capacity of the natural systems or vitality of the ecology
- ▶ #3. A Nature Center will be built and is assumed to be a \$20 M facility operated by Audubon Texas
  - ▶ Texas Audubon has completed feasibility study; supports Nature Center as long as all partners actively support the center
    - ▶ City provides \$10.0 M capital investment and financial security from city in initial years of operation
    - ▶ LISD provides \$10.0 M capital investment and a minimum of 10,000 students annually participating in educational programming
    - ▶ UNT provides financial investment based on usage and research grants
    - ▶ Audubon Texas has approved feasibility study and potential to operate nature center; to be considered by National Audubon October 2016; contract between City (and other funding partners) and Audubon Texas to be negotiated
    - ▶ Select design firm 2017, move forward with construction documents 2018; opening of Nature Center spring 2020
- ▶ #4. Primary activities are defined along geographical areas: Within the Central Area--east of the Trinity River is a focus on research and restoration; west of the Trinity River is a focus on education, nature recreation and research. In the Expanded Area there will be a focus on Extending the Green into the greater Lewisville community

# Guiding Principles

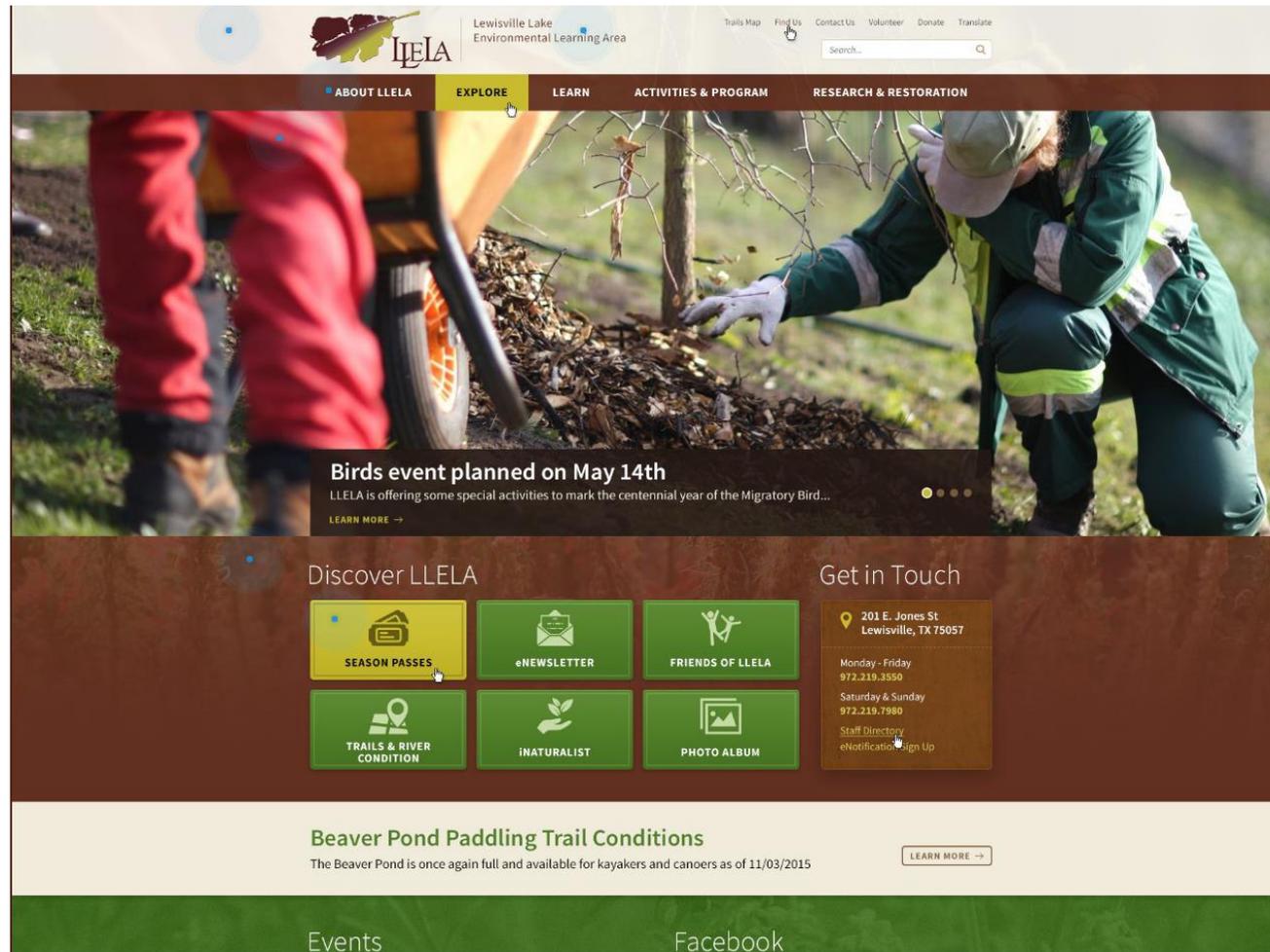


- Possible Nature Center Sites
- COE Operations
- Research
- Nature Recreation
- ★ Priority Nature Center Site



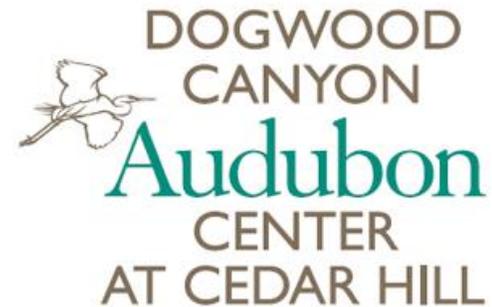
# Guiding Principles

- ▶ #5. On-going communications and events provide everyday interaction for Lewisville residents and visitors.



