

**CITY OF LACY LAKEVIEW
TOWN HALL MEETING
505 E. CRAVEN AVE., LACY LAKEVIEW, TX. 76705
MARCH 26, 2024
6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT LACY LAKEVIEW CITY COUNCIL WILL CONVENE AT 6:00 P.M. ON MARCH 26, 2024.





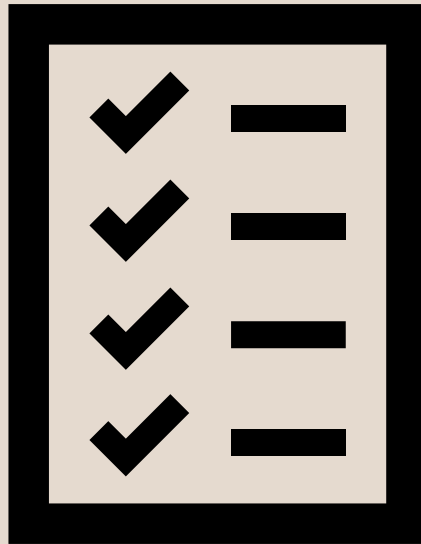
Convene Regular Session

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, 551.073, 551.074, 551.076, 551.087, and Section 418.183(f) of the Texas Government Code (Texas Disaster Act). The Lacy Lakeview City Council reserves the right to go into Executive Session under any of these exceptions, at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted subject matter of this City Council meeting



CALL TO ORDER





ROLL CALL

Pledge of Allegiance to the United States of America.





DISCUSSION AND CONSIDERATION OF ACTION TO APPROVE RESOLUTION 2024-07; A RESOLUTION OF THE CITY OF LACY LAKEVIEW, TEXAS AUTHORIZING THE TEMPORARY CLOSURE OF 600 BLOCK OF NORTH LACY DRIVE TO REDUCE EXCESSIVE TRAFFIC IN THIS AREA AND OVERNIGHT PARKING AND ESTABLISHING AN EFFECTIVE DATE.



Discussion and consideration of action to authorize the Mayor to execute a contract with McLennan County Elections Office to authorize and approve the Notice of Joint General Election, and Special Election to be held on May 4, 2024, for three (3) City Council positions.



Discussion and consideration of action to approve Ordinance 2024-05; **AN ORDINANCE OF THE CITY OF LACY LAKEVIEW, TEXAS PROHIBITING CARRYING FIREARMS WITHIN CITY BUILDINGS, IN CITY PARKS AND ON PROPERTY OWNED BY THE CITY OF LACY LAKEVIEW; ALLOWING CERTAIN EXCEPTIONS; PROVIDING A PENALTY PROVISION; PROVIDING A SEVERANCE CLAUSE; DECLARING AN EMERGENCY; PROVIDING AN EFFECTIVE DATE; AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS READ AND PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**



Recess Regular Session to Convene Town Hall Meeting



Presentation of Upcoming Bond Election

WHAT IS A BOND

This discussion is for the proposed Lacy Lakeview bond proposal.

A bond is issued by a municipality to secure funds for a specific project.

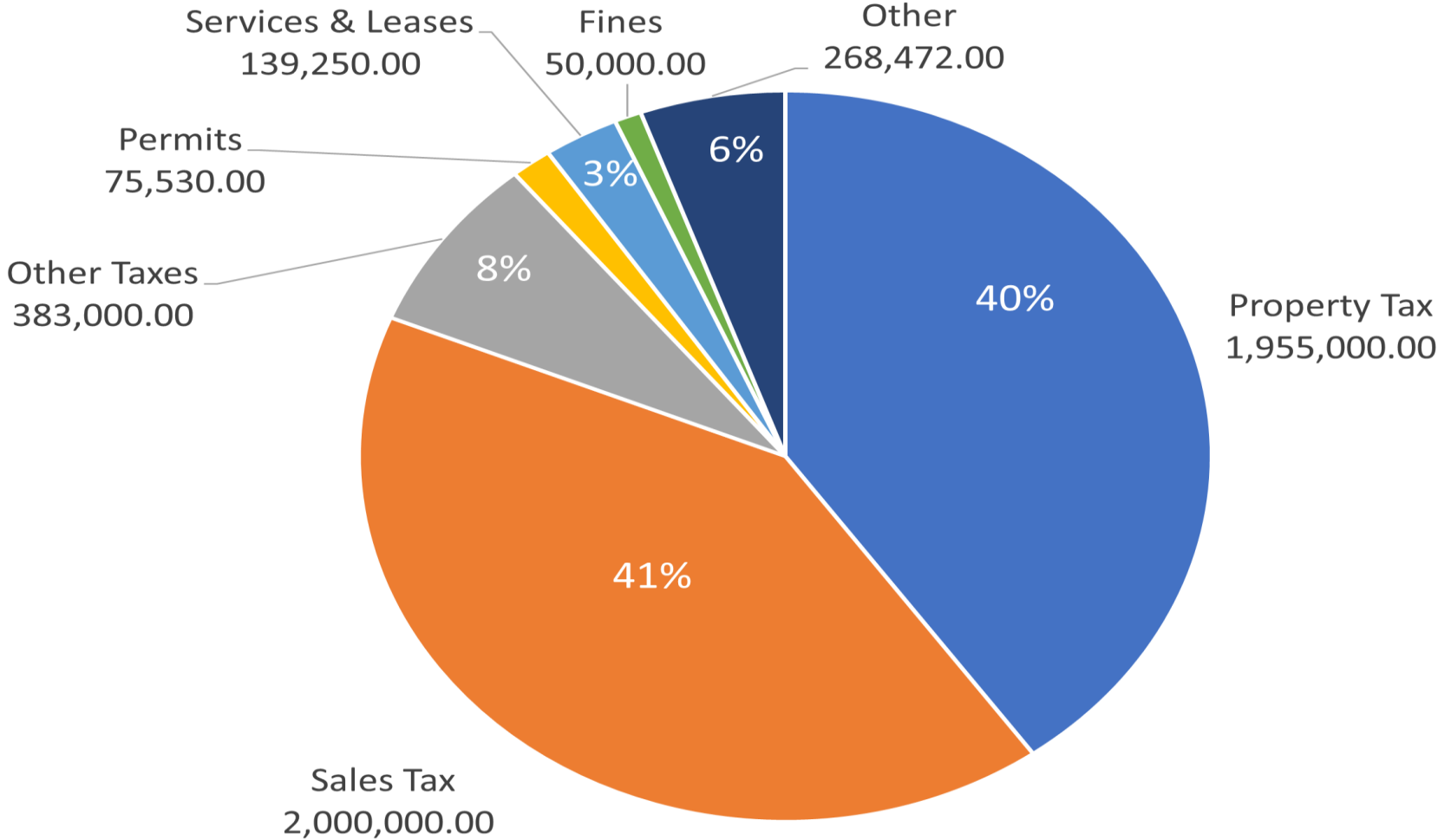
This is in the form of a loan from investors.

