

LEWISVILLE CITY COUNCIL

REGULAR SESSION

JULY 17, 2017

Present:

Rudy Durham, Mayor

Council Members:

TJ Gilmore
Bob Troyer
R Neil Ferguson
Brent Daniels, Mayor Pro Tem (Absent)
Brandon Jones, Deputy Mayor Pro Tem

City Staff:

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

WORKSHOP SESSION – 6:00 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 6:00 p.m. on Monday, July 17, 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 and Discussion on Proposed
Unified Sign Area Regulations**

(Agenda Item A)

At the request of City Manager Barron, Assistant City Manager Claire Swann conducted the attached PowerPoint Presentation regarding Proposed Unified Sign Area Regulations. The consensus of the City Council was to move forward as presented.

Economic Development Report

(Agenda Item B)

At the request of City Manager Barron, Economic Development Director Nika Reinecke along with Economic Development Coordinator Prit Patel conducted the attached PowerPoint Presentation regarding the Economic Development Report. The consensus of the City Council was to move forward as presented.

WORKSHOP SESSION – 6:00 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 Presentation: Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/ Committees. There was no discussion on this item.

Mayor Durham reviewed Agenda Item C, Public Hearing: Consideration of Public Input on the Draft Community Development Block Grant 2017-2022 Consolidated Plan, and 2017 Annual Action Plan. At the request of City Manager Barron, Grants Coordinator Jamey Kirby conducted the attached PowerPoint Presentation regarding Consolidate Plan for Housing and Community Development (CDBG). City Manager Barron explained why some of the changes had been made. There was no discussion on this item.

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

Mayor Durham reviewed Agenda Item E-1, Approval of City Council Minutes of the June 19, 2017, Workshop Session and Regular Session. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-2, Approval of an Award for Enhanced Bill Payment Option Services to Paymentus Corporation, Charlotte, North Carolina; and Authorization for the City Manager to Execute the Contract. At the request of City Manager Barron, Finance Director Brenda Martin reviewed this item for the City Council. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-3, Approval of an Interlocal Agreement Between the City of Lewisville and the Lewisville Independent School District for the School Resource Officer Program; and Authorization for the City Manager to Execute the Agreement. There was no discussion on this item.

Mayor Durham reviewed Agenda Item E-4, Approval of Temporary Street Closure on a Portion of Church Street in Connection with Weekly Farmers Market. Per Councilman Jones request, City Manager Barron advised that City staff would look at some type of sturdier mechanism to make sure no vehicles could come through area that were routinely blocked off for road closures. There was no further discussion on this item.

WORKSHOP SESSION – 6:00 P.M.

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

(Agenda Item C)

Mayor Durham reviewed Agenda Item E-5, Approve a Resolution of the City Council of the City of Lewisville, Texas, Calling a Public Hearing for the Levy of Assessments for Authorized Improvements in the Lewisville Castle Hills Public Improvement District No. 6; Setting a Date for Public Hearing; Authorizing the Publication of Notice; and Enacting Other Provisions Relating Thereto. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-6, Consideration of an Ordinance Approving the Amended and Restated 2016 Joint Utility Contract Between the City of Lewisville, Texas, Denton County Fresh Water Supply District No. 1-A and Denton County Fresh Water Supply District No. 1-F (The “Amended Joint Utility Contract”) Providing For Severability; Providing a Repealer; Providing an Effective Date; and Declaring an Emergency. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-7, Consideration of an Ordinance Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 4; Providing a Repealer; Providing For Severability; Providing an Effective Date; and Declaring an Emergency. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-8, Consideration of an Ordinance Authorizing the Issuance of Not To Exceed \$13,580,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Refunding Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 4 Project) (the “Series 2017 Refunding Bonds”) in Accordance With the Terms of a Fourth Supplemental Trust Agreement; Authorizing the Defeasance and Refunding of \$[Refunded Par Amount] City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Capital Improvement Bonds, Series 2008 (Lewisville Castle Hills Public Improvement District No. 4 Project) (the “Series 2008 Bonds” or the “Refunded Bonds”); Approving and Authorizing the Execution of the Fourth Supplemental Trust Agreement; Authorizing a Final Offering Statement Pertaining to the Issuance of the Series 2017 Refunding Bonds; Delegating Authority to Authorized Officials to Finalize Certain Sale Terms Relating to the Series 2017 Refunding Bonds; Finalize an Escrow Agreement and Finalize a Bond Purchase Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Refunding Bonds. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

WORKSHOP SESSION – 6:00 P.M.