# Guiding Principles

- ▶ #6. Green Centerpiece initiatives serve as basis for collaborations with other North Texas communities and serves as foundation of Lewisville's regional leadership on environmental and sustainability issues.



# Guiding Principles

- ▶ **Central Area (LLELA)**
- ▶ #7. Maintain or enhance the habitat for plants and wildlife
- ▶ #8. Support environmental research via UNT's Advanced Environmental Research Institute (AERI)
- ▶ #9. Environmental Education
  - ▶ Both LISD and UNT; also community colleges and other universities
- ▶ #10. Restoration of native Texas ecosystem

# Guiding Principles

- ▶ **Expanded Area (area outside of LLELA)**
- ▶ #11. Land use and infrastructure investment
  - ▶ Demonstrate best practices for water conservation, grey water reuse, stream management, and groundwater discharge
    - ▶ Lewisville is 5<sup>th</sup> highest scorer in the first Texas Water Conservation Scorecard
    - ▶ Part of the Texas Living Water Project which is a partnership of the National Wildlife Federation, Sierra Club and the Galveston Bay Foundation
  - ▶ Incorporate green building and landscaping practices for private uses
  - ▶ Best green practices used for public infrastructure
  - ▶ SH 121 Business is reflective of green design and informs people that they are in a special area with unique natural features
  - ▶ Public art at key locations reflects Lewisville's natural setting and aspirations for the future

# Guiding Principles

- ▶ #12. Economic Development
  - ▶ Identity Focal Point developments reflect the communities focus on its natural setting and sustainability
  - ▶ Lake Park needs to be more reflective of the natural ecosystem
    - ▶ \$7.7 M of GO Bonds targeted for renovation of Lake Park; FY 19-20/20-21
    - ▶ Master Plan development included in FY 2016-17 budget
  - ▶ ED policies and incentives should support green businesses and sustainable design
  - ▶ Future use/closure plans for landfill sites should focus on environmentally desirable sites for business and recreation activities
- ▶ #13. Recreation and Education
  - ▶ Importance of trails
  - ▶ Environmental experiences and education in the expanded area expand to entire park system

# Guiding Principles

- ▶ #13. Recreation and Education
  - ▶ Environmental experiences and educational collaboration between UNT and LISD extends to entire LISD system and supports careers related to the environment.
  - ▶ Recreational activities in the expanded area complement the natural ecosystem in the Central area
- ▶ #14. Enhanced Quality of Life
  - ▶ Lewisville branding incorporates natural focus
  - ▶ Green centerpiece contributes to Lewisville's reputation as a community with a high quality of life

# Action Items

- ▶ Specific steps to be taken 2016 through 2025
- ▶ 75 Action Steps
  - ▶ 37 action steps to be completed in the next 3 years
- ▶ Will be evaluated annually
- ▶ Continuing organizational partnership via Operating Partners Committee
  - ▶ Will continue to meet on a regular basis to implement plan and provide continuing commitment of resources and effort

# Action Steps:

## Short-term FY2016-2017 through FY 2018-19

- ▶ #4. Create co-branding opportunities for LLELA
  - ▶ FY 16-17 budget includes funding for booth materials and promotional items
- ▶ #5. Create mission-related events and activities that bring people to the Green Centerpiece.
  - ▶ FY 16-17 budget includes funding for Watercross Shoreline activities
- ▶ #9. Environmentally-related public art
  - ▶ FY 16-17 budget includes development of public art master plan
- ▶ #13. Extension of LLELA programs to the other City and LISD parks and facilities
  - ▶ Multigenerational recreation center bonds included monies for public art; nature focus will be considered in design of this facility and Corporate/Valley Parkway land

# Action Steps:

## Short-term FY2016-2017 through FY 2018-19

- ▶ #20. Outreach to showcase Green Centerpiece successes
  - ▶ FY 16-17 budget includes \$34,385 for marketing of LLELA
- ▶ #26. Visitor Experience: Gear and equipment checkout/Trail backpacks
  - ▶ Library has backpacks that can be checked out that include various field observation supplies, equipment and reading material
- ▶ #33. Develop a Nature Center
  - ▶ City set aside \$5.0 M in FY 15-16; proposed budget includes another \$3.0 M leaving another \$2.0 m to be set aside by FY 19-20.
- ▶ #34. Develop the Beaver Pond to its greatest potential
  - ▶ Will work with Corps during repair work on the dam to get raw lake water to feed pond

# Action Steps:

## Short-term FY2016-2017 through FY 2018-19

- ▶ #41. Maintain the Minor-Porter Log House, smokehouse and dug-out
  - ▶ PALS is working on bid process to hire company to work on various repairs
- ▶ #46. Office space and classrooms
  - ▶ LISD contributed 4 portable classrooms to be used for office space. PALS working on remodeling and getting utilities to classrooms.
- ▶ #56. Volunteers: River Crew
  - ▶ PALS staff has set date for organizing volunteers to assist with river clean-up
- ▶ #63. Improved kayak launch and takeout facilities
  - ▶ Staff has not been able to complete design due to flooding issues
- ▶ #67. City adoption of Green Code

# Master Strategy

- ▶ Questions?
- ▶ Adoption?

