



LEWISVILLE
2025
VISION

2023 ANNUAL REPORT

CITY LEADERS



Photos by Blackall Photography

LEWISVILLE 2025 VISION PLAN

The City of Lewisville adopted a vision plan in 2014 that answered the question: “What do we want Lewisville to be when it turns 100 years old?” Since then, the City has been extremely successful in carrying out the Lewisville 2025 vision plan and has seen very positive results. The City’s organizational culture, the priorities of its investments, and the relationship to its residents have all been transformed as this plan’s recommendations have been implemented.

The original Lewisville 2025 vision plan was structured around nine Big Moves. Those Big Moves presented the major initiatives that could have the biggest impact on Lewisville’s future. The original Big Moves have been modified based on progress since 2014. After further input from residents in 2020, there are now seven Big Moves and three Strategic Moves. Together, the Big and Strategic Moves provide direction for the City’s internal operations, community programs, and decisions about development and redevelopment efforts.

The purpose of this report is to provide an update on major accomplishments during 2023 that supported the Big and Strategic moves. It also features projects that will be a major focus of attention in 2024.

Front cover photo: *We Are Lewisville* at Serve Lewisville, created by Christopher Vernale. Back cover photo: *Lung Thawng* at Central Park, created by Madeline Weiner.



BIG MOVES

STRATEGIC MOVES

A MESSAGE FROM MAYOR TJ GILMORE

2023 was a year of remarkable growth and continued success for Lewisville. We witnessed the completion of several projects, embraced innovative solutions, and laid the groundwork for an even brighter future. I'm proud to share our collective achievements, a testament to residents' support and the tireless efforts of our city staff.

Building a stronger foundation:

Parks and Recreation thrived in 2023. We achieved CAPRA certification, one of only 205 agencies in the United States to do so, solidifying our commitment to excellence in park management. Multiple playgrounds citywide received a vibrant face lift, and the Hedrick House underwent a beautiful remodel, breathing new life into a historic landmark. The adoption of the Lake Park Master Plan paves the way for this signature destination's revitalization.

A vibrant heart and a welcoming face:

Our beloved Old Town received national recognition, being named an APA Great Place in Texas. This prestigious designation reflects the community's dedication to historic preservation and dynamic growth. New apartment complexes sprung up, offering diverse housing options and attracting new residents, while new businesses and existing spaces saw increased traffic and success.

Protecting and serving:

The construction of the Tittle McFadden Public Safety Center progressed steadily, marking a significant investment in our community's safety and wellbeing. Meanwhile, the opening of Serve Lewisville streamlined access to vital services, fostering a more collaborative and responsive city government.

Investing in our future:

We completed the Timberbrook street project, enhancing the neighborhood. Beyond infrastructure, Lewisville earned recognition in *Texas Monthly* for our commitment to native plant landscaping initiatives. This shift not only promotes sustainability but also creates a more aesthetically pleasing and ecologically responsible city.

These accomplishments are just a snapshot of the incredible progress we made together in 2023. As we move forward, let's celebrate our successes, learn from our challenges, and embrace the exciting opportunities that lie ahead. By working together, we can ensure that Lewisville continues to thrive as a vibrant, inclusive, and resilient community.

Thank you for your unwavering support of Lewisville's growth and development. Let's keep up the great work!

(Photo by Blackall Photography)



The full Lewisville 2025 vision plan is available online. To view it, scan the QR code to the left, or go to cityoflewisville.com/lewisville2025.

TAX DOLLARS AT WORK



134,241
POPULATION



\$79,917
MEDIAN
HOUSEHOLD
INCOME



.419079
CITY
PROPERTY
TAX RATE



\$405,143
AVERAGE
HOME VALUE



\$1,698
ANNUAL CITY
TAXES ON
AVERAGE HOME



\$141
MONTHLY CITY
TAXES ON
AVERAGE HOME

PROPERTY TAX RATE HISTORY

The City passed a balanced 2023-2024 budget and continues to have one of the lowest tax rates in the DFW region at .419079 per \$100 assessed valuation.

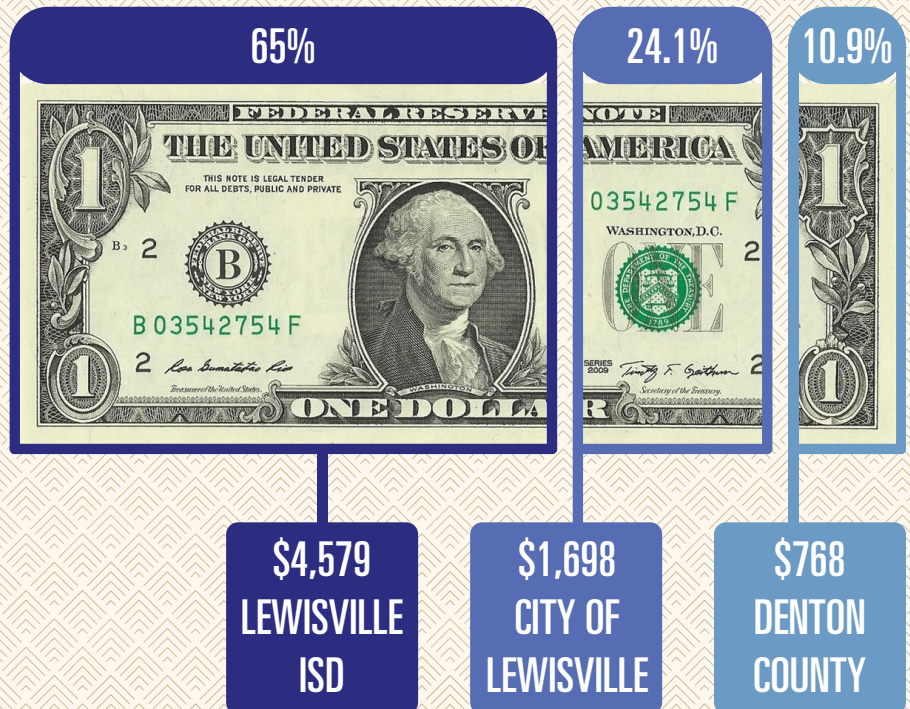
The chart on the right shows a history of Lewisville property tax rates. The city's tax rate has increased just twice in the past 27 years, and has been reduced nine times during that same period.

