State of the City

Mayor Richard Reno
City Manager Chris Dick

19 November 2019
✓ Growth & Development

- Managing Our Finances
- Quality of Life
- Public Health & Safety
- Infrastructure
- Citizen Involvement
# Area Population Trends

<table>
<thead>
<tr>
<th></th>
<th>2019*</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waxahachie</td>
<td>37,040</td>
<td>21,426</td>
<td>72.87%</td>
</tr>
<tr>
<td>Midlothian</td>
<td>32,603</td>
<td>7,480</td>
<td>335.86%</td>
</tr>
<tr>
<td>Ennis</td>
<td>19,750</td>
<td>16,045</td>
<td>23.09%</td>
</tr>
<tr>
<td>Red Oak</td>
<td>13,400</td>
<td>4,301</td>
<td>211.55%</td>
</tr>
</tbody>
</table>

*Population estimate as of January 1, 2019
Population Increase

Notes:
1. Population estimates for January 1st of each year.
2. Midlothian population as of September 30, 2019 = 33,807.

End of 3rd Qtr. 32,603 as of Jan. 1
Housing Market

Building Permits

Notes: Number of permits as of December 31st.
2019 shows number of permits ending 3rd quarter and projected year end
Current Commercial Developments
Railport Industrial Park

Click for more information on Business Park

67
TEXAS

SHARKA, LLC
Google Data Center

MALOUF

1600 Acre Rail Served Park
LIGHT COMMERCIAL
HEAVY INDUSTRIAL
10 to 300 Acre parcels ready to fit your manufacturing or distribution needs.

TARGET

Luminant

APPLIED LNG

Site D 99 AC.
Site J 41 AC.
Site K 2 AC.
Site L 20 AC.
Site M 48 AC.
Site N 44 AC.
Site O 50 AC.
Site P 75 AC.
Site Q 26 AC.
Site S 300 AC.
Site T 10 AC.
Site R 10 AC.
US 287/FM 663 Retail Development
House Bill 2439 (86th Texas Legislature)

- Prohibits Cities from regulating building materials, such as brick and masonry (The bill is retroactive)
- Builders can use any material that is allowed under a national model building code (last three code cycles)
- This includes construction within a residential subdivision and/or commercial development already under construction
- Property owners will be reliant on Deeds, Covenants and Restrictions (if filed) to ensure compatible construction within neighborhoods and/or commercial developments
- Property owners and/or HOAs must enforce adherence (The City is prohibited from enforcement)
House Bill 2439 (86th Texas Legislature)

**DIVIDING THE NEIGHBORHOOD**

The new state law on building materials has led to a debate among city officials, planners, architects, developers and builders.

**SUPPORTERS SAY THE BILL:**
- Gives buyers more housing options
- Advances architectural styles
- Benefits property owner rights and consumer demands
- Prevents monopolistic trends in the construction industry

**OPPONENTS SAY THE BILL:**
- Intrudes on local control
- Erodes community cohesion
- Strips building requirements to bare minimum
- Does not consider individual community characteristics

SOURCE: COMMUNITY IMPACT NEWSPAPER
Downtown Master Plan

- City Council selected a consultant and appointed the Advisory Committee (DMPAC)
- The consultant conducted stakeholder interviews and an online survey
- The survey had 1,126 participants which provided 31,922 data points and 1,329 independent comments
- The consultant also held a Planning Charrette that was open to the public. A Charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development
- The next public meeting on the plan is scheduled for December 5, 2019 with adoption of the final plan scheduled for Spring 2020.
- [http://midlothiandowntownplan.com/](http://midlothiandowntownplan.com/)
Downtown Master Plan

opportunities • assets • challenges • changes

1. OPPORTUNITIES
- Vacant properties easy to develop
- City owns a lot of property
- Some parks and plaza space
- Hospital coming

2. ASSETS
- Capacity and willingness to be unique
- Private investment already active
- Back alley is a cool asset

3. CHALLENGES
- Taxes/tax appraisals create barriers
- Not enough daytime population to support restaurants and retail
- Vacant/underutilized buildings in high-profile areas create a bad first-impression
- Not enough parking in the daytime
- Operating hours of businesses

