

LEWISVILLE CITY COUNCIL

REGULAR SESSION

JANUARY 23, 2017

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore, Mayor Pro Tem
Leroy Vaughn, Deputy Mayor Pro Tem
R Neil Ferguson
Brent Daniels
Brandon Jones

City Staff:

Donna Barron, City Manager
Eric Ferris, Assistant City Manager
Claire Swann, Assistant City Manager
Melinda Galler, Assistant City Manager
Julie Heinze, City Secretary
Lizbeth Plaster, City Attorney

WORKSHOP SESSION – 5:45 P.M.

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Durham at 5:45 p.m. on Monday, January 23, 2017, in the City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas. All City Department Heads were in attendance.

Presentation of MGC Design Scope

(Agenda Item A)

At the request of City Manager Donna Barron, Chris Squadra with Barker Rinker Seacat Associates conducted the attached PowerPoint regarding Presentation of MGC Design Scope for City Council consideration.

Fire Station 3 and 8 Project Overview

(Agenda Item B)

At the request of City Manager Donna Barron, Assistant City Manager Melinda Galler along with Stephen Hilt, Senior Associate and Alexis Flores, Sustainable Design Director with BRW Architects conducted the attached PowerPoint Presentation regarding Fire Station 3 and 8 Project Overview.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items**

(Agenda Item C)

Mayor Durham reviewed Agenda Item A, Invocation. There was no discussion on this item.

Mayor Durham reviewed Agenda Item B, Pledge to the American and Texas Flags. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Proclamation: Declaring the Month of January, 2017, as “Lewisville’s 92nd Birthday Celebration”. There was no discussion on this item.

Mayor Durham reviewed Agenda Item D, Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From General Business District (GB) to Old Town Center Business District (OTC), on Approximately 1.088 Acres, Legally Described as Portions of Lots 1 and 7, Block 4, Kealy Addition and all of Lot 1R, Block A, MHJ Sonic Addition, Located on the Southeast Corner of Main Street and Mill Street, at 102 South Mill Street and 126 South Mill Street, as Requested by the City of Lewisville, the Property Owner (Case No. PZ-2017-01-01). There was no discussion on this item.

Mayor Durham reviewed Agenda Item E, Visitors/Citizens Forum. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-1, Approval of City Council Minutes of the January 9, 2017, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-2, Approval of a Bid Award for an Annual Requirements Agreement for Public Works Mowing Creek Channel to Moir Watershed Services LLC, Waxahachie, Texas, for the Estimated Amount \$49,739; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-3, Approval of a Bid Award for an Annual Requirements Agreement for Chemical Analysis to Pace Analytical Services, Allen, Texas, for an Estimated Annual Amount of \$64,414; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-4, Approval of a Professional Services Agreement for Architectural Services With Brown Reynolds Watford Architects, Dallas, Texas to Serve as Architects for the Design of Fire Stations No. 3 and No. 8 in the Amount of \$770,800; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

Mayor Durham reviewed Agenda Item F-5, Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \$334,500 for Final Design and Construction Services Relating to Segment 5 of the Corporate Drive Project; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Approval of Revisions to Administrative Policy 4.0, Section I - City Facilities/Event. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-7, Approval of the Capital Improvements Advisory Committee Semi-Annual Report for the Period of April 1, 2016 Through September 30, 2016. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-8, Approval of a Resolution Adopting a Complete Streets Policy. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-9, Consideration of a Variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to Allow Relocation of an Underground Fiber Line to an Existing Overhead Pole Line Located Within Eagle Point Marina as Requested by Clem Maddox, Director of Government Affairs, Charter Communication. Mayor Durham pointed out that in this situation the only thing that made sense was for them to put in the overhead lines regardless of his preference for underground lines. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item G-10, Consider and Take Action on an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, General Obligation Bonds, Series 2017; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto. There was no discussion on this item.

Mayor Durham reviewed Agenda Item G-11, Consider and Take Action on an Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2017; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow Agreement; Calling Certain Outstanding Bonds for Redemption; Approving the Official Statement; and Enacting Other Provisions Relating Thereto. There was no discussion on this item.

WORKSHOP SESSION – 5:45 P.M.

**Discussion of Regular Agenda Items and
Consent Agenda Items (cont'd)**

(Agenda Item C)

Mayor Durham reviewed Agenda Item G-12, Consideration of an Ordinance of the Lewisville City Council, Amending Chapter 15, Traffic and Vehicles, Article IV, Parking Regulations, of the Lewisville City Code by Requiring Back-In Parking in Marked Areas and Prohibiting Parking in Marked Areas. Councilman Ferguson expressed concern that signage alone can be easily missed and suggested that striping be added to ensure drivers were made aware of the parking requirements. Councilman Ferguson also expressed concern that along Main Street when it was dark and/or raining and the streets are reflective it was impossible to see the stripes. City Manager Donna Barron advised that staff would look at getting reflective tape for these areas. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item H, Reports. There was no discussion on this item.

Mayor Durham reviewed Agenda Item I-Closed Session. There was no discussion on this item.

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:33 p.m. on Monday, January 23, 2017.

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Durham at 7:00 p.m. on Monday, January 23, 2017, in the Council Chambers of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Invocation

(Agenda Item A)

At the request of Mayor Durham, Councilman Daniels gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Durham, Councilman Jones gave the pledge to the American and Texas flags.

**Proclamation: Declaring the Month of
January, 2017, as “Lewisville’s 92nd
Birthday Celebration”**

(Agenda Item C)

Councilman Jones read a proclamation declaring the month of January, 2017, as “Lewisville’s 92nd Birthday Celebration”.

**Public Hearing: Consideration of Ordinance
No. 4348-01-2017 (Z) Granting a Zone
Change Request From General Business
District (GB) to Old Town Center Business
District (OTC), on Approximately 1.088
Acres, Legally Described as Portions of Lots
1 and 7, Block 4, Kealy Addition and all of
Lot 1R, Block A, MHJ Sonic Addition,
Located on the Southeast Corner of Main
Street and Mill Street, at 102 South Mill
Street and 126 South Mill Street, as
Requested by the City of Lewisville, the
Property Owner (Case No. PZ-2017-01-01)**

(Agenda Item D)

The approximately 1.088-acre property is located on the prominent southeast corner of Mill Street and Main Street within the Old Town Center area. The property consists of two tracts of land once occupied by the K&W Auto Parts store and a Sonic restaurant. The properties were acquired by the City in 2016 and both buildings have since been demolished. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request at their meeting of January 17, 2017.

The City staff's recommendation was that the City Council approve the proposed ordinance as set forth in the caption above.

Mayor Durham opened the public hearing.

Nika Reinecke, Director of Economic Development and Planning, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Ferguson, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Public Hearing: Consideration of Ordinance No. 4348-01-2017 (Z) Granting a Zone Change Request From General Business District (GB) to Old Town Center Business District (OTC), on Approximately 1.088 Acres, Legally Described as Portions of Lots 1 and 7, Block 4, Kealy Addition and all of Lot 1R, Block A, MHJ Sonic Addition, Located on the Southeast Corner of Main Street and Mill Street, at 102 South Mill Street and 126 South Mill Street, as Requested by the City of Lewisville, the Property Owner (Case No. PZ-2017-01-01)

(Agenda Item D)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.088 Acres Legally Described as Portions of Lots 1 and 7, Block 4 and all of Lot 1R, Block A, MHJ Sonic Addition, Located on the Southeast Corner of Main Street and Mill Street, at 102 South Mill Street and 126 South Mill Street; From General Business District (GB) Zoning to Old Town Center District (OTC) Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Public Interests and General Welfare Demand This Zoning Change and Amendment Therein Made; Providing for a Repealer, Severability, and a Penalty; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4348-01-2017 (Z)**, as previously captioned. The motion carried.

Visitors/Citizens Forum

(Agenda Item E)

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Councilman Daniels and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt all items on the Consent Agenda, as recommended and as follows:

1. APPROVAL OF MINUTES: City Council Minutes of the January 9, 2017, Workshop Session and Regular Session.
2. Approval of a Bid Award for an Annual Requirements Agreement for Public Works Mowing Creek Channel to Moir Watershed Services LLC, Waxahachie, Texas, for the Estimated Amount \$49,739; and Authorization for the City Manager to Execute the Agreement.
3. Approval of a Bid Award for an Annual Requirements Agreement for Chemical Analysis to Pace Analytical Services, Allen, Texas, for an Estimated Annual Amount of \$64,414; and Authorization for the City Manager to Execute the Agreement.
4. Approval of a Professional Services Agreement for Architectural Services With Brown Reynolds Watford Architects, Dallas, Texas to Serve as Architects for the Design of Fire Stations No. 3 and No. 8 in the Amount of \$770,800; and Authorization for the City Manager to Execute the Agreement.
5. Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \$334,500 for Final Design and Construction Services Relating to Segment 5 of the Corporate Drive Project; and Authorization for the City Manager to Execute the Agreement.
6. Approval of Revisions to Administrative Policy 4.0, Section I - City Facilities/Event.
7. Approval of the Capital Improvements Advisory Committee Semi-Annual Report for the Period of April 1, 2016 Through September 30, 2016.
8. Approval of Resolution No. 4349-01-2017 (R) Adopting a Complete Streets Policy.

The motion carried.

END OF CONSENT AGENDA

Consideration of a Variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to Allow Relocation of an Underground Fiber Line to an Existing Overhead Pole Line Located Within Eagle Point Marina as Requested by Clem Maddox, Director of Government Affairs, Charter Communication

(Agenda Item G-9)

Charter Communications currently serves Eagle Point Marina via underground fiber. Charter Communication's equipment has been submerged on numerous occasions over the past two years because of historic flood events. The equipment has become damaged leading to reoccurring outages at Eagle Point Marina. In addition, the same fiber line will ultimately serve the proposed multi-family development at Tower Bay. Charter Communication wishes to replace the fiber and associated equipment and has applied for a variance to locate the fiber on an existing overhead pole line owned by TNMP to avoid lengthy USACE permitting requirements and provide more reliable service not susceptible to flooding.

The City staff's recommendation was that the City Council approve the variance as set forth in the caption above.

David Salmon, P.E., City Engineer, was present to respond to any questions posed by the City Council.

John Moses, 3405 Faulkner, Rowlett, Texas and David Cheney, 1565 Chenault Street, Dallas, Texas were both present to respond to any questions posed by the City Council.

Clem Maddox, 750 Canyon Drive, Coppell, Texas, representing Charter Communications, spoke before the City Council in support of this item.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Gilmore, the Council voted five (5) "ayes" and no (0) "nays" to approve a variance to the Lewisville City Code Section 6-101(b) (Underground Utilities) to allow relocation of an underground fiber line to an existing overhead pole line located within Eagle Point Marina as requested by Clem Maddox, Director of Government Affairs, Charter Communication. The motion carried.

