



# State of the City

Mayor Bill Houston

City Manager Chris Dick



18 November 2015

## Bill Houston, Mayor City of Midlothian



- 8+ years of service to Midlothian
- City Council member since 2007; Mayor since 2012
- Current member of the Board of Trustees for Baylor Hospital – Waxahachie
- Past member of AMBUCS
- Past member of the Midlothian Community Development Corporation
- Past member of the Joe Barton Citizens Committee
- Past President of the Ellis-Hill Association of Realtors
- The Mayor and his wife, Debbie have facilitated a DivorceCare program for the past eight years at the First Baptist Church in Midlothian, where they are church members. They have three children, ten grandchildren and three great-grandchildren.

## **Chris Dick, City Manager**

City of Midlothian

Chris Dick was appointed City Manager for Midlothian, Texas effective May 12, 2015. Chris began his service for Midlothian in May of 2007 as Finance Director; in March 2013 he was promoted to Assistant City Manager, and October 2014 was appointed Interim City Manager. Formerly, Chris served as the Assistant Finance Director for Mansfield, Texas; prior to that he worked for public accounting firms and private sector businesses. Chris graduated from the University of Texas at Arlington with a Bachelors in Accounting and is a Certified Public Accountant. Chris and his wife Valerie are happy to have called Midlothian home for the past thirteen years.

# ✓ **Growth & Development**

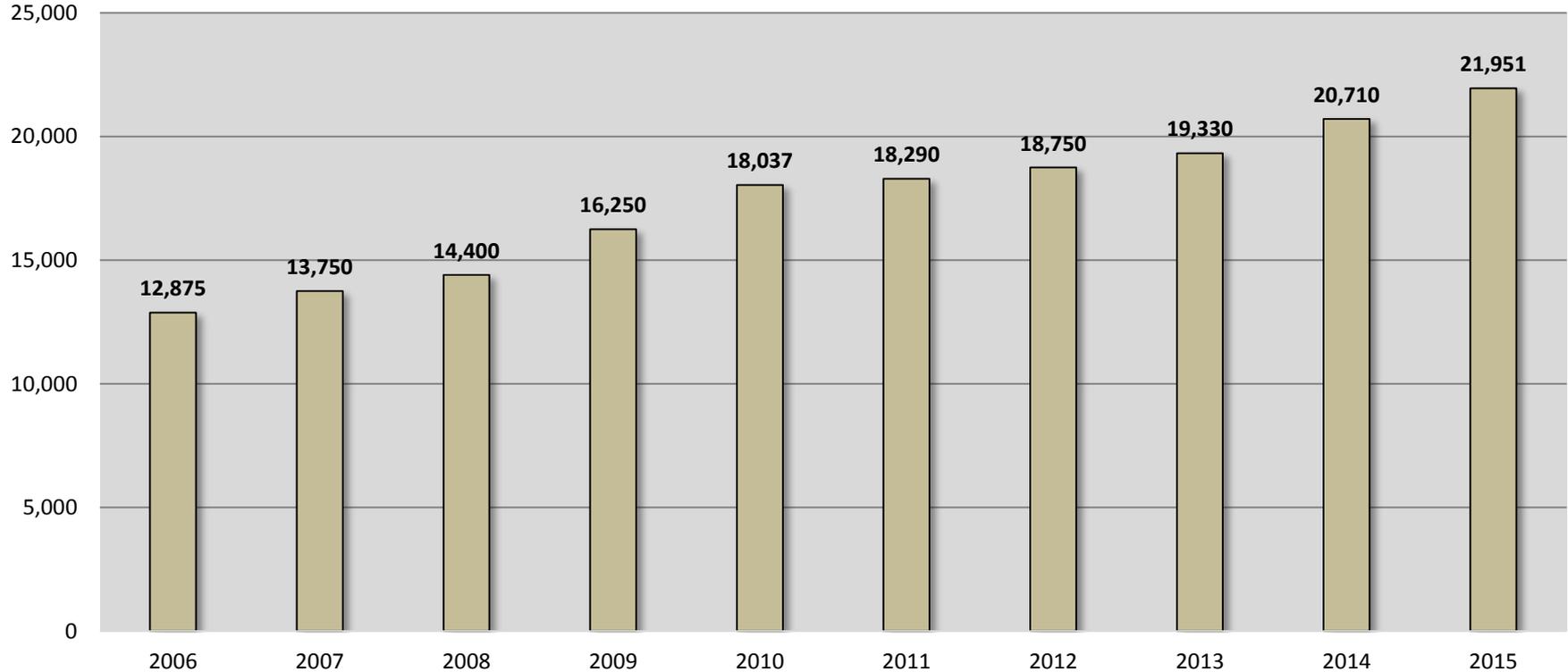
- **Managing Our Finances**
- **Quality of Life**
- **Public Safety**
- **Infrastructure**
- **Citizen Involvement**

# Area Population Trends

	<u>2015*</u>	<u>2000</u>	<u>% Change</u>
Waxahachie	32,670	21,426	52.48%
Midlothian	21,951	7,480	193.46%
Ennis	18,730	16,045	16.73%
Red Oak	11,980	4,301	178.54%

\* Population estimate for January 1, 2015

# Population Increase

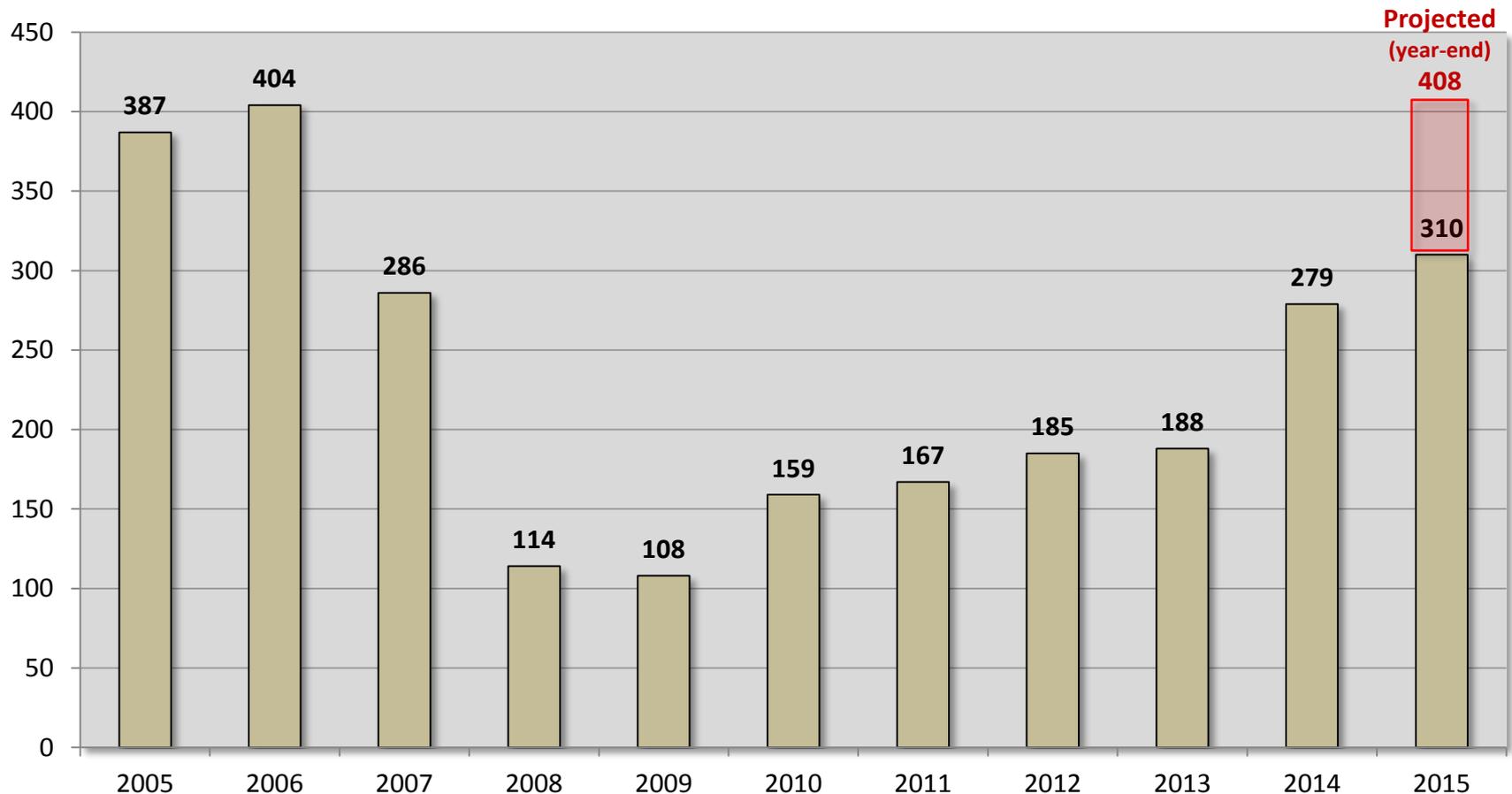


Notes:

1. Population estimates for January 1<sup>st</sup> of each year
2. Projected year-end population is **23,232**

# Housing Market

## Building Permits



Notes: 2015 shows number of permits ending 3<sup>rd</sup> quarter and projected year-end.

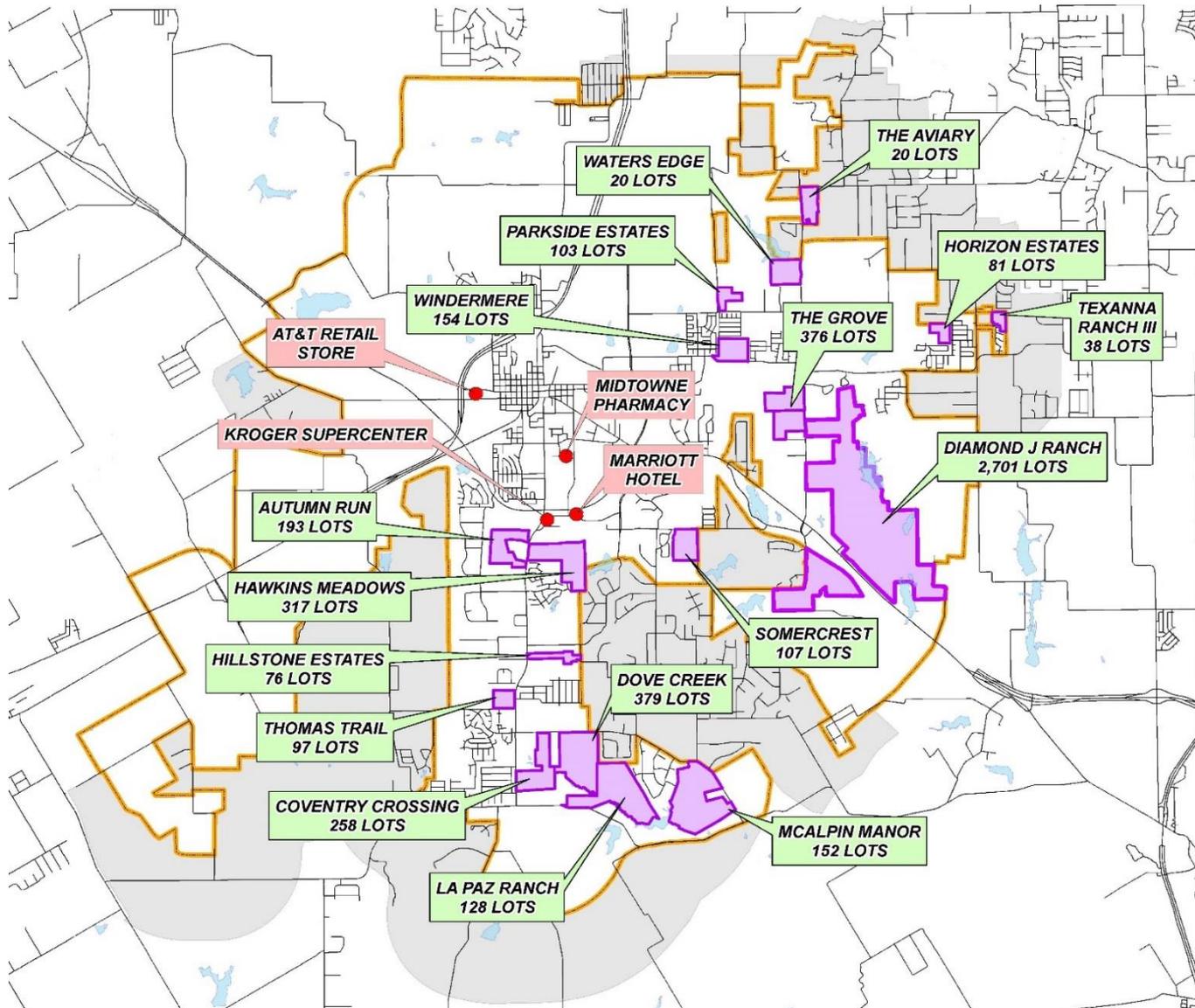
## ■ 2014 Residential Building Permit Comparison

	Midlothian	Red Oak	Waxahachie	Burleson	Mansfield	Flower Mound	Allen	Denton	Frisco	Arlington
	<b>21,951</b>	<b>11,980</b>	<b>32,670</b>	<b>41,280</b>	<b>60,400</b>	<b>66,820</b>	<b>91,390</b>	<b>123,200</b>	<b>145,510</b>	<b>379,370</b>
1st Quarter	74	22	63	104	46	77	112	172	484	99
2nd Quarter	60	43	69	112	59	97	128	241	559	127
3rd Quarter	80	31	114	112	70	86	130	187	559	148
4th Quarter	63	39	68	85	49	95	123	55	563	96
<b>2014 Total</b>	<b>279</b>	<b>135</b>	<b>314</b>	<b>413</b>	<b>224</b>	<b>355</b>	<b>493</b>	<b>655</b>	<b>2165</b>	<b>470</b>
2013 Total	238	97	225	357	217	250	463	548	2220	539
% Change from 2013 to 2014	<b>17%</b>	<b>39.2%</b>	<b>39.6%</b>	<b>15.7%</b>	<b>3.2%</b>	<b>42%</b>	<b>6.5%</b>	<b>19.5%</b>	<b>-2.5%</b>	<b>-12.8%</b>

## ■ 2015 Residential Building Permits To Date (3<sup>rd</sup> Qtr.)

	Midlothian	Red Oak	Waxahachie	Burleson	Mansfield	Flower Mound	Allen	Denton	Frisco	Arlington
<b>Total</b>	<i>310</i>	<i>129</i>	<i>260</i>	<i>323</i>	<i>228</i>	<i>400</i>	<i>376</i>	<i>600</i>	<i>1828</i>	<i>289</i>