2023-24	.419079	2014-15	.436086	2005-06	.45679
2022-23	.443301	2013-14	.44021	2004-05	.4505
2021-22	.443301	2012-13	.44021	2003-04	.4505
2020-21	.443301	2011-12	.44021	2002-03	.4505
2019-20	.443301	2010-11	.44021	2001-02	.4505
2018-19	.436086	2009-10	.44021	2000-01	.4511
2017-18	.436086	2008-09	.44021	1999-00	.4518
2016-17	.436086	2007-08	.4405	1998-99	.4678
2015-16	.436086	2006-07	.45679	1997-98	.4894

PROPERTY TAX BREAKDOWN

Based on a property tax bill of
\$7,045

Based on the 2023-2024 property tax rolls, one penny on the city's tax rate generates approximately
\$1.954 million
in tax revenue



CITY DEPARTMENTS BUDGET ALLOCATIONS

Twenty-four percent of Lewisville residents' property taxes go to the City of Lewisville. Based on the 2023-2024 property tax rates, that amount is \$1,697.87 on average. Of that, \$495.57 is used to cover debt, while \$1,202.30 is allocated to maintenance and operations, and is broken out as follows.



VALUE OF CITY SERVICES

This chart illustrates the findings of an annual study conducted by the City of Carrollton. The survey compares cities to determine who provides the best value to residents.

The full survey includes property and sales taxes, water and sewer bills, drainage, and garbage collection costs, based on a \$437,553 home.

Lewisville has ranked number one in terms of best value in this survey for the past eight years.

	Tax Rate	Property Tax	Water	Sewer	Total Annual Charges
Lewisville	0.443301	\$1,940	\$677	\$326	\$3,161
Plano	0.417600	\$1,462	\$738	\$992	\$3,437
Carrollton	0.562500	\$1,969	\$666	\$561	\$3,494
Frisco	0.446600	\$1,661	\$747	\$861	\$3,550
Coppell	0.518731	\$2,156	\$684	\$511	\$3,637
Allen	0.421200	\$1,751	\$844	\$794	\$3,653
Farmers Branch	0.589000	\$2,062	\$1,043	\$575	\$3,680
Addison	0.609822	\$2,135	\$684	\$637	\$3,763
Irving	0.589100	\$2,062	\$689	\$521	\$3,796
Arlington	0.599800	\$2,100	\$550	\$810	\$3,802

BIG YEAR FOR PARKS AND RECREATION



The Lewisville Parks and Recreation Department (PARD) had an incredible 2023, earning national accreditation, adopting the award-winning Healthy Infrastructure Plan, creating a new Lake Park Master Plan, and rehabbing several City properties for residents' use.

CAPRA CERTIFICATION

Lewisville PARD joined the ranks of the elite parks and recreation agencies across the country by earning accreditation through the Commission for Accreditation of Park and Recreation Agencies (CAPRA) and the National Recreation and Park Association (NRPA). CAPRA accreditation is the only national accreditation for park and recreation agencies and is a measure of the agency's overall quality of operation, management, and service to the community. This mark of distinction indicates that Lewisville PARD has met all 154 rigorous standards related to the management and administration of lands, facilities, resources, programs, safety, and services. Lewisville PARD is one of 192 agencies nationwide, out of 23,000 eligible agencies, to earn this accreditation. The department has been working toward accreditation since 2020.



HEALTHY INFRASTRUCTURE PLAN

"Explore More Lewisville" is a Healthy Infrastructure Plan that aims to offer residents multiple healthy opportunities to play, explore, and connect in Lewisville. It was developed in collaboration with Halff Associates and the UNT-Advanced Environmental Research Institute. The vision and direction of this plan will guide equitable development and maintenance of parks, recreation, trails, open space, and the tree canopy in Lewisville over the next 10-20 years. All components of the plan impact the physical, mental, and environmental health of the community.



■ *The Healthy Infrastructure Plan earned the 2023 CLIDE Award in Public Policy and Planning.*

That award recognizes a local government for implementing a program or policy that facilitates and promotes various aspects of the Principles of Development Excellence.

■ *It also earned the American Planning Association Texas Chapter's Gold Level Achievement Award in Environmental Planning.*

CONSTRUCTION OF GLORY PARK / PARQUE LA GLORIA

Construction started last year on Glory Park / Parque la Gloria, a new neighborhood park on Southwest Parkway that will serve more than 10,000 Lewisville residents who currently have no walkable access to a park or open space. Plans include two playground structures, a fitness station, multiple shade structures, a combination of soft and hard trails, pedestrian lighting, interpretive signs, and more than 80 trees, plants, and grasses in the common areas. City staff worked with nearby residents on the design and name of the park. Construction is expected to be completed in early 2024. This park furthers the City's support of the 10-Minute Walk to a Park Initiative. Total cost of the project is approximately \$3 million, which is partially funded by a \$750,000 grant from the Texas Parks and Wildlife Department.



■ *Lewisville PARD earned the Administration – Management Excellence Award from the Texas Recreation and Parks Society for its community outreach on Glory Park / Parque la Gloria. By placing health equity at the forefront of public infrastructure plans, and ensuring authentic community collaboration with residents, businesses, and organizations in the neighborhood, the City was able to break down barriers to build trust and bridge gaps in access to parks.*

OPENING OF OLD TOWN SPLASH PARK

Old Town Splash Park opened its gates at Wayne Frady Park in early 2023, providing a free interactive water experience for Lewisville residents and visitors. Plans to convert the former Old Town Aquatic Park began in 2021 and construction started in late 2022. The new design includes five above-ground nature-based features, four splash zones, and multiple shade structures. The park is open six days a week, May-September, and admission is free. Total cost for the conversion was \$1.2 million.



■ Lewisville PARD earned the Recreation Facility Design Excellence Award from the Texas Recreation and Parks Society North Region for the Old Town Splash Park.