# LLELA Nature Center Feasibility Study

Lewisville City Council Briefing



**Brian Trusty** – Executive Director, Audubon Texas

**Haily Summerford** – Deputy Director, Audubon Texas

## Today's discussion

- **Overview of Audubon**
- **Feasibility Study findings and recommendations**
- **Questions and Discussion**





2016-2020  
AUDUBON  
STRATEGIC  
PLAN

*EXTENDING  
OUR CONSERVATION  
REACH, TOGETHER*

**“If you take care of the birds,  
you take care of most of the big problems in the world.”**



**Dr. Thomas Lovejoy,  
Professor of Environmental  
Science and Policy,  
George Mason University**

# Conservation Strategies

Tight framework of **five strategic** conservation priorities.

Coordinated conservation efforts across **flyways** and the **hemisphere**.

	Strategic Priorities	Goals
	<p><b>Coasts</b> Audubon's work will focus on the most important breeding, stopover, and wintering sites for birds in each flyway throughout the hemisphere. <i>Annual budget range to reach full potential: \$18-20 million</i></p>	<p>Increase the populations of 16 flagship species at 500 priority sites.</p> <p>Enlist 10,000 volunteers and partner with 130 Audubon chapters for beach stewardship.</p>
	<p><b>Working Lands</b> Audubon will collaborate with landowners, land managers, government agencies, and private industry across the hemisphere to increase the quality of habitat on privately managed lands. <i>Annual budget range to reach full potential: \$8-10 million</i></p>	<p>Increase or stabilize the populations of 20 flagship bird species in four priority landscapes.</p> <p>Get 10,000 landowners to pledge to adopt bird-friendly practices.</p>
	<p><b>Water</b> Audubon will engage and involve the public on issues surrounding water rights and water quality; restore habitats along rivers, wetlands, and deltas; and explore market-based solutions that contribute to the achievement of our water goals. <i>Annual budget range to reach full potential: \$12-15 million</i></p>	<p>Manage, protect, and restore more than 1 million acres of habitat in watersheds.</p> <p>Get 250,000 people engaged in advocacy on local water-conservation measures.</p>
	<p><b>Bird-Friendly Communities</b> Audubon's chapters, nature centers, volunteer leaders, and partners are present and active in thousands of communities. Audubon will invest in the energy and creativity needed to strengthen its network and provide tools to share information and to make all communities safe for birds. <i>Annual budget range to reach full potential: \$12-14 million</i></p>	<p>Address local threats to birds and connect people to conservation actions.</p> <p>Grow 1 million bird-friendly plants by working with volunteers and local governments.</p>
	<p><b>Climate</b> Leveraging our climate science, Audubon will create far greater demand for change on the climate issue by tapping into people's passion for birds. <i>Annual budget range to reach full potential: \$10-12 million</i></p>	<p>Implement adaptation strategies on 300,000 acres of coastal wetlands and marshes.</p> <p>Bring 1 million new people to the climate issue through outreach and advocacy efforts.</p>



# Coasts

- Identify threats for flagship species and habitats
- Expand coastal stewardship to protect nesting birds
- Restore wetlands, beaches, salt marshes, and tidal flats
- Pioneer new coastal resilience solutions
- Mobilize our network to advocate for increased coastal conservation





# Working Lands

- Develop market-based conservation solutions that encourage bird-friendly practices
- Create bird specific land-management practices
- Collaborate with landowners
- Increase government incentives for bird conservation and engage on a policy level
- Build local and international partnerships





# Water

- Expand knowledge of water needs and impacts of water scarcity and pollution on birds
- Develop market-based mechanisms to advance water-management decisions
- Implement on-the-ground restoration actions
- Expand international partnerships



# Climate

- Apply and expand climate-science research
- Protect climate strongholds
- Influence state and national resource management
- Broaden the range of voices for climate solutions
- Support a climate action plan in Latin America and the Caribbean