4. WHAT’S MISSING
- Significant public facility such as a library or community center
- Fun activities and venues for all ages
- Arts
- Fountain or water features
- Incubator and start-up business spaces
- Streetscaping with landscaping and flowers

5. DO KEY 1 THING

6. CITY OF MIDLOTHIAN Downtown Plan

- Activities for kids
- New City Hall at Fire Station Property
- City Hall in current location
- A mix of uses in Downtown
- Land acquisition
- Small business space
- Open-air market
- Parking garage
- Ability to use eminent domain
- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Health & Safety
- Infrastructure
- Citizen Involvement
## General Fund Revenues
### BY CATEGORY

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>12-13</th>
<th>13-14</th>
<th>14-15</th>
<th>15-16</th>
<th>16-17</th>
<th>17-18</th>
<th>18-19*</th>
<th>19-20**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
<td>$10,980,037</td>
<td>$12,149,213</td>
<td>$13,969,654</td>
<td>$15,230,951</td>
<td>$16,274,318</td>
<td>$17,974,677</td>
<td>$21,887,797</td>
<td>$24,294,457</td>
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<tr>
<td>Licenses &amp; Permits</td>
<td>$704,423</td>
<td>$662,781</td>
<td>$727,584</td>
<td>$884,709</td>
<td>$1,106,953</td>
<td>$1,403,800</td>
<td>$3,956,921</td>
<td>$2,372,800</td>
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<tr>
<td>Intergovernmental</td>
<td>$1,411,050</td>
<td>$1,538,600</td>
<td>$1,640,939</td>
<td>$2,186,139</td>
<td>$2,322,172</td>
<td>$2,751,975</td>
<td>$10,127,435</td>
<td>$2,162,859</td>
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<tr>
<td>Charges for Service</td>
<td>$940,726</td>
<td>$1,195,629</td>
<td>$1,130,500</td>
<td>$1,453,003</td>
<td>$1,312,125</td>
<td>$1,419,360</td>
<td>$1,197,356</td>
<td>$1,406,725</td>
</tr>
<tr>
<td>Fines &amp; Forfeitures</td>
<td>$360,220</td>
<td>$432,846</td>
<td>$346,076</td>
<td>$383,396</td>
<td>$377,053</td>
<td>$438,250</td>
<td>$644,708</td>
<td>$649,000</td>
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<tr>
<td>Other Revenues</td>
<td>$1,540,333</td>
<td>$1,571,115</td>
<td>$1,996,351</td>
<td>$2,140,238</td>
<td>$4,812,097</td>
<td>$2,093,671</td>
<td>$2,429,109</td>
<td>$2,441,693</td>
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<tr>
<td>Transfers</td>
<td>$2,391,235</td>
<td>$2,730,995</td>
<td>$2,749,609</td>
<td>$2,749,609</td>
<td>$2,785,224</td>
<td>$2,781,674</td>
<td>$2,835,236</td>
<td>$2,781,674</td>
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<tr>
<td>Totals</td>
<td>$18,328,024</td>
<td>$20,281,179</td>
<td>$22,560,713</td>
<td>$25,028,045</td>
<td>$28,989,942</td>
<td>$28,863,407</td>
<td>$43,078,562</td>
<td>$36,109,208</td>
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</tbody>
</table>

* Unaudited
** Adopted -- not actual
Ad Valorem Tax Rates

AD VALOREM TAX RATES
FY 19-20

<table>
<thead>
<tr>
<th>City</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ovilla</td>
<td>$0.680000</td>
</tr>
<tr>
<td>Waxahachie</td>
<td>$0.680000</td>
</tr>
<tr>
<td>Midlothian</td>
<td>$0.685000</td>
</tr>
<tr>
<td>Cedar Hill</td>
<td>$0.697028</td>
</tr>
<tr>
<td>DeSoto</td>
<td>$0.701554</td>
</tr>
<tr>
<td>Red Oak</td>
<td>$0.703645</td>
</tr>
<tr>
<td>Mansfield</td>
<td>$0.710000</td>
</tr>
<tr>
<td>Burleson</td>
<td>$0.720000</td>
</tr>
<tr>
<td>Ennis</td>
<td>$0.724473</td>
</tr>
<tr>
<td>Duncanville</td>
<td>$0.743447</td>
</tr>
<tr>
<td>Glenn Heights</td>
<td>$0.833523</td>
</tr>
<tr>
<td>Lancaster</td>
<td>$0.840925</td>
</tr>
</tbody>
</table>
## Property Tax Base