Consider and Take Action on Ordinance No. 4350-01-2017 of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, General Obligation Bonds, Series 2017; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

(Agenda Item G-10)

The issuance of approximately \$14,365,000 of City of Lewisville, Texas, General Obligation Bonds, Series 2017 will provide funds for the design and construction of improvements to the City's streets, sidewalks and related improvements, design and construction of improvements to the City's public safety facilities, including fire station facilities, and costs associated with the issuance of the bonds.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Jason Hughes, FirstSouthwest, a division of Hilltop Securities, spoke before the City Council in support of this item and the following item. Mr. Hughes offered to answer any questions posed by the City Council.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, General Obligation Bonds, Series 2017 in the Aggregate Principal Amount of \$14,365,000; Levying a Tax in Payment Thereof; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement; Approving the Official Statement; and Enacting Other Provisions Relating Thereto”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Vaughn and seconded by Councilman Ferguson, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4350-01-2017**, as captioned previously. The motion carried.

Consider and Take Action on Ordinance No. 4351-01-2017 of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2017; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow Agreement; Calling Certain Outstanding Bonds for Redemption; Approving the Official Statement; and Enacting Other Provisions Relating Thereto

(Agenda Item G-11)

The issuance of approximately \$11,025,000 of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2017 will provide funds for refunding a portion of the City's Series 2009 Revenue Bonds and will provide new funding for constructing, acquiring and installing improvements, additions, and extensions to the City's waterworks and sewer system and costs associated with the issuance of the bonds.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

(Jason Hughes, FirstSouthwest, a division of Hilltop Securities, spoke before the City Council regarding this item during the prior item.)

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the City Council of the City of Lewisville, Texas, Authorizing the Issuance and Sale of City of Lewisville, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2017 in the Aggregate Principal Amount of \$11,025,000; Providing for the Security for and Payment of Said Bonds; Authorizing the Execution and Delivery of a Paying Agent/Registrar Agreement and an Escrow Agreement; Calling Certain Outstanding Bonds for Redemption; Approving the Official Statement; and Enacting Other Provisions Relating Thereto”

MOTION: Upon a motion made by Councilman Ferguson and seconded by Mayor Pro Tem Gilmore, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4351-01-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4352-01-2017 of the Lewisville City Council, Amending Chapter 15, Traffic and Vehicles, Article IV, Parking Regulations, of the Lewisville City Code by Requiring Back-In Parking in Marked Areas and Prohibiting Parking in Marked Areas

(Agenda Item G-12)

Under the proposed ordinance, it would be unlawful to park in any manner other than by backing into the parking space, when markings on the streets or signs designating back-in parking are clearly visible. Furthermore, it would be unlawful to park on public property when signs are properly posted restricting parking. This ordinance change will allow enforcement of these parking restrictions should the signage fail to gain voluntary compliance.

The City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

City Attorney Lizbeth Plaster read the ordinance caption into the record as follows:

“An Ordinance of the Lewisville City Council, Amending Chapter 15, Traffic and Vehicles, Article IV, Parking Regulations, of the Lewisville City Code by Requiring Back-In Parking in Marked Areas and Prohibiting Parking in Marked Areas; Providing a Repealer, Severability, a Penalty and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Mayor Pro Tem Gilmore and seconded by Councilman Jones, the Council voted five (5) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4352-01-2017**, as captioned previously. The motion carried.

Reports

(Agenda Item H)

- Fourth Quarter 2016 Boards/Commissions/Committees Attendance Reports
- Police Chief Russ Kerbow advised that the Lewisville Police Department's “Coffee with Cops” of 2017 would be held on Thursday, February 16th from 5:30-7:00 p.m. at Westside-The Greater Works Church, 900 Bellaire Boulevard. He reminded everyone that the purpose of “Coffee with Cops” is for police and community members to come together in an informal, neutral space to discuss community issues, build relationships, and drink free coffee. Everyone in the Lewisville community, whether they live here, work here, or just spend time here, is invited to attend
- Director of Public Services Keith Marvin advised that the lake was currently ½ foot above conservation.

Reports (cont'd)

(Agenda Item H)

- Mayor Pro Tem Gilmore advised of being privileged to attend the recently held Fire Department Banquet. He thanked the Fire Department for their efforts and encouraged anyone interested to consider participating in the Fire Department Academy, Citizen's Police Academy or Citizen's University.
- Councilman Ferguson advised of attending the recently held Martin Luther King Day celebration. Councilman Ferguson gave an update on the upcoming events at the MCL Grand Theatre.
- Mayor Durham thanked the Police Officers in attendance for their service.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:22 p.m. Monday, January 23, 2017, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item I)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:23 p.m. on Monday, January 23, 2017, City Council Conference Room of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas, in order to discuss matters pertaining to the following:

1. Property Acquisition

Section 551.087 (Economic Development):

2. Deliberation Regarding Economic Development Negotiations.

The Closed Session was adjourned at 7:35 p.m. on Monday, January 23, 2017.

**Reconvene into Regular Session and
Consider Action, if any, on Items Discussed
in Closed Session**

(Agenda Item J)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 7:35 p.m. on Monday, January 23, 2017, in the Council Chambers of the Lewisville City Hall.

Mayor Durham opened the floor for action to be taken on the items discussed in the Closed Session. There was no action taken on the items discussed during the Closed Session.

Adjournment

(Agenda Item K)

MOTION: Upon a motion made by Councilman Ferguson and seconded by Councilman Jones, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 7:35 p.m. on Monday, January 23, 2017. The motion carried.

These minutes approved by the Lewisville City Council on the 20th day of February, 2017.

APPROVED

TJ Gilmore
MAYOR PRO TEM

ATTEST:

Julie Heinze
CITY SECRETARY



LEWISVILLE

MULTIGENERATIONAL RECREATIONAL CENTER

COUNCIL MEETING

JANUARY 23, 2017



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER



23-JAN-17

1

LEGEND

- | | | |
|------------------------|------------------------------------|--------------------|
| A. PARK DRIVE | J. NATIVE GRASS / WILDFLOWER MIX | S. MEADOW / LAWN |
| B. PARKING BAYS | K. GATHERING PAVILION | T. NATURE TRAIL |
| C. BIKESWALE | L. SERVICE YARD | U. PARK TRAIL |
| D. BIOSWALE ROUNDABOUT | M. EXISTING PLAYGROUND | V. OAK SAVANNAH |
| E. DROP-OFF COURT | N. PROGRAM AREAS - CLASSROOM | W. WOODED GROVE |
| F. ENTRANCE PLAZA | O. PLAYGROUND GATHERING PLAZA | X. WOODLANDS ZONE |
| G. OUTDOOR TERRACE | P. SI-VAGE PAVILION | Y. PLAY LAWN |
| H. LAWN | Q. OBSERVATORY TOWER & NATURE PLAY | Z. MEMORIAL BRICKS |
| I. SIGNAGE WALL | R. HOMESTEAD SITE | |



MEMORIAL PARK

VALLEY VISTA NATURE PARK





OPTION 2:

Includes all of Option 1 and additional site features:

- 100 Parking Spaces in masterplan configuration
- Start of bioswale drainage tied to Lewisville sustainability goals
- New access drive from S Valley Parkway

- Reuse west side of existing vehicle access drive
- Reuse west half of existing parking

PARKING CAPACITY:

Approximate Parking Space Numbers:

- 110 existing parking spaces
- 24 new accessible spaces
- 100 new parking spaces
- 234 total spaces

BUDGET IMPACT:

Option adds \$7.9 M above initial project budget

Total Budget \$46 M

DECISION POINT – OPTION ON MGC

<u>Option</u>	<u>Cost</u>	<u>Amenities</u>	<u>Over budget amount</u>
Option 1	\$44.5M	85,000 sq ft new building	\$6.4M
Option 2	\$46M	+100 parking spaces, start of bioswells, new access drive	\$7.9M
Option 3	\$47M	+ all parking, and complete bioswells	\$8.9M
Option 4	\$48.3M	+plaza/gateway, field of flowers, landscaping, drop off circle	\$10.2M
Option 5	\$38M	no gym, defer water slides, reduce natatorium, eliminate porch	\$ -0-

BUDGET



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER



06-DEC-16



OPTION 2:

Includes all of Option 1 and additional site features:

- 100 Parking Spaces in masterplan configuration
- Start of bioswale drainage tied to Lewisville sustainability goals
- New access drive from S Valley Parkway

- Reuse west side of existing vehicle access drive
- Reuse west half of existing parking

PARKING CAPACITY:

Approximate Parking Space Numbers:

110 existing parking spaces

24 new accessible spaces

100 new parking spaces

234 total spaces

BUDGET IMPACT:

Option adds \$7.9 M above initial project budget

Total Budget \$46 M

PLAN FOR VOLATILITY.

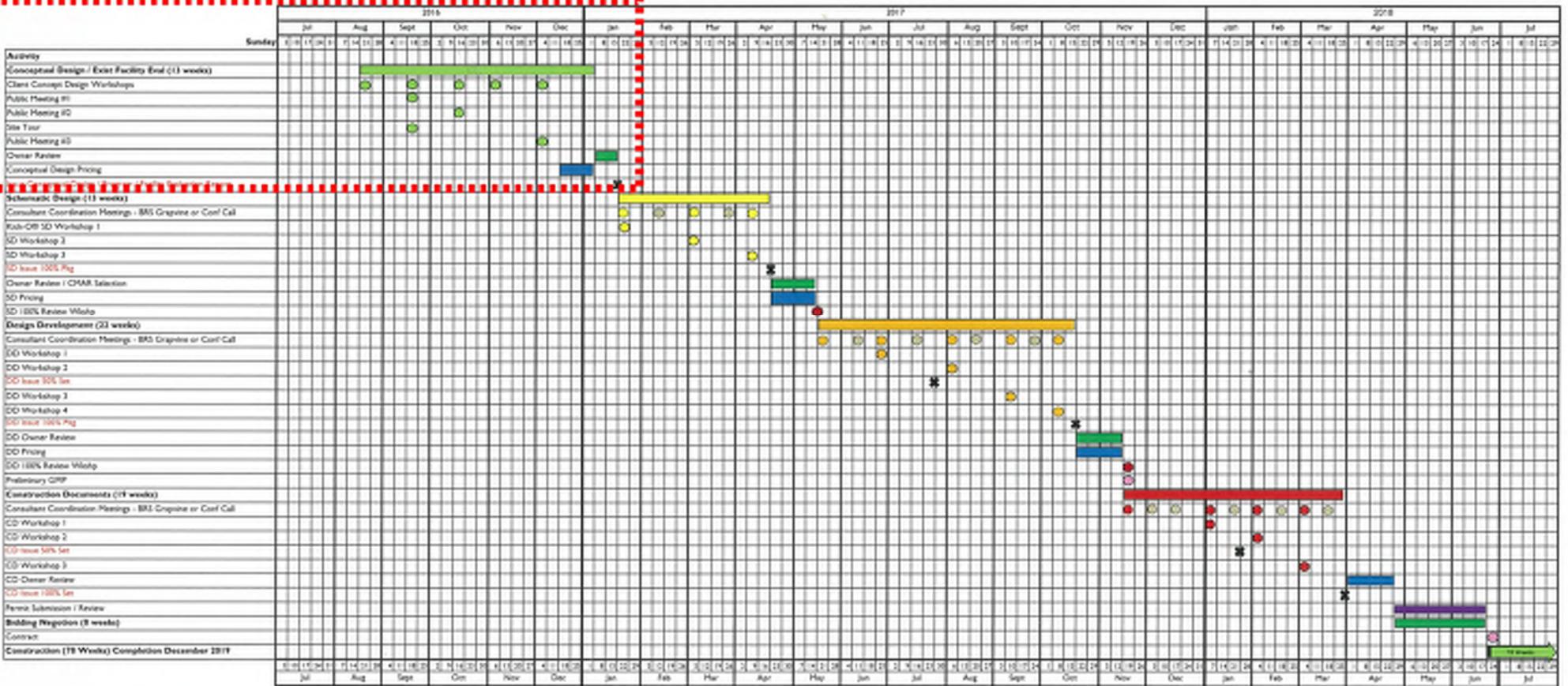
[from day one]