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

(Agenda Item C)

Mayor Durham reviewed Agenda Item F-9, Consideration of an Ordinance Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 6; Providing a Repealer; Providing For Severability; Providing an Effective Date; and Declaring an Emergency. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-10, Consideration of an Ordinance Authorizing the Issuance of \$7,690,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (the “Series 2017 Utility Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Utility Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Utility Bonds. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-11, Consideration of an Ordinance Authorizing the Issuance of \$15,310,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (the “Series 2017 Road Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Road Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Road Bonds. Finance Director Brenda Martin gave a brief summary on this item. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-12, Consideration of Three Variances to the 1996 Castle Hills Agreement Related to a Proposed Single-Family Residence at 1001 Excalibur Boulevard, as Requested by Jojy Koshy, President of Atrium Construction. There was no discussion on this item.

Mayor Durham reviewed Agenda Item F-13, Consideration of an Ordinance, Amending Chapter 6, Land Development Regulations, Article IX of the Lewisville City Code by Adding Section 6-184 to Provide for a Unified Sign Area. There was no discussion on this item.

WORKSHOP SESSION – 6:00 P.M.

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

(Agenda Item C)

Mayor Durham reviewed Agenda Item F-14, Consideration of Changing the Name of the Lewisville Animal Shelter & Adoption Center to Gene Carey Animal Shelter & Adoption Center as Requested by Councilman TJ Gilmore. Mayor Pro Tem Gilmore acknowledged Macy Kunke who had contacted him with this idea. He stated that he could not think of a better way to honor Former Mayor Gene Carey and his time in the City. There was no further discussion on this item.

Mayor Durham reviewed Agenda Item F-15, Consideration of an Ordinance Ordering a Charter Amendment Election to be Held on Tuesday, November 7, 2017, for the Purpose of Considering Propositions for Changes to the Lewisville City Charter. City Manager Barron reviewed the two proposed proposition per City Council direction. There was no further discussion on this item.

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

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

With no further discussion, the workshop session of the Lewisville City Council was adjourned at 6:5 p.m. on Monday, July 17, 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, July 17, 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 Ferguson gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

Mayor Durham gave the pledge to the American and Texas flags.

Presentation: Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/ Committees

(Agenda Item C)

Mayor Durham read and presented Certificates of Appointment to Board/Commission/Committee members that were present. Following the presentation, City Secretary Julie Heinze issued the oaths-of-office.

Public Hearing: Consideration of Public Input on the Draft Community Development Block Grant 2017-2022 Consolidated Plan, and 2017 Annual Action Plan

(Agenda Item C)

A Consolidated Plan (Con Plan) for Housing and Community Development must be submitted every three to five years to the U.S. Dept. of Housing and Urban Development (HUD) as requirement to receive Community Development Block Grant (CDBG) funds. The Con Plan outlines priorities and goals for the CDBG program for the next five years. It also incorporates goals from the Assessment of Fair Housing that was submitted to HUD earlier this year. Additionally, an Annual Action Plan must be submitted to receive \$604,261 in CDBG funds for FY 2017-2018. The Plans were developed with citizen input including surveys and public meetings. This process continues with this public hearing and further comments may be accepted during a 30-day public comment period ending July 24. The CDBG Advisory Committee reviewed proposals submitted by non-profit agencies and City departments. They recommended a draft budget for the Action Plan on July 11, 2017 by a vote of 6 to 0, and will consider a recommendation for adoption of the plans at their regular July 18, 2017 meeting. The plans must be submitted to HUD by August 16, 2017.

The City staff's recommendation was that the City Council hold the public hearing and consider public input prior to adoption of the plans at its next meeting on August 7, 2017.

Mayor Durham opened the public hearing.