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Value</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009-2010</td>
<td>$2,122,200,197</td>
<td>2.83%</td>
</tr>
<tr>
<td>2010-2011</td>
<td>$2,028,299,309</td>
<td>-4.42%</td>
</tr>
<tr>
<td>2011-2012</td>
<td>$1,955,669,097</td>
<td>-3.58%</td>
</tr>
<tr>
<td>2012-2013</td>
<td>$2,013,954,034</td>
<td>2.98%</td>
</tr>
<tr>
<td>2013-2014</td>
<td>$2,101,220,583</td>
<td>4.33%</td>
</tr>
<tr>
<td>2014-2015</td>
<td>$2,222,831,269</td>
<td>5.79%</td>
</tr>
<tr>
<td>2015-2016</td>
<td>$2,509,554,503</td>
<td>12.90%</td>
</tr>
<tr>
<td>2016-2017</td>
<td>$2,733,484,411</td>
<td>8.92%</td>
</tr>
<tr>
<td>2017-2018</td>
<td>$3,017,988,635</td>
<td>10.41%</td>
</tr>
<tr>
<td>2018-2019</td>
<td>$3,694,812,190</td>
<td>22.43%</td>
</tr>
<tr>
<td>2019-2020</td>
<td>$3,861,733,435</td>
<td>4.52%</td>
</tr>
</tbody>
</table>
Top 10 Taxpayers
% of Ad Valorem Tax Base

Based on Total Assessed Taxable Value
<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Total Debt</th>
<th>% of Personal Income</th>
<th>Per Capita</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007-2008</td>
<td>$125,089,424</td>
<td>29.92%</td>
<td>$9,097.41</td>
</tr>
<tr>
<td>2008-2009</td>
<td>$119,746,791</td>
<td>32.96%</td>
<td>$8,230.02</td>
</tr>
<tr>
<td>2009-2010</td>
<td>$114,037,202</td>
<td>28.15%</td>
<td>$7,017.67</td>
</tr>
<tr>
<td>2010-2011</td>
<td>$107,791,144</td>
<td>20.45%</td>
<td>$6,285.20</td>
</tr>
<tr>
<td>2011-2012</td>
<td>$101,345,042</td>
<td>17.66%</td>
<td>$5,537.98</td>
</tr>
<tr>
<td>2012-2013</td>
<td>$105,321,163</td>
<td>17.51%</td>
<td>$5,617.13</td>
</tr>
<tr>
<td>2013-2014</td>
<td>$100,375,161</td>
<td>13.77%</td>
<td>$5,192.71</td>
</tr>
<tr>
<td>2014-2015</td>
<td>$104,797,849</td>
<td>12.15%</td>
<td>$4,909.25</td>
</tr>
<tr>
<td>2015-2016</td>
<td>$96,544,972</td>
<td>10.46%</td>
<td>$4,204.37</td>
</tr>
<tr>
<td>2016-2017</td>
<td>$80,580,604</td>
<td>8.35%</td>
<td>$3,294.25</td>
</tr>
<tr>
<td>2017-2018</td>
<td>$72,854,618</td>
<td>6.74%</td>
<td>$2,754.95</td>
</tr>
<tr>
<td>2018-2019</td>
<td>$86,547,878</td>
<td>7.49%</td>
<td>$2,808.72</td>
</tr>
<tr>
<td>2019-2020</td>
<td>$101,063,942</td>
<td>8.32%</td>
<td>$3,158.25</td>
</tr>
</tbody>
</table>
Managing our Finances