PREPARING FOR THE FUTURE

Exhibit D: Project Schedule
 Lewisville Multigenerational Recreation Center

original date: 22-Sep-2016
 revised: 13-Sep-2016



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER



CONFIRM
DESIGN



JAN - MAY
2017

DEVELOP
DESIGN



MAY - NOV
2017

DOCUMENT
DESIGN



NOV - APR
2017-2018

BID



APR - JUN
2018

BUILD



JUN - DEC
2018-2019

PROJECT COMPLETION **DECEMBER 2019**

SCHEDULE



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER

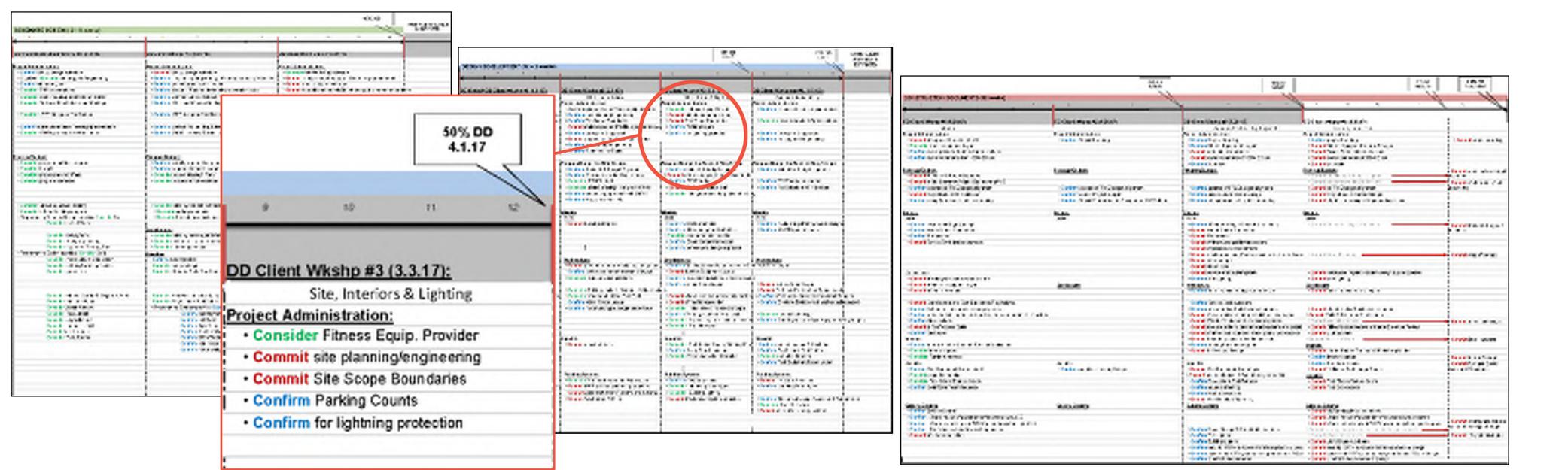


23-JAN-17

9



DECISION MAKING



CONSIDER. CONFIRM. COMMIT.