The investors are paid back over a period of years with interest.

The funds to pay back the loan will be secured from the Property Tax increase if voted on and approved by the citizens.

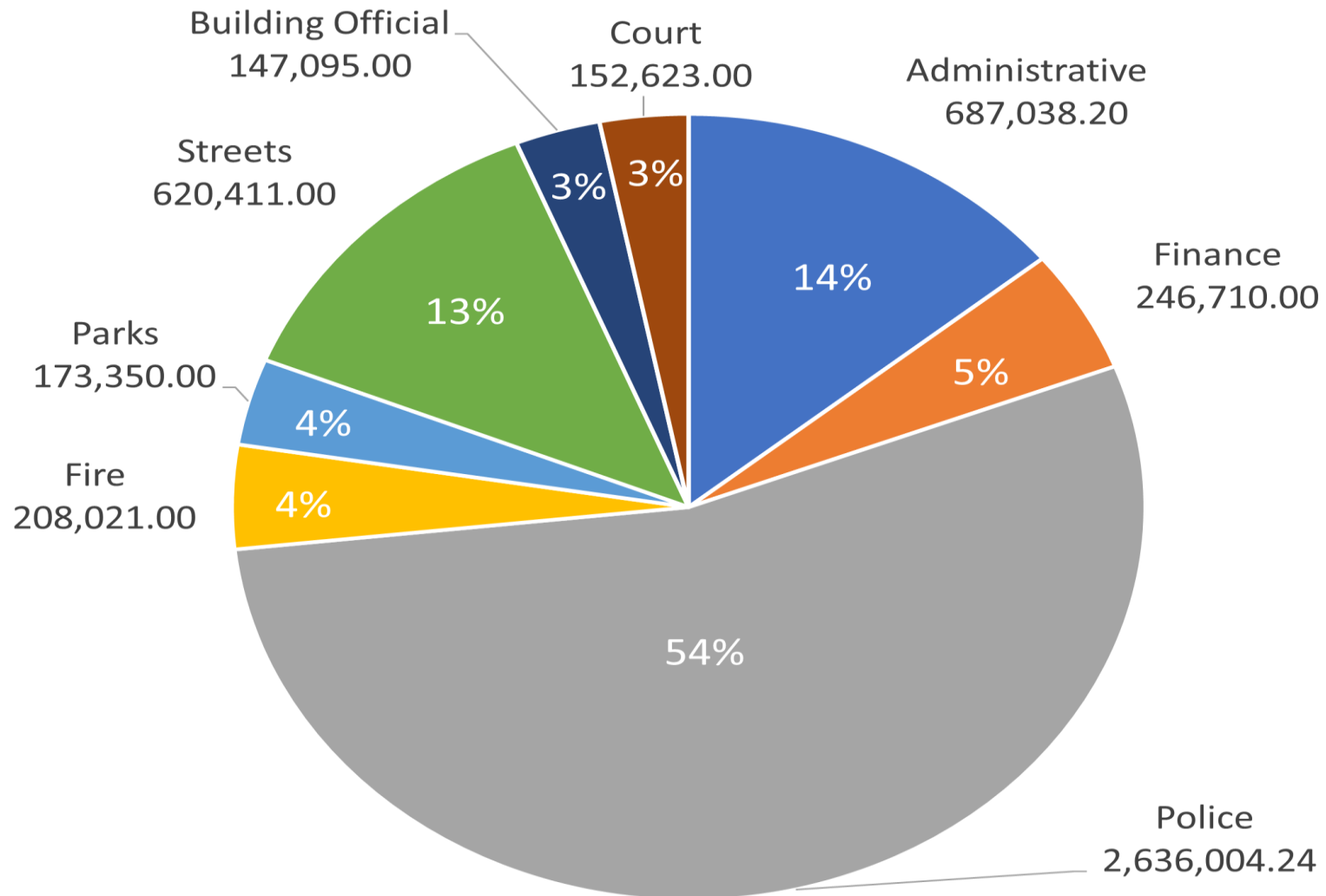
General Fund Revenue Budget

2023-2024



General Fund Expense Budget

2023-2024



TAX RATES IN MCLENNAN COUNTY

Lacy Lakeview	0.331411
Bellmead	0.323169
Robinson	0.442378
Hewitt	0.546736
Lorena	0.537289
McGregor	0.543591
West	0.600000
Woodway	0.373701
Mart	0.652234
Moody	0.447607
Waco	0.755000
Beverly Hills	0.466020
Bruceville Eddy	0.460000
Crawford	0.490000

1

Assessed Value: \$138,600
Ag Use Value: \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: [REDACTED] %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.376355	\$187,500	\$66,100	\$248.77	
20	CONNALLY ISD	1.087309	\$187,500	\$88,600	\$963.36	\$581.62
64	LACY-LAKEVIEW, CITY OF	0.297547	\$187,500	\$133,600	\$397.52	
86	McLENNAN COMMUNITY COLLEGE	0.139074	\$187,500	\$89,100	\$123.91	

Total Tax Rate: 1.900285

Estimated Taxes With Exemptions: \$1,351.82

Estimated Taxes Without Exemptions: \$3,563.03

2022

Property Improvement - Building

Description: Residential Type: Residential State Code: A1 Living Area: 1,598.00sqft Value: \$163,640

1

Homestead Cap Loss: ⓘ

\$72,130 (-)

Assessed Value:

\$152,460

Ag Use Value:

\$0

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Property Taxing Jurisdiction

Owner: **EDDIE PAULSON** %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$224,590	\$60,542	\$199.67	
20	CONNALLY ISD	0.980300	\$224,590	\$30,460	\$298.60	\$0.00
64	LACY-LAKEVIEW, CITY OF	0.331411	\$224,590	\$135,460	\$448.93	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$224,590	\$83,542	\$107.36	

Total Tax Rate: 1.770025

Estimated Taxes With Exemptions: \$755.96

Estimated Taxes Without Exemptions: \$3,975.31

Difference of \$595.86

2023

Property Improvement - Building