MOTION: Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Visitors/Citizens Forum

(Agenda Item D)

No one appeared to speak at this time.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted four (4) “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 June 19, 2017, Workshop Session and Regular Session.
2. Approval of an Award for Enhanced Bill Payment Option Services to Paymentus Corporation, Charlotte, North Carolina; and Authorization for the City Manager to Execute the Contract.
3. Approval of an Interlocal Agreement Between the City of Lewisville and the Lewisville Independent School District for the School Resource Officer Program; and Authorization for the City Manager to Execute the Agreement.
4. Approval of Temporary Street Closure on a Portion of Church Street in Connection with Weekly Farmers Market.
5. Approval of Resolution No. 4390-07-2017 (R) of the City Council of the City of Lewisville, Texas, Calling a Public Hearing for the Levy of Assessments for Authorized Improvements in the Lewisville Castle Hills Public Improvement District No. 6; Setting a Date for Public Hearing; Authorizing the Publication of Notice; and Enacting Other Provisions Relating Thereto.

The motion carried.

END OF CONSENT AGENDA

**Consideration of Ordinance No. 4391-07-2017
Approving the Amended and Restated 2016
Joint Utility Contract Between the City of
Lewisville, Texas, Denton County Fresh
Water Supply District No. 1-A and Denton
County Fresh Water Supply District No. 1-F
(The “Amended Joint Utility Contract”)
Providing For Severability; Providing a
Repealer; Providing an Effective Date; and
Declaring an Emergency**

(Agenda Item F-6)

A Joint Utility Contract has been authorized, executed and implemented in accordance with the provisions of Chapters 49, 51, and 53 of the Texas Water Code between Denton County Fresh Water Supply District 1-A, 1-F and the City of Lewisville. The City approved the current contract on January 7, 2008 in order to implement the provisions of the Castle Hills Public Improvement District No. 4 Service and Assessment Plan and proceed with the financing of infrastructure improvements within the District. An election was held within the District on November 16, 2016 and approval was given for an Amended Joint Utility Contract and increased authorization for the issuance of refunding bonds.

The City staff’s recommendation was that the City Council consider approval of 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 City of Lewisville, Texas Approving the Amended and Restated 2016 Joint Utility Contract Between the City of Lewisville, Texas, Denton County Fresh Water Supply District No. 1-A, and Denton County Fresh Water Supply District No. 1-F (The “Amended Joint Utility Contract”); Providing for Severability; Providing a Repealer; Providing an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4391-07-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4392-07-2017 Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 4; Providing a Repealer; Providing For Severability; Providing an Effective Date; and Declaring an Emergency

(Agenda Item F-7)

City Council approved a resolution on April 2, 2007 authorizing the creation of Lewisville Castle Hills Public Improvement District (PID) No. 4. On May 21, 2007, a Service and Assessment Plan and Assessment Roll was adopted. On May 19, 2014 a public hearing was held and an amended and supplemental plan was adopted for development changes due to lots being subdivided into different sizes that had not originally been anticipated in the original Service and Assessment Plan. This item is an update to the 2014 plan and identifies public improvement costs to be provided by the PID along with related information concerning the current outstanding assessments and indebtedness.

The City staff's recommendation was that the City Council consider approval of the ordinance as stated in the caption above.

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, Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 4; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4392-07-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4393-07-2017 Authorizing the Issuance of Not To Exceed \$13,580,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Refunding Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 4 Project) (the “Series 2017 Refunding Bonds”) in Accordance With the Terms of a Fourth Supplemental Trust Agreement; Authorizing the Defeasance and Refunding of \$12,970,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Capital Improvement Bonds, Series 2008 (Lewisville Castle Hills Public Improvement District No. 4 Project) (the “Series 2008 Bonds” or the “Refunded Bonds”); Approving and Authorizing the Execution of the Fourth Supplemental Trust Agreement; Authorizing a Final Offering Statement Pertaining to the Issuance of the Series 2017 Refunding Bonds; Delegating Authority to Authorized Officials to Finalize Certain Sale Terms Relating to the Series 2017 Refunding Bonds; Finalize an Escrow Agreement and Finalize a Bond Purchase Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Refunding Bonds

(Agenda Item F-8)

Denton County Fresh Water Supply District No 1-F has requested the City to authorize and approve the issuance of up to \$13,580,000 of said bonds above for the purpose of refunding a portion of the 2008 Contract Revenue and Special Assessment Bonds and pay certain costs incurred in connection with the issuance of the bonds.