OPENING OF FREDERICK P. HERRING PARKS AND RECREATION CENTER

The remodeled Frederick P. Herring Recreation Center opened in early 2023 with rental space for sports teams, scheduled sports tournaments and leagues, racquetball courts, and pickleball courts. The facility served the community's recreation and gymnastics needs for decades. With the opening of Thrive, the need for recreation and programming space at Herring declined, but the building was reimagined to include the new PARD headquarters as well as state-of-the-art athletic courts. Total cost for renovating the 6,700-square-foot facility was approximately \$5 million.



RENOVATION OF HEDRICK HOUSE

The Hedrick House was built in 1962 as a single-family home owned by Mr. and Mrs. Gilbar Hedrick. In 1987, the building was dedicated to the City, and it became a rental facility. Over time, the house was renovated to address functional needs, but those renovations removed much of the original flair of the 1962 Mid-Century Modern design by famed Texas architect O'Neil Ford. In 2020, a \$2.6 million renovation plan was approved by City Council to preserve the legacy of the original house design, improve the mechanical and electrical equipment, address deferred maintenance items, turn the existing kitchen into a catering kitchen, add equipment storage, renovate the bride's room, create an outdoor space, improve the parking lot layout, and update the landscaping. Renovations began in late 2022. Construction was completed in late 2023 and Hedrick House is expected to reopen for rentals in early 2024.



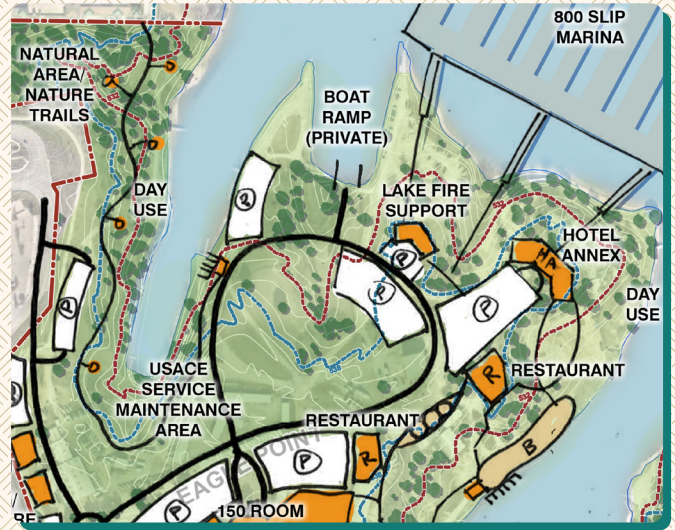
LAKE PARK MASTER PLAN ADOPTION

The City's lease with the U.S. Army Corps of Engineers for Lake Park expires in 2025. In order for a new lease to be executed, the City is required to have a development plan in place to explain how it will manage the land. The City began working with Halff Associates in 2020 to create a new Lake Park Master Plan. In late 2023, City Council was presented with a plan that will provide quality of life improvements for Lewisville residents, enhance visitors' experiences at Lake Park, and generate a significant economic boost for Lewisville. Some of the recommendations for Lake Park include: creating two points of entry, creating a Welcome Center where RV owners can check in, expanding the number of RV pads from the current 110 spots to 180 spots and expanding the size of the spots to give visitors some green space, moving the public swim beach to a safer location, and creating new park features, such as an amenity area for day users, a high-water boat launch, a campground games area, a fishing boardwalk on the site of the former fishing barge, a boardwalk in marsh areas for bird watching, and an enhanced and restructured disc golf course.



LAKE PARK MASTER PLAN ADOPTION (continued)

In 2021, the City held a competitive submittal process to find a new development partner for the Eagle Point Marina site. The current marina operator was invited but opted not to participate. That operator has been notified that the City will not renew its sub-lease when it expires in April 2025. Matthew Southwest, the developer of the Tribute and Omni Dallas Convention Center Hotel, was chosen as the new design firm and in late 2023, it presented its redevelopment concept to City Council along with the overall Lake Park Master Plan. Plans include a new 800-slip marina to replace the existing marina, a 150-room hotel, restaurants, rental cabins and yurts, two kayak launch sites, paddle boat trails, and nature trails. In early 2024, the City will submit the Lake Park Master Plan to the USACE for a formal review and approval. Improvements will be made using a phased approach to ensure continuity of operations.



CITYWIDE PARK IMPROVEMENTS

Lewisville has 98 public parks in the city limits, totaling more than 4,600 acres. In 2023, changes were made at four parks. In each park, the equipment was completely replaced with newer, safer structures. Renovations on the parks in Castle Hills (Almsbury, Stony Passage, and Windsor) were paid for with reserve funds from the former water districts that were dissolved at time of annexation. The City had committed to using those funds for projects in that area.



ALMSBURY PARK – 2345 Almsbury Lane

Construction began in August 2023. The project cost approximately \$413,000. Crews removed the old slides and swing set and installed two multi-tiered towers, multiple slides, three different swing sets, a shaded seating area, and a permanent cornhole game. The mulch base was replaced with a new rubber play surface. The park opened in December 2023.



STONY PASSAGE PARK – 822 Stony Passage Lane

Construction began in August 2023. The project cost approximately \$451,000. Crews removed the old equipment and installed three multi-tiered towers, multiple slides, a small rock-climbing wall, a free-standing swing set, and multiple shaded seating areas. The mulch base was replaced with a new rubber play surface. The park opened in December 2023.



WINDSOR PARK – 2509 Windsor Castle Way

Construction began in August 2023. The project cost approximately \$413,000. Crews removed the old equipment and installed two large structures with multiple slides, climbing units, a rope walk, a large swing set, and multiple shaded seating areas. The mulch based was replaced with a new rubber play surface. The park opened in December 2023.



ORCHARD VALLEY PARK – 1133 Brittany Place

Construction began in Fall 2023. The project cost approximately \$265,000. Crews removed the old playground equipment and installed one large structure with multiple slides, a small rock-climbing wall, and a climbing ladder. A new swing set was added in a new location on the park grounds. It opened in December 2023.