2

Assessed Value: \$145,000
Ag Use Value: \$0

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Property Taxing Jurisdiction

Owner: ~~BOBBY CALVIN S~~ **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.376355	\$145,000	\$145,000	\$545.71	
20	CONNALLY ISD	1.087309	\$145,000	\$145,000	\$1,576.60	
64	LACY-LAKEVIEW, CITY OF	0.297547	\$145,000	\$145,000	\$431.44	
86	McLENNAN COMMUNITY COLLEGE	0.139074	\$145,000	\$145,000	\$201.66	

Total Tax Rate: 1.900285

Estimated Taxes With Exemptions: \$2,755.41

Estimated Taxes Without Exemptions: \$2,755.41

2022

Property Improvement - Building

Description: Residential **Type:** Residential **State Code:** A1 **Living Area:** 1,228.00sqft **Value:** \$128,360

2

Assessed Value: \$145,000
Ag Use Value: \$0

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Property Taxing Jurisdiction

Owner: ~~RODDE, CALVIN R~~ %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$145,000	\$145,000	\$478.22	
20	CONNALLY ISD	0.980300	\$145,000	\$145,000	\$1,421.44	
64	LACY-LAKEVIEW, CITY OF	0.331411	\$145,000	\$145,000	\$480.55	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$145,000	\$145,000	\$186.34	

Total Tax Rate: 1.770025

Estimated Taxes With Exemptions: \$2,566.55

Estimated Taxes Without Exemptions: \$2,566.55

Difference of \$188.86

2023

Property Improvement - Building

Description: Residential **Type:** Residential **State Code:** A1 **Living Area:** 1,228.00sqft **Value:** \$128,360

3

Assessed Value: \$222,398

Ag Use Value: \$0

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Property Taxing Jurisdiction

Owner: [REDACTED] **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.376355	\$243,040	\$138,790	\$522.34	
20	CONNALLY ISD	1.087309	\$243,040	\$172,398	\$1,874.50	\$1,423.16
64	LACY-LAKEVIEW, CITY OF	0.297547	\$243,040	\$217,398	\$646.86	
86	McLENNAN COMMUNITY COLLEGE	0.139074	\$243,040	\$161,790	\$225.01	