The City staff’s recommendation was that the City Council consider approval of the ordinance as set forth in the caption above.

Consideration of Ordinance No. 4393-07-2017 Authorizing the Issuance of Not To Exceed \$13,580,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Refunding Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 4 Project) (the “Series 2017 Refunding Bonds”) (cont’d)

(Agenda Item F-8)

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

“An Ordinance Authorizing the Issuance of not to Exceed \$13,580,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Refunding Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 4 Project) (The “Series 2017 Refunding Bonds”) in Accordance With the Terms of a Fourth Supplemental Trust Agreement; Authorizing the Defeasance and Refunding of \$12,970,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Capital Improvement Bonds, Series 2008 (Lewisville Castle Hills Public Improvement District No. 4 Project) (The “Series 2008 Bonds” or the “Refunded Bonds”); Approving and Authorizing the Execution of the Fourth Supplemental Trust Agreement; Authorizing a Final Offering Statement Pertaining to the Issuance of the Series 2017 Refunding Bonds; Delegating Authority to Authorized Officials to Finalize Certain Sale Terms Relating to the Series 2017 Refunding Bonds, Finalize an Escrow Agreement and Finalize a Bond Purchase Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Refunding Bonds.”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4393-07-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4394-07-2017 Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 6; Providing a Repealer; Providing For Severability; Providing an Effective Date; and Declaring an Emergency

(Agenda Item F-9)

City Council approved a resolution on May 6, 2013 authorizing the creation of Lewisville Castle Hills Public Improvement District (PID) No. 6. On August 18, 2014, a Service and Assessment Plan and Assessment Roll was adopted. This item is an update to the plan and identifies public improvement costs to be provided by the PID along with related information concerning the indebtedness to be incurred and the current outstanding assessments and indebtedness.

The City staff's recommendation was that the City Council consider approval of the ordinance as stated in the caption above.

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, Updating the Assessment/Service Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District No. 6; Providing a Repealer; Providing for Severability; Providing an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Deputy Mayor Pro Tem Jones and seconded by Councilman Gilmore, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4394-07-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4395-07-2017 Authorizing the Issuance of \$7,690,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (cont'd)

(Agenda Item F-10)

Denton County Fresh Water Supply District No 1-H has requested the City to authorize and approve the issuance of up to \$7,690,000 of said bonds above for the purpose of acquiring certain water, sewer, and drainage facilities and to pay certain costs incurred in connection with the issuance of the bonds.

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

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

“An Ordinance Authorizing the Issuance of \$7,690,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Utility System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (The “Series 2017 Utility Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Utility Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Utility Bonds.”

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4395-07-2017**, as captioned previously. The motion carried.

Consideration of Ordinance No. 4396-07-2017 Authorizing the Issuance of \$15,310,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (the “Series 2017 Road Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Road Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Road Bonds

(Agenda Item F-11)

Denton County Fresh Water Supply District No 1-H has requested the City to authorize and approve the issuance of up to \$15,310,000 of said bonds above for the purpose of acquiring and constructing certain streets and roads and to pay certain costs incurred in connection with the issuance of the bonds.

The City staff’s recommendation was that the City Council consider approval of the ordinance as set forth in the caption above.

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

“An Ordinance Authorizing the Issuance of \$15,310,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (The “Series 2017 Road Bonds”) in Accordance With the Terms of That Certain Master Trust Agreement and Second Supplemental Trust Agreement; Approving and Authorizing the Execution of the Second Supplemental Trust Agreement; Authorizing a Final Limited Offering Memorandum Pertaining to the Issuance of the Series 2017 Road Bonds; Approving a Bond Placement Agreement; Providing a Repealer, Severability, and an Effective Date; and Containing Other Matters Related to the Series 2017 Road Bonds.”

Consideration of Ordinance No. 4396-07-2017 Authorizing the Issuance of \$15,310,000 City of Lewisville, Texas, Combination Contract Revenue and Special Assessment Road System Bonds, Series 2017 (Lewisville Castle Hills Public Improvement District No. 6 Project) (cont'd)

(Agenda Item F-11)

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Troyer, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4396-07-2017**, as captioned previously. The motion carried.