OLD TOWN DEVELOPMENT

Several major projects opened or neared completion in Old Town Lewisville during 2023, with several others starting construction with an eye toward another big year in 2024.

As is common with large multi-use redevelopment districts, much of the initial emphasis is on accommodating residential growth that will provide a customer base to existing and new retail businesses, restaurants, and entertainment venues.

Two multifamily projects began leasing in late 2023, with one welcoming new tenants by Christmas.

Mill at Old Town (Mill Street at Purnell) opened in September. This project features 213 units in two buildings that are designed to resemble a historic mill building that has been converted to a residential use. There also will be a public pocket park on the north end of the project, accessible from Mill Street.



Main & Mill Lofts has two buildings on either side of Mill Street between Main and Elm. The eastern building completed construction late last year and welcomed new tenants in January. The western building will open this spring. Main & Mill Lofts has 201 units in the two buildings, and both buildings have interior parking garages that provide free public parking on the first level.



Whitlow will be the next multifamily project to open. The 420-unit complex on College Street immediately west of DCTA Old Town Station started pre-leasing in January. Combined with the Station at Old Town project on the south side of College Street, these properties are the start of transit-oriented development for downtown Lewisville.



Aura Main Street is currently under construction on the southwest corner of Main and Cowan. The five-story building will have 350 apartment units plus amenities, including a parking garage. It is expected to open by 2025.



Combined, these four projects will add more than 1,100 new residential households within an easy walking distance of the Main Street core and other nearby businesses and events.

Deck on Main is a three-story building under construction on the northeast corner of Main and Charles. This building will feature retail and restaurant uses on the ground floor with office space on the second floor, and an event center overlooking Wayne Ferguson Plaza. The building also will add public restrooms serving the plaza.



There are several other exciting projects expected to begin during 2024 as the revitalization of Old Town Lewisville continues at a rapid pace.



The American Planning Association - Texas Chapter named Old Town one of six Great Places in Texas for 2023. The award recognizes the Lone Star State's Great Places – neighborhoods, streets, and public spaces – and celebrates how planning has played a vital role where residents live, work, and play. Old Town is the heart of Lewisville. It exemplifies the qualities of a great neighborhood. It offers multiple housing options, walkable streets, inviting parks and open spaces, unique dining options, a variety of arts and entertainment venues, and specialty retail and services surround this special area.

CONSTRUCTION OF TITTLE MCFADDEN PUBLIC SAFETY CENTER



In January 2023, the City broke ground on the new Tittle McFadden Public Safety Center. In November 2021, Lewisville voters approved a \$95 million bond package to fund construction of a new joint facility for the Lewisville Police Department and Lewisville Fire Department.

The 116,000-square-foot facility replaces LPD's Administration building and Fire Station #1 which included LFD's Administration, located at the corner of Main Street and South Valley Parkway. In early 2023, both buildings were demolished. Underground utilities were moved by Summer 2023, and the footprint of the building was laid out on the site. Crews installed more than 800 piers to support the foundation of the two-story building and the garage.



Byrne Construction began vertical work on the three-story parking garage in late summer. Today, that structure is nearly complete. It also began going vertical by laying the cinder blocks for Fire Station #1 and the LPD Administration building. That process took all summer and most of the fall. In the winter, crews placed dozens of steel beams that will support the roof and second floor. The photo to the left shows the view from South Valley Parkway - it shows LPD headquarters in the bottom left, the shared space in the middle, Fire Station #1 to the right and the parking garage in the back.

The photo to the right gives a closer look at the Fire Administration building in the foreground and the fire bays in the middle. There will be five bays for fire apparatuses on street level and office space on the second floor. During the winter, crews began preliminary interior work on Fire Station #1 and the new Emergency Management Center, which will be housed in the new complex. That work consisted mainly of framing walls and the layout of offices and common spaces.



The photo to the left shows the view from Main Street. It gives a good look the entire complex as of January 2024. It's expected crews will make substantial progress on the facility this year, as construction inside picks up. Once the roof is complete and the windows are put in, crews will begin drywall installation. People will be able to see landscaping and parking lot construction in the coming months. The Lewisville Public Library parking also should be completed in 2024.

A large-scale piece of public art will be commissioned to enhance the plaza and main entrance of the facility and will be located at Main Street and S. Valley Parkway. The artist will be announced this spring. Total completion of the Tittle McFadden Public Safety Center is expected in early 2025.

OPENING OF SERVE LEWISVILLE



The mission of Serve Lewisville is to bring multiple nonprofit organizations together under one roof, making it easier for residents in need of health and human services. The purpose of Serve Lewisville is to address critical needs in five major areas: health care, mental health care, affordable child care, income assistance, and hunger.

In July 2022, City Council approved a plan to provide Serve Lewisville with a \$2.5 million forgivable loan to help start the project. Serve Lewisville raised the other funding to buy the old DATCU building on Edmonds Lane and cover operating costs. The location was chosen because it is eligible for New Market Tax Credits, has good access, is near several neighborhoods, and is close to churches and schools. Serve Lewisville is responsible for attracting the nonprofit and social service tenants to fill the facility. It provides a reduced lease rate not to exceed 80 percent of the market rate for nonprofits and social service agencies.

Interior demolition on Phase One of the 24,000-square-foot facility was completed in late 2022. Reconstruction started in early 2023. A ribbon-cutting ceremony and grand opening (pictured above) was held in July 2023. The facility houses:

- **The Boys & Girls Club of Greater Tarrant County** - Provides youth development programs and services, such as mobile programming, after-school programming, basic needs support, social and emotional support, and educational activities.
- **Community Services, Inc.** - Provides a case management program, tuition assistance, employment support, rental assistance (on a limited basis), and referrals to Community Partners.
- **Denton County MHMR** - Specializes in treating individuals and families dealing with mental health, substance abuse, and developmental disabilities. The group utilizes a person-centered approach to help individuals and families reach their goals.
- **MHMR of Tarrant County** - Provides services to families with children ages 0-3 years-old who have developmental delays and disabilities.
- **Lewisville CoCare Team** - Provides help to those in a mental health-related crisis situation. This is a partnership between Lewisville Police Department and Lewisville Fire Department.
- **Single Parent Advocate** - Provides single mothers or fathers with practical support, guidance, and resources to help them navigate their unique journey of solo parenting.