# Current Developments



# Midlothian Business Park – expected completion in March 2016



# Marriot Hotel

- Scheduled to open in January 2016



COUTRYARD BY MARRIOTT



Chris W. Barnes  
Reg. No.: 10147  
R. Andrew Bennett  
Reg. No.: 18129

Donald R. Powell, Jr.  
Reg. No.: 7206  
John E. Orfield  
Reg. No.: 11164

© 2010 BOKA Powell, LLC Not for regulatory approval, permitting or construction

perspective  
08.18.2014  
Project No:  
13133.100

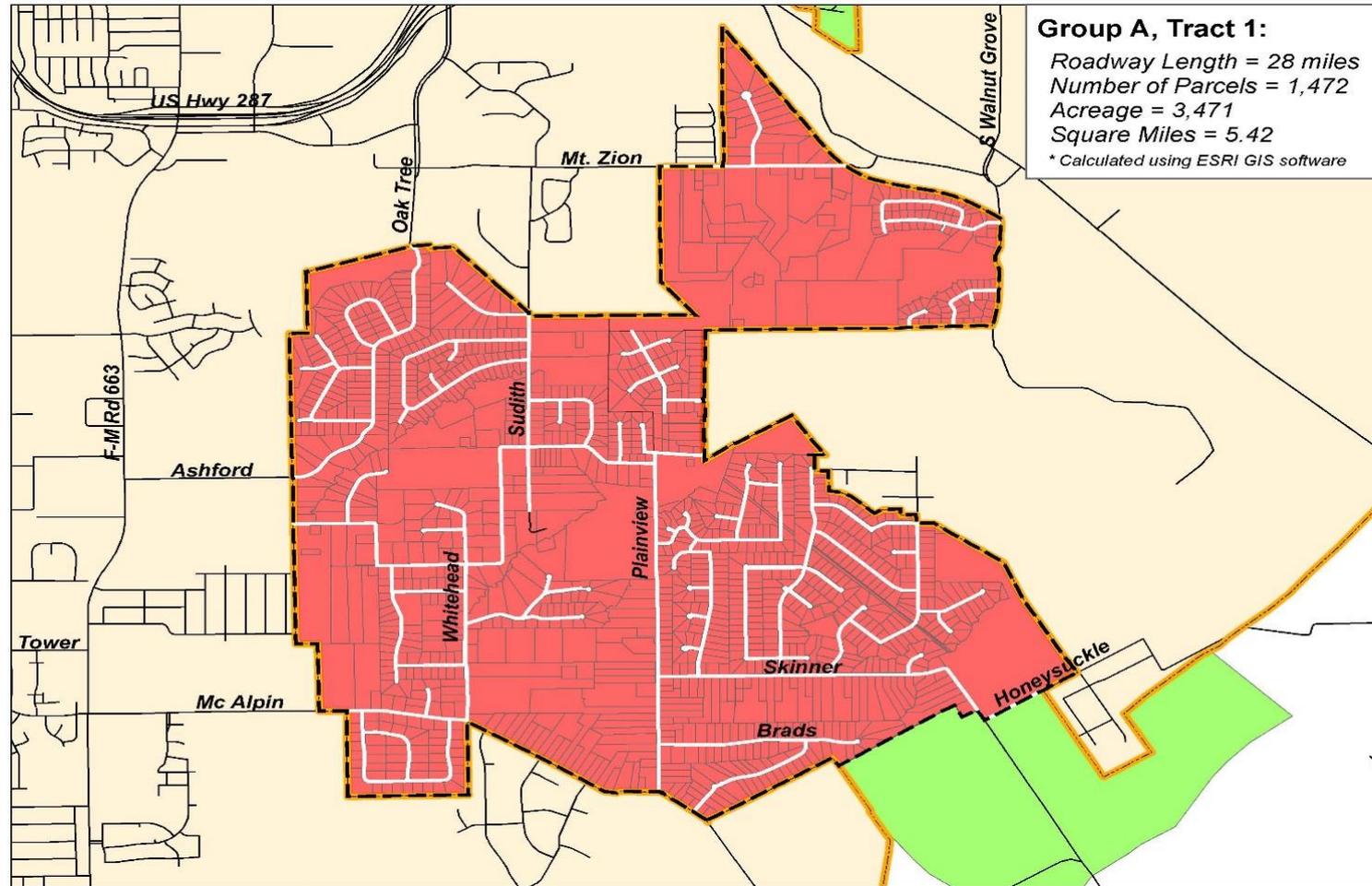
# Kroger Marketplace

- Anticipated completion in April 2017 (Phase I)



# Three Year Annexation

- Started in December 2014
- A final vote is expected in December 2017



- Growth & Development
- ✓ **Managing Our Finances**
- Quality of Life
- Public Safety
- Infrastructure
- Citizen Involvement

# General Fund Revenues

## BY CATEGORY

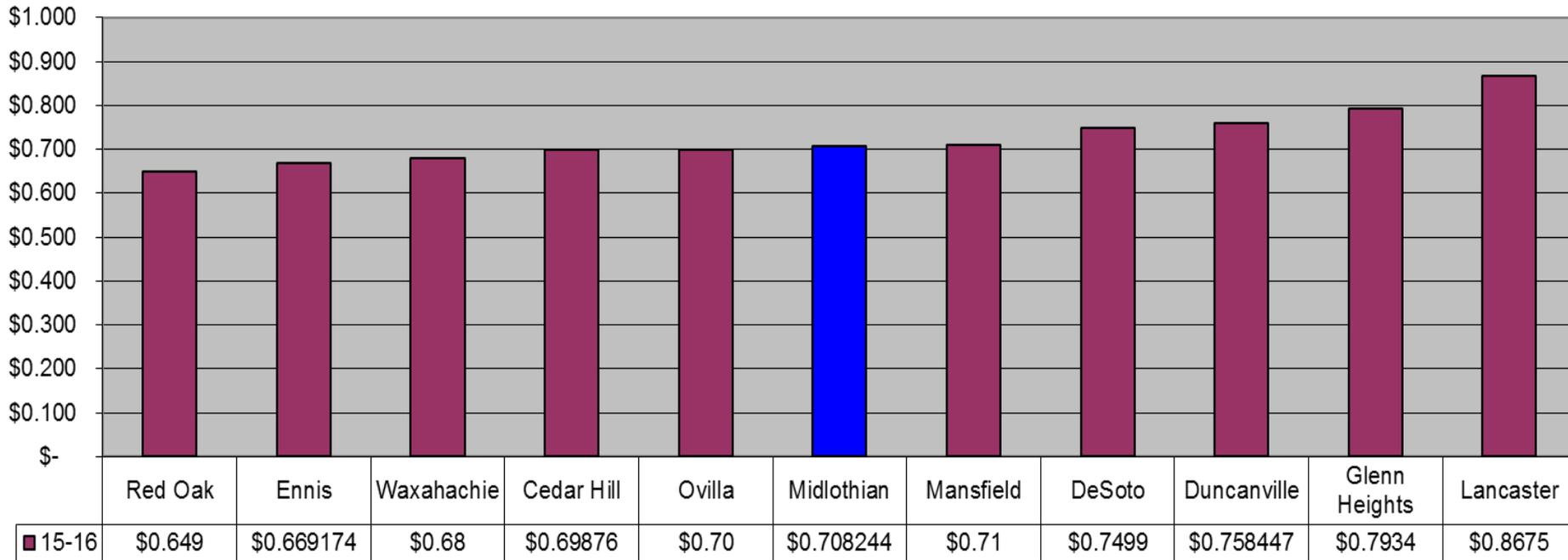
CATEGORY	08-09	09-10	10-11	11-12	12-13	13-14	14-15 *	15-16 **
Taxes	\$ 9,505,397	\$ 10,062,137	\$ 10,188,737	\$ 9,923,724	\$ 10,980,037	\$ 12,149,213	\$ 13,969,654	\$ 15,065,083
Licenses & Permits	\$ 229,319	\$ 286,908	\$ 309,248	\$ 1,120,745	\$ 704,423	\$ 662,781	\$ 727,584	\$ 695,200
Intergovernmental	\$ 972,950	\$ 1,487,044	\$ 1,502,558	\$ 1,456,028	\$ 1,411,050	\$ 1,538,600	\$ 1,640,939	\$ 1,743,371
Charges for Service	\$ 835,407	\$ 653,181	\$ 756,843	\$ 872,212	\$ 940,726	\$ 1,195,629	\$ 1,130,500	\$ 1,056,400
Fines & Forfeitures	\$ 433,466	\$ 484,477	\$ 422,250	\$ 497,138	\$ 360,220	\$ 432,846	\$ 346,076	\$ 418,500
Other Revenues	\$ 1,136,010	\$ 1,356,219	\$ 1,145,994	\$ 1,447,252	\$ 1,540,333	\$ 1,571,115	\$ 1,996,351	\$ 2,104,317
Transfers	\$ 949,203	\$ 1,015,243	\$ 1,175,626	\$ 1,806,392	\$ 2,391,235	\$ 2,730,995	\$ 2,749,609	\$ 2,749,609
<b>Totals</b>	<b>\$ 14,061,752</b>	<b>\$ 15,345,209</b>	<b>\$ 15,501,256</b>	<b>\$ 17,123,491</b>	<b>\$ 18,328,024</b>	<b>\$ 20,281,179</b>	<b>\$ 22,560,713</b>	<b>\$ 23,832,480</b>