THE RIGHT DECISIONS AT THE RIGHT TIME





CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
VIEW FROM INTERSECTION



23-JAN-17
13



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
MAIN ENTRY



23-JAN-17
14



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
NATATORIUM



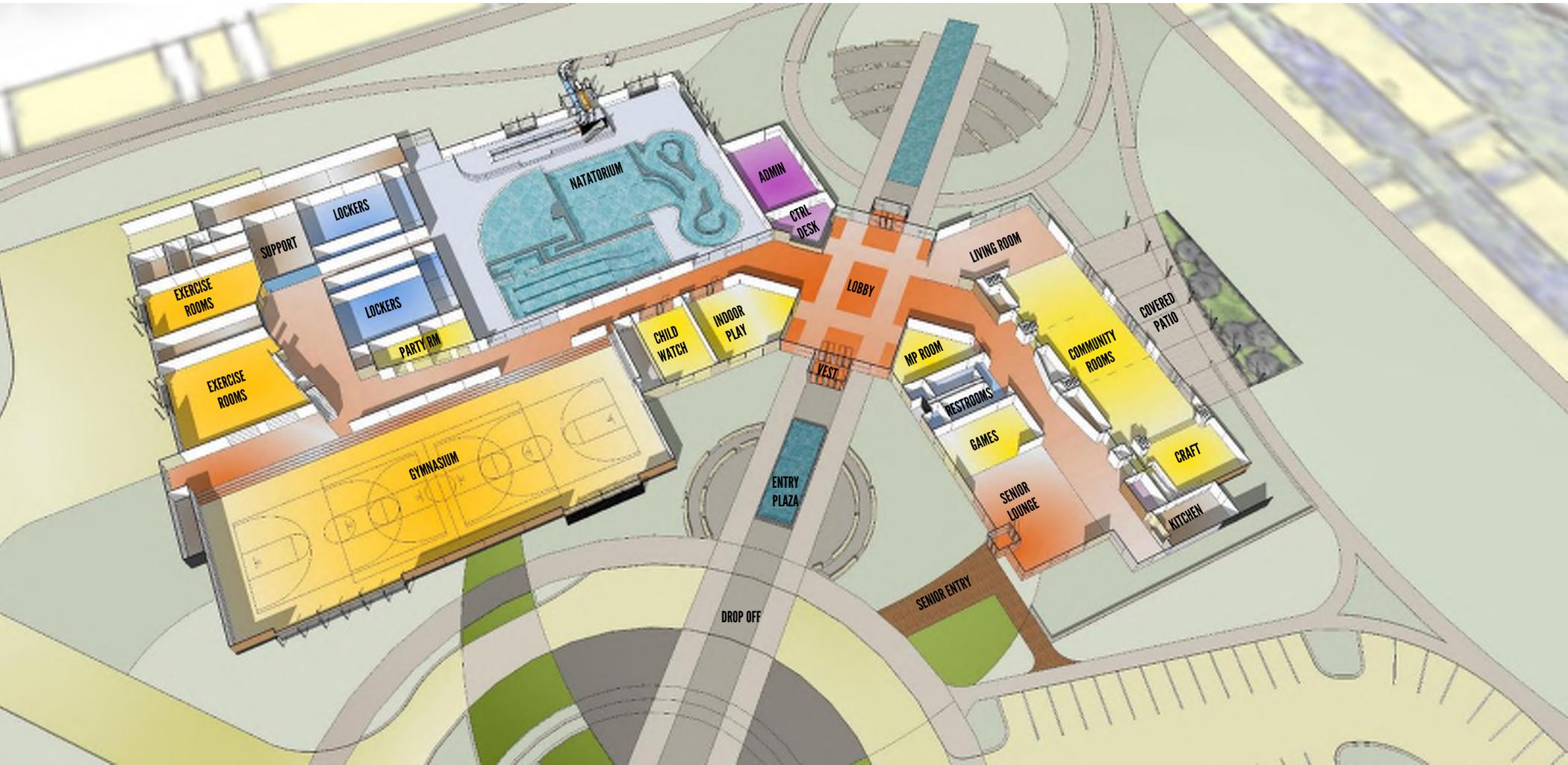
23-JAN-17
15



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
COVERED PORCH

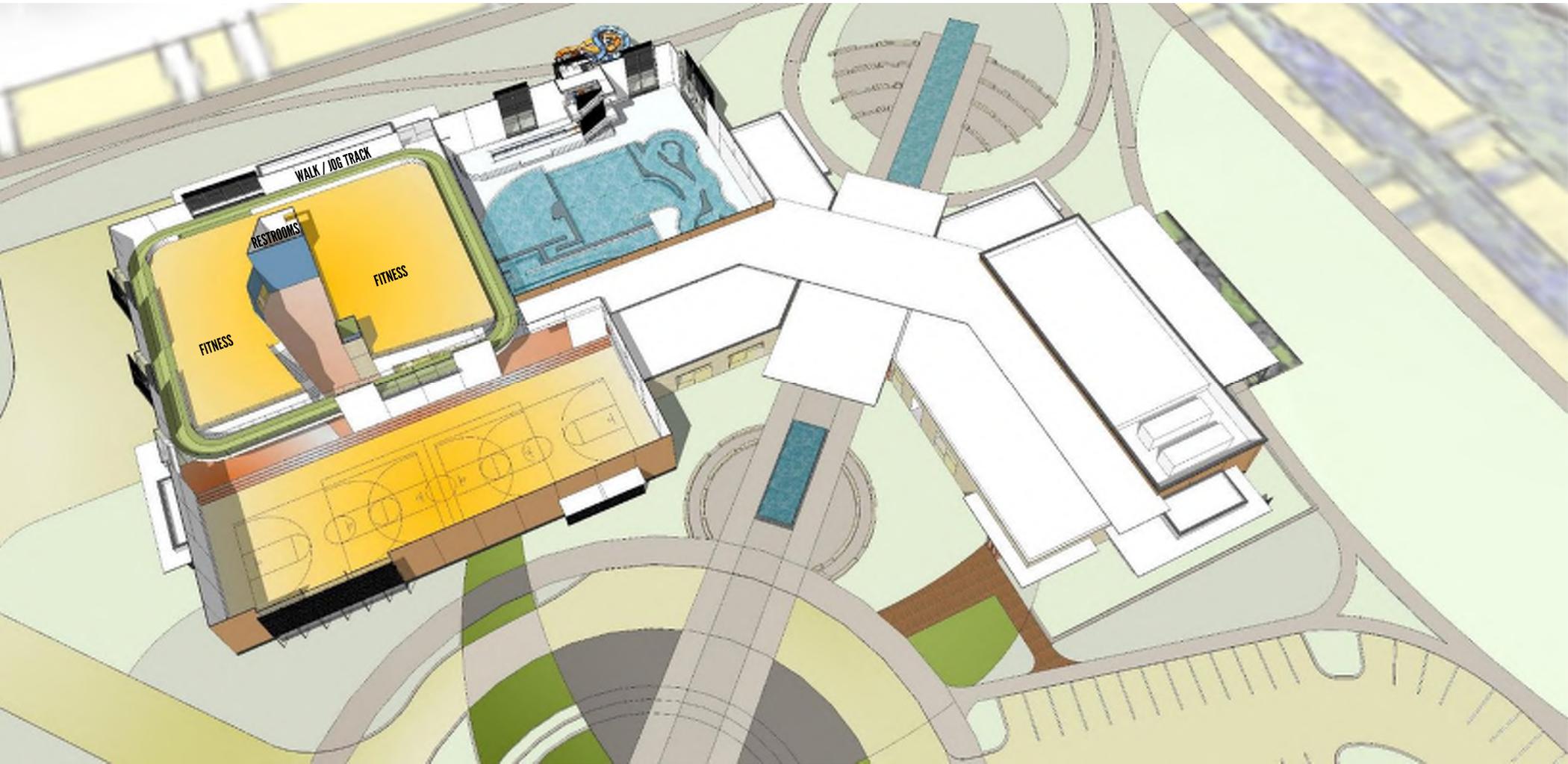


23-JAN-17
16



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
MAIN FLOOR





CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