Total Tax Rate: 1.900285

Estimated Taxes With Exemptions: \$2,817.37

Estimated Taxes Without Exemptions: \$4,618.46

2022

Property Improvement - Building

Description: Residential **Type:** Residential **State Code:** A1 **Living Area:** 1,867.50sqft **Value:** \$220,970

3

Assessed Value: \$244,638
Ag Use Value: \$0

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Property Taxing Jurisdiction

Owner: JAMESON LARRY W & BRENDA %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$290,850	\$151,468	\$499.55	
20	CONNALLY ISD	0.980300	\$290,850	\$134,638	\$1,319.86	\$63.77
64	LACY-LAKEVIEW, CITY OF	0.331411	\$290,850	\$239,638	\$794.19	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$290,850	\$174,468	\$224.21	

Total Tax Rate: 1.770025

Estimated Taxes With Exemptions: \$1,581.72

Estimated Taxes Without Exemptions: \$5,148.12

Difference of \$1,235.65

Property Improvement - Building

Description: Residential **Type:** Residential **State Code:** A1 **Living Area:** 1,867.50sqft **Value:** \$265,510

CITY OF LACY LAKEVIEW
(McClennan County, Texas)

Projected Tax Levies on New Debt

October 10, 2023

Fisc Year Ending	Existing AV Pmts	2024 GO Bonds			New AV Pmts	Net Taxable Value	% Growth	I&S Tax Rate
		Principal	Interest	Total				
9/30/2024	\$ 241,683				\$ 241,683	\$ 592,666,163	15.79%	\$ 0.0416
9/30/2025	245,876	\$ 435,000	\$ 479,250	\$ 914,250	1,160,126	622,299,471	5.00%	0.1902
9/30/2026	245,941	465,000	457,500	922,500	1,168,441	653,414,445	5.00%	0.1825
9/30/2027	242,370	490,000	434,250	924,250	1,166,620	686,085,167	5.00%	0.1735
9/30/2028	92,300	515,000	409,750	924,750	1,017,050	720,389,425	5.00%	0.1441
9/30/2029	92,550	540,000	384,000	924,000	1,016,550	756,408,897	5.00%	0.1371
9/30/2030	92,675	570,000	357,000	927,000	1,019,675	794,229,341	5.00%	0.1310
9/30/2031	92,675	595,000	328,500	923,500	1,016,175	833,940,808	5.00%	0.1243
9/30/2032	92,550	625,000	298,750	923,750	1,016,300	875,637,849	5.00%	0.1184
9/30/2033	92,300	655,000	267,500	922,500	1,014,800	919,419,741	5.00%	0.1126
9/30/2034	91,925	690,000	234,750	924,750	1,016,675	965,390,728	5.00%	0.1075
9/30/2035	93,925	725,000	200,250	925,250	1,019,175	1,013,660,265	5.00%	0.1026
9/30/2036	93,175	760,000	164,000	924,000	1,017,175	1,064,343,278	5.00%	0.0975
9/30/2037	92,300	800,000	126,000	926,000	1,018,300	1,117,560,442	5.00%	0.0930
9/30/2038	92,000	840,000	86,000	926,000	1,018,000	1,173,438,464	5.00%	0.0885
9/30/2039	94,100	880,000	44,000	924,000	1,018,100	1,232,110,387	5.00%	0.0843
9/30/2040	93,500				93,500	1,293,715,907	5.00%	0.0074
9/30/2041	92,800				92,800	1,358,401,702	5.00%	0.0070
9/30/2042	92,000				92,000	1,426,321,787	5.00%	0.0066
9/30/2043	93,600				93,600	1,497,637,876	5.00%	0.0064
	\$ 2,460,245	\$ 9,585,000	\$ 4,271,500	\$ 13,856,500	\$ 16,316,745			

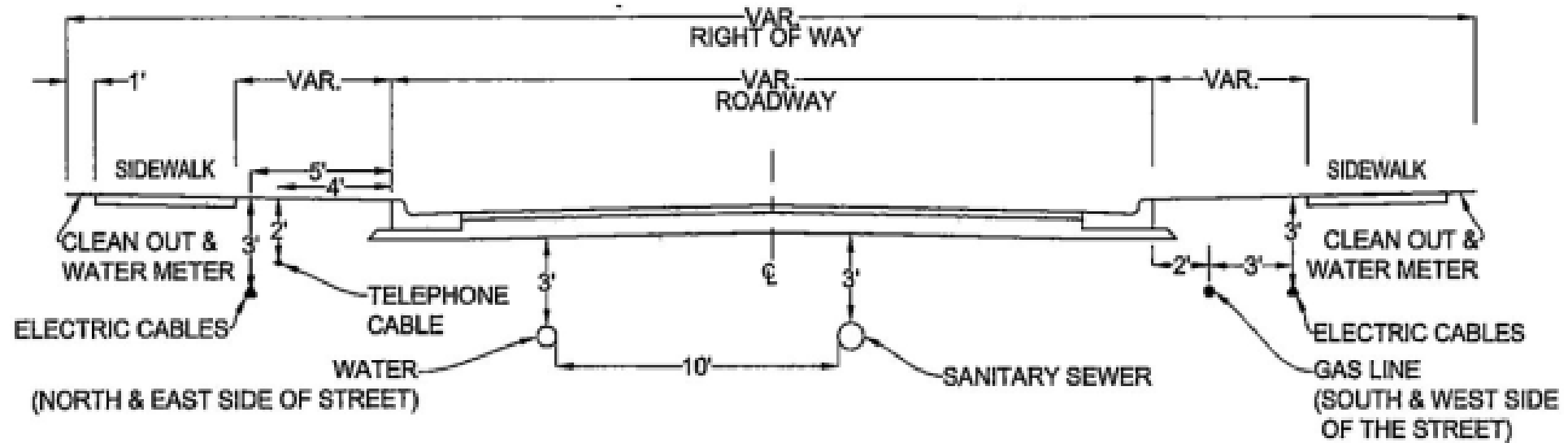
Notes: Bonds are assumed to be authorized at the May 2024 election.
Bonds are assumed to be issued in August 2024.
Interest on the Bonds is computed at 5.00% for illustrative purposes.



