

**Lewisville Town Council Briefing and Action Debt Issuance Meeting Agenda**  
**July 16, 2020 - 6:00 p.m.**  
**Digitally originating in Council Chambers 1<sup>st</sup> floor - Lewisville Town Hall**  
**6510 Shallowford Road**

1. **Call to Order:**

- a. Mayor Horn opened the meeting being simultaneously streamed electronically at 6:00 p.m. Council members attending electronically were Jeanne Marie Foster, Fred Franklin, Melissa Hunt, Ken Sadler, and Jane Welch. Also attending electronically were Attorney Bo Houff, Town Planner Stacy Tolbert, Finance Director Pam Orrell, Acting Public Works Director Ryan Moser and Town Clerk Joyce Walker. Town Manager Hank Perkins was out of town.
- b. Adoption of Agenda
  - i. Mayor Horn added *c. Support to the Schools* to Item 4.
  - ii. Mrs. Walker advised everyone that the minutes noted for the meeting on Monday, July 20<sup>th</sup> were not in blue and part of their packet because she wasn't sure if they would be ready for approval at the Monday meeting. Now that they have been completed, they will be on the agenda for approval at the meeting. She would also like to add item *f. Approve Agenda for Monday, July 20, 2020* to *3. Agenda Items for continued Public Hearing Meeting on July 20, 2020*.
  - iii. With those changes, Council Member Franklin moved to approve the meeting agenda. The motion was seconded by Council Member Welch and approved unanimously with a roll call vote of ayes from Council Members Foster, Franklin, Hunt, Sadler, Welch and Mayor Horn.

2. **Public Hearings**

- a. Finance Terms of Debt issuance for the new Community Center
  - i. Community Center Overview
    - (1) Mayor Horn provided a short history on the project and then provided a PowerPoint presentation (*see attached*) on the exterior, interior and site plan for the new Community Center.
      - (a) He explained that the Town has been saving in an account to be used for land and buildings for about 10 years.
      - (b) Some of the features of the building and site were highlighted:
        - (i) Interior colors complimented the exterior.
        - (ii) There is a large multi-purpose room that can be divided into 3 parts.
        - (iii) There is a catering kitchen.
        - (iv) There is covered exterior patio space that can be used.
        - (v) There is an outside fireplace.
        - (vi) Entering the front of the building provides sight through to the back of the building.
        - (vii) Windows (dormers) added to provide additional light.
        - (viii) Audio visual and internet will be available.
        - (ix) There will be a small meeting room as well as an arts and crafts activity room.

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- (x) Rather than use down spouts, chains will be used to carry water run-off.
- (xi) The plan shows its access to Jack Warren Park.
- (xii) Overall site plan has ample parking.

Mr. Smitherman was electronically admitted to the meeting at 6:12 p.m.

- (c) Mayor Horn advised that there 12 or 13 firms that attended the pre-bid meeting that are interested in the project.
- ii. Staff Presentation
  - (1) Mrs. Orrell presented a PowerPoint (**see attached**) that included:
    - (a) An updated cost estimate of construction, total of alternates (items that may or may not be part of the construction based on the construction bid), owner soft costs (costs borne by the owner of building).
      - (i) Bids are expected to be in on July 29, 2020.
    - (b) An itemized list of funding sources totaling \$5,480,607:
      - (i) Buildings/Land Capital Reserve Fund \$1,404,892
      - (ii) General Fund. \$2,075,715
      - (iii) Installment Note - Truist Bank \$2,000,000
    - (c) Information on the installment Financing from Truist Bank, financing \$2,000,000 at 1.8% interest over 10 years.
      - (i) One annual payment will be made each year which includes principal and interest.
      - (ii) Prepayment on the first half of the loan term has a 1% pre-payment penalty.
      - (iii) After the first half of the loan term, pre-payment will be in whole (total remainder of the loan amount) without penalty.
    - (d) An amortization schedule.
- iii. Public Hearing
  - (1) Mayor Horn opened the Public Hearing at 6:21 p.m.
    - (a) Mike Jones, 8130 Dull Road, Lewisville, N.C., 27023, complimented Mrs. Orrell on the financing work for this project.
      - (i) Mayor Horn advised that Mr. Jones was a member of the Community Center advisory committee.
  - (2) Having no other speakers, the Public Hearing was closed at 6:23 p.m.
    - (a) Written comments may be submitted to [townclerk@lewisvillenc.net](mailto:townclerk@lewisvillenc.net) for 24 hours following the close of the public hearing as authorized by Session Law 2020-3.
- iv. Council Discussion