UPPER FLOOR



23-JAN-17
18



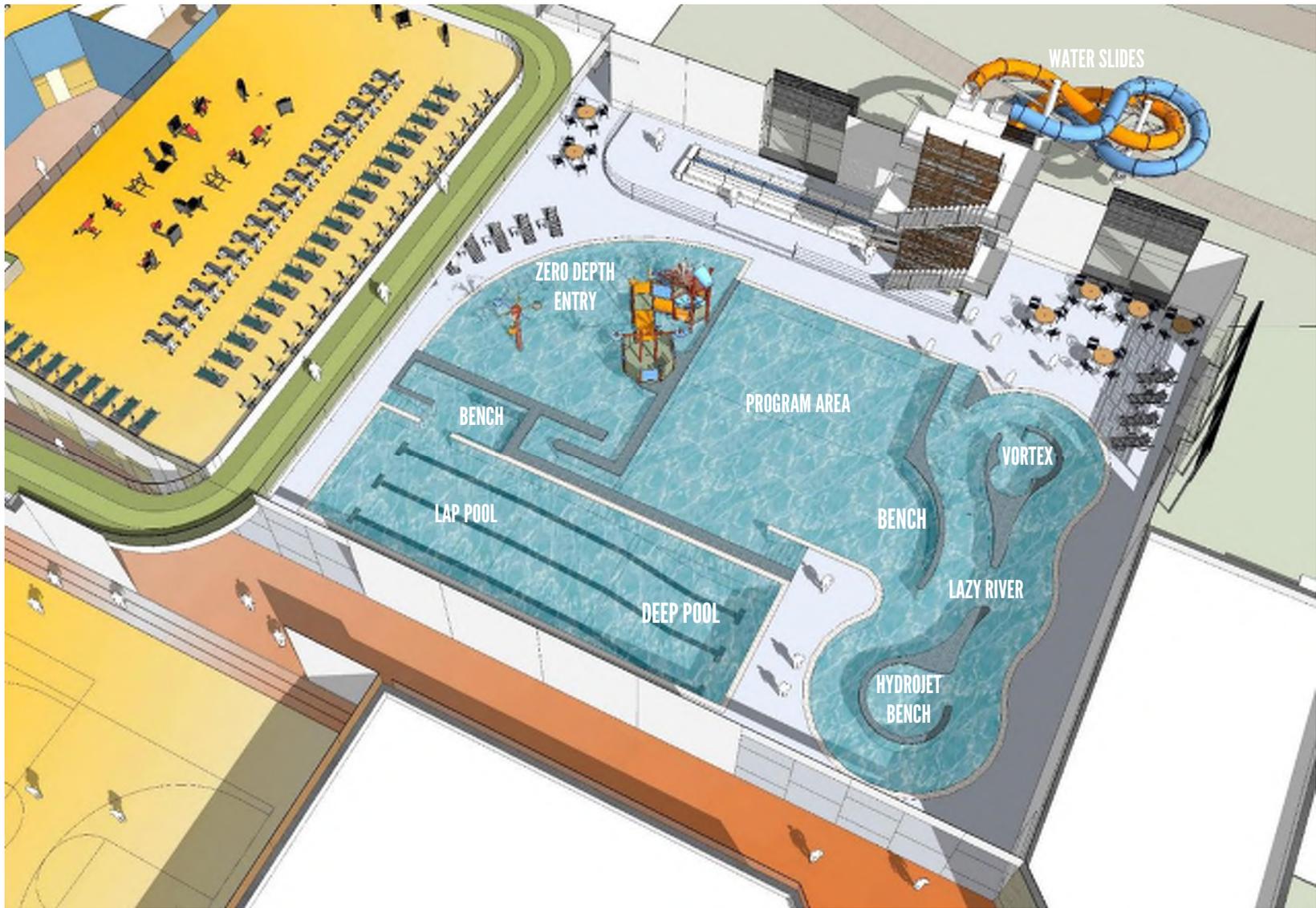
PROGRAMMATIC COMPONENTS

OPERATIONS

DOING THE MOST WITH THE LEAST

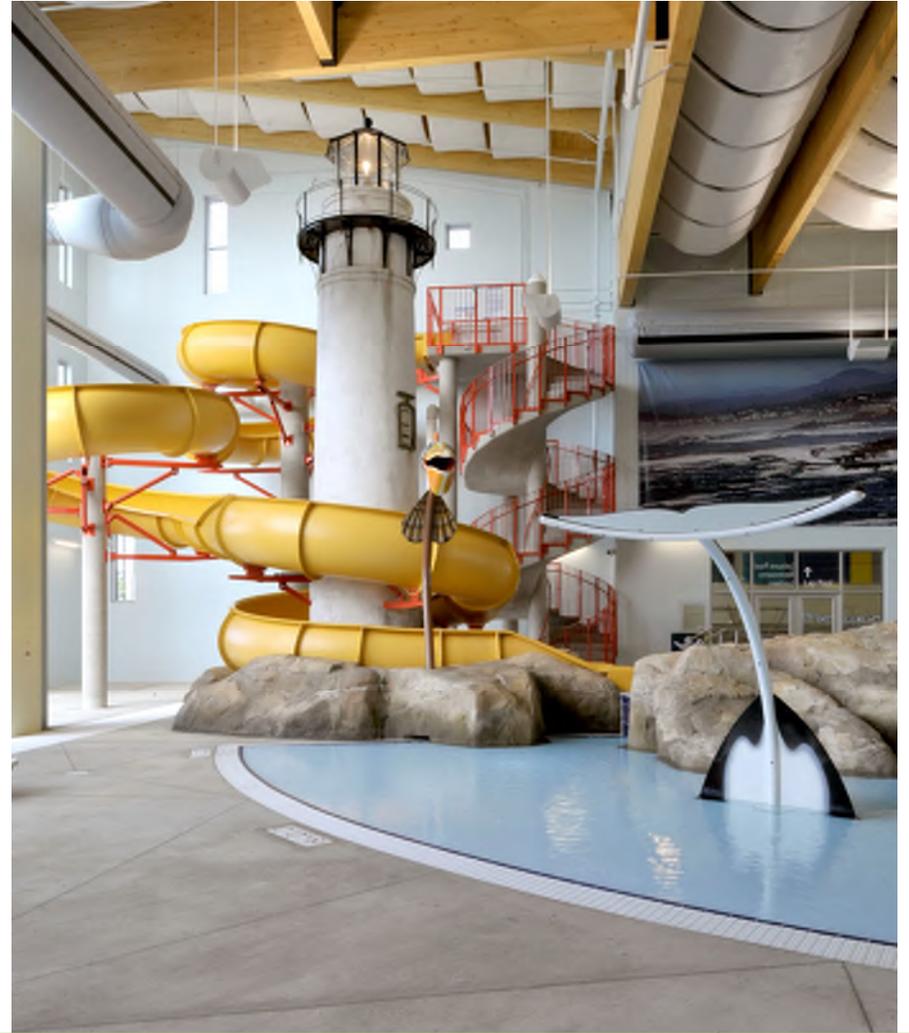
INNOVATION

MAXIMIZING PARTICIPATION

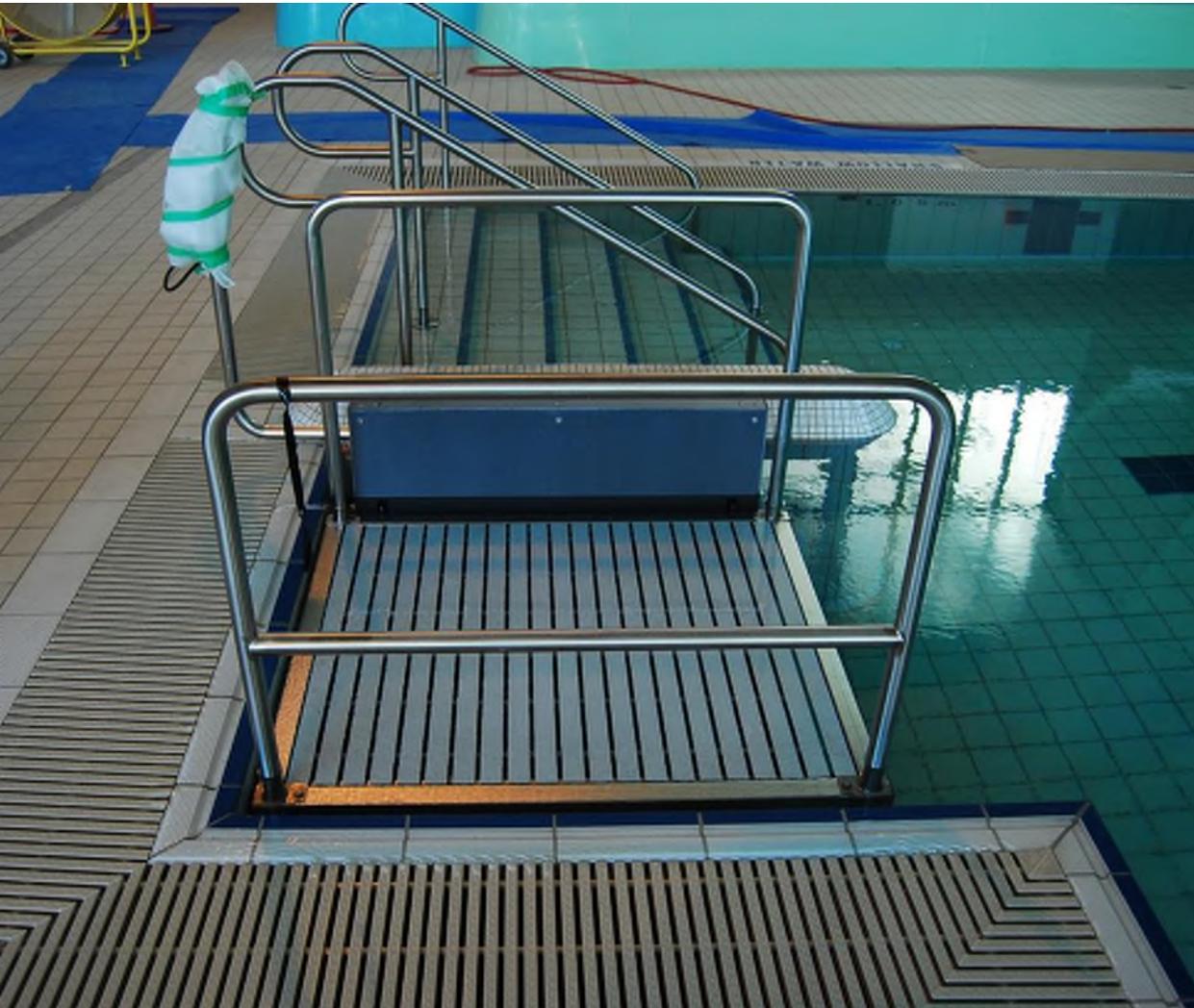




AQUATICS



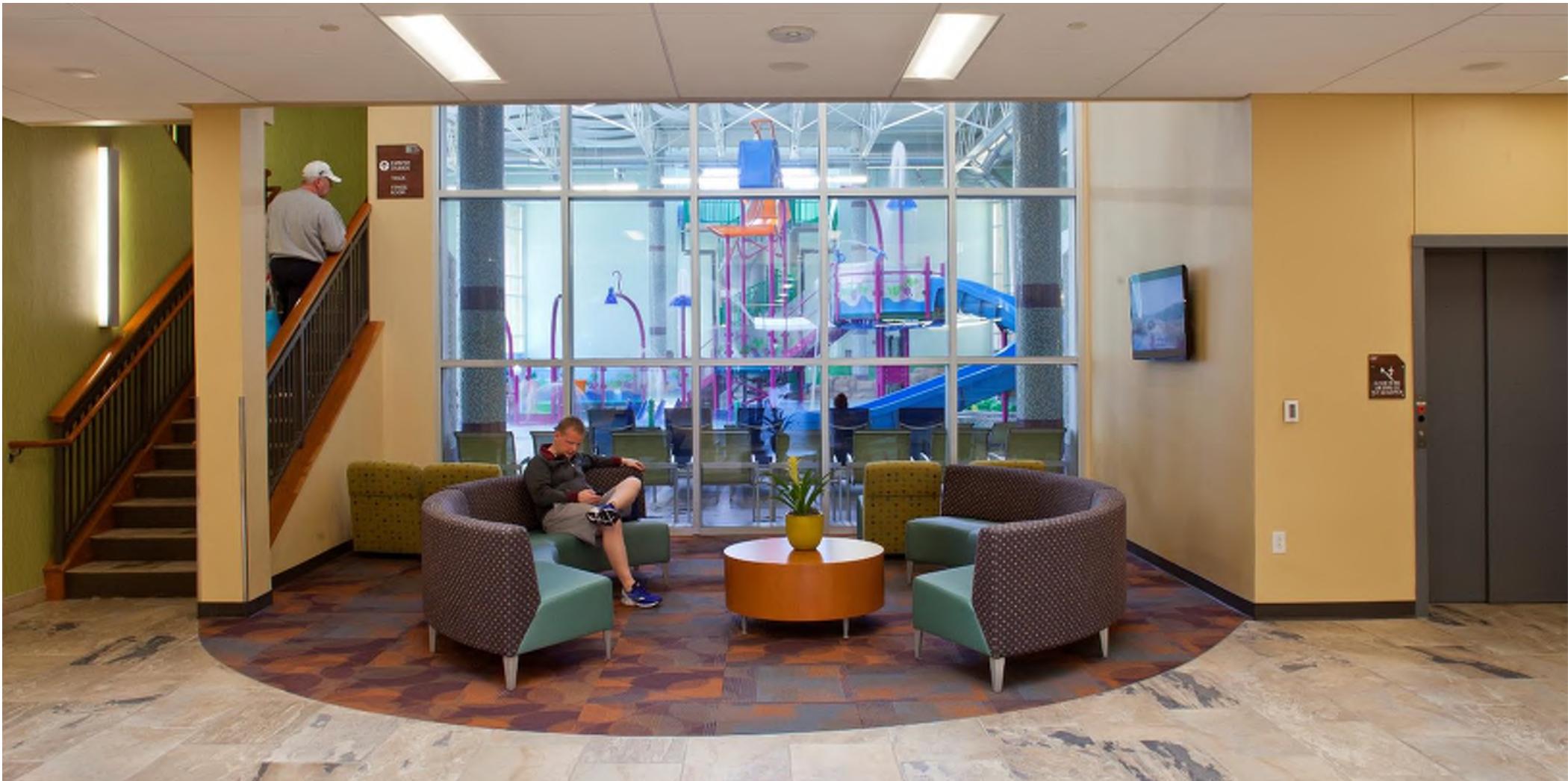
AQUATICS



IMPROVED ACCESS



LOUNGES



OBSERVATION AREAS



GAME ROOMS



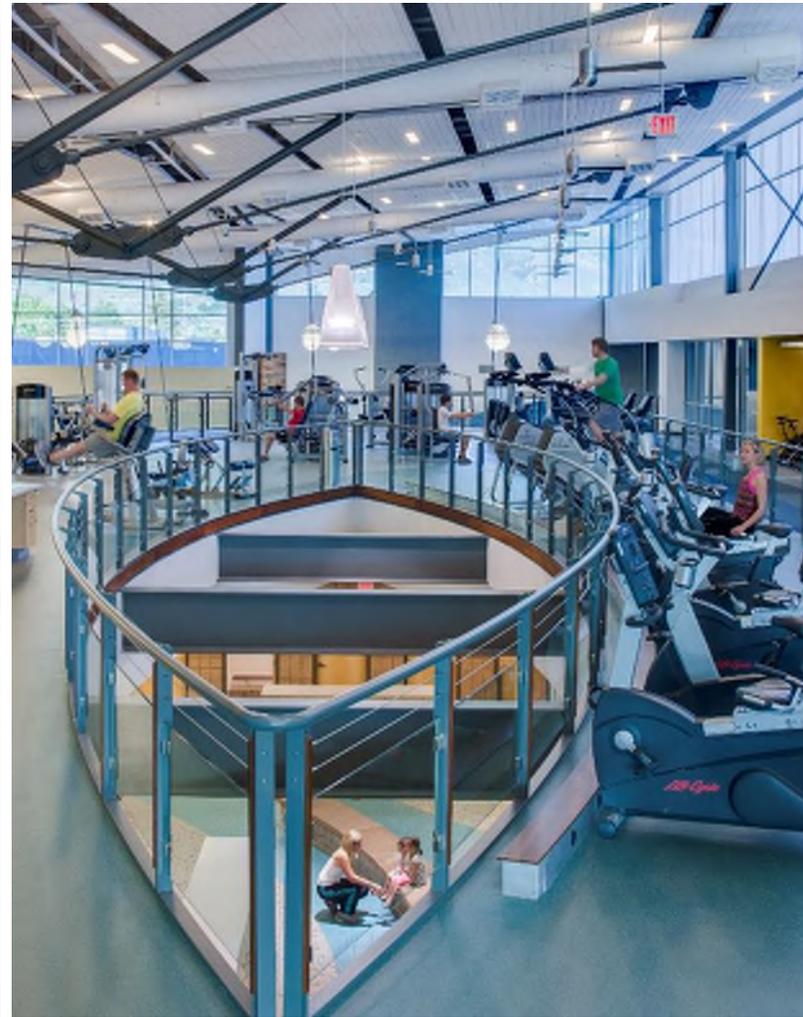
MULTI-PURPOSE



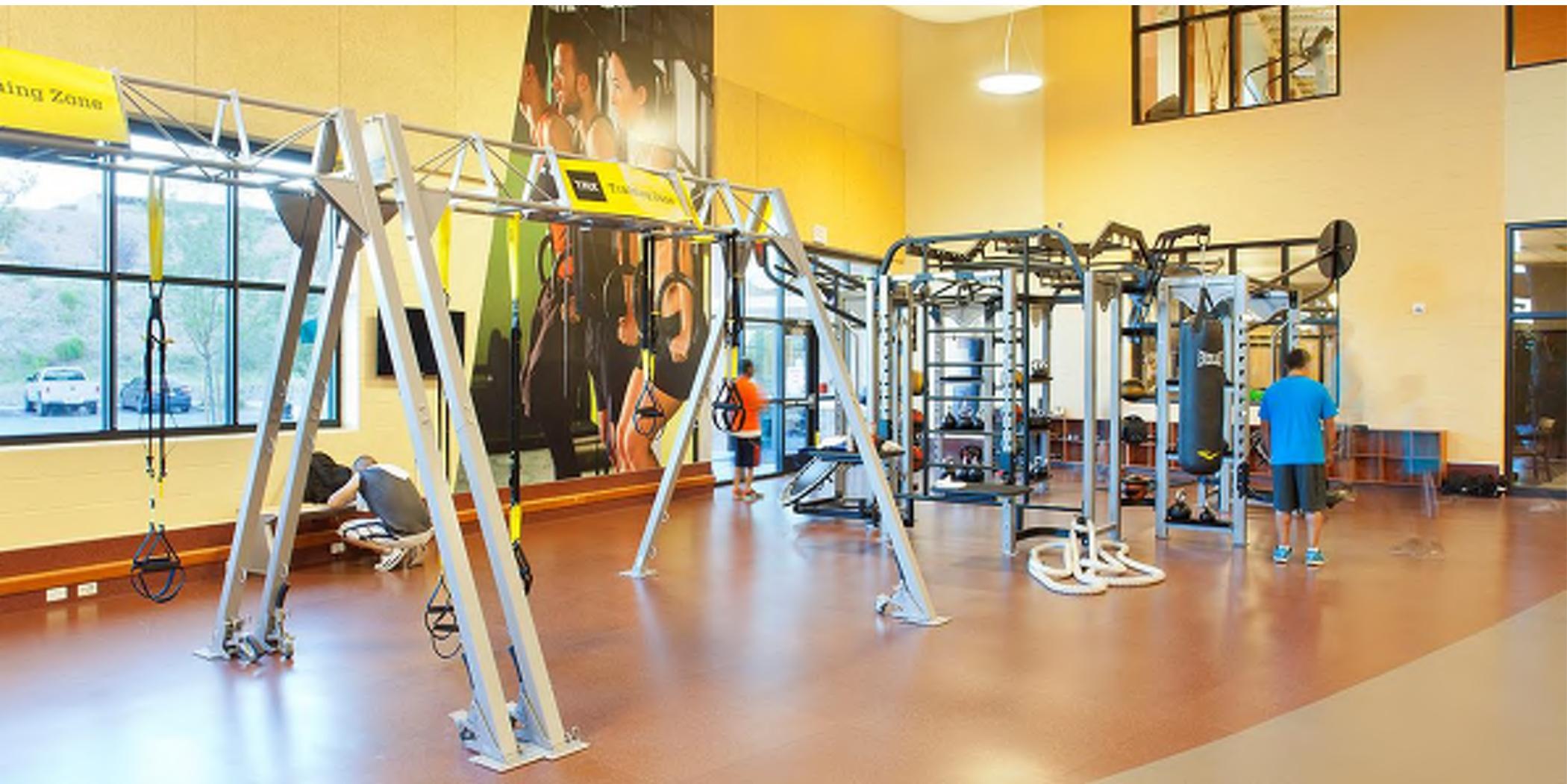
GYMNASIUM



PICKLEBALL



FITNESS



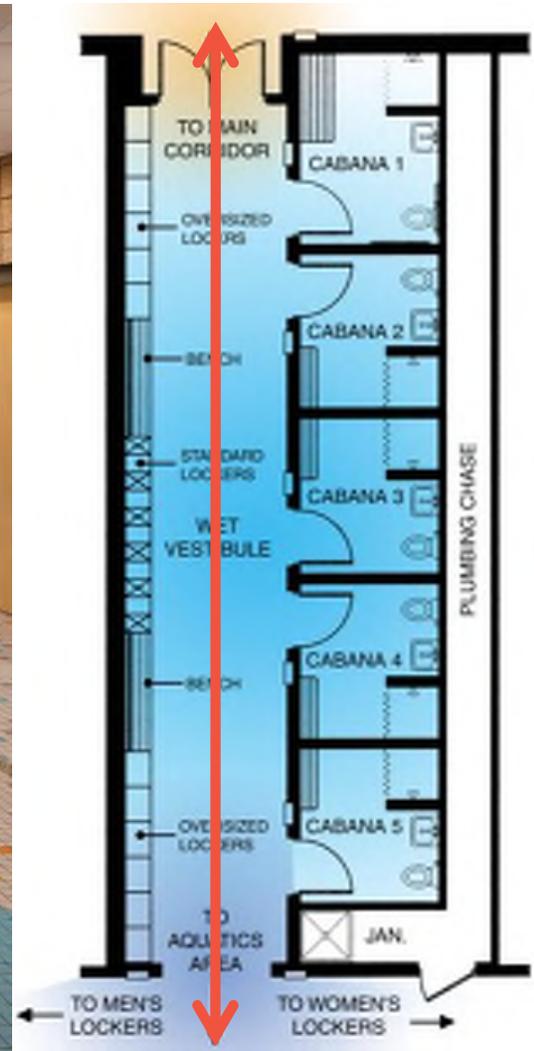
PLYOMETRICS & FUNCTIONAL TRAINING