\* Unaudited

\*\* Adopted -- not actual

# Ad Valorem Tax Rates

AD VALOREM TAX RATES  
FY 15-16

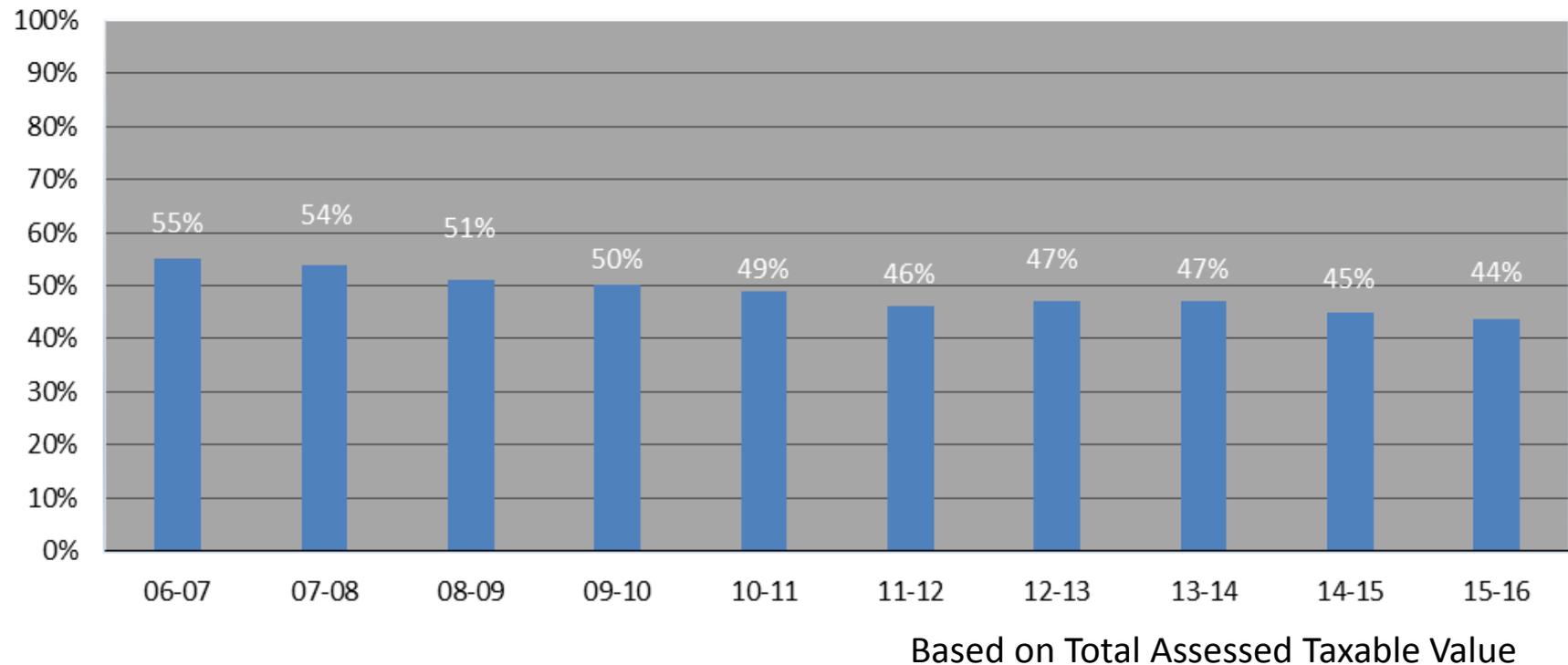


# Property Tax Base

Total Assessed Taxable Value		
Fiscal Year	Value	% Change
2005-2006	\$1,552,532,463	7.82%
2006-2007	\$1,696,378,089	9.27%
2007-2008	\$1,921,291,866	13.26%
2008-2009	\$2,063,856,375	7.42%
2009-2010	\$2,122,200,197	2.83%
2010-2011	\$2,028,299,309	-4.42%
2011-2012	\$1,955,669,097	-3.58%
2012-2013	\$2,013,954,034	2.98%
2013-2014	\$2,101,220,583	4.33%
2014-2015	\$2,222,831,269	5.79%
2015-2016	\$2,509,554,503	12.90%

# Top 10 Taxpayers

% of Ad Valorem Tax Base



## Outstanding Debt

<b>Fiscal Year</b>	<b>Total Debt</b>	<b>% of Personal Income</b>	<b>Per Capita</b>
2002-2003	\$76,468,948	38.25%	\$7,180
2003-2004	\$79,038,845	29.16%	\$6,519
2004-2005	\$92,354,924	27.58%	\$7,330
2005-2006	\$99,549,927	27.37%	\$7,485
2006-2007	\$104,299,925	24.95%	\$7,585
2007-2008	\$124,409,923	34.24%	\$8,551
2008-2009	\$118,384,919	29.22%	\$7,285
2009-2010	\$111,874,929	21.24%	\$6,529
2010-2011	\$105,104,926	18.32%	\$5,743
2011-2012	\$97,974,924	16.29%	\$5,225
2012-2013	\$100,659,922	13.81%	\$5,207
2013-2014	\$91,754,918	11.40%	\$4,298
2014-2015	\$96,284,922	10.38%	\$4,193

# Managing our Finances

- The City's tax rate remained unchanged at \$0.708244 this year;
- The FY 15-16 budget includes personnel additions in Public Safety, Parks, Public Works and Information Technology.
- In addition, several road rehabilitation projects will be undertaken (these include parts of Singleton, Mockingbird, and Walter Stephenson)
- Includes funding of operational costs for the new Community Park (Phase I)

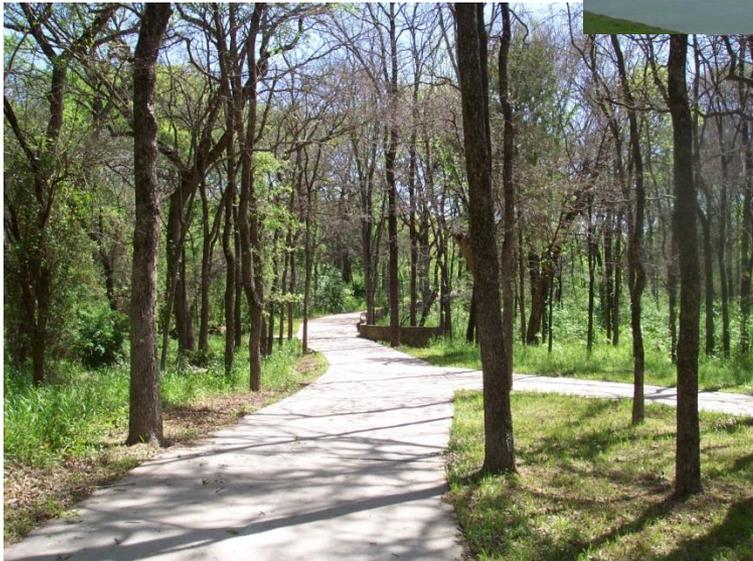
# Managing our Finances (cont.)

- We succeeded in preserving our general fund unreserved fund balance (the City's 'savings account')
- A healthy fund balance is important for Midlothian because it helps maintain or improve our bond ratings even though:
  - City has a relatively high debt load
  - City has a relatively concentrated tax base
- Higher bond ratings = lower interest rates on bond issuances

- Growth & Development
- Managing Our Finances
- ✓ **Quality of Life**
- Public Safety
- Infrastructure
- Citizen Involvement

# Managing Our Growth

What is Midlothian going to be when it grows up?