Consideration of Three Variances to the 1996 Castle Hills Agreement Related to a Proposed Single-Family Residence at 1001 Excalibur Boulevard, as Requested by Jojy Koshy, President of Atrium Construction

(Agenda Item F-12)

The 0.55-acre property is located in the Castle Hills Extraterritorial Jurisdiction (ETJ). Atrium Construction, the builder, is requesting the following variances: a) to allow the single-family residence to encroach approximately five feet into the required 25-foot front setback, b) to allow lot coverage to exceed 40%, and c) to allow the building height to exceed the 35-foot maximum. The subject property is a corner lot impacted by the street curvature on the northeastern portion of the lot creating an irregular lot shape.

The City staff’s recommendation was that the City Council approve the three requested variances as set forth in the caption above.

Richard E. Luedke, Planning Director, was available to address any questions posed by the City Council.

MOTION: Upon a motion made by Councilman Gilmore and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) “ayes” and no (0) “nays” to approve the following three variances to the 1996 Castle Hills Agreement related to a proposed single-family residence at 1001 Excalibur Boulevard: a) to allow the single-family residence to encroach approximately five feet into the required 25-foot front setback, b) to allow lot coverage to exceed 40%, and c) to allow the building height to exceed the 35-foot maximum, as requested by Jojy Koshy, President of Atrium Construction. The motion carried.

Consideration of Ordinance No. 4397-07-2017, Amending Chapter 6, Land Development Regulations, Article IX of the Lewisville City Code by Adding Section 6-184 to Provide for a Unified Sign Area

(Agenda Item F-13)

This ordinance allows the creation of a unified sign area for multi-lot properties and is aimed at creating identification signage for business parks and commercial properties. This will allow more flexibility in the size and number of signs based on the area of the property and will allow design and architectural creativity to identify larger business parks in Lewisville.

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

Claire Swann, Assistant City Manager, , was available to address 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, Amending Chapter 6, Land Development Regulations, Article IX of the Lewisville City Code by Adding Section 6-184 to Provide for a Unified Sign Area; Providing for a Repealer, Severability, a Penalty, and an Effective Date; and Declaring an Emergency.”

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted four (4) “ayes” and no (0) “nays” to approve and adopt **Ordinance No. 4397-07-2017**, as captioned previously. The motion carried.

Consideration of Changing the Name of the Lewisville Animal Shelter & Adoption Center to Gene Carey Animal Shelter & Adoption Center as Requested by Councilman TJ Gilmore

(Agenda Item F-14)

Gene Carey was elected to City Council in 1993 and served as Mayor from 2000 to 2009, the longest-serving mayor in Lewisville history. He also served on the Animal Services Advisory Committee and was instrumental in planning for the new animal shelter and adoption center, which opened in 2012. Mayor Carey died in 2016; this proposed name change would honor his contributions to the community.

Consideration of Changing the Name of the Lewisville Animal Shelter & Adoption Center to Gene Carey Animal Shelter & Adoption Center as Requested by Councilman TJ Gilmore (cont'd)

(Agenda Item F-14)

The City staff's recommendation was that the City Council consider changing the name of the Lewisville Animal Shelter & Adoption Center as set forth in the caption above.

MOTION: Upon a motion made by Councilman Gilmore and seconded by Councilman Ferguson, the Council voted four (4) "ayes" and no (0) "nays" to change the name of the Lewisville Animal Shelter & Adoption Center to Gene Carey Animal Shelter & Adoption Center. The motion carried.

Consideration of Ordinance No. 4398-07-2017 Ordering a Charter Amendment Election to be Held on Tuesday, November 7, 2017, for the Purpose of Considering Propositions for Changes to the Lewisville City Charter

(Agenda Item F-15)

Per City Council direction the proposed ordinance is being submitted to call a Charter Amendment Election for November 7, 2017. Per the Texas Election Code, the election must be ordered by August 21, 2017 (at least 78 days prior to the election date). In an effort to have ample time to educate the public on the propositions, it is recommended that this election be called at this meeting.

The City staff's recommendation was that the City Council consider calling the election for the November uniform election date and adopt the proposed ordinance.