# Bird-Friendly Communities

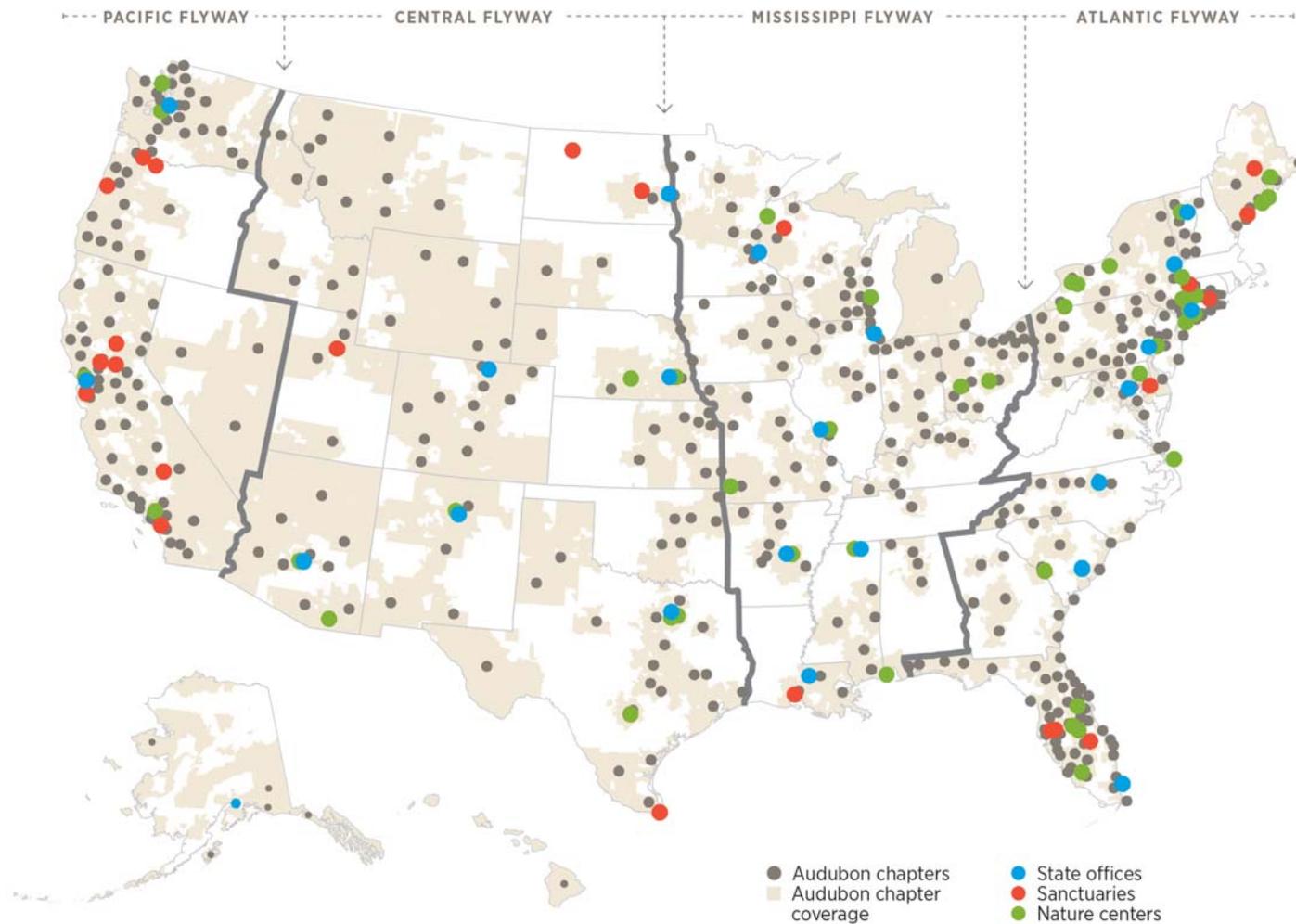
- Create local opportunities to connect people with birds
- Provide programs to help people and communities protect birds and their places
- Drive a national native plants for birds program and make buildings safer for birds
- Support local stewardship of Important Bird Areas



**Audubon operates the  
nation's largest network  
of nature centers**



# Visualizing the Audubon Network





**Conservation  
Science**

**Coastal Conservation Program**

**Urban Conservation Program**

**Prairie and Grassland Program**

**Community  
Education**

**Development  
and  
Administration**

**Development**

**Policy**

**Management**

**Dogwood Canyon Audubon Center**

**Mitchell Lake Audubon Center**

**Trinity River Audubon Center**

**Sabal Palm Sanctuary**

## Trinity River Audubon Center in Dallas



- Flagship of the system – open eight years
- Leased from City of Dallas
- 75,000 annual visitation including 25,000 students
- Program and experience diversity, opportunity at scale

## **Dogwood Canyon Audubon Center at Cedar Hill**

- **Youngest in the system – open five years**
- **Owned by Audubon and partners**
- **LEED Gold certified visitor center**
- **12,000 annual visitation including 7,000 students**

## Feasibility Study Findings

An Audubon Center at LLELA is financially and programmatically feasible.



This is envisioned as a \$20 million capital development project that will feature an annual operational budget of \$750,000 - \$1,000,000.

## Feasibility Study Findings

**Proper siting of the facility at LLELA is critical** for asset protection, minimizing environmental impact of the facility, and to enhance the visitor experience.

### **Facility design needs to incorporate:**

- Resiliency and sustainable maintenance
- Minimized environmental impact
- Visitor experience
- Interpretation of the site
- Financial sustainability
- Operational model of Audubon

## Feasibility Study Findings

### **The operational model of Audubon includes:**

- Robust and diverse programs that serve different segments of the community
- Retention of revenue collected from admissions and other recreational activities on-site
- Facility rental / usage of the Center for private events.