- The City reduced the tax rate to $0.6850 from $0.708244 this year;
- This is the first budget that includes the Senior Citizen’s Tax Ceiling (often referred to as a Freeze).
- Sales tax revenue remains very strong with approximately a 11% increase budgeted in FY19-20 over FY18-19 actuals.
- Building permit revenue has also been strong, due in large part to commercial permits. That activity is expected to continue in FY19-20.
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 (currently ‘AA’ by S&P) 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 (most recent interest rate was 2.24%)
- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Health & Safety
- Infrastructure
- Citizen Involvement
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
  - Christmas Tree Lighting Ceremony
  - Community Easter Egg Hunt
  - Veterans Tribute Dinner
  - Kids Fishing Derby
  - WINTER WALK
  - Parktopia
  - Downtown Trick or Treat
Our Parks & Recreation Program

Quality of Life
Our Parks & Recreation Program

Quality of Life

- Various park improvements completed and/or planned:
  - Opened the new Dog Park off Walter Stephenson Road
  - Installed seven of ten identified trails/sidewalks to improve connectivity around town, with additional in progress
  - Installation of a new irrigation system at Kimmel Park
  - Installed accessible playground components at Hawkins Spring, Kimmel, Ridgeview, and the Community Park
  - Converted the lights at Jaycee Park and the Joint Sports Complex to the automated system
  - Installed new batting cages at the Joint Sports Complex in partnership with Midlothian Girls Softball Association
  - Installed Automated Electronic Defibrillators (AEDs) at Jaycee, Joint Sports Complex, Hawkins Spring, Civic Center and Community Park
  - Implemented an organics program in the parks system to improve turf and plant health
Voter Approved 2017 Bond Referendum

- Fire Station #1 Relocation & Fire Training Facility $9.1 m
- Community Park Phase II  $16.1 m
- Street Capacity Improvements $22.2 m
  - 14th Street Widening
  - Walnut Grove Road
  - McAlpin Intersection Improvements
  - Mockingbird Lane Extension
Community Park Phase II (2017 Bond Project)
Trail Connectivity

CITY OF MIDLOTHIAN
TRAIL ADDITIONS

LEGEND

Proposed Trail
Complete
In Progress
Proposed

Street Connectivity Map
Quality of Life

A.H. Meadows Public and High School Library

- Record-Setting Summer Reading program
- Morning and Evening Book Clubs
- StoryTots activity time on Friday mornings
- Host tutoring each evening after school
- Newly released books every month
- The Latest DVD releases available
- Over 70 research databases
- Increases in patrons, circulations and community engagement
- Interlibrary loans for materials requested by patrons
Quality of Life

Senior Citizen Center

- 67 seniors visit per day
- 320 Members
- Expanded activities and classes
- Served 14,366 meals in FY 18-19
- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Health & Safety
- Infrastructure
- Citizen Involvement
Public Health & Safety

- Approved four new Police Officers and two new Traffic Officer (motorcycle) positions for the FY19-20 Budget.

- Approved a new Police Commander over the School Resource Officer (SRO) program, which brings the total to eight officers jointly funded with MISD.

- Approved a new Emergency Management Specialist (civilian), Patrol Analyst and Records Coordinator in the Police Department.

- Also, added a Part Time Admin. Asst. and a new Animal Control Field Supervisor to the Community Services Department.
Public Health & Safety (cont.)

- Citizen Police Academies (32 participants in 2019)
- Midlothian was once again recognized as one of the top 50 Safest Cities in Texas by Safewise.
Public Health & Safety (cont.)

- As part of the voter approved November 2017 Bond Election, Fire Station #1 is being relocated and is currently under construction. In addition, the approved Fire Training Facility is complete.
- The new Fire Station #1 will be located at the corner of Main Street and US Highway 287.
- The Training Facility is located next to Water Treatment Plant #2 off Auger Road.
Public Health & Safety (cont.)

Fire Station #1 Rendering
Public Health & Safety (cont.)

Fire Station #1 Construction (2017 Bond Project)
Public Health & Safety (cont.)