Estimated Tax Increase for Street Bond

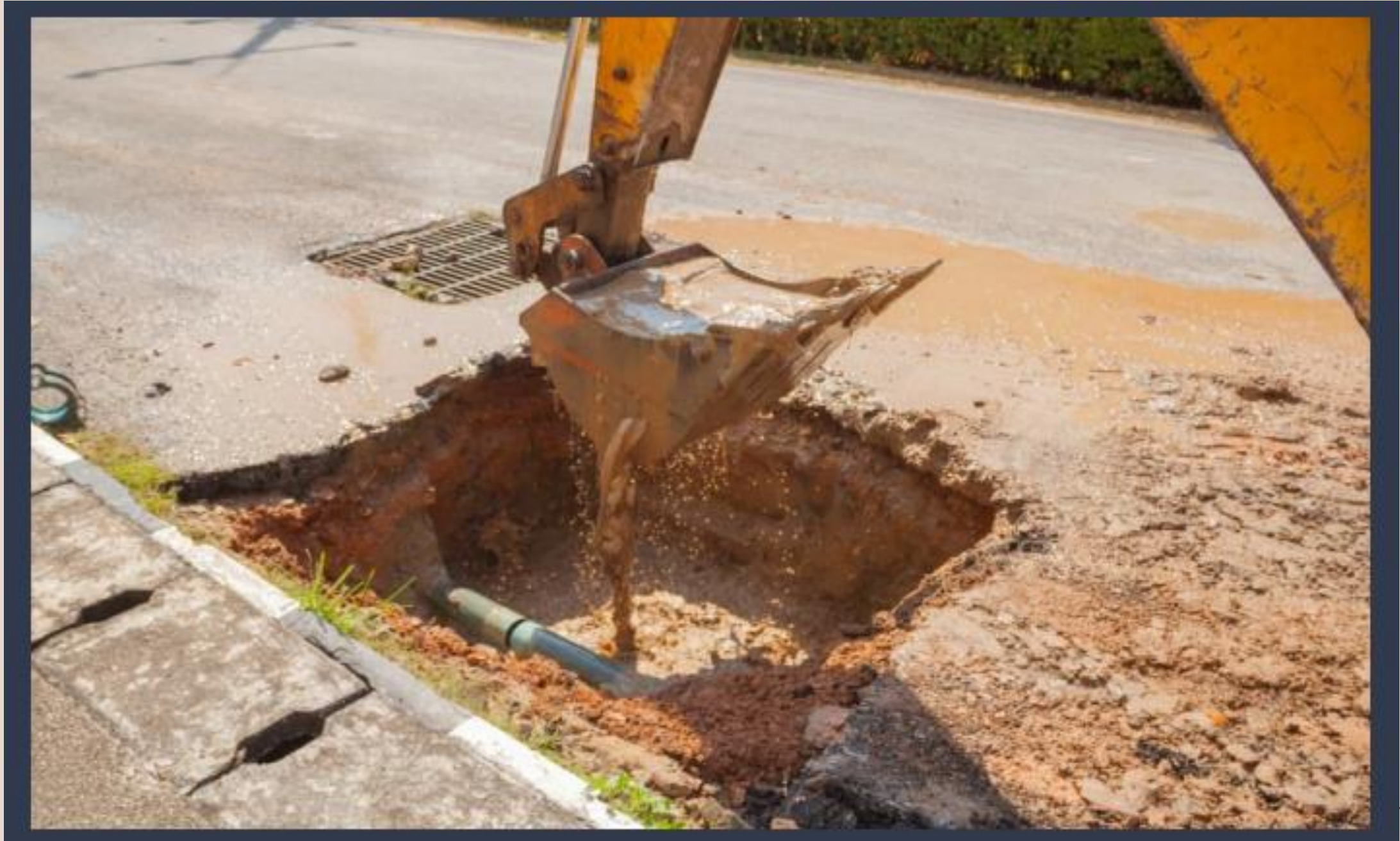
\$0.15 per \$100,000 home valuation

Home Value	Current Tax Liability	Annual Estimated Tax Liability	Estimated Monthly Increase	Estimated Annual Increase
	<i>0.331411</i>	<i>0.481411</i>		
\$ 100,000	\$ 331.41	\$ 481.41	\$ 12.50	\$ 150.00
\$ 150,000	\$ 497.12	\$ 722.12	\$ 18.75	\$ 225.00
\$ 200,000	\$ 662.82	\$ 962.82	\$ 25.00	\$ 300.00
\$ 250,000	\$ 828.53	\$ 1,203.53	\$ 31.25	\$ 375.00
\$ 300,000	\$ 994.23	\$ 1,444.23	\$ 37.50	\$ 450.00
\$ 350,000	\$ 1,159.94	\$ 1,684.94	\$ 43.75	\$ 525.00
\$ 400,000	\$ 1,325.64	\$ 1,925.64	\$ 50.00	\$ 600.00