The main goal for Serve Lewisville in 2024 is to fill the two remaining office spaces with new support organizations and to get the food pantry fully operational. The Boys & Girls Club plans to take over pantry operations.



“We Are Lewisville” Public Art

This piece of Public Art was installed inside Serve Lewisville in October 2023. Award-winning artist Christopher Vernale created the work to capture the spirit of community in Lewisville. The portraits reflect the treasured diversity of the city. The large, multi-color piece is created on three panels of paper, acrylic, and ink on board, to symbolize the three tenets of The Lewisville Way: Value People, Build Our Future, Serve Every Day. These panels all come together to create a large singular piece.

This is the piece of public art featured on the front cover of this report.

COMPLETION OF TIMBERBROOK STREETS PROJECT

In Summer 2023, work was finished on a complete reconstruction of streets and utilities in the Timberbrook neighborhood. At a final cost of \$12.2 million, it is the most costly neighborhood infrastructure replacement project in Lewisville history. Construction started in 2020. Funding was approved by Lewisville voters as part of a 2015 bond election.



Crews reconstructed 12 concrete streets, installed new eight-inch water lines and eight-inch sanitary sewer lines, increased storm drainage capacity, and relocated public utilities and drainage from between houses to the streets to allow for easier maintenance.



One of the biggest changes in the neighborhood was the addition of five-foot wide sidewalks and handicap-accessible curb ramps. The Timberbrook neighborhood was built in the 1970s. At the time, there were no ADA guidelines like there are today. These new sidewalks comply with those laws, and encourage walkability. Small retaining walls were added to help ease the slopes of several front yards as they met the sidewalks.



MULTIFAMILY INSPECTION PROGRAM

Apartment living is a way-of-life for many North Texans. In fact, an estimated 52 percent of Lewisville residents live in a multifamily complex. That's approximately 68,000 people. There are 95 multifamily complexes in Lewisville. Those residents deserve to live in safe apartment units.

To maintain the safety, appearance, and upkeep of those complexes, the City began a Multifamily Inspection Program in 2004. At the time, it consisted of one person from Fire Prevention doing inspections on all multifamily complexes in the city. Through the years the program has evolved, and City ordinances have been amended to keep up with the changing landscape in Lewisville.

In 2021, city ordinance language was changed to specify a dedicated team of code enforcement officers would handle all multifamily licensing issuances and inspection services. They receive support from the Fire Marshal's office and Building Inspections. New guidelines were added to hold multifamily owners more responsible for their properties. Some of those new guidelines included:

- Use of International Property Maintenance Code to enforce violations during inspections
- Compliance of all fire protection systems, backflow devices, and current certificates of occupancy
- Increase number of inspections from one unit per complex to five percent of units within a complex

Switching from inspecting one unit per complex to five percent of a complex each year led to more code violations being addressed. In 2023, inspectors conducted 2,697 routine inspections, and responded to 220 complaints. Some of the more common violations discovered were:

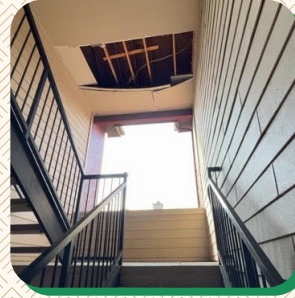
- No current third-party annual inspection on fire sprinkler systems
- Missing or failing exterior lighting on buildings and parking lots
- Broken windows, worn out steps, painting, and siding repair.

The photos on this page show examples of some code violations discovered by inspectors, and in some cases, show what a violation looked like before and after being addressed by the complex owner.

A multifamily complex owner is charged \$12 per unit at time of registration. In FY 2022-23, revenue generated through the licensing fee process was more than \$245,000. Revenue collected from this program pays for the three city inspectors that are dedicated to this program.

Putting the registration process online has made it more user-friendly for owners and residents. If a resident calls about a complaint, that complaint now goes directly to the inspectors and is being handled in a more timely manner. This gives residents peace of mind that their issues are being heard and addressed.

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



LEWISVILLE BOND ELECTION

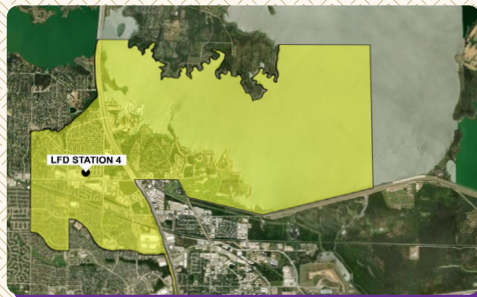
The Lewisville City Council has called a May 4, 2024, election to ask voters for consideration of four bond propositions including proposed street, park, public safety, and animal shelter projects.

The total projected cost of the bond package is \$263.4 million over an estimated 10-year period. The current estimate of the maximum tax rate impact on the Lewisville property tax rate is 1.5 cents, or about \$4.39 per month for the median value home based on 2023 values. The City plans to mitigate the tax rate impact of the bonds and currently anticipates that the total tax rate impact could be less.

Lewisville's current property tax rate of 41.9 cents is its lowest rate in more than 35 years (since 1986-87). Lewisville has historically held a bond election about every 10 years to address large infrastructure needs such as streets, parks, facilities, and large equipment packages.

The ballot will present four propositions, each focused on a different service area.

Proposition A - \$6.7 million for proposed public safety projects, including fire access facilities at Lewisville Lake Park and purchasing land for the future relocation of Fire Station #4 in north Lewisville. The exact location has not been determined. The photo below is of Fire Station #4, located at 1435 Moccasin Trail. It opened in 1987. The station is anticipated to add a medic unit within the next 10 years and is the only LFD station without drive-through bays. The first map below shows the current location of Fire Station #4 on the west side of I-35E and the territory it covers. In 2023, crews from Fire Station #4 responded to 1,609 calls for service. Fire Station #4 also houses one of two boat crews that is responsible for responding to water emergencies on Lewisville Lake. The second map shows a proposed LFD Fire Support facility near the current Eagle Point Marina that would aid in lake response.