**The partners of LLELA must actively support the development and operations of the Audubon Center.**

# Financial Sustainability

- Clear and unencumbered point of entry
- Circulation and flow that brings visitors to a front desk and through a retail nature store area
- Multiple classroom/education areas that support groups of at least 35-40 participants each
- Large meeting room or gathering space that can accommodate a minimum of 200 persons
- Administrative area that provide a small meeting room, office space, and sufficient storage
- Outdoor classroom areas and ancillary amenities that enrich the visitor experience

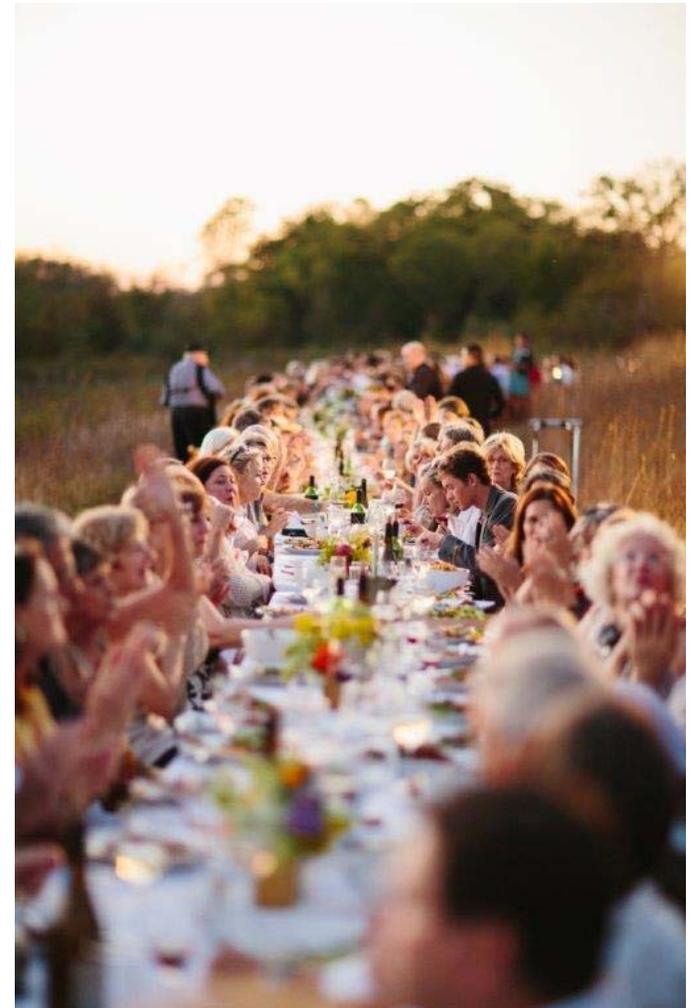
# Operational Components

- Operational schedule
- Education programs
- Facility rentals
- Staffing and contract services



# Revenue Streams

- **Earned revenues**
  - Programs
  - Special events
  - Facility usage
- **Contributed revenues**
  - Individual major donors (\$10,000+ / year)
  - Foundation / corporate grants
  - Public grants (state or federal)
  - Program, event, or facility sponsorships
  - Fundraising events
  - Mid-level donors (\$1,000-9,999 / year)
  - Annual fund donors (<\$1,000 / year)
  - Memberships