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- (1) None.
    - v. Date set for Council Consideration of [Resolution 2020017](#) is Monday, July 20, 2020 at 6:00 p.m. as authorized by Session Law 2020-3.
- 3. **Agenda Items for continued Public Hearing Meeting on [July 20, 2020](#)**
  - a. [Resolution 2020017](#) - authorizing the filing of an application for approval of a financing agreement authorized by NC General Statute 160A-20
    - i. This is required by the LGC and will be submitted with the application.
  - b. [Resolution 2020051](#) - approving the financing terms for the debt issuance for the new Community Center
    - i. This has been requested by Truist Bank and outlines the financing terms.
  - c. [Ordinance 2020036](#) - amending Budget Ordinance 2020001 in the amount of \$1,250.<sup>00</sup> to budget for the application fee required by the Local Government Commission to accompany the debt application for the new Community Center construction
  - d. [Ordinance 2020037](#) - amending Budget Ordinance 2020001 in the amount of \$5,900.<sup>00</sup> to budget for documentation/legal review fee charged by Truist Bank at the closing for the new Community Center
  - e. Approval of Town Council Minutes
    - i. The following minutes have been completed and sent to Council. The will be on the agenda for approval at the meeting on Monday so that any minutes being sent to the LGC will be in proper numerical order.
      - (1) July 2, 2020 Briefing Minutes
      - (2) July 9, 2020 Regular Meeting Minutes
  - f. Approval of agenda for July 20, 2020
    - i. Council Member Foster moved to approve the agenda. The motion was seconded by Council Member Smitherman and approved unanimously with a roll call vote of ayes from Council Members Foster, Franklin, Hunt, Sadler, Welch and Mayor Horn.
- 4. **For the Good of the Order:**
  - a. Reminder:
    - i. Meeting to allowing the 24 hours to receive written comments on the public hearing as authorized by Session Law 2020-3 - Monday, July 20, 2020, 6:00 p.m.
    - ii. Meeting to approve minutes from July 16<sup>th</sup> and 20<sup>th</sup> - Thursday, July 23, 2020, 6:00 p.m.
  - b. Council Discussion
    - i. Council Member Franklin advised that he had no problems getting into the meeting electronically this time.
    - ii. Council Member Welch encouraged everyone to wear masks. She said she was disappointed that employees were not wearing their masks.
      - (1) Mayor Horn advised that businesses can go to the Town's web site for a link to the County's web site to get PPE (Personal Protective Equipment)

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- supplies.
- iii. Assisting schools with remote learning
- (1) Mayor Horn advised that he would like the town to assist Lewisville Elementary School by providing space for in-person learning. He suggested Council Chambers and the (G. Galloway Reynolds) Community Center. The Forsyth County Library Lewisville Branch large meeting room might also be used. All space would be within a block of the elementary school. The rooms would be used for daily learning as well as after school tutoring. Hours are 8am to 3pm. The Town may be able to receive reimbursements from the CARES Act for any expenses incurred through helping the school system. The school board will announce a decision tomorrow (on classroom and e-learning).
- (a) Council members' concerns and questions:
- (i) Town building security for students and teachers.
  - (ii) Cleaning and sanitizing.
  - (iii) Offering the Community Center initially and then phase the use of Town Hall.
  - (iv) If the Community Center is used, there is no WiFi in the building. Who would pay to wire it?
  - (v) The number of students that need to be accommodated.
  - (vi) Using the Fred Moser property and the Square for use in outdoor learning.
  - (vii) If the school is opened, is Town Hall opened to the public?
  - (viii) Clarity on school system responsibilities.
  - (ix) Transportation.
  - (x) Liability.
    - 1) Attorney Houff would like to see what type of agreement will be presented.
  - (xi) Whether space can be offered with social distancing.
  - (xii) Potential for staff's exposure.
  - (xiii) What are staff's concern?
- (b) Staff's concerns:
- (i) Building security for students, teachers and staff.
  - (ii) Daily cleaning and sanitizing after school use; Community Center is easier to clean.
  - (iii) Camera equipment set up in the Council meeting room.
  - (iv) Whether having 20 people on the Town's WiFi (and bandwidth) will work.
  - (v) If high school students, parking.
- (c) Council members will get these questions and concerns to the Mayor to take to the school board.
- (d) After discussion, Council members agreed to have a school system