# 2006 Comprehensive Plan

- Build a vibrant economy...
- While maintaining Midlothian's special quality of life, its small town character, and...
- Helping to protect the excellence of MISD
- Through involved citizenry, excellent staff and boards, and smart & prudent policies

# Comprehensive Plan Update

- The plan was last adopted in February 2007
- Plans normally updated every 6-8 years
- Current plan is out of date
- City has had a 50% increase in population since the last update
- New population usually signals a shift in priorities
- The process to update is underway

# Comprehensive Plan Involvement

- Participants from different segments of the community have been selected to make up the Comprehensive Plan Steering Committee
- Full public input and hearings will take place at certain intervals in the process (the next one is scheduled for January 21, 2016)
- Will help decide what type of community Midlothian will become
- We want your involvement!
- Watch the City website and other announcements
- Dedicated website: [www.envisionmidlothian.com](http://www.envisionmidlothian.com)

# Our Parks & Recreation Program

## Quality of Life

- Continuation of successful events such as: **Movies in the Park**, *Downtown Concerts*, *Independence Day Parade*, *Southern Star Christmas Celebration* & *Veterans Tribute Dinner*



# Our Parks & Recreation Program

## Quality of Life

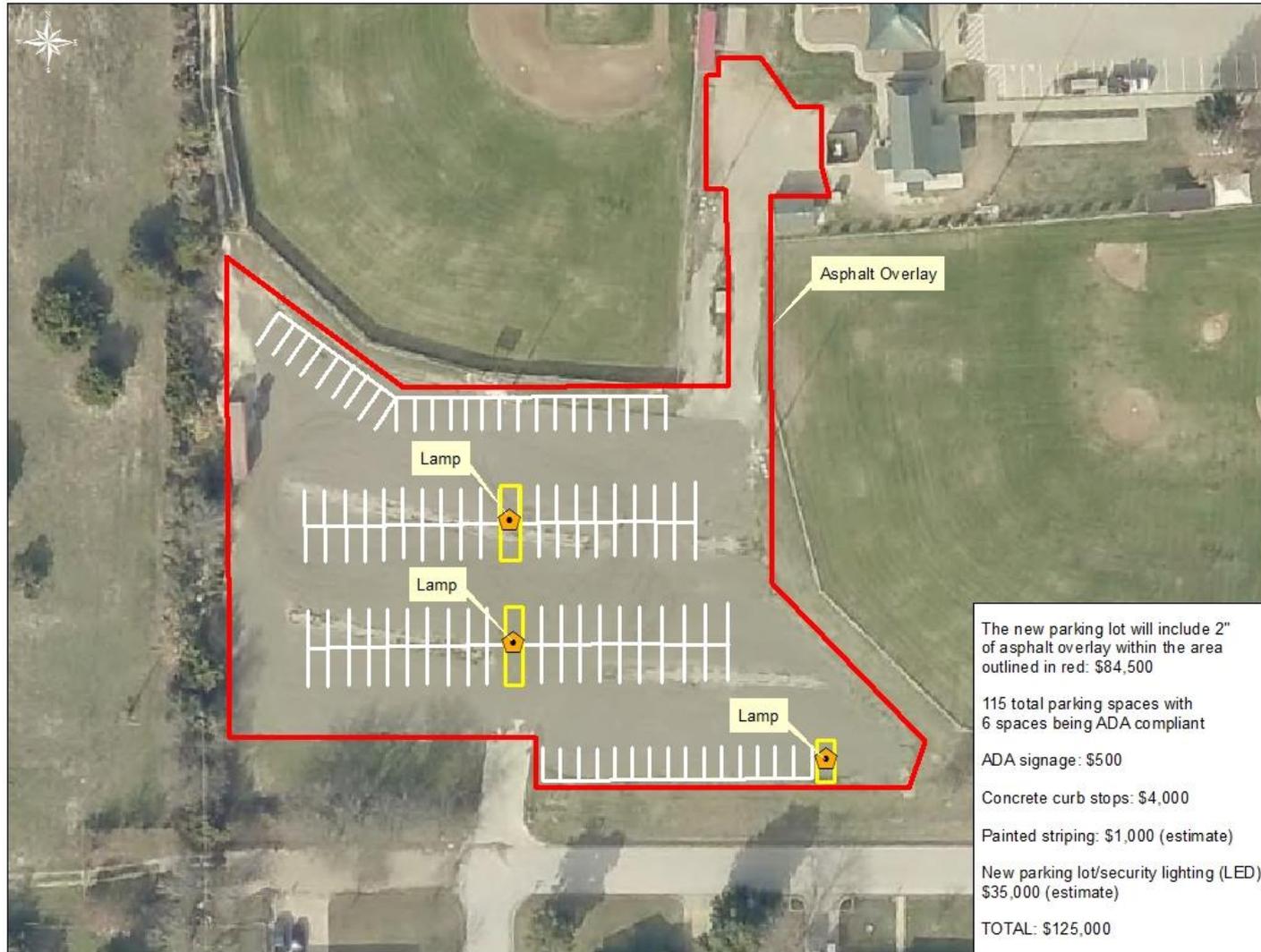
- Hosted Fifth Annual **Kids Fishing Derby** at Ash Grove's Gifford-Hill Lake
  
- Various park improvements completed and planned:
  - Kimmel Park (Band Stand renovation complete)
  - Hawkins Spring Park (Soccer field lighting - \$1 million project)
  - Jaycee Park (Parking lot overlay - \$125k project)
  - Irrigation system upgrades (City wide - \$177k project)

# Kimmel Park

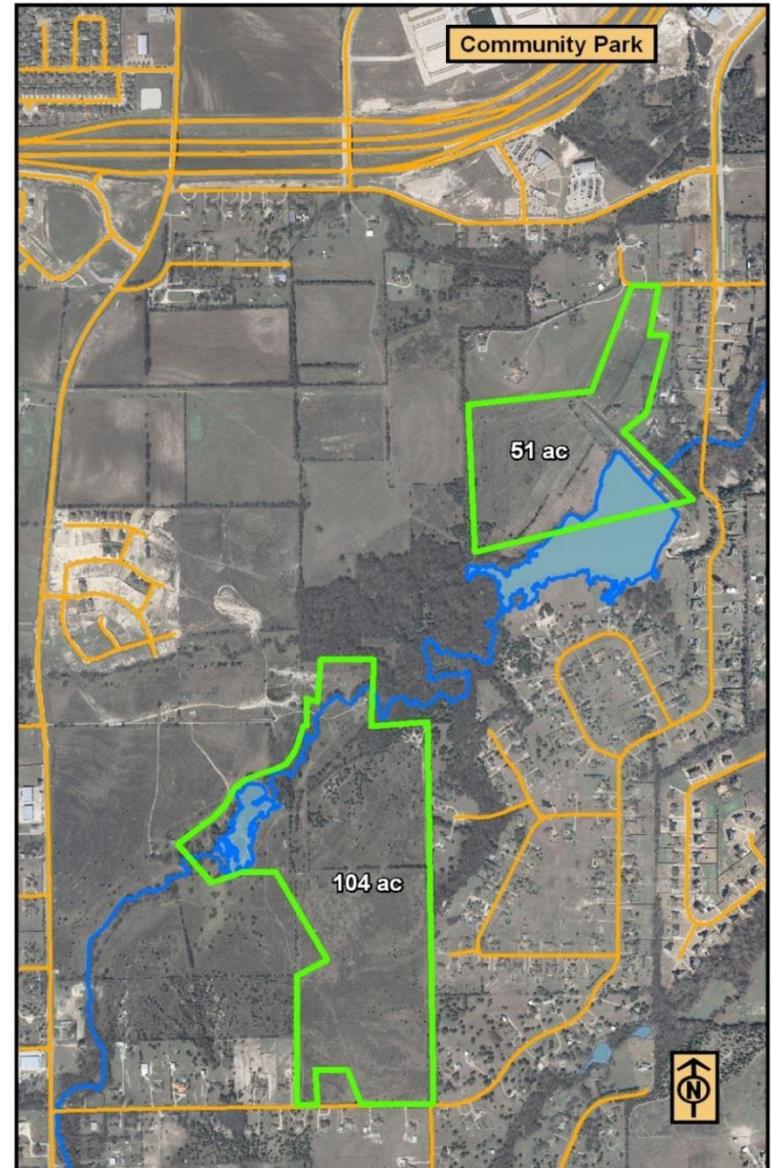
## Enhancements



# Jaycee Park Parking Lot



# New Community Park (Phase I)



# New Community Park (Phase I) (cont.)



**MIDLOTHIAN COMMUNITY PARK**  
CITY OF MIDLOTHIAN, TEXAS



**Master Plan**



# New Community Park (Phase I) (cont.)



# Quality of Life

## Key Accomplishments

### Library

- Joint facility with MISD
- City contributes funding & serves on Board
- Usage continues to grow, especially in e-books