Fire Training Facility (2017 Bond Project)
- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Health & Safety
  ✓ Infrastructure
- Citizen Involvement
Building our Infrastructure
Transportation – 14th Street Widening (2017 Bond Project)

Additional 2 lanes from Community Park to Mt. Zion Road approximately 7,000 feet
Building our Infrastructure
Transportation – 14th Street Widening
Building our Infrastructure
Transportation – 14th Street Widening
Building our Infrastructure
Transportation – 14th Street Widening
Building our Infrastructure
Transportation – 14\textsuperscript{th} Street Widening
Building our Infrastructure

Transportation
Building our Infrastructure

Transportation – Ledgestone Lane
Building our Infrastructure
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Building our Infrastructure
Transportation – Mockingbird Lane Extension (2017 Bond Project)

Extension of Mockingbird Ln. from curve near Mockingbird Springs Addition south to FM 1387 & Hayes Rd. intersection (2 lanes concrete) approximately 2,600 feet
Building our Infrastructure

Transportation – McAlpin Road (2017 Bond Project)

Intersection improvements (4 lanes concrete) from FM 663 east approximately 600 feet

Legend
- McAlpin Rd.
- Streets
- Parcels
Building our Infrastructure (TXDOT Project)
Building our Infrastructure

Auger Water Treatment Plant Expansion (WTP #2)

- Current Capacity
  - Firm = 6 MGD
  - Total = 8 MGD

- Expansion Capacity
  - Firm = 10 MGD
  - Total = 12 MGD
  - Plate Settlers w/in Existing Sedimentation Basins
  - Additional Membrane Feed Pump
  - Additional Settled Water Strainer
  - 2 Additional Membrane Racks
  - Membrane Clean-In-Place Pre-Heat System and Tank
  - Additional Brine Tank
  - 2 Additional High Service Pumps
Building our Infrastructure

| Sedimentation Basin Improvements | Membrane Feed Pump Addition | Pre-membrane Strainer Addition |

Project Components
Building our Infrastructure

Membrane System Expansion

Disinfection Support Resiliency

High Service Pump Station Addition

Project Components
Maintaining our Infrastructure

- In addition to building new infrastructure, maintenance of the existing infrastructure continues to be a focus.
- The FY 19-20 Budget includes over $2.67 million for road rehabilitation projects in addition to $550,000 for routine maintenance (potholes, etc.).
- The FY19-20 Budget also includes $1.45 million for Water Distribution, Wastewater Collection and Manhole rehabilitation and maintenance.
- Growth & Development
- Managing Our Finances
- Quality of Life
- Public Health & Safety
- Infrastructure

☑ Citizen Involvement
The Team: Our Citizens

Citizens at Work

- Midlothian Economic Development (Type A)
- Midlothian Community Development Corporation (Type B)
- Planning & Zoning Commission
- Park Board
- Midlothian Development Authority (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)  
  –~12,471 page views per week, 331,249 visits in FY18-19
- FaceBook (8 pages; 46,566 Followers)
- Twitter (9,876 followers)
- Nextdoor (77 Neighborhoods; 10,511 Members)
- A new Public Information Officer position approved for FY19-20
Challenges Ahead!
Challenges Ahead

Economic Development/Financial

▪ Grow and diversify the tax base by strategically attracting targeted industry that provides quality jobs.

▪ Allow market driven forces to grow commercial and retail entities - office buildings, restaurants, etc.

▪ Providing new services that constituents want within the revenue constraints passed by the State Legislature (SB2)

▪ SB2 includes a 3.5% cap on Ad Valorem Tax growth on existing properties (many services provided, including public safety and roads, have costs that are increasing at a higher rate).
Challenges Ahead (cont.)

Infrastructure

- Right-of-Way (ROW) acquisition and construction of Walnut Grove Rd.
- Municipal buildings (Justice Center, Library, City Hall)
- Water Treatment Plant Expansion(s)
- Wastewater Treatment Plant Expansion (Trinity River Authority)
- Acquire Additional Raw Water Rights
- Maintain existing streets (approximately 64 square mile City)
Challenges Ahead (cont.)

Quality of Life/Place

- Expand recreation programs
- Complete Community Park Phase II
- Continue enhancement of our existing parks system
- Maintain strong public safety programs (Police & Fire)
- Maintain/enhance our strong Downtown
- Enhance quality of new residential and commercial development (within the confines placed on the Community by HB 2439)
- Erosion of local control from the State Legislature
Parting Thoughts...

- Midlothian is a great community that boasts small town character, conservative values, and good business sense.

- Midlothian also has innovative and visionary leaders across the community to accomplish not only the tasks at hand but also prepare it for the future.
Question and Answer

Thank you!!