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staff person look at the space to see if it will work for school learning.

- (i) Once information is received from the school system, Council will convene for further discussion (for a further determination).

**5. Adjournment**

- a. Having no other business to discuss, at 7:03 p.m., Mayor Horn recessed the meeting to Monday, July 20, 2020 at 6:00 p.m.

\_\_\_\_\_  
Mike Horn, Mayor

ATTEST:

\_\_\_\_\_  
Joyce C. McWilliams Walker, Town Clerk



**LEWISVILLE  
 COMMUNITY  
 CENTER**  
 LEWISVILLE, NC

**SITE PLAN**

DATE 12.13.2019  
 PROJECT NO 19033

REVISIONS  
 NO DATE DESCRIPTION

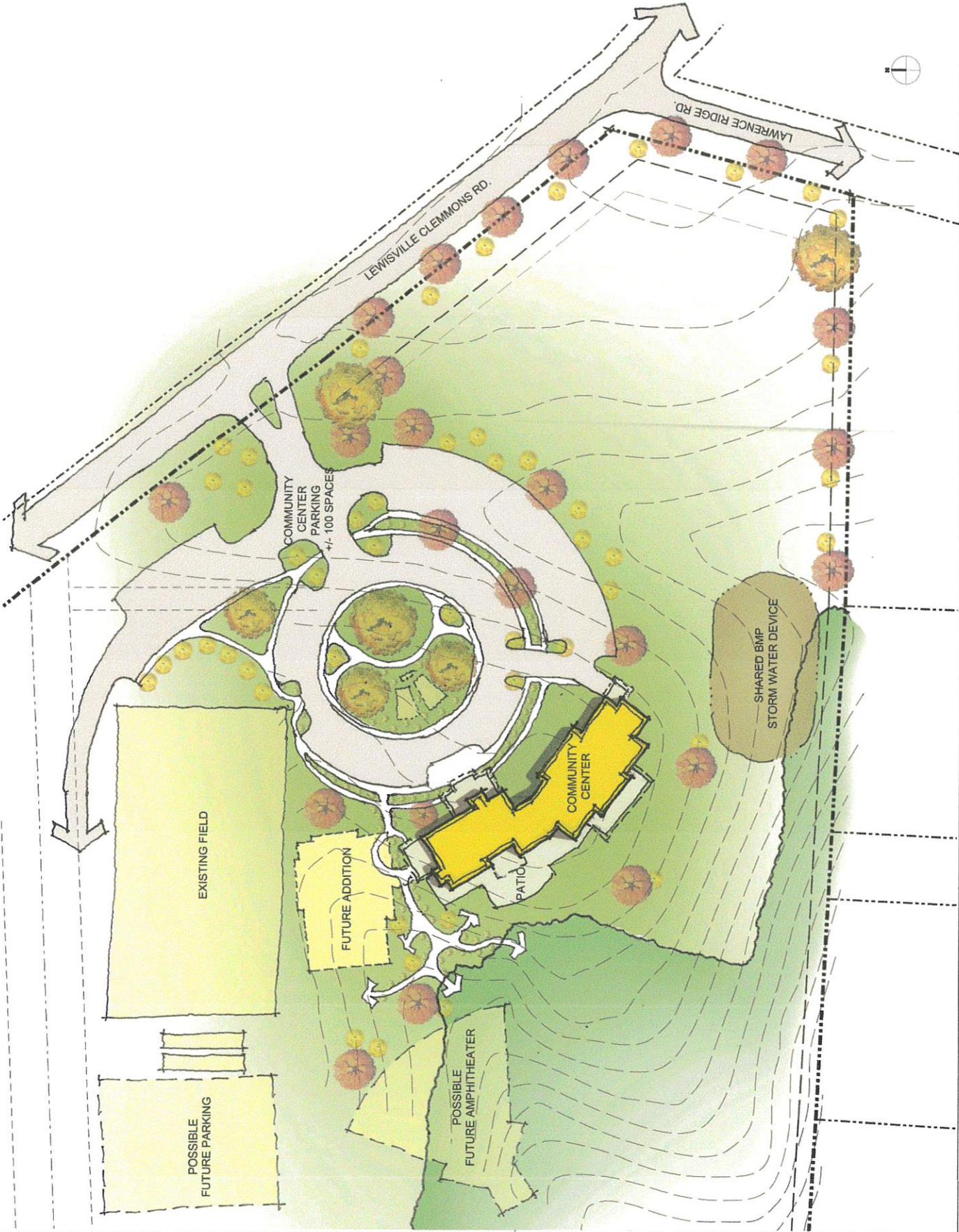
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SCALE