Proposition B - \$9.9 million to expand the Gene Carey Animal Shelter and Adoption Center.

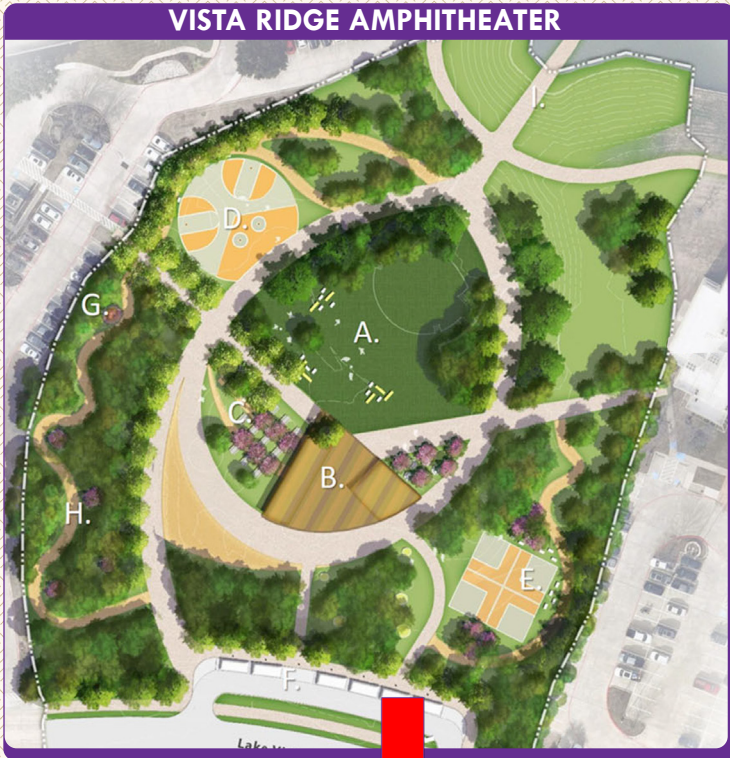
The 14,000-square-foot facility opened in 2012. This proposed expansion may include a combination of the following additions:

- A surgical suite with pre-op prep and post-op recovery
- Additional kennel space
- Dedicated volunteer space for program development
- Expansion of the laundry facility
- Expansion of dry food and general storage
- Separation of dog and cat intake areas to minimize animal stress and increase efficiency
- Additional staff-dedicated workstation and a third supervisor office

The first image below is an artist's rendering of what the shelter could look like if expanded. The second photo shows the current pre-op and post-op recovery area. The third photo shows some of the current large-dog kennel space in the facility. In Fiscal Year 2022-23, the 20 kennels for adoptable large dogs operated at an average of 169 percent of capacity.
















Proposition C - \$47.9 million for proposed parks projects including new and expanded parks, trails, and public open spaces citywide. One proposed project is to redesign Lake Park with potential improvements to the swim beach, boat ramps, courtesy docks, overnight facilities, pavilions, and fishing piers. Another potential project would renovate Vista Ridge Park and Amphitheater. Both sites are more than 30 years old and are no longer used for their original purposes. The proposed Vista Ridge Park concept plan (below right) includes an inclusive playground and sports field, flex-field for open play, walking trails, nature area, and an overlook. The proposed Amphitheater concept plan (below left) includes a grand lawn/performance stage, concession/restrooms, biergarten, multi-sport courts, food truck court, trails, and an overlook.



Proposition D - \$198.9 million for proposed street projects citywide including neighborhood reconstructions, major arterials, new commercial grids in eastern Old Town and the Vista Ridge area, and associated storm drainage improvements.

Funds from this proposition are planned to be used for at least 14 street-related projects. The anticipated projects are:

- | | |
|--|---|
|  Corporate Drive Supplemental Funding |  McKenzie-Hembry Neighborhood Rehab, Phase 2 |
|  South Kealy Avenue, Phase 2 |  South Charles Street (Purnell Street to I-35E) |
|  Vista Mall Street Infrastructure |  Northeast Old Town Streets |
|  West College Street Paving and Drainage, Phase 2 |  Lewisville Valley 4 (Construction Funding) |
|  Lewisville Valley 1 (Construction Funding) |  Huffines Boulevard (Corporate Drive to Stonewall Drive) |
|  South Mill Street, Phase 2 |  Valley Ridge Boulevard Extension(Construction Funding) |
|  South Cowan Avenue Paving and Drainage |  Meadow Glen Neighborhood Rehab, Phases 1 and 2 |

There are 24 proposed projects in the bond package. The projects were selected and prioritized by a volunteer Blue Ribbon Advisory Committee that formed in 2022 and conducted extensive research and public engagement through most of 2023. Descriptions of each project are available online at cityoflewisville.com/2024bonds.

AWARDS AND ACCOLADES



Lewisville earned the **Gold Level Recognition Award** from DFW Clean Cities for its fuel-saving and pollution-reducing efforts in fleet vehicles for 2023. This was the fourth consecutive year Lewisville earned the Gold Level Award. The City earned the Silver Level Award in 2019, and the Bronze Level Award in 2015, 2017, and 2018.



Lewisville earned the **Recreation Facility Design Excellence Award** from the Texas Recreation and Parks Society for Thrive. The award recognizes one recreational facility project each year that displays a high degree of professional design quality and recreation usage.



Lewisville earned the **Diversity First Corporate Leadership Award** from the Texas Diversity Council. The award recognizes exceptional individuals and organizations that have shown dedication, creativity, and commitment to fostering an inclusive environment that empowers and uplifts all.



Lewisville earned the **Certificate of Achievement for Excellence in Financial Reporting**, and the **Distinguished Budget Presentation Award** from the Government Finance Officers Association. It also earned the **Achievement of Excellence in Procurement** from the National Procurement Institute.



Fitch and Standard & Poor's affirmed the City of Lewisville's "AAA" rating on its series 2023 General Obligation and Waterworks and Sewer System debt and reaffirmed its "AAA" rating for outstanding debt. This is a reaffirmation of the AAA rating the City first achieved in 2013 and has received every year since.