## Lewisville Lake Environmental Learning Area (LLELA) Service Area



Travel Distance to LLELA

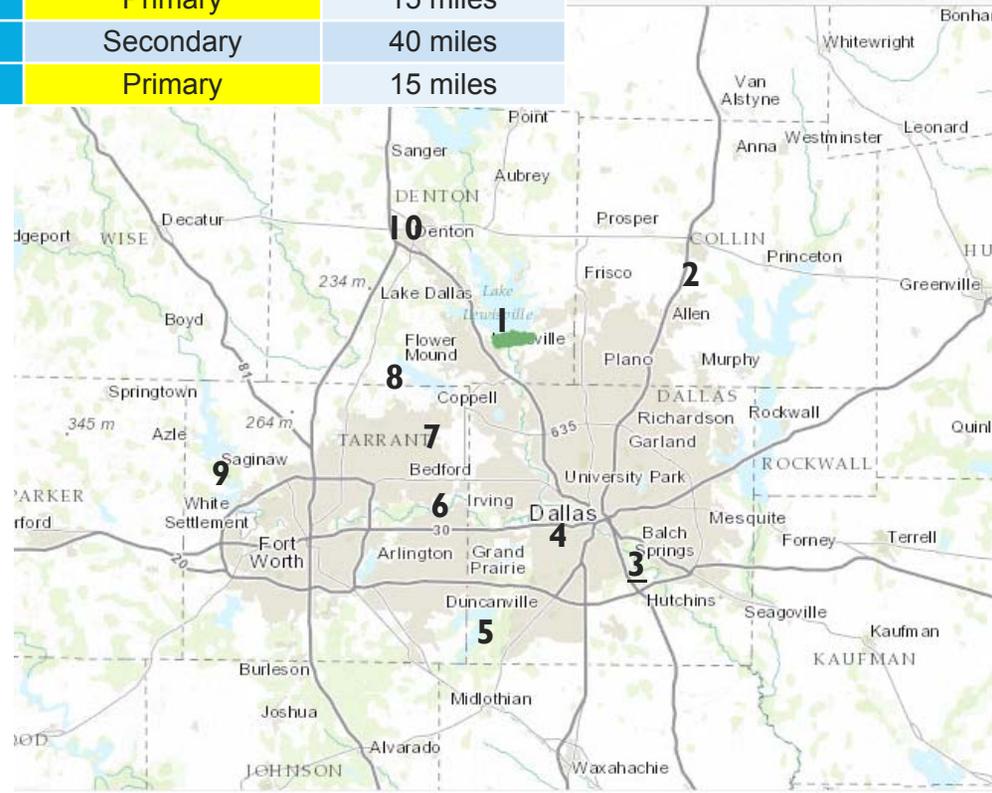
0-25mi

25-50mi

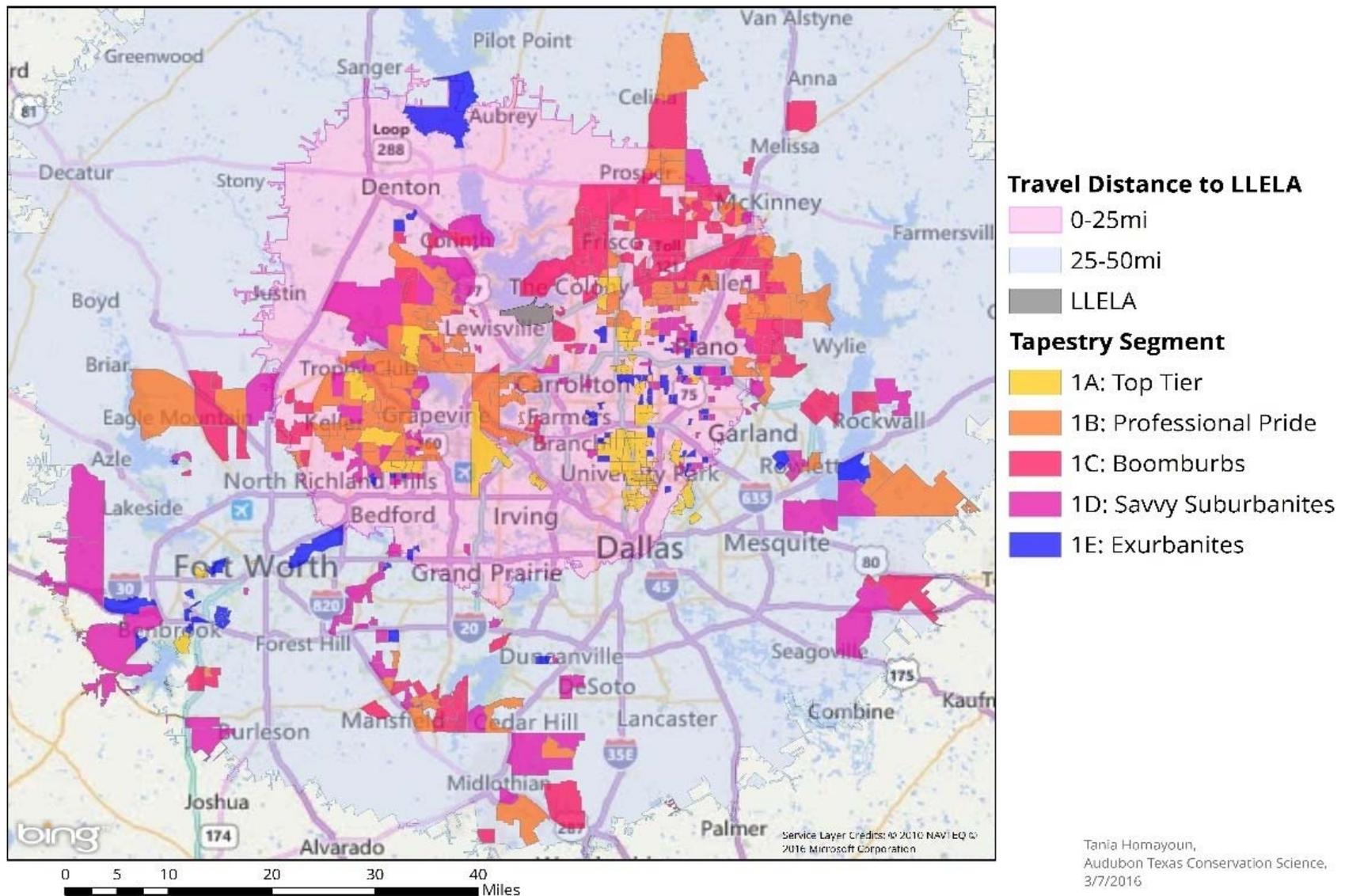
LLELA



Facility	LLELA Service Market	Distance from LLELA (approx.)
1. LLELA		
2. Heard Natural Science Museum & Wildlife Sanctuary	Primary	22 miles
3. Trinity River Audubon Center	Secondary	30 miles
4. Twelve Hills Nature Center	Primary	25 miles
5. Dogwood Canyon Audubon Center	Secondary	35 miles
6. River Legacy Living Science Center	Primary	21 miles
7. Colleyville Nature Center	Primary	18 miles
8. Bob Jones Nature Center	Primary	15 miles
9. Fort Worth Nature Center and Refuge	Secondary	40 miles
10. Elm Fork Education Center	Primary	15 miles



