

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
APRIL 20, 2015**

**LEWISVILLE CITY HALL
151 WEST CHURCH STREET
LEWISVILLE, TEXAS 75057**

**WORKSHOP SESSION - 6:30 P.M.
REGULAR SESSION - 7:00 P.M.**

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:30 P.M.

- A. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION - 7:00 P.M.

- A. **INVOCATION:** Councilman Durham
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:**
Mayor Pro Tem Gilmore
- C. **PRESENTATIONS:**
1. Police Medal of Valor Award to Officer Robert "Butch" Steinle
 2. Presentation by Texas New Mexico Power to City of Lewisville for City's Participation in TNMP Energy Efficiency for Cities Incentive Program Since 2010.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

**AGENDA
LEWISVILLE CITY COUNCIL
APRIL 20, 2015**

- D. **PUBLIC HEARING:** Consideration of an Ordinance for a Zone Change Request From Agriculture Open Space (AO) to Light Industrial (LI); 35.171 Acres of Land, Located at the Northeast and Southeast Corners of Valley Parkway and Spinks Road, as Requested by DFW Lewisville Partners, G.P., the Property Owner (Case No. PZ-2015-04-07).

ADMINISTRATIVE COMMENTS:

The Southwest Lewisville Plan identifies the land east of Ace Lane from FM 3040 to SH 121 as being commercial/industrial in nature. Staff is currently reviewing a plat and site plan for the southern tract of land for two new office warehouse buildings on two separate lots on the southern tract and no plans for the northern tract at this time. The requested zone change falls within the plan's recommendations for light industrial uses for this general area and is consistent with other zoning and uses in the area. The Planning and Zoning Commission recommended approval of the zone change request by a vote of 6-0 at their meeting on April 7, 2015.

RECOMMENDATION:

That the City Council approve the proposed ordinance as set forth in the caption above.

PRESENTATION: Nika Reinecke, Dir. of Economic Development/Planning
Al Sorrels, Majestic Realty Co.

- E. **VISITORS/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.
- F. **CONSENT AGENDA:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or citizen so request. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary.
1. **APPROVAL OF MINUTES:** City Council Minutes of the April 6, 2015, Workshop Session and Regular Session.
 2. **Approval of an Economic Development Agreement by and Between the City of Lewisville and HOYA Optical Labs of America, Inc.; and Authorization for the City Manager to Execute the Contract.**

**AGENDA
LEWISVILLE CITY COUNCIL
APRIL 20, 2015**

(Explanation: HOYA Vision is renovating its facility at 651 E. Corporate Dr. The project includes 82 additional employees and \$14 million in new investment to create a state-of-the-art lens manufacturing facility. The proposed agreement requires HOYA to invest at least \$14 million in business personal property, occupy at least 89,473 square feet of space in Lewisville, maintain a minimum of 300 full time employees, and contribute \$5,000 annually in community support to a City-sponsored event. In turn, the City will provide a 50 percent rebate on HOYA's business personal property taxes for a period of 5 years. These terms are in keeping with the offer made by the City Council to HOYA Optical Labs, Inc. on August 18, 2014.)

G. REGULAR HEARINGS:

- 3. Consideration of the Rental of Toyota of Lewisville Railroad Park by the Lewisville Citizens Police Academy Alumni Association for Fund Raising Purposes; and Consideration of a Variance to the Lewisville City Code, Section 2-201, Fee Schedule, Regarding a Waiver of Athletic Field Rental Fees and Temporary Event Permit Fees Associated With the Battle of the Badge Benefit Softball Tournament.**
- 4. Consideration of a Variance to Lewisville Code of Ordinances 2-201, Waiver of Special Event Permit Fees in the Amount of \$4,344.98 and Waiver of MCL Grand Equipment Rental Fees in the Amount of \$7,459.00; and Approval of In-Kind Support Using City Staff and Equipment; Related to "Chalk This Way" Festival to be Held May 9, 2015.**
- 5. Consideration of an Ordinance Approving the 2015 Annual Assessment/Service Plan Updates for the Lewisville Castle Hills Public Improvement District (PID) No. 2.**

**AGENDA
LEWISVILLE CITY COUNCIL
APRIL 20, 2015**

- 6. Consideration of an Ordinance Authorizing the Issuance of Not To Exceed \$9,285,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Refunding Bonds, Series 2015 (Lewisville Castle Hills Public Improvement District No. 2 Project) (the “Series 2015 Refunding Bonds”) in Accordance With the Terms of a Trust Agreement; Authorizing the Defeasance and Refunding of \$9,285,000 of the Outstanding City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Capital Improvement Bonds, Series 2005 (Lewisville Castle Hills Public Improvement District No. 2) (the “Series 2005 Bonds” or the “Refunded Bonds”); Approving and Authorizing the Execution of a Trust Agreement; Authorizing a Final Offering Statement Pertaining to the Issuance of the Series 2015 Refunding Bonds; Delegating Authority to Authorized Officials to Finalize Certain Sale Terms Relating to the Series 2015 Refunding Bonds, Finalize an Escrow Agreement and Finalize a Bond Purchase Agreement; Providing an Effective Date and Containing Other Matters Related to the Series 2015 Refunding Bonds.**
 - 7. Consideration of an Ordinance Relinquishing Extraterritorial Jurisdiction Over Three Tracts of Land Which Total 1.216 Acres in Favor of the City of Carrollton, Texas; Acknowledgement of Receipt of a Petition and Approval of a Resolution for the Addition of 33.094 Acres of Land to the Boundaries of Denton County Fresh Water Supply District (DCFWS) 1-C; and Approval of a Second Amendment to the 1996 Operating Agreement with Castle Hills Property Company to Add the 33.094 Acres of Land; and Authorization to the Mayor to Execute Said Amendment Agreement.**
 - 8. Consideration of a Request by Councilman Vaughn to Attend the National League of Cities Summer Leadership Meeting in Salt Lake City.**
- H. **REPORTS**: Reports about items of community interest regarding which no action will be taken.

**AGENDA
LEWISVILLE CITY COUNCIL
APRIL 20, 2015**

- I. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,
1. Section 551.071 (Consultation with Attorney): Legal Issues Related to the Construction of the Old Town Park Plaza
 2. Section 551.071 (Consultation with Attorney/Pending Litigation): *City of Lewisville v. City of Farmers Branch and Camelot Landfill TX, LP*, Cause No.4:12-CV-00782, United States District Court for the Eastern District of Texas, Sherman Division; Texas Commission on Environmental Quality Modification to Municipal Solid Waste Permit No. 1312A; and Texas Commission on Environmental Quality Application to Obtain Municipal Solid Waste Permit Amendment - Permit No. 1312B
 3. Section 551.072 (Real Estate): Property Acquisition
 4. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations
- J. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- K. **ADJOURNMENT**

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).