# Quality of Life

## Key Accomplishments

### Senior Citizen Center

- 50 day/ 200 different individuals per month
- Plans are underway for expansion of the Center. The current design would double the size of the building.



- Growth & Development
- Managing Our Finances
- Quality of Life
- ✓ **Public Safety**
- Infrastructure
- Citizen Involvement

# Public Safety and Welfare

- Approved three new firefighter positions in the FY 15-16 Budget.
- Approved a new Police Investigator position and established a Public Safety Officer (Jailer) program for FY 15-16
- Approved an expansion to the Animal Shelter, which will more than double the capacity; along with additional staffing.
- Approved two new dispatcher positions in the FY 15-16 Budget

# Public Safety and Welfare (cont.)

- Citizen Police Academies (30 graduates in 2015)
- Midlothian was recognized as one of the top 50 Safest Cities in Texas by Safewise.

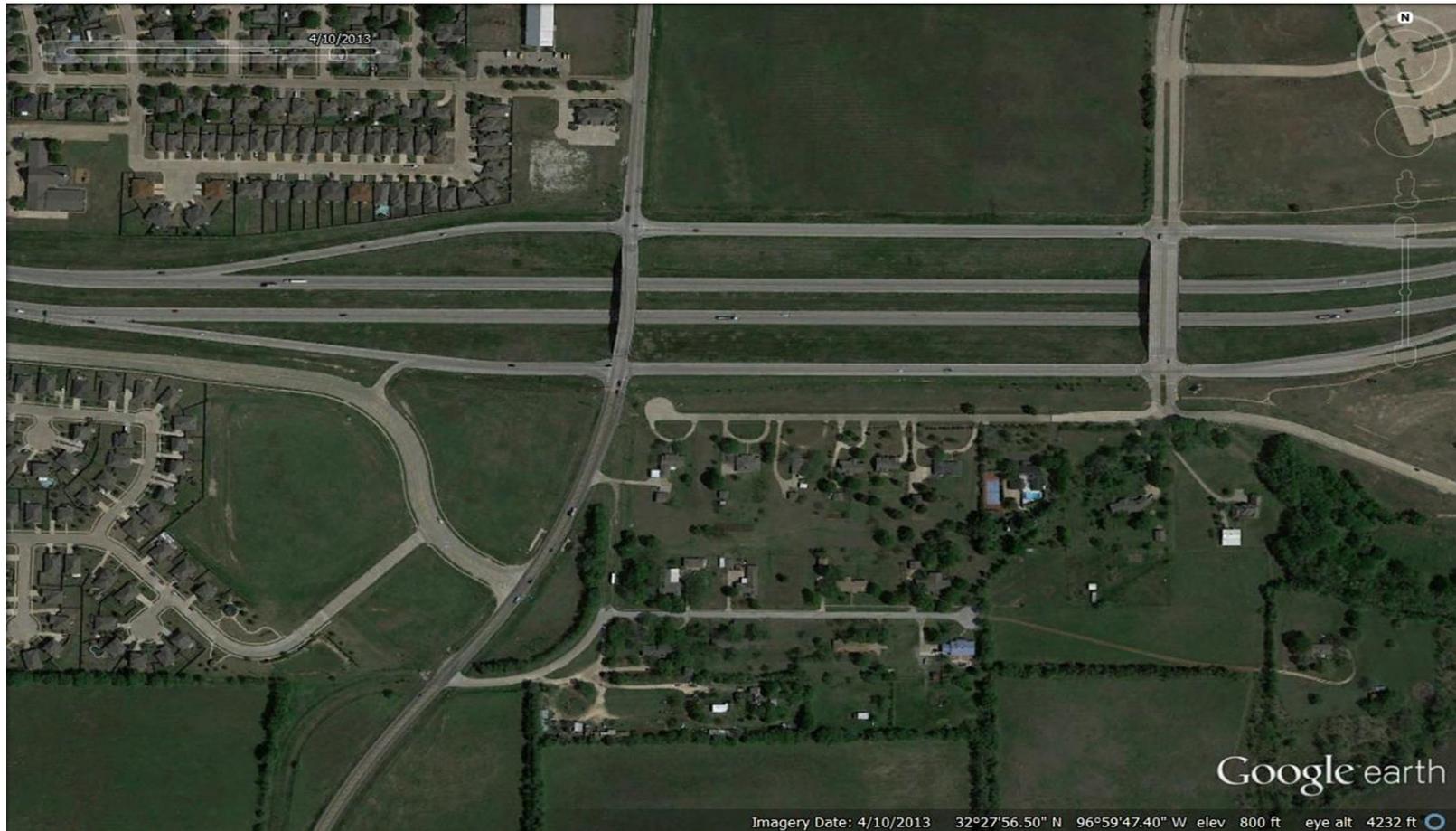


- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Safety
- ✓ **Infrastructure**
- Citizen Involvement