## Lewisville Lake Environmental Learning Area (LLELA) - Potential Donor Hotspots



Lewisville Employer	Number of Employees
JP Morgan Chase*	2,158
Xerox*	850
Medical Center of Lewisville*	756
SYSCO*	520
Orthofix*	450
Med-Fusion*	450
HOYA Vision Care*	400
TIAA-CREF*	350
The Flooring Services*	300
Overhead Door Company*	288
Kuehne & Nagel*	214
Prime Controls*	190
The Apparel Logistics Group*	160
Universal Fixture and Display*	150
Anixter Fasteners*	140
Blue Lynx Media*	110
Tigi Linea Corp*	100
APL Logistics*	100
Vinson Process Controls*	80
Active Organics*	58

Future Employers (Announced)	
Mary Kay*	500
Bed Bath & Beyond*	700
Norman Window Fashions*	200
Mortgage Contracting Services*	700
FedEx Distribution Center*	290
Additional Notable Employers in the Region	Number of Employees
Toyota USA**	4,500
Hewlett Packard Enterprise**	3,250
Frito-Lay**	2,500
J.C. Penney**	2,420
Nebraska Furniture Mart**	2,000
Dr. Pepper Snapple**	1,250
FedEx Office**	1,220

# Visitation and Pre-opening

Visitation Type	Primary Service Area	Secondary Service Area	Total Estimated Visitation
General visitors	35,700	8,844	44,543
School programs	15,000	500	15,500
Community programs	5,000	0	5,000
Special events / Misc.	1,000	250	1,250
<b>TOTAL</b>	<b>56,700</b>	<b>9,594</b>	<b>66,293</b>

## Pre-opening Phase

- Center Director and Development Manager
- 18-months prior to opening
- Estimated \$300,000 investment

# Pro forma: Years 1-5



	Year 1	Year 2	Year 3	Year 4	Year 5
<b><i>Earned Revenues</i></b>					
General visitors day pass	\$ 125,000	\$ 137,500	\$ 178,750	\$ 205,563	\$ 224,063
Tent camping nights	\$ 1,313	\$ 1,500	\$ 1,688	\$ 2,063	\$ 2,250
Nature center rental (2 rooms)	\$ 37,500	\$ 52,500	\$ 75,000	\$ 97,500	\$ 127,500
Pavillion	\$ 3,750	\$ 5,000	\$ 6,250	\$ 8,750	\$ 10,000
School programs	\$ 62,500	\$ 75,000	\$ 75,000	\$ 100,000	\$ 100,000
Day-camp programs	\$ 18,750	\$ 13,750	\$ 15,125	\$ 16,638	\$ 18,301
Miscellaneous	\$ 25,000	\$ 25,000	\$ 35,000	\$ 35,000	\$ 40,000
<b>subtotal</b>	\$ 273,813	\$ 310,250	\$ 386,813	\$ 465,513	\$ 522,114
<b><i>Contributed Revenues</i></b>	\$ 100,000	\$ 100,000	\$ 150,000	\$ 150,000	\$ 200,000
<b><i>Expenses</i></b>					
Center Mgmt and Admin Labor	\$ 185,000	\$ 186,850	\$ 188,719	\$ 192,512	\$ 196,381
Education / Program Labor	\$ 140,000	\$ 141,400	\$ 142,814	\$ 145,685	\$ 148,613
Additive Labor Costs	\$ 217,750	\$ 219,928	\$ 222,127	\$ 226,592	\$ 231,146
Contracted Services	\$ 55,000	\$ 55,550	\$ 56,106	\$ 57,233	\$ 58,384
Education Materials / Supplies	\$ 25,000	\$ 25,250	\$ 25,503	\$ 26,015	\$ 26,538
Maintenance Supplies	\$ 15,000	\$ 15,150	\$ 15,302	\$ 15,609	\$ 15,923
Equipment	\$ 5,500	\$ 5,555	\$ 5,611	\$ 5,723	\$ 5,838
Utilities	\$ 85,000	\$ 85,850	\$ 86,709	\$ 88,451	\$ 90,229
Marketing and Promotions	\$ 25,000	\$ 25,250	\$ 25,503	\$ 26,015	\$ 26,538
Minor Repair / Facility Mgmt	\$ 10,000	\$ 10,100	\$ 10,201	\$ 10,406	\$ 10,615
Miscellaneous	\$ 25,000	\$ 25,250	\$ 25,503	\$ 26,015	\$ 26,538
<b>subtotal</b>	\$ 788,250	\$ 796,133	\$ 804,094	\$ 820,256	\$ 836,743
<b>Total</b>	\$ (414,438)	\$ (385,883)	\$ (267,281)	\$ (204,744)	\$ (114,629)
<b><i>Cost Recovery Percent</i></b>	35%	39%	48%	57%	62%
<b><i>Required Loss Coverage</i></b>	\$ 414,438	\$ 385,883	\$ 267,281	\$ 204,744	\$ 114,629