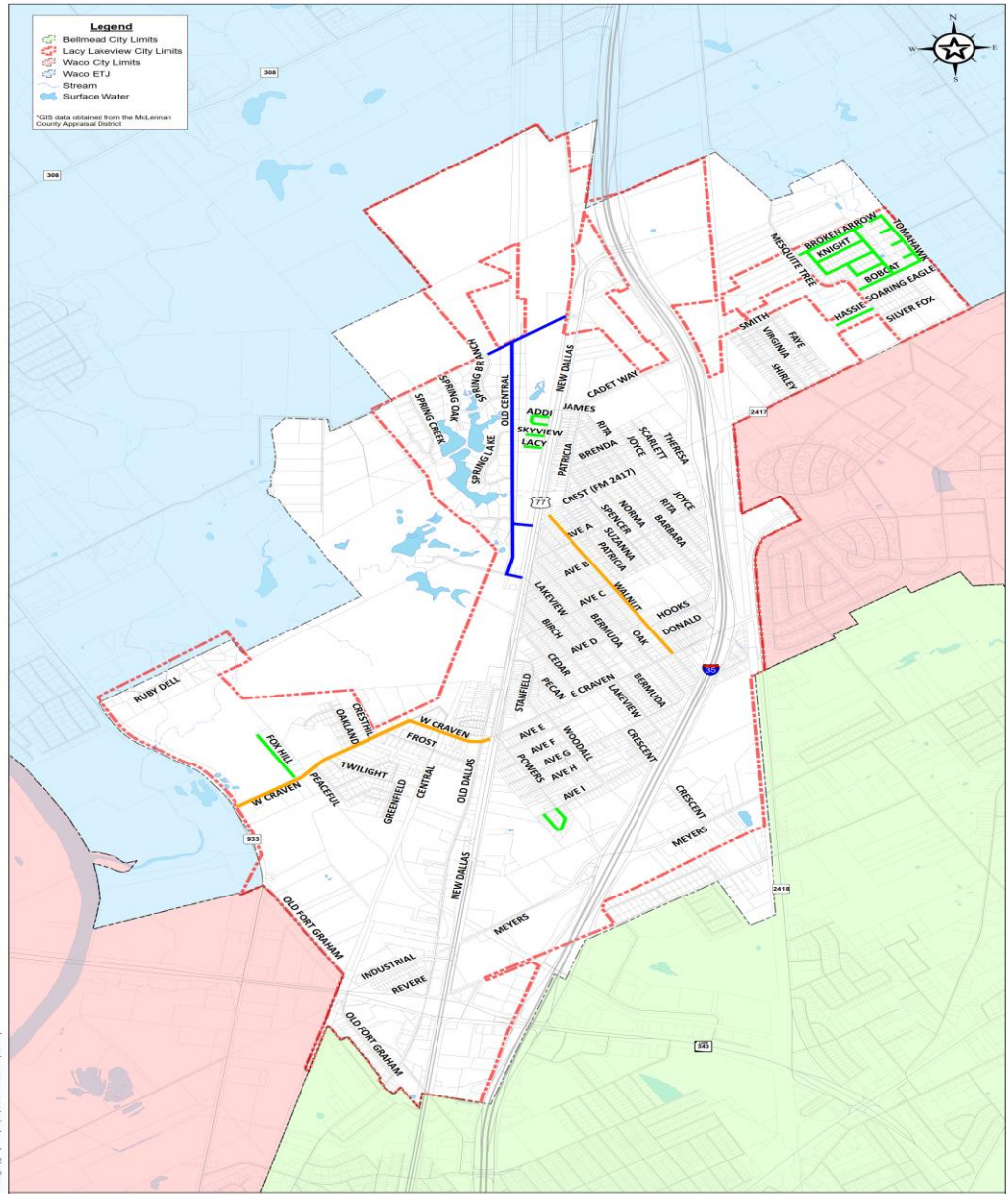


NOTE:
VERTICLE SEPARATION SHALL ADHERE TO THE FOLLOWING.