**SP01**

SHEET NUMBER

SITE PLAN SCALE: 1" = 30'-0" 01



3724



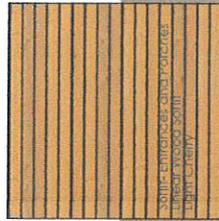
**LEWISVILLE COMMUNITY CENTER**  
LEWISVILLE, NC

REVISED DESIGN CONCEPT 02.24.20

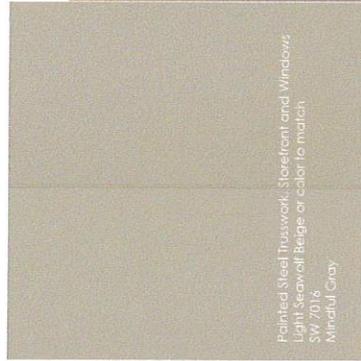
**adw**architects  
environments for life

REVISED DESIGN CONCEPT

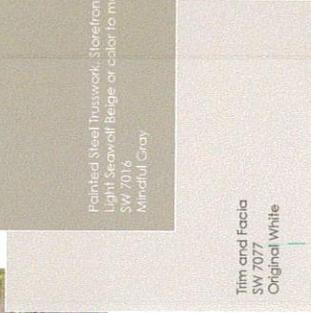
- Medium tan siding with light colored trim and fascia.
- Light tan steel trusswork, windows and storefront.
- Dark bronze accents with light fixtures and signage.



Vertical Finishes and Panels  
 Linear Wood Slat  
 Light Walnut



Painted Steel Trusswork, Storefront and Windows  
 Light Straw/Belge or color to match  
 SW 7016  
 Mindful Gray



Trim and Facia  
 SW 7077  
 Original White



Light Fixtures, Rain Chains,  
 and Signage  
 Dark Bronze



Primary Siding Paint  
 SW 9084  
 Cocoa Whip

3726



REVISED DESIGN CONCEPT

- Medium tan siding with light colored trim and fascia.
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3727