# Building our Infrastructure

## Transportation

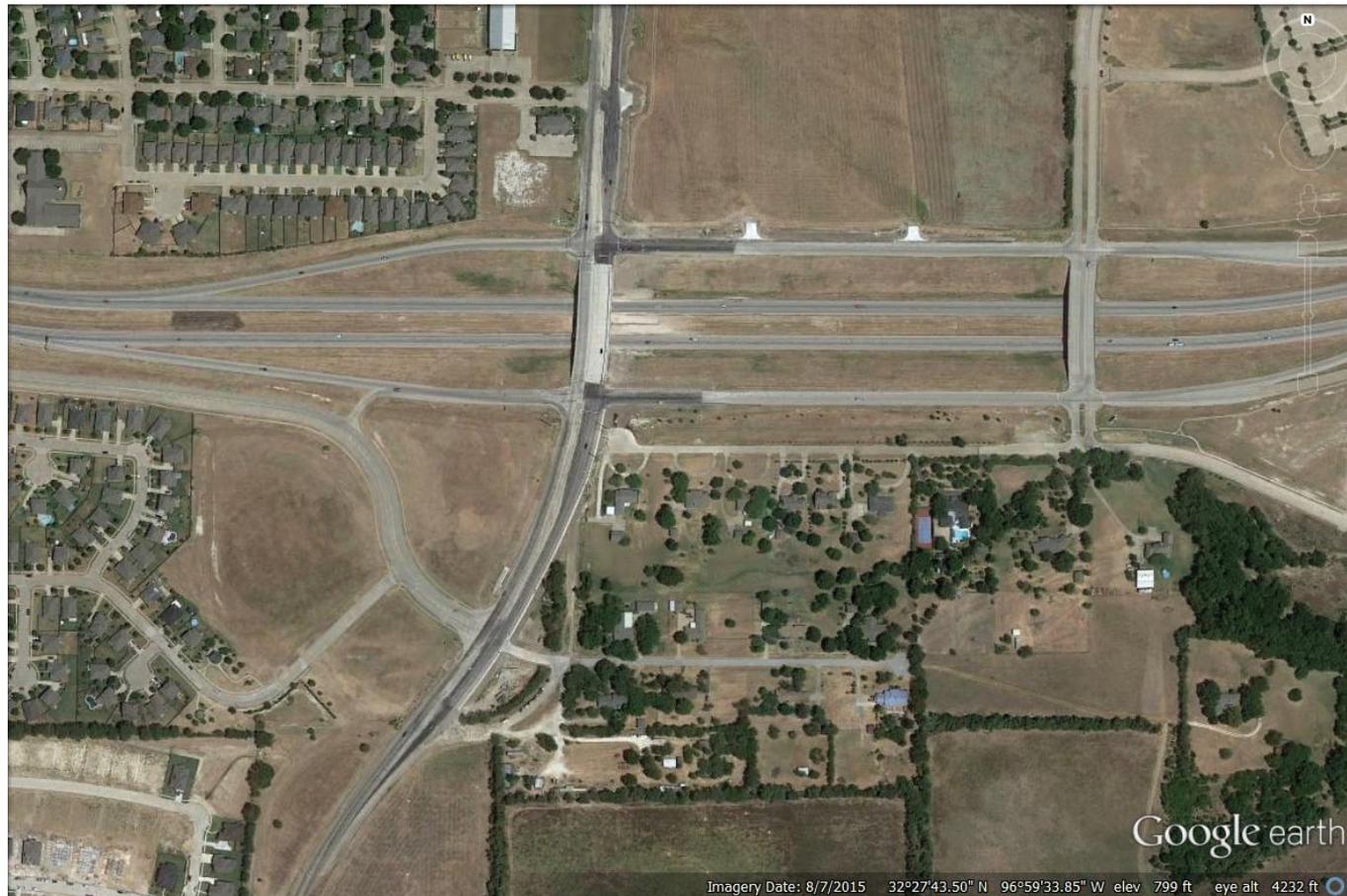
- FM 663 Bridge @ Bypass - 2013



# Building our Infrastructure

## Transportation

- FM 663 Bridge @ Bypass - 2015. Substantially complete.



# Building our Infrastructure

## Transportation

- FM1387-Walnut Grove Road Intersection - 2011



# Building our Infrastructure

## Transportation

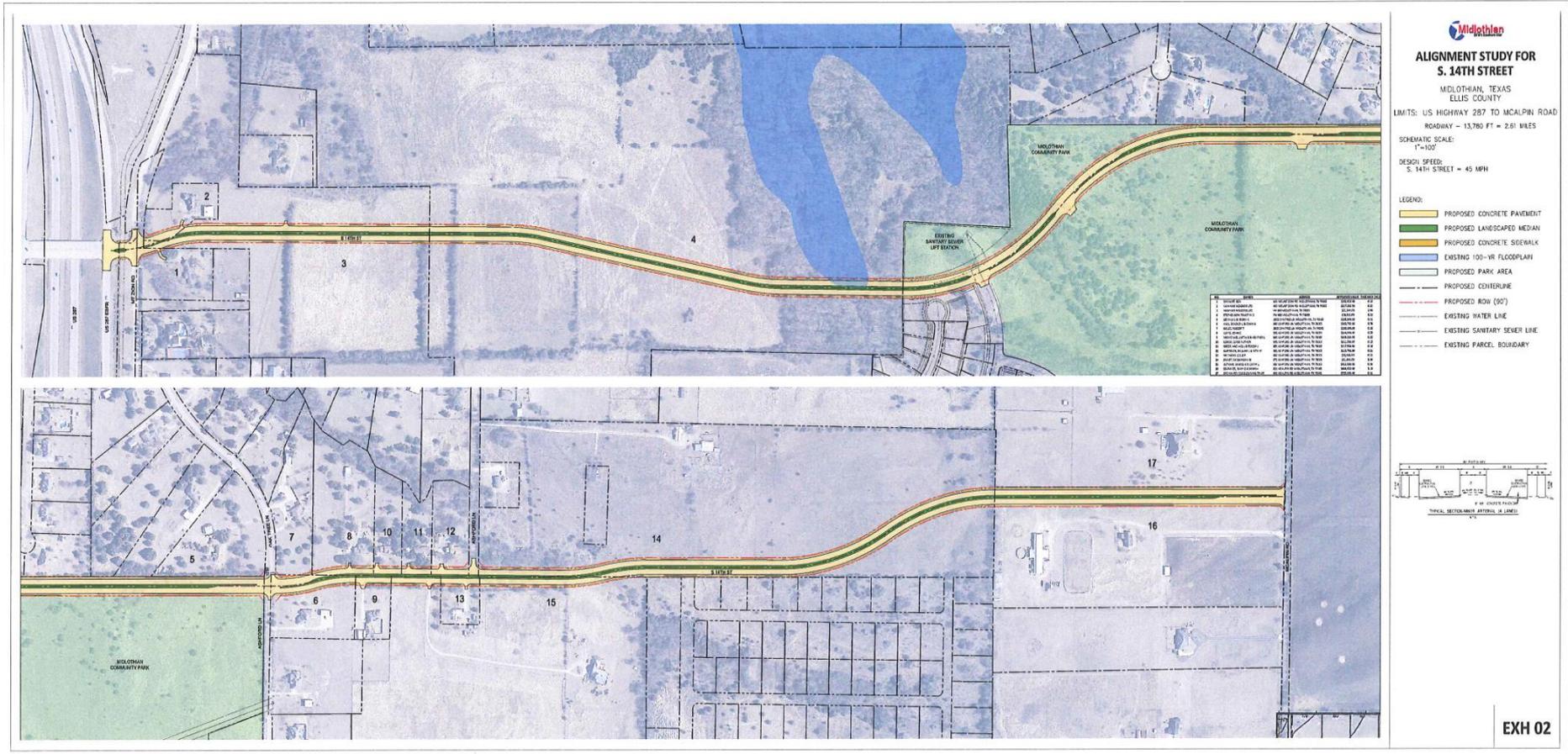
- FM1387-Walnut Grove Road Intersection - 2015