VERTICAL SEPARATION	
UTILITY	DISTANCE (INCHES)
WATER & SEWER	18
WATER ABOVE STORM	24
WATER BELOW STORM DRAIN	18
SEWER & STORM	24
ALL OTHER UTILITIES	12







CITY LIMITS MAP

SCALE: 1" = 500'



CLIENT NAME: CITY OF LACY LAKEVIEW
 PROJECT NAME: N/A
 PROJECT NUMBER: N/A
 DATE: 11/10/2023

A1

© 2023 City of Lacy Lakeview, City Engineer, 11/10/2023 11:52:44 AM, AutoCAD

T.B.P.E. Registration No. 8093



Infastructure Fee Estimate

Meter Class	Meter Count	Fee	Total
Residential	2118	\$ 10.00	\$ 21,180.00
Commercial	205	25.00	5,125.00
Total Monthly Estimate			\$ 26,305.00
Annual Estimate			\$ 315,660.00
Budgeted Revenue			\$ 300,000.00



City of Lacy Lakeview

Combination Tax & Revenue Certificates of Obligation

Series 2013

Original Principal Amount:	1,540,000.00
Total Due:	601,900.00

Maturity Date: 8/15/2028

Series 2021

Original Principal Amount:	1,943,000.00
Total Due:	1,842,821.20

Maturity Date: 8/15/2031

General Obligation Refunding Bonds

Series 2021

Original Principal Amount:	1,251,000.00
Total Due:	600,518.75

Maturity Date: 8/15/2027



City of Lacy Lakeview

Combination Tax & Revenue Certificates of Obligation

Series 2016

Original Principal Amount	1,965,000.00
Total Due:	1,640,075.00

Maturity Date: 8/15/2036

Series 2023

Original Principal Amount	2,410,000.00
Total Due:	1,770,605.00

Maturity Date: 8/15/2043



MASTER PLAN

2004

SECTION 11

INFRASTRUCTURE – STREETS

BACKGROUND

The City's current street inventory consists of some 26.56 miles of dedicated streets. The majority of streets have a fifty-foot right-of-way with thirty feet of paving; however, some have a forty-foot right-of-way with twenty feet of paving. Several feeder and industrial streets have a one hundred foot right-of-way, with forty-eight feet of paving.

The Texas Department of Highways and Public Transportation maintains IH-35, New Dallas Highway (U.S.77), and all of Crest Drive, as well as Loop 340.

Based on staff estimates using classifications of: excellent, good, marginal, poor, and deteriorated, approximately five percent are rated excellent, thirty percent good, thirty-five percent marginal, twenty-five percent poor, and five percent deteriorated. Surfaces are generally one and one-half inches of asphaltic concrete, on six inches of base material.

Staff estimates that 98 percent of the streets have curb and gutter, and that eighty-five to ninety percent are paved. The remainder are surfaced with rock or gravel and are generally in good condition.

Current standards for new development are specified in the City's "Unified Development Code" mentioned in Section 7 of this Plan. It provides that:

- Residential streets will have fifty feet of dedicated right-of-way, with thirty feet of six inch concrete, or one and one-half inches of asphaltic concrete on six inches of compacted base. Both will have curb and gutter.
- Collector Streets will have sixty feet of right-of-way, with forty-five feet of roadway. Paving standards and curb and gutter are spelled out.
- Primary and secondary arterials are as outlined in the thoroughfare plan.
- New streets must also meet standards for drainage, and may require lime stabilization or perforated under-drains.

Policy also provides that when streets are proposed for renovation or rebuilding, utility lines are brought up to standard, including replacement of AC, VCT, or galvanized pipe.

As a part of the process of preparing a master plan, the Wallace Group has developed a detailed street inventory report. This report lists all streets, their class, type of section, width, condition, length, and other details.

The report reflects that Lacy Lakeview has a total of 140,265 lineal feet, or 26.56 miles of streets.

The report also develops criteria and recommends priorities for addressing current and future need, as well as cost estimates for priority street improvements.

As mentioned in the report, the cost estimates that are recapped below reflect current costs of similar projects in the Central Texas area, and do not include the associated cost of drainage improvements, utility relocation, or replacement.

GOALS – OBJECTIVES – PRIORITIES

Categories identified and addressed in the report include:

- Street overlay priorities – 2 streets totaling 796 lineal feet, for an estimated total cost of \$11,182.
- Street seal coat priorities – 31 streets totaling 26,684 lineal feet or 5.05 miles, for an estimated total cost of \$162,799.
- Street reconstruction priorities – 22 streets totaling 22,731 lineal feet or 4.31 miles, for an estimated total cost of \$1,855,120.
- Street rehabilitation priorities – 75 streets totaling 84,574 lineal feet or 16.01 miles, for an estimated total cost of \$2,827,593.

Priority Number 1 (streets with undersized water lines)

- Street overlay Priority No.1 (with undersized water lines) – none
- Street seal coat Priority No.1 (with undersized water lines) – one street 200 feet in length for an estimated cost of \$978.
- Street reconstruction Priority No.1 (with undersized water lines) – nine streets totaling 8,076 lineal feet or 1.529 miles, for an estimated total cost of \$607,125.
- Street rehabilitation Priority No.1 (with undersized water lines) – 14 streets totaling 12,034 lineal feet or 2.279 miles, for an estimated total cost of \$451,822.

The total estimated cost for Priority No.1 streets with undersized water lines is \$1,059,925.