REVISED DESIGN CONCEPT

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3728



REVISED DESIGN CONCEPT

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3729



REVISED DESIGN CONCEPT

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3730



**REVISED DESIGN CONCEPT**

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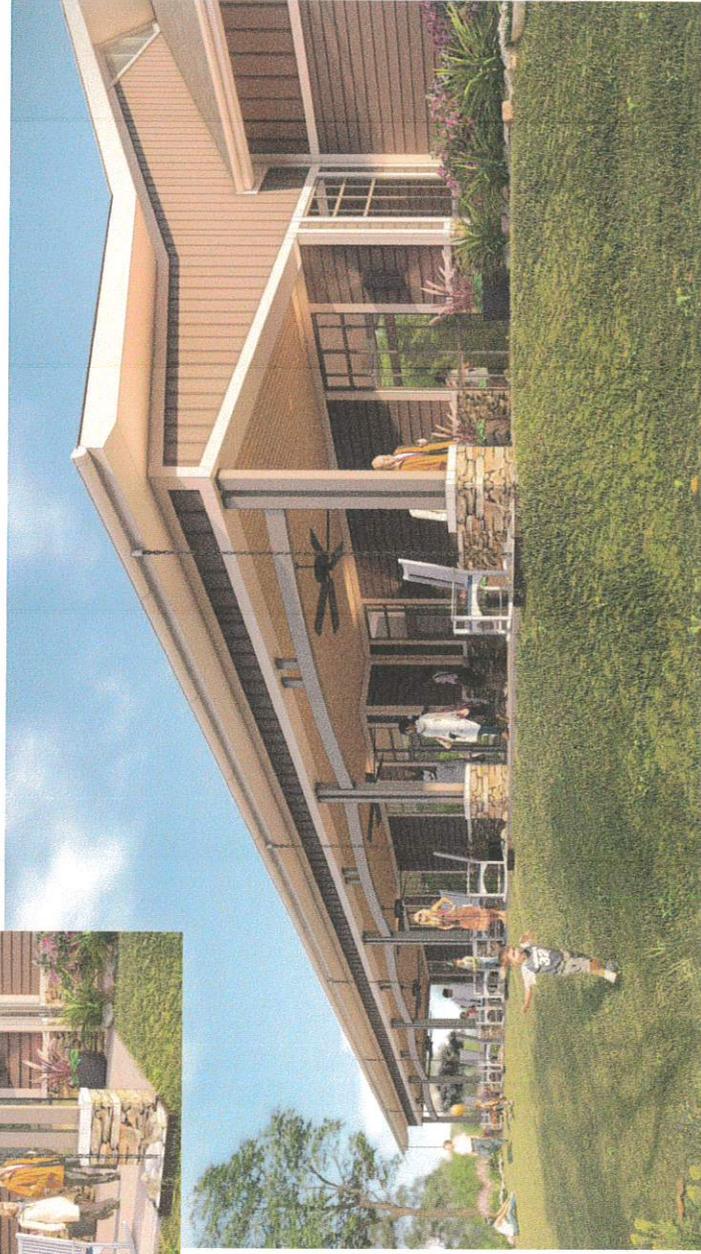
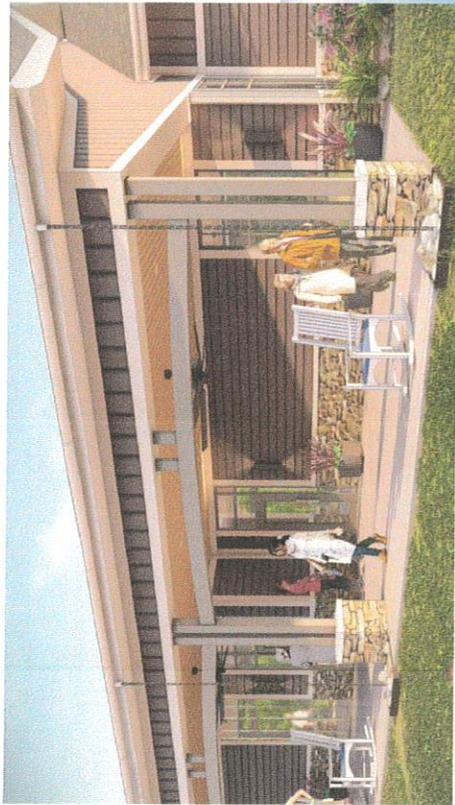


3731



REVISED DESIGN CONCEPT

- Medium tan siding with light colored trim and fascia.
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- Dark bronze accents with light fixtures and signage.