CHILD WATCH / DAYCARE



PARTY ROOMS



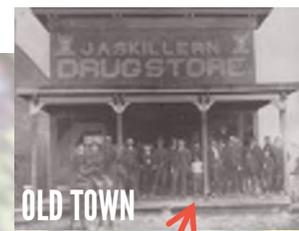
LOCKER ROOMS



PRAIRIE



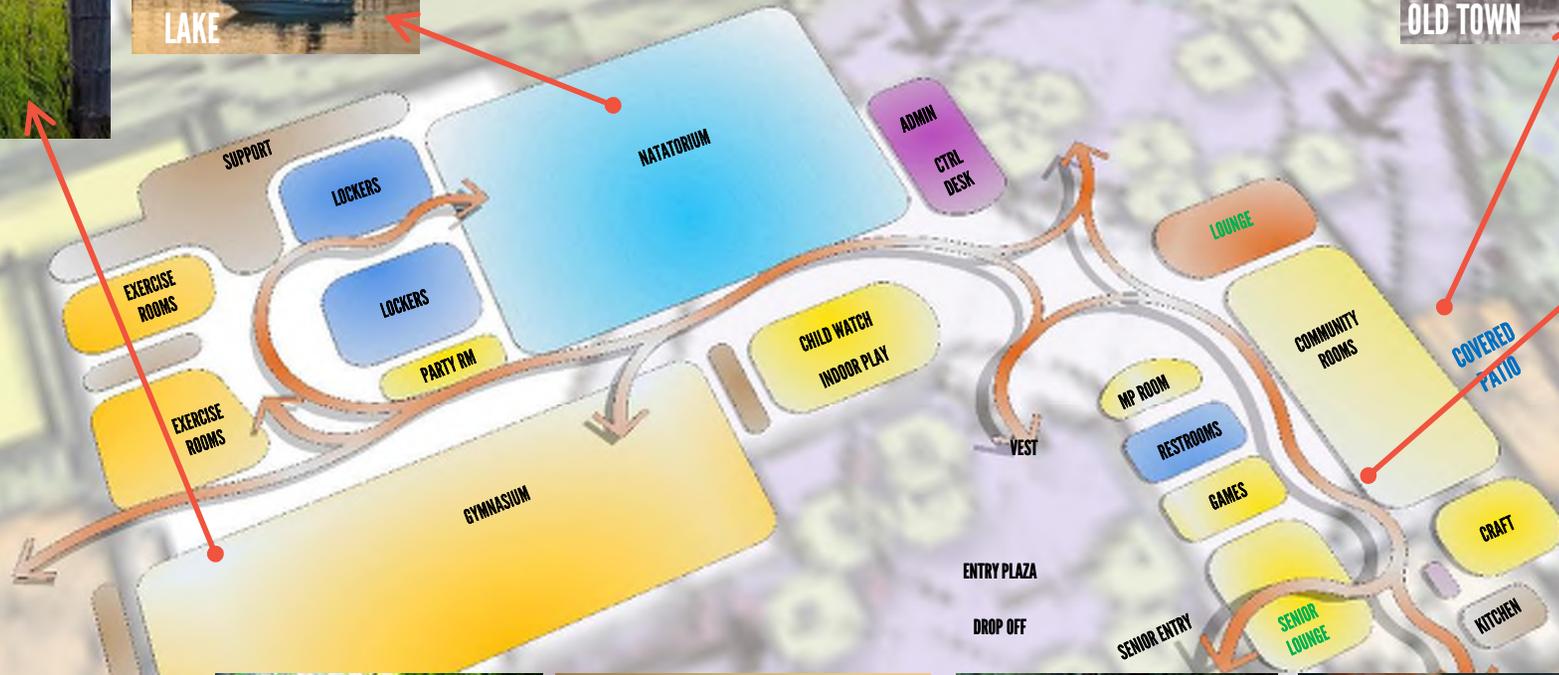
LAKE



OLD TOWN



WOODS



DELIGHT



LIMINAL



LINGER

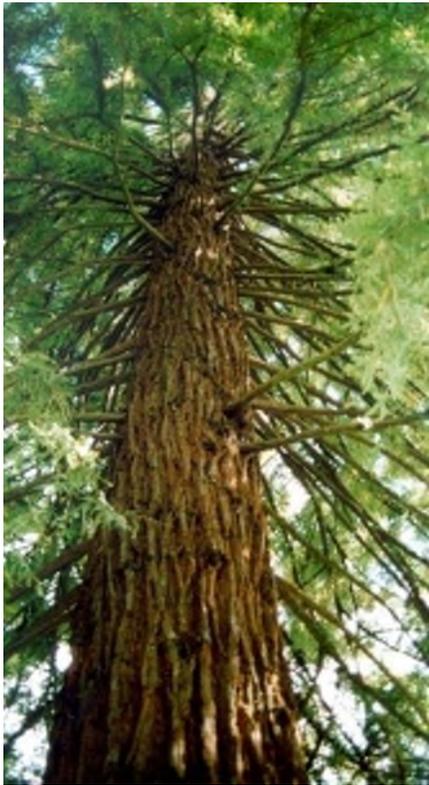


CONNECTEDNESS



CITY OF LEWISVILLE – MULTIGENERATIONAL RECREATION CENTER
CONCEPTUAL DIAGRAM





DESIGN DETAIL & CONTINUITY



DESIGN DETAIL & CONTINUITY



DESIGN DETAIL & CONTINUITY

OPERATIONS

DOING THE MOST WITH THE LEAST

INNOVATION

MAXIMIZING PARTICIPATION

BEST

LIFE-CYCLE COST?

BETTER

DURABILITY?

GOOD

AESTHETICS?