The complete Street Inventory Report from the Wallace Group will be attached to the Master Plan, and will be considered a part thereof, and should be used to identify and address specifics involving streets and drainage.

SECTION 12

INFRASTRUCTURE – WATER

BACKGROUND

As discussed in Section 3, in 1949 a developer laid water lines in the City and secured permission from the school district to utilize water from its deep well. From that beginning the City used the well to serve its citizens until growth required larger quantities of water. The City then expanded to three wells; one in old Northcrest, and the Frost and Lakeview wells. These were used until later arrangements were made with the City of Waco. Only the Lakeview well is now active. It is 2,350 feet in depth and is capable of producing 650 to 700 gallons per minute.

Thus, in 1999 the City contracted, through interlocal agreement with the City of Waco as regional provider, to purchase treated water through a metering station located in the southern section of the City, near Industrial Boulevard.

The term of the contract is twenty years, commencing in 1999. There is a ten-year escape provision relating to an automatic twenty-year extension that would bring the time span to a total of forty years. Portions of the contract cover metering, operation and maintenance, permits, rationing and conservation measures, and resale, as well as rate case expense and default provisions. Other provisions detail the charge rate and the process for annual recalculations, as well as payment requirements.

Daily usage is averaging some 800,000 gallons per day (GPD) with peaks of some one – and-one-half million GPD.

The City currently has some \$750,000 in bond funds on hand to cover the cost of a new one million gallon elevated water tank, and \$200,000 in bond funds to replace old two-inch water lines under the streets.

The distribution system consists of 38.49 miles of water mains ranging in size from two inches to twelve inches. The system is connected to the City of Waco's twenty-inch main at one metering station. By staff estimates, the distribution mains are approximately fifty percent PVC, forty percent AC, and ten percent galvanized.

PRIORITIES AND OBJECTIVES

- While preparing to begin the project of the elevated storage tank, discussion and negotiation with the City of Waco began regarding a possible five million gallon capacity structure. Lacy Lakeview would have access to a negotiated quantity of water from this supply point. There would be advantages to both cities and would assure a stable pressure, and availability in peak usage periods. It also would allow for an additional metering station.

SECTION 13

INFRASTRUCTURE – WASTEWATER

BACKGROUND

The City of Lacy Lakeview has been a member of the Waco Metropolitan Area Regional Sewer System since its inception in 1968. Member cities include Bellmead, Lacy Lakeview, Woodway, Hewett, and Robinson, in addition to Waco. Under long term contractual and interlocal agreements, the plant has been operated by the Brazos River Authority.

In 1983 the Brazos River Authority built a large new plant located on the Brazos River. The member cities bore the capital costs of the plant and system. The plant is now over twenty years old and it is currently estimated that it needs up to thirty million dollars in upgrades, over the next ten years.

Unlike wastewater treatment, the collection system is operated by the City. It consists of 35.40 miles of collection lines ranging in size from four inches to sixteen inches. The system utilizes one large lift station and four smaller ones. Staff has estimated that the types of pipe in place include thirty percent PVC, ranging in size from four inches to twelve inches. The major outfall or trunk main is sixteen inches in size, and is vitrified clay tile (VCT). The remainder is VCT also.

Recently, detailed analysis indicated that it would be advantageous to the member cities of the regional system to end this thirty-five year arrangement and operate the system themselves. In December of 2003, negotiations were completed with the Brazos River Authority to end the current contract sooner, instead of waiting until its expiration in 2010. An interlocal agreement and approval of the transfer was also adopted. Bonds for improvements can now be issued by the cities as combination tax and revenue bonds, resulting in a better bond rating, lower interest rates, and significant savings.

Operation of the system will be governed by board established by the member cities.

In 2003, the cities of the Waco Metropolitan Area Regional Sewer System adopted an interlocal agreement that would allow the group to sell treated effluent to the new power plant near Riesel. That industry would use as much as sixteen MGD. Lacy Lakeview would share in the revenue proportional to its flow contribution value. Under state law and the proposed agreement, income from this source could be used for General Fund purposes, as well as Utility Fund purposes. The sums, thus received, could be quite significant.

In most cities, infiltration is a problem, however, staff advises that infiltration is minimal. Some of the existing lines are undersized and deteriorating. Pipe types include VCT and plastic.

**CITY OF LACY LAKEVIEW TAX HISTORY PER 100 DOLLAR
EVALUATION**

2004 – 0.290000

2019 – 0.340064

2020 – 0.362236

2021 – 0.352624

2022 – 0.297547

2023 – 0.331411



Public Comment

- *THIS TIME IS FOR INDIVIDUALS TO ADDRESS THE CITY COUNCIL ON ISSUES AND ITEMS OF CONCERN ON OR NOT ON THE AGENDA. THERE WILL BE NO CITY COUNCIL ACTION AT THIS TIME. LIMIT OF 5 MINUTES PER PERSON. THE CITY COUNCIL RESERVES THE RIGHT TO DELAY, WHEN APPROPRIATE AND UPON THE AGREEMENT OF THE INDIVIDUAL, ON A SPECIFIC AGENDA ITEM SO THEY MAY SPEAK AT THAT TIME.*

ADJOURNMENT