3732



ROOF DORMER OPTIONS

With Dormer



Without Dormer



3733

OPTION WITHOUT DORMER



3734

Lewisville Community Center | Lewisville, NC



adwarchitects  
environmentsforlife

OPTION WITHOUT DORMER



3735



OPTION WITHOUT DORMER



3736





FLOOR PLAN

DATE 12.13.2019  
PROJECT NO 19033

REVISIONS NO DATE DESCRIPTION

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BSA



Building Area:  
+/- 11,715 Sq. Ft.

# Lewisville Town Council

**Public Hearing on Debt Issuance for  
Community Center Construction**

**July 16, 2020**

**Construction Cost - 11,719 sq. ft.**

\$ 4,424,573

(Includes rear porch option at outdoor fireplace, front dormer, fireplace, 2% design/construction market contingency, and 5% construction contingency)

Updated  
6/11/2020

**Alternates**

Alt #1 Rear canopy outside of multipurpose rooms	119,018
Alt #2 Sidewalks in entry circle	10,285
Alt #3 Provide site lighting	43,754
Alt #4 Acoustical wall treatments	12,044
Alt #5 Interior finishes upgrades	32,818
Alt #6 Power shades in multipurpose rooms	7,268
Alt #7 Wood look soffits at porches	16,464
Alt #8 Generator	50,676
<b>Total Alternates</b>	<u><b>292,327</b></u>

**Owner Carried Soft Costs**

IT/phone budget (wiring and end connection and hardware)	610
AV budget	110,000
Security budget (wiring, card readers, cameras)	57,978
Surveying	9,800
Geotechnical testing	6,150
Special inspections/material testing during construction	45,000
Commissioning (during construction-code required)	2,000
Furniture	95,000
Misc. design services should owner request	15,000
Kitchen equipment (1 refrigerator, 1 freezer, 1 ice maker, 1 residential electric stove/oven, and 1 full height commercial warming oven)	10,169
Permitting fees	15,000
A&E fees	369,000
Soft cost contingency	28,000
<b>Total Owner Carried Soft Costs</b>	<u><b>763,707</b></u>
<b>Total Project Cost</b>	<u><u><b>\$ 5,480,607</b></u></u>

**Town of Lewisville**  
**Funding for Community Center Construction**

**Buildings/Land Capital Reserve Fund**                      \$ 1,404,892

**General Fund**

(Available General Fund balance was  
\$6,306,112 at June 30, 2019 or 138% of  
general fund expenditures.)

\$ 2,075,715

**Installment Note - Truist Bank**

\$ 2,000,000

Total Project Cost

\$ 5,480,607

## Installment Financing

<b>Lender:</b>	Truist Bank
<b>Amount Borrowed:</b>	\$ 2,000,000
<b>Term:</b>	10 Years
<b>Interest Rate:</b>	1.8% Fixed
<b>Security:</b>	First lien security interest on real property purchased, financed, constructed, or renovated with financing proceeds.
<b>Payments:</b>	(1) Annual payment of principal and interest
<b>Prepayment Terms:</b>	Prepayable in whole at any time for the first half of the term with a 1% prepayment penalty. After the first half of the term the transaction will be prepayable in whole at any time without penalty.
<b>Documentation/Legal Review Fee:</b>	\$ 5,900

**Loan Amount:** \$ 2,000,000  
**Interest Rate:** 1.80%

Fiscal Year	Total Payment	Interest	Principal	Balance
Loan				\$ 2,000,000
2022	236,000	36,000	200,000	1,800,000
2023	232,400	32,400	200,000	1,600,000
2024	228,800	28,800	200,000	1,400,000
2025	225,200	25,200	200,000	1,200,000
2026	221,600	21,600	200,000	1,000,000
2027	218,000	18,000	200,000	800,000
2028	214,400	14,400	200,000	600,000
2029	210,800	10,800	200,000	400,000
2030	207,200	7,200	200,000	200,000
2031	203,600	3,600	200,000	-
<b>Totals</b>	<b>\$ 2,198,000</b>	<b>\$ 198,000</b>	<b>\$ 2,000,000</b>	