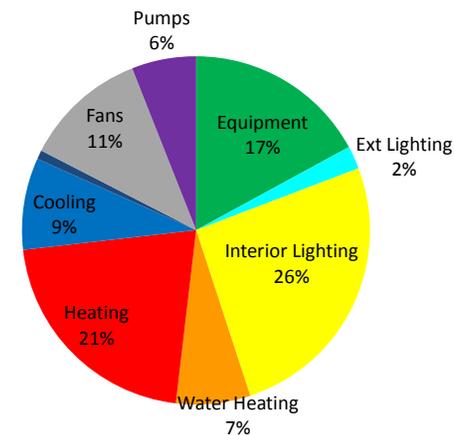


CHOICES THAT LAST A LIFETIME

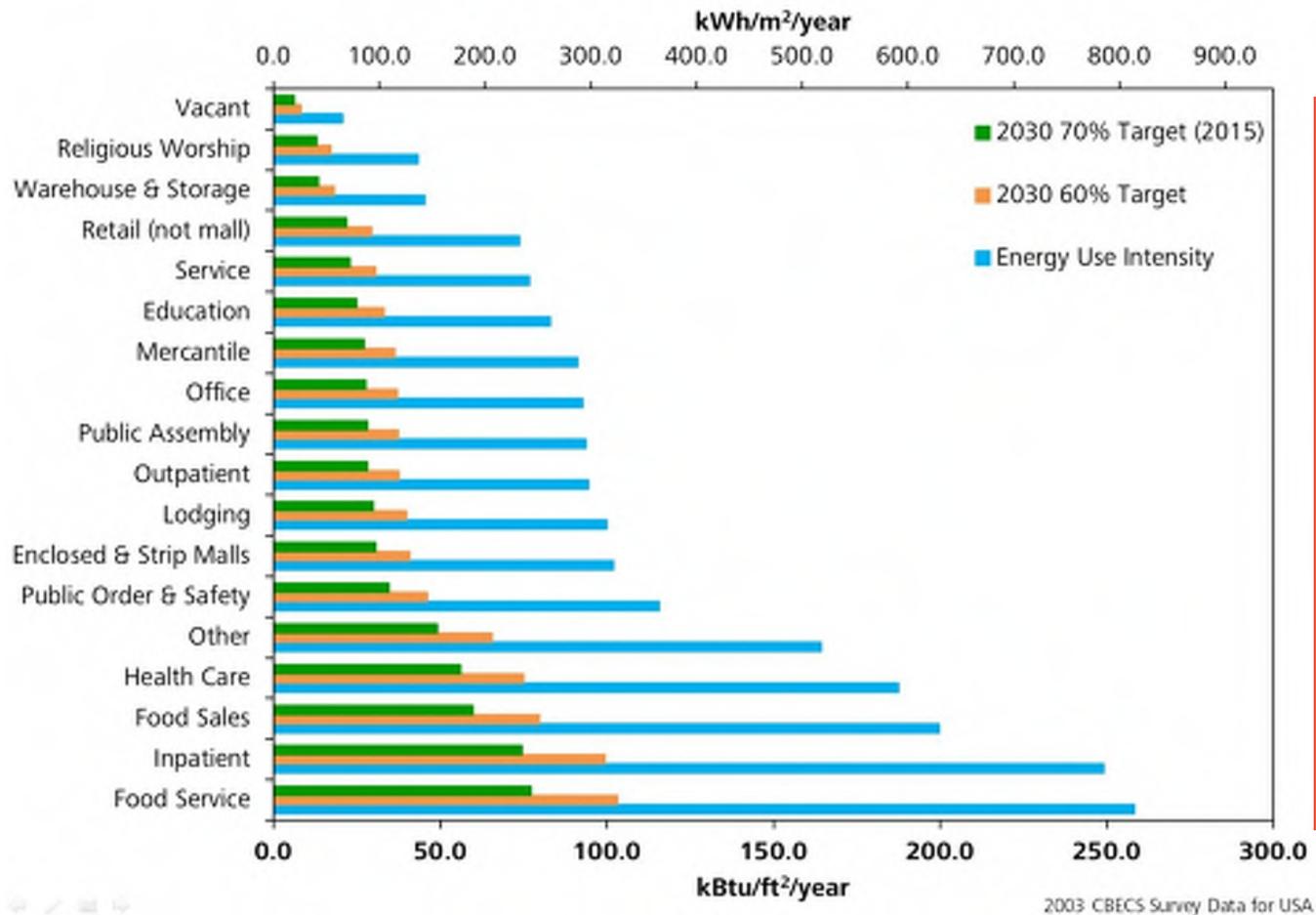
Energy Analysis

Measure	Annual Energy Costs	Annual Energy Savings	% Energy Cost Savings	Simple Payback (yrs)
Design LPD to 20% below ASHRAE 901.-2007 (about 0.8 W/sf)	\$ 284,400	\$ 4,000	1.3%	0
Stepped / Off Daylighting in Natatorium and Atriums	\$ 286,600	\$ 1,800	0.6%	3
Stepped Daylighting in sky-lit corridors and perimeter classrooms	\$ 287,600	\$ 800	0.3%	5
Water-Side Economizer Only	\$ 288,000	\$ 400	0.1%	15
Flat Plate HX for Water Side Economizing	\$ 273,400	\$15,000	4.8%	2.5
Condensing Boiler Plant	\$ 271,200	\$ 17,200	5.5%	4.5
Condensing Boiler Plant with Separate DHW and Pool Boilers	\$ 271,000	\$ 17,400	5.6%	9.5
Separate Condensing Pool Boiler	\$ 286,400	\$ 2,000	0.6%	30
Separate Condensing Service Water Heater	\$ 288,200	\$ 200	0.1%	9.5
7.0 COP Magnetic Bearing Chillers	\$ 264,600	\$ 23,800	7.6%	4.5
Solar Pool Water Heater	\$ 281,400	\$ 7,000	2.2%	10
50 kW PV Array (3.5% of Annual Electric Use)	\$ 282,800	\$ 5,600	1.8%	20

Annual Energy % Costs by End Use

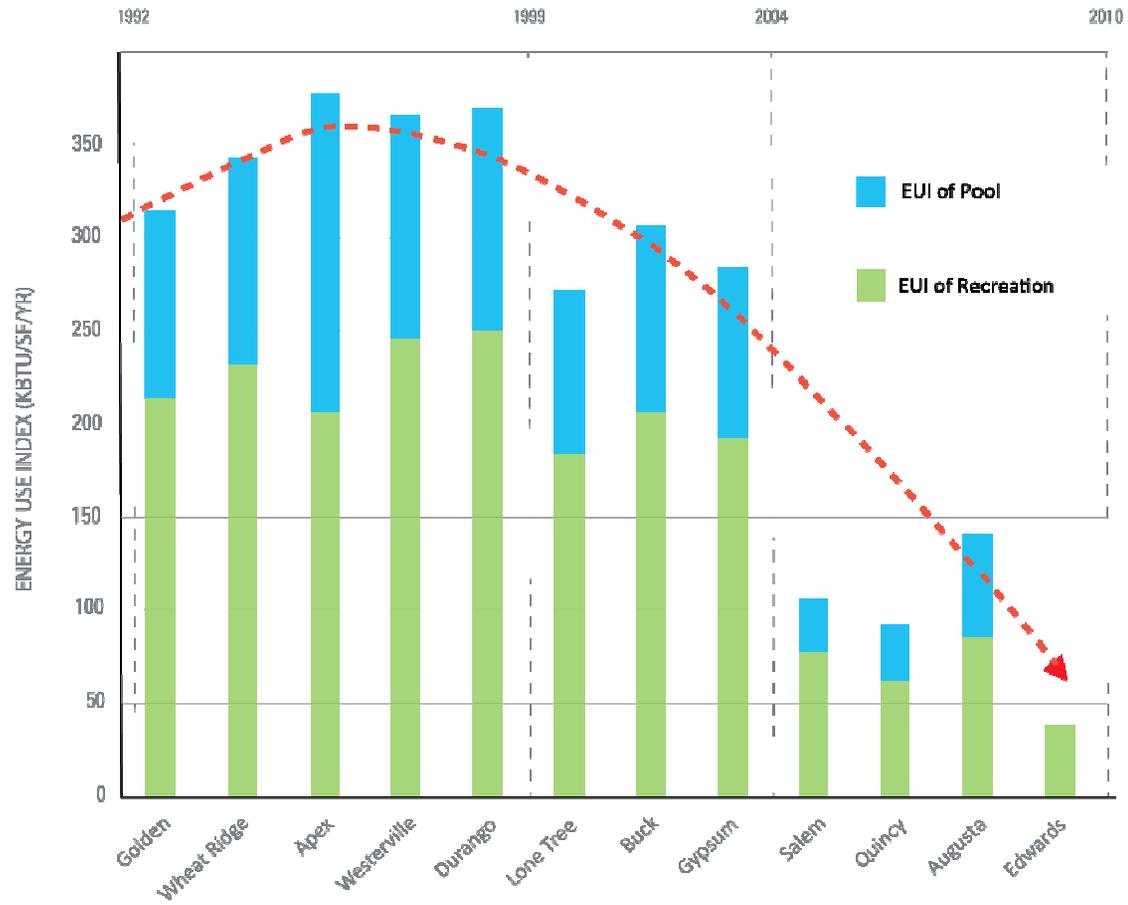


Energy Use Intensity & 2030 Challenge Targets by Building Type



IMPROVED PERFORMANCE

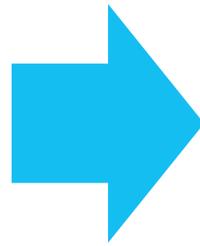
ENERGY USE



IMPROVED PERFORMANCE



1996



2016

IMPROVED PERFORMANCE

SUSTAINABILITY CONCEPTS

DAYLIGHTING



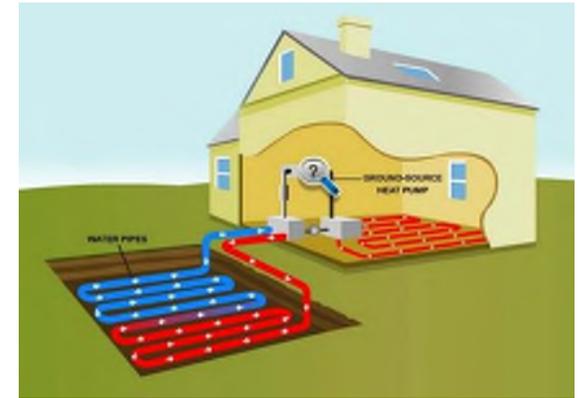
- COMBINED WITH AUTOMATED LIGHTING CONTROLS OPTIMIZES LIGHTING ENERGY USAGE
- HIGH PERFORMANCE GLAZING TUNED TO BUILDING ELEVATION

HVAC ENERGY EFFICIENCY



- HIGH EFFICIENCY MECHANICAL UNITS
- HIGH EFFICIENCY BOILERS
- POOL HVAC HEAT RECOVERY

EARTH COUPLING



- GROUND SOURCE HEATING / COOLING
- HIGH CONDUCTIVITY CONCRETE FLOORS

SUSTAINABILITY CONCEPTS

EXTERIOR WATER QUALITY



- STORM WATER BIOSWALES
- RAIN WATER HARVESTING
- NON POTABLE WATER IRRIGATION

INTERIOR WATER SAVING



TWO STAGE TOILETS



WATERLESS URINALS

SUSTAINABILITY CONCEPTS

SOLAR PANELS



- HYDRONIC SOLAR HOT WATER HEATING FOR POOL AND DOMESTIC WATER
- PHOTOVOLTAIC PANELS (ELECTRICITY)

REGENERATIVE MEDIA POOL FILTERS



DRASTIC POOL WATER USAGE REDUCTION AND CHEMICAL REDUCTION

TSA Kroc Center Augusta Energy Metric: July 27, 2009

ASHRAE 90.1 Code Building	Annual Energy Cost: Packaged VAV w/ Hot Water Reheat
	\$384,661
Current Design	Annual Energy Cost (from Metric 1)
	\$332,804
EEM #	Individual Energy Efficiency Measure
Energy Efficiency Measures to be included in the design	
1a	Improved wall insulation - 2-inches polystyrene (R-5/inch) to polyisocyanurate (R-6.7/inch)
4	Increase roof insulation - 6-inches rigid (R-30 total)
5	High efficiency DX cooling coils (EER of 13)
6	Condensing pool water boiler
8	Lighting power density (LPD) of 1.1 W/s.f.
9	Lighting occupancy sensors in high/low density spaces (chapel/gym/community)
10	Daylighting in gym, natatorium, fitness area, and spaces with skylights
11	Low-flow hot water fixtures: shower heads, lavatories
Energy Efficiency Measures for consideration	
1b	Improved wall insulation - 2-inches polystyrene (R-5 per inch) to 3-inches
2a	Decrease window shading coefficient: SC-0.2
3	Improved window thermal performance: U-assembly-0.40
12	Energy Star office equipment
14	24 panel solar hot water array
Energy Efficiency Measures rejected	
2b	Increase window shading coefficient: SC-0.4
7	Pool cover (replace every 3 years)
13	60 kW solar array on southern-facing roofs (~6,000 s.f.)
Interactive combinations in the design	
A	EEMs 1a, 5, 6, 8, 9, 11
Current energy cost, energy consumption, and CO ₂ savings	

GOOD
MAINTENANCE ?
BETTER
RELIABILITY ?
BEST
ENERGY SAVINGS ?