Lewisville earned the **Arts & Entertainment Award** from the DFW Directors Association for its Painted Crosswalk public art program. There are six individually designed and brightly colored crosswalks throughout the city. They are installed near schools and within the walking and biking trail system.



Crossland Construction Company earned a **Best Contractor Award** from the American Public Works Association for Lewisville's new Facilities and Fleet Maintenance building. The 37,000-square-foot, \$22 million facility opened in March 2023. It features 14 vehicle maintenance bays, including five bays for heavy equipment, individual workstations, a fueling station, staff offices, and meeting rooms.



The 2022 Annual Report earned the City of Lewisville a **Silver Davey Award for Corporate Identity-Design and Print Collateral**. The report, just like this one, is created at the start of each year to highlight some of the big projects associated with the Lewisville 2025 vision plan that were accomplished in the previous year.

WHAT'S NEXT

CONSTRUCTION OF JOHN ASHMAN FIRE TRAINING COMPLEX



The Lewisville, Flower Mound, and Highland Village fire departments agreed in 2021 to design, construct, and share use of a fire training facility. A ground breaking ceremony (pictured above) for the \$6.8 million project was held in January 2024. The project will consist of two separate structures: a three-and-a-half story commercial building that will simulate commercial and multi-family fire scenarios, and a two-story residential property that will simulate residential fire scenarios. The current fire tower on the property will remain in use.



In January 2024, it was announced the new complex will be called the John Ashman Fire Training Complex. Chief Ashman began his career with Lewisville Fire Department in 1983. He became Division Chief of Training in 2016, and served in that capacity until his passing in May 2023. Construction is expected to be complete by the end of 2024.

CREATION OF BUSINESS 121 CORRIDOR PLAN

The City is working to create the Business 121 Corridor Plan, which will help guide future strategy and funding related to the look, feel, and functionality of an eight-mile corridor that crosses Lewisville, connecting to a variety of destinations, businesses, neighborhoods, and Lewisville Lake Environmental Learning Area. Public input is being collected to help identify safety, beautification, and economic development strategies to improve this roadway for all users. The study area includes the SH-121 Business corridor from the southern city limits to Sam Rayburn Tollway. The 121 Business Corridor Plan is expected to be completed in late 2024.



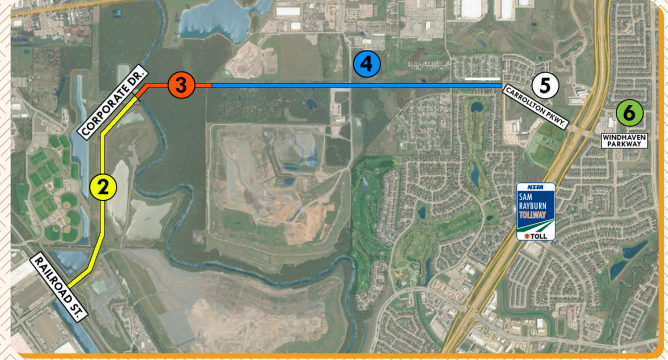
OLD TOWN STREETS PROJECTS

- **West College from Mill Street to Cowan Avenue** - The bid for construction will happen this spring. Construction is expected to begin later this year. The project includes new street pavement, utilities, drainage improvements, sidewalks, and traffic calming measures. Sidewalks in this project will be extended to Wayne Frady Park.
- **East College Street from Mill Street to Railroad Street** - The bid for construction will happen in late 2024. Construction is expected to begin in early 2025. The project will include pavement, wide sidewalks, bike lane improvements, street parking, pedestrian scale lighting, landscaping, and some street furniture.
- **Elm/Purnell Streets** - Construction is underway. Improvements include concrete pavement, curbs and gutters, sidewalks, street parking, pedestrian scale lighting, underground electric and communications utilities, and landscaping. Limits on Elm Street are from Charles to Mill and Poydras limits are from Elm to the north terminus.
- **N. Mill Street from Hedgerow Lane to Tennie Drive** - Construction is underway. Improvements include new concrete pavement, bike lanes, utilities and drainage improvements.
- **NW Old Town Streets** - This project will impact as many as nine streets north of Main Street. It is currently under design. Plan review is set for Summer 2024. Construction could begin in early 2025. The project will include new utilities, replace existing sidewalks and drainage improvements. The City will complete construction with an asphalt overlay to improve the pavement.

WHAT'S NEXT

CORPORATE DRIVE EXTENSION MILESTONES

Design of the Corporate Drive extension project, which is shown in multi-stage colors on the map, was completed in 2022. A significant portion of the funding for this project is Regional Toll Revenue funding. In December 2023, Sundt Construction Inc., was hired to build Segments 2 and 3 of this project at a cost of approximately \$43 million. The project includes new street paving, sidewalk and trail improvements, and drainage and water improvements.



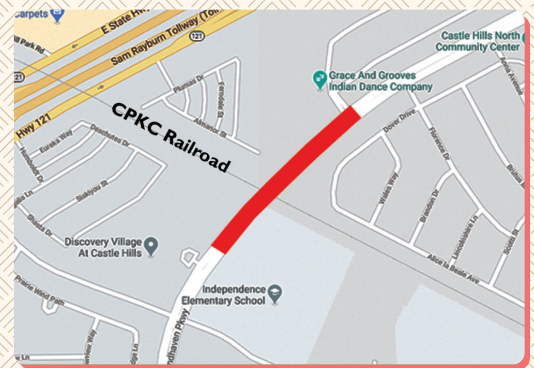
■ Construction has begun on Segment 2 (shown in yellow on the map).

It is roughly 5,900 feet of a four-lane divided roadway that runs from Railroad Street to the west side of the Elm Fork of the Trinity River. Construction is expected to be completed in Summer 2026.

■ Construction also has begun on Segment 3 (shown in orange on the map). It is roughly 2,000-feet of a four-lane divided roadway bridge over the Elm Fork of the Trinity River. Construction is expected to be completed in Summer 2026.