# Building our Infrastructure

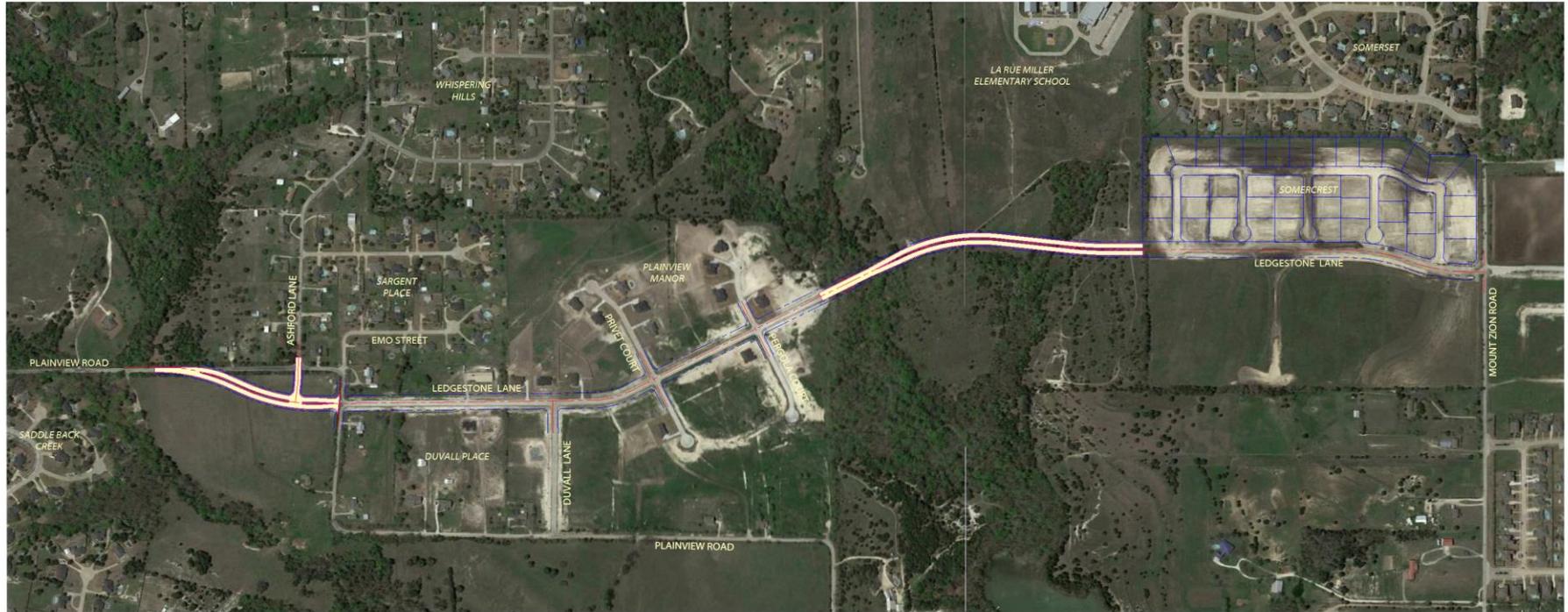
## Transportation

### ■ 14<sup>th</sup> Street Extension



# Building our Infrastructure

## Transportation



## LEDGESTONE LANE



THE WALLACE GROUP  
engineers architects surveyors  
A CP&Y COMPANY

- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Safety
- Infrastructure
- ✓ **Citizen Involvement**

# The Team: Our Citizens

## Citizens Academy

2005	2006	2007	2008	2009	2010	2012	2013	2014	2015
David Adams	Autum Awalt	Ken Chambers	Charlotte Bailey	John H. Bottkol	Marion Anglin	Les Bryant	Teresa Crawford	Adrien Allen	Gene Morrow
Keiko Adams	Pat Cheshier	Donna Collins	Dexter Cupp	Debbie Corkin	Ray Barksdale	Sharon Burgis	Chris Daubitz	Alyn Nix	Ivana Thomas
Douglass Baker	Chris Gastin	Micah Conrad	Nancy Cupp	Stephanie Frankiewicz	Jackie Bush	Billy Day	Arica Dickey	Angela Protain	Jackie McDonald
Jimmy E. Bonney	Carl Gorman	Chris Darnell	Evelyn Day	Brandon Houston	Jack D. Burselson, Sr.	Roberta Jamison-Ross	Alastair Howie	Anthony Jimenez	Jacqueline Maender
Randy Bullock	Laura Gorman	Dale Davidson	Amy Hines	Mike Houston	Betty Clouse	Matt Martin	Earle Jones	Dean Thomas	Jim Rasmussen
Wanda Caldwell	Jamey Guarascio-Cosper	Karen Esberger	Debbie Houston	Billie Mae Hutson	Michael Clouse	Justin Reese	Larry Jones	Briana Treadaway	Laurie Joyce
Pat Farrell	Gail Haynes	Joe Frizzell	Bob Johnson	Shara Lattimore	Jan Davis	Aaron Schwaderer	Marilyn Jones	Caleb Vanderburg	James Parker
Dick Fromm	Margaret Hill	Vicki Glass	Jason Kyle	Terry Leppla	Beth Forester	Bryan Varner	Lisa McAlister	Cyndi McDonald	Margaret Thomas
Mary E. Humphreys	Dan Parker	Sam Hartson	Nichole Kyle	David Lister	Jason Frankiewicz	TJ Henley	Mike McAlister	Wayne Shuffield	Scott/Louise MacGregor
Todd Graham	Kenneth Richter	Steve Hines	Pam Long	Shelia Lock	Shirley Franklin	Ted Miller	Karen McDonald	Karen Donn	Nicole Underwood
Lee Keele	Scotty Rigsby	Nita Horton	Ricky Long	Annette W. Pierce	Shirley Hawkins		Jeff Murray	Kerri Albert	Tasha Taylor
Amanda Miller	Fran Sanders	Bill Houston	Yuko Mauldin	Bill Redding	Joyce Keen		Vitto Rogers	Mari Corbitt	
Frank Miller	John D. Tennison	Sandy Martin	Jerry Massey	Terry Schick	Jennifer Kinsey		Pam Shelley	Marvin Parrish	
Ross Miller		Donald Miller	David Serna	Matthew Spillers	Kelly Kinsey		Gayle Stack	Ron Gottschalk	
Bob Slaydon		Tom Sawyer	Freda Hardaway	Sheila Whatley	Joseph McKee		Jack Tunnell		
Gatlan Turk		Gary Shone	Joe Wright		Elizabeth Patzig		Robin Tunnell		
Denise Wright		Dale Slaton			Mike Rodgers		Clifford Wooley		
		Bruce Smilie			Cheryl Sandoval				
		Randy Smith			Tami Tobey				

# The Team: Our Citizens

## Citizens at Work

- **Midlothian Economic Development (4A)**
- MIDLOTHIAN COMMUNITY DEVELOPMENT CORPORATION (4B)
- *Planning & Zoning Commission*
- **Park Board**
- **Midlothian Development Corporation (TIRZ)**
- *Airport Board*

# The Team: Our Citizens

## Citizens at Work

- *Utility Advisory Board*
- *Historic Advisory Board*
- Zoning Board of Adjustment
- Library Board
- Industrial Development Corp./ Housing Authority
- **Ad Hoc Committees (Bond Elections, Visioning, etc.)**

# Public Engagement Through Technology

- *Midlothian Matters* newsletter
- Webpage: [www.midlothian.tx.us](http://www.midlothian.tx.us)
  - ~13,475 page views per week
- FaceBook (7 pages; 22,214 likes)
- Twitter (4,847 followers)

State Comptroller “GOLD” Awardee  
for Governmental Transparency in  
2011, 2012, 2013 & 2014.

“Platinum” Awardee for 2015



Texas Comptroller  
Leadership Circle

# Challenging Projects Ahead!

# Challenges Ahead (cont.)

## Higher Education

- Continue great partnership with Navarro College
- Grow the ***Midlothian Higher Education Center*** (MHEC)
  - Expand course offerings with our University partners Texas A&M-Commerce, and Tarleton State
- Midlothian Economic Development is a key partner in expanding the MHEC's success
- Visit our website [www.Midlothiandegrees.com](http://www.Midlothiandegrees.com)

# Challenges Ahead (cont.)

## Economic Development

- Reduce the tax burden on families by growing the tax base and attracting quality jobs
- Recruit community & regional retail; corporate offices; senior living; & targeted industries
- Complete the Midlothian Business Park

# Challenges Ahead (cont.)

## Infrastructure

- 14th Street Extension
- Ledgestone Lane/Plainview Road Extension
- Update Thoroughfare Plan
- Impact Fee Update
- Municipal buildings plan (City Hall, Justice Center, Fire Station etc.)
- Road maintenance

# Challenges Ahead (cont.)

## Quality of Life

- Expand recreation programs, especially for our youth
- Build out our 150 acre Community Park
- Expand Animal Shelter
- Expand Senior Citizen Center
- Enhance our existing parks system
- Maintain strong public safety programs (Police & Fire)

# Challenges Ahead (cont.)

## Quality of Place

- Comprehensive Plan/ Visioning
- Enhance quality of new residential and commercial development
- Revitalize the Original Town area
- Maintain strong Downtown
- Implementation of the Annexation Plan

# Parting Thoughts...

- Our current residents take pride in Midlothian as an innovative, quality community that boasts of small town character, family values and good business sense.
- If we're successful, our residents will be proud of Midlothian for many of those same reasons for years to come. That's our vision.

# Question and Answer

If you ask me anything I don't know, I'm not going to answer.

--- The Immortal Yogi Berra



*Connecting business and community*

## Thank you!!



**Mayor Bill Houston**