LEED EA:1 Point Thresholds

10.5% - 1	28.0% - 6
14.0% - 2	31.5% - 7
17.5% - 3	35.0% - 8
21.0% - 4	38.5% - 9
24.5% - 5	42.0% - 10

Electricity Rate (\$/kWh)	Gas Rate (\$/therm)	Electricity CO ₂ (lbs/kWh)	Gas CO ₂ (lbs/therm)
\$0.120	\$1.400	1.45	11.6

Incremental First Cost ¹	Incentives ²	Simple Payback (yrs)	Additional EUI		Additional Annual CO ₂	
			kBtu/sf-yr	Additional %	lbs	Additional %
\$17,729	TBD	6.5	1.2	0.9%	31,094	0.8%
\$0	TBD	0.0	3.3	2.4%	64,480	1.7%
\$0	TBD	0.0	3.3	2.4%	121,096	3.2%
\$24,000	TBD	3.3	6.1	4.4%	59,647	1.6%
\$0	TBD	0.0	5.9	4.2%	0	0.0%
\$9,200	TBD	1.4	-7.1	-5.1%	79,627	2.1%
\$11,000	TBD	5.3	0.6	0.4%	25,795	0.7%
\$10,800	TBD	2.6	3.5	2.5%	34,649	0.9%
\$25,437	TBD	11.9	0.9	0.6%	24,364	0.6%
\$40,328	TBD	36.1	0.8	0.6%	10,484	0.3%
\$166,252	TBD	32.5	2.3	1.6%	57,201	1.5%
TBD	TBD	-	0.5	0.4%	18,880	0.5%
\$56,000	n/a	11.8	4.0	2.8%	39,220	1.0%
-\$23,189	TBD	-	-0.7	-0.5%	-12,662	-0.3%
\$20,000	TBD	6.1	0.0	0.0%	27,109	0.7%
\$743,380	\$223,014	66.7	2.6	1.9%	94,055	2.5%
\$72,729	\$0	2.3	16.2	11.6%	353,112	8.8%
			49.0	28.4%	347,433	19.6%

QUESTIONS?



**BARKER
RINKER
SEACAT**

ARCHITECTURE

Fire Stations 3 and 8 Update

January 23, 2017

Lewisville Fire Stations 3 and 8

- Station 3
 - Original Funding - \$4.9 M (Bond Package)
 - Estimated Cost - \$5.6 M based on PEAK's cost estimate
- Station 8
 - Original Funding – \$4.29 M (Fire Control)
 - Estimated Cost - \$5.6 M based on PEAK's cost estimate
- Project Timeline
 - CMAR interview and selection – Feb. 16-17
 - Architect completes design – June 2017
 - Construction begins – September 2017
 - Construction completed – September 2018

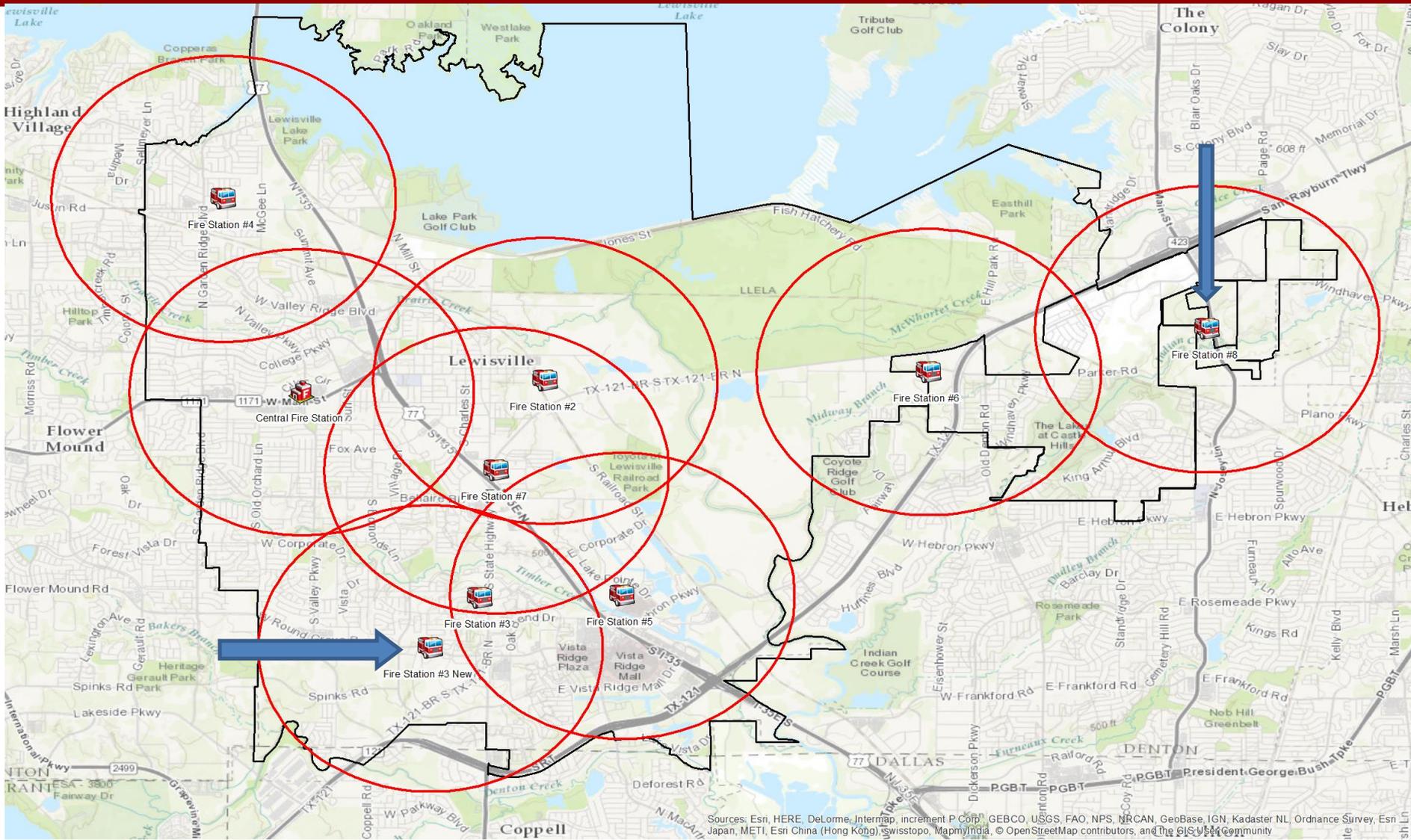


Lewisville Fire Stations 3 and 8

- Budget shortfall
 - Staff recommends funding the budget shortfall for both Station 3 and Station 8 through the 2017-18 Fire Control Budget
 - (2016-17 tax revenue exceeded budgeted by \$311,000)
- Staffing
 - 18 firefighter/paramedics will be hired and ready to staff Station 8 in October 2018



Lewisville Fire Station Locations



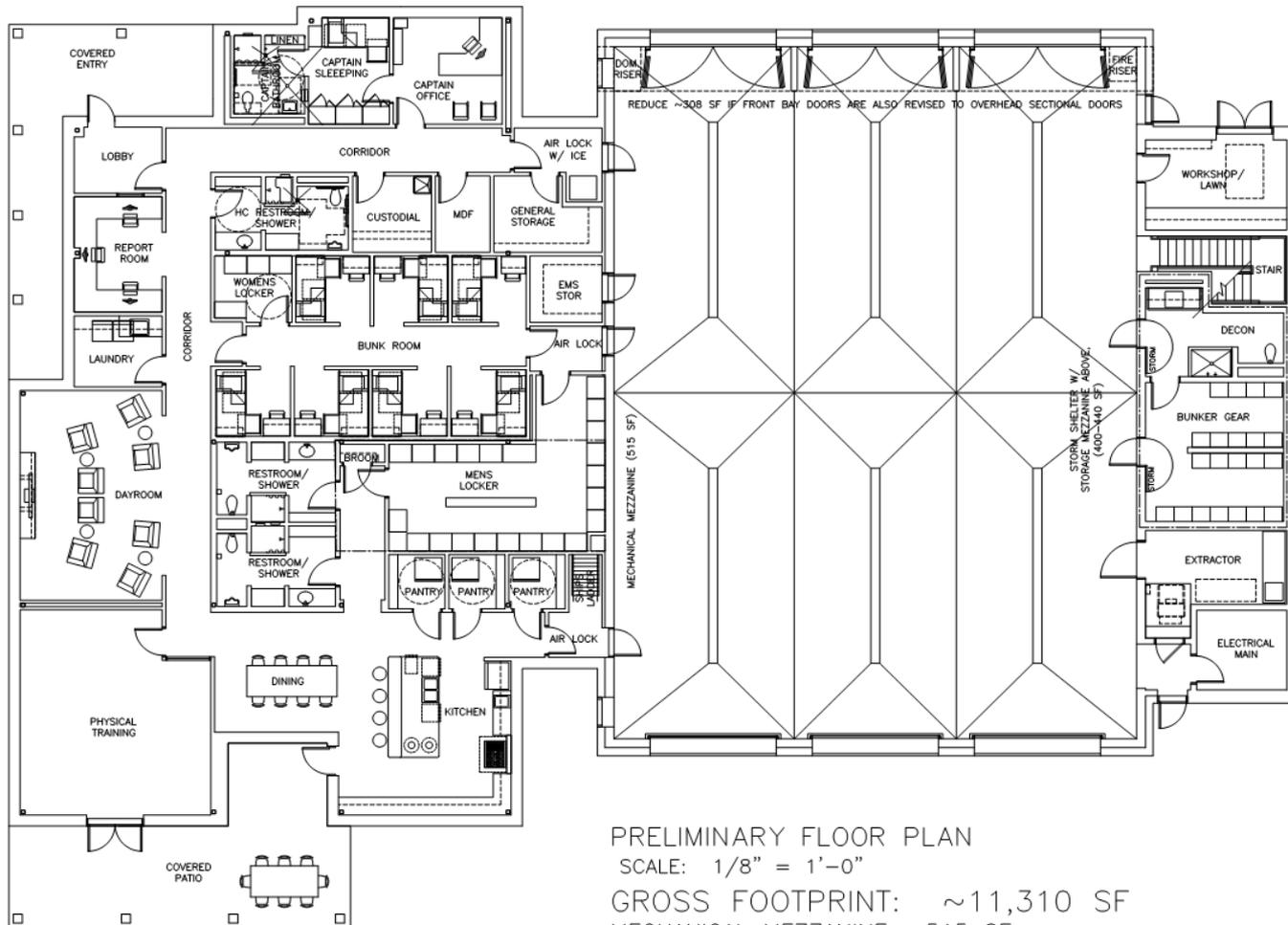
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

LEWISVILLE FIRE STATIONS 3 & 8





PRELIMINARY FLOOR PLAN: FIRST FLOOR



PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"

GROSS FOOTPRINT: ~11,310 SF

MECHANICAL MEZZANINE: 515 SF

STORAGE MEZZANINE: 440 SF



1) Energy efficient thermal envelope

- Exceed code minimum (with great consideration for good value)
- Wall and roof insulation, insulated low-e glazing, minimize air infiltration
- Reflective roof surface

2) HVAC equipment

- Exceed code minimum (with compatibility of good value)
- Evaluate systems and Good/Better/Best options

3) Energy efficient lighting systems

- LED
- Lighting controls

4) Water efficient plumbing

- Low flow
- Sensors
- Irrigation and xeriscaping



1) Interior Air Quality

- Low VOC paints, adhesives, sealants
- Low VOC materials
- Carbon dioxide monitoring throughout
- Introduction of outdoor air meeting or exceeding code minimum

2) Passive Design

- Daylight and views
- Overhangs shade windows/openings
- Site orientation
- Cross ventilation where possible

3) Site Design

- Highly reflective pavement
- Xeriscaping

4) Recycled/Regional Materials

- Interior materials containing or contributing to recycling
- Regional architectural design using regional materials



1) ICC 500 Rated Storm Shelter

2) Perimeter Security

- Fencing and access control
- Secure vestibule

3) Generator Support