■ Segment 4 (shown in blue on the map) will bid for construction in March 2024. It is roughly 5,500 feet long of a four-lane divided roadway that runs from the east side of the Elm Fork of the Trinity River to Carrollton Parkway. A construction contract could be awarded as early as April 2024.

COMPLETION OF WINDHAVEN RAILROAD CROSSING



Segment 6 of the Corporate Drive extension project is 1,500 feet of divided roadway (the red section on the map) from Cookie Lane to Brown Knight Lane. This project includes an approximately 100-foot-long railroad bridge, new roadway underpass, permanent railroad tracks, retaining walls, and new utilities and drainage. Sundt Construction Inc. began construction on the roughly \$16.6 million project in Spring 2022. Construction is expected to be completed in Spring 2024. Once complete, drivers will have a new connector option to get from the Sam Rayburn Tollway in Lewisville to the Dallas North Tollway in Plano.

TXDOT CONSTRUCTION OF THREE I-35E INTERSECTIONS INTENSIFIES

Texas Department of Transportation (TxDOT) is making progress on the reconstruction of three interchanges along I-35E. In late 2023, the City completed the rerouting of water and utility lines at the Main Street intersection. TxDot has started grading the embankment and pouring concrete footers for the new overpass. In early 2024, the City will complete the rerouting of water and utility lines at the Corporate Drive and SH-121 Business intersections. The new intersections will be widened to accommodate the full future width of I-35E. The Main Street bridge will be lengthened and widened, and the Edmonds Lane median opening will be closed off and the signal light removed. At SH-121 Business, Texas Street and the service roads will be reconfigured into a more conventional layout. At Corporate Drive, the interchange will go under I-35E, similar to the FM 407 interchange. Construction on all three locations is expected to take several years.



WHAT'S NEXT

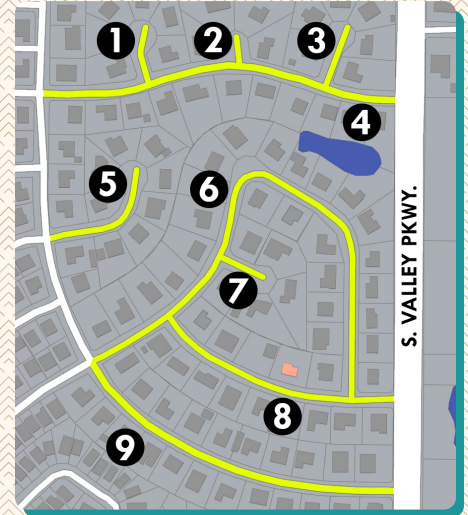
INDIAN OAKS STREETS PROJECT

Construction started in late 2023 on a \$9.1 million project in the Indian Oaks neighborhood. This is one of the final projects in the voter-approved 2015 bond package.

Nine streets will undergo major renovations. Pinpointed in the map, those streets are:

- | | | |
|-------------------------|-------------------------|-----------------------|
| 1. Silver Cloud Circle | 2. Babbling Brook Court | 3. Little Fawn Court |
| 4. Babbling Brook Drive | 5. Firewater Circle | 6. Wanderlust Drive |
| 7. Sweet Springs Street | 8. Spring Creek Lane | 9. Buffalo Bend Drive |

The neighborhood upgrades will include replacing asphalt roadways with concrete pavement, regrading the roadside ditches to provide better drainage, and installing new water and sewer lines. Axis Contracting will replace a total of 6,240 linear feet of existing 24-foot-wide asphalt roadway with side ditches with a new 24-foot-wide concrete street with side ditches. The City's goal is to maintain the existing look and feel of the neighborhood, so there are no plans to install sidewalks, curbs, or gutters with this project. Construction is expected to be completed in Summer 2025.



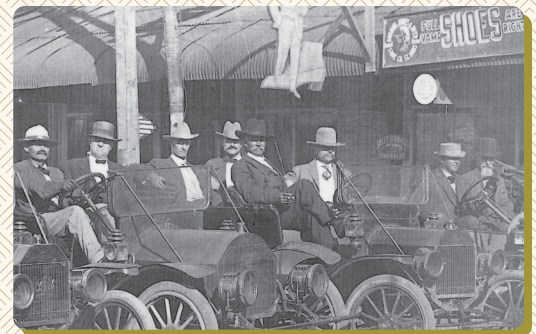
TIMBER CREEK TRAIL CONSTRUCTION

Work will soon begin on the Timber Creek Trail extension. The yellow line on the map shows a general area where the nearly one-mile-long trail will go. It will run along Timber Creek, cross under South SH-121 Business and connect to East Corporate Drive. This trail was identified as a future trail in the 2013 Trails Master Plan, but bumped up to a priority project in 2019 during the Urban Land Institute National Study visit of the triangle area. PARD is working with TBG Landscape Architects, Planners & Designers on the design, which may include a mix of concrete and boardwalk materials. When the design is complete, the project will go out for bid. Construction will begin once a contractor is selected. That is expected to happen sometime this summer. The trail is expected to have public art included in the design.



CENTENNIAL CELEBRATION PLANNING

Lewisville was settled in 1844 but did not incorporate as a city until 1925, making 2025 the city's 100th birthday. The local population in 1925 was 814 people, many of them farmers or owners of businesses that served the farming community. Most commerce was located on Main Street, where the core of Old Town Lewisville is located today, or near the railroad depot close to the current DCTA Old Town Station. Many descendants of those first Lewisville residents still live in the area today. To mark this momentous milestone, a Centennial Celebration Committee of community volunteers will plan and carry out a year-long celebration that includes historical preservation, public events, and lasting memorial tributes. One goal of the celebration is to ensure that all residents feel as if they are a part of the party and are involved in marking Lewisville's deep historic roots and bright future. The group will meet throughout 2024 and into 2025. A basic plan for the year-long celebration will be submitted to the City Council as part of the FY 2024-25 budgeting process. Public announcements will follow late this year and into 2025.



PRESORTED
STANDARD
US POSTAGE PAID
LEWISVILLE, TX
PERMIT NO. 25

ECRWSS

LOCAL POSTAL
CUSTOMER