# Pro forma: Years 6-10



	Year 6	Year 7	Year 8	Year 9	Year 10
<b><i>Earned Revenues</i></b>					
General visitors day pass	\$ 276,942	\$ 285,250	\$ 290,955	\$ 293,865	\$ 302,681
Tent camping nights	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Nature center rental (2 rooms)	\$ 162,000	\$ 162,000	\$ 171,000	\$ 171,000	\$ 171,000
Pavillion	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
School programs	\$ 132,000	\$ 132,000	\$ 150,000	\$ 150,000	\$ 150,000
Day-camp programs	\$ 22,145	\$ 22,145	\$ 24,359	\$ 26,795	\$ 27,500
Miscellaneous	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
<b>subtotal</b>	\$ 646,087	\$ 654,395	\$ 689,314	\$ 694,660	\$ 704,181
<b><i>Contributed Revenues</i></b>	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 300,000
<b><i>Expenses</i></b>					
Center Mgmt and Admin Labor	\$ 202,273	\$ 208,341	\$ 214,591	\$ 221,029	\$ 227,660
Education / Program Labor	\$ 153,071	\$ 157,663	\$ 162,393	\$ 167,265	\$ 172,283
Additive Labor Costs	\$ 238,080	\$ 245,223	\$ 252,579	\$ 260,157	\$ 267,962
Contracted Services	\$ 60,135	\$ 61,939	\$ 63,797	\$ 65,711	\$ 67,683
Education Materials / Supplies	\$ 27,334	\$ 28,154	\$ 28,999	\$ 29,869	\$ 30,765
Maintenance Supplies	\$ 17,515	\$ 19,267	\$ 22,157	\$ 26,588	\$ 33,235
Equipment	\$ 6,014	\$ 6,194	\$ 6,380	\$ 6,571	\$ 6,768
Utilities	\$ 92,936	\$ 95,724	\$ 98,596	\$ 101,554	\$ 104,600
Marketing and Promotions	\$ 27,334	\$ 28,154	\$ 28,999	\$ 29,869	\$ 30,765
Minor Repair / Facility Mgmt	\$ 11,677	\$ 12,844	\$ 14,771	\$ 17,725	\$ 22,157
Miscellaneous	\$ 27,334	\$ 28,154	\$ 28,999	\$ 29,869	\$ 30,765
<b>subtotal</b>	\$ 863,703	\$ 891,658	\$ 922,261	\$ 956,206	\$ 994,641
<b>Total</b>	\$ (17,617)	\$ 12,737	\$ 17,053	\$ (11,547)	\$ 9,539
<b><i>Cost Recovery Percent</i></b>	75%	73%	75%	73%	71%
<b><i>Required Loss Coverage</i></b>	\$ 17,617	\$ -	\$ -	\$ 11,547	\$ -

# Questions and Discussion

**Brian Trusty**  
[btrusty@audubon.org](mailto:btrusty@audubon.org)

# Structural Assessment

102 S. Mill St.

City Council Workshop  
July 18, 2016

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102 S. Mill St. - 3338 Sq. Ft. – Built in 1930



102 S. Mill St. – 2638 Sq. Ft. Addition Built in 2001

# 102 S. Mill St.



May 17, 2001 – Two-Alarm Fire - \$30,000 Damage to Building

## 102 S. Mill St.



May 10, 2015 – Damage to Building From Shear Wind Storm  
Front Part – Built in 1930 - Vacant Since June 21, 2010

# 102 S. Mill St.



June 23, 2016 – Conditions Observed – Structural Engineer

# 102 S. Mill St.



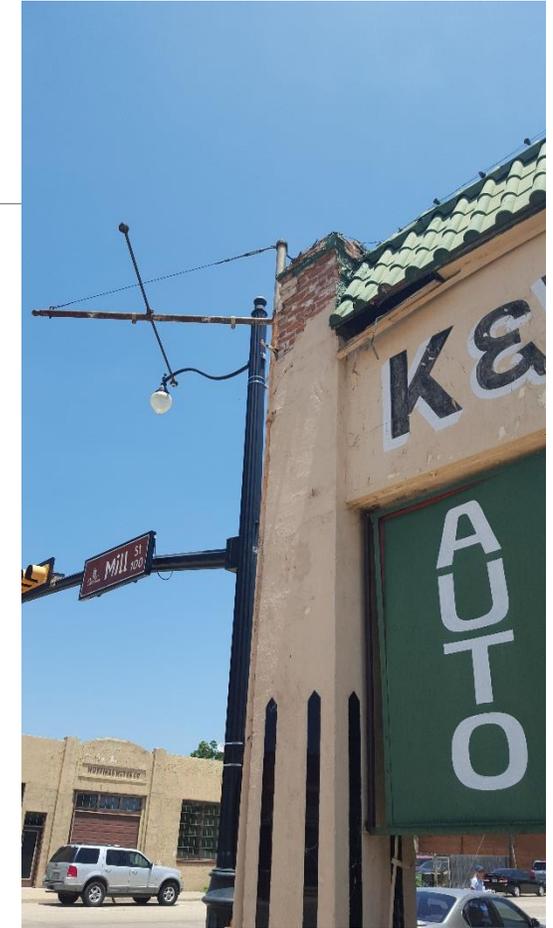
June 23, 2016 – Conditions Observed – Structural Engineer

# 102 S. Mill St.



June 23, 2016 – Conditions Observed – Structural Engineer

# 102 S. Mill St.



July 11, 2016 – Current Conditions Observed – Building Official

# 102 S. Mill St.



Recommendation:

Demolition as Soon as Possible Due to Public Safety Issues.