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, Calling an Election for Various Changes in the Lewisville City Charter; Setting a Date for Said Election; Providing for Notice Thereof; and Declaring an Emergency."

MOTION: Upon a motion made by Councilman Ferguson and seconded by Deputy Mayor Pro Tem Jones, the Council voted four (4) "ayes" and no (0) "nays" to approve and adopt Ordinance No. 4398-07-2017, as captioned previously. The motion carried.

Reports

(Agenda Item G)

- Second Quarter 2017 Boards/Commissions/Committees Attendance Reports
- 2017 Health Fund Report
- Police Chief Russ Kerbow advised that the next Lewisville Police Department's "Coffee with Cops" would be held on Friday, July 21st from 7:30 a.m. – 9:00 a.m. at Tierney's Café & Tavern, 208 East Main Street. 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 the lake level was hovering just at the conservation level.
- Deputy Mayor Pro Tem Jones advised that on August 19, 2017, the Gene Carey Lewisville Animal Shelter and Adoption Center would be participating with several other animal service departments from other cities with the goal of clearing all the shelters of adoptable animals.
- Councilman Gilmore advised that applications to participate in the parade at Western Days were now available online.
- Councilman Ferguson reviewed upcoming events at the MCL Grand Theatre.
- Councilman Troyer thanked the City Council and staff for their words of condolences and the flowers that had been sent in honor of his Mother's recent passing.
- Mayor Durham thanked the Police Officers that were present for their service to the community.

There were no additional reports at this time.

Mayor Durham adjourned the regular session of the Lewisville City Council into Closed Session at 7:35 p.m. Monday, July 17, 2017, in accordance with the requirements of the Open Meetings Law.

Closed Session

(Agenda Item H)

In accordance with Texas Government Code, Subchapter D, Section 551.072 (Real Estate), the Lewisville City Council convened into Closed Session at 7:35 p.m. on Monday, July 17, 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 8:15 p.m. on Monday, July 17, 2017.

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

(Agenda Item I)

Mayor Durham reconvened the Regular Session of the Lewisville City Council at 8:15 p.m. on Monday, July 17, 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 J)

MOTION: Upon a motion made by Councilman Troyer and seconded by Councilman Ferguson, the Council voted four (4) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lewisville City Council at 8:15 p.m. on Monday, July 17, 2017. The motion carried.

These minutes approved by the Lewisville City Council on the 7th day of August, 2017.

APPROVED

Rudy Durham
MAYOR

ATTEST:

Julie Heinze
CITY SECRETARY

Unified Sign Area Regulations

CONSIDERING MULTIPLE LOTS AS ONE WHEN INTERPRETING SIGN REGULATIONS

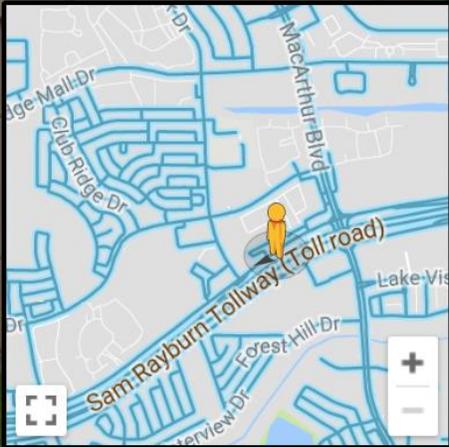
JULY 17, 2017



475 TX-121

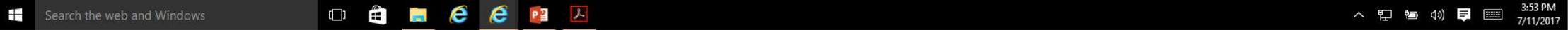
Lewisville, Texas

Street View - Nov 2016



Google

Image capture: Nov 2016 © 2017 Google United States Terms Report a problem





Best possible location
for pole sign with 30' high

Similar projects

Lakeland Plaza Shopping Center – September 12, 1988 (no restrictions)

Garden Park Shopping Center – May 1, 1995 (with restrictions)

Kohl's Department Store onto Lowe's Property – February 1996 (restriction on Kohl's property).

Sign Coordination Plan

- ❑ A site plan drawn to scale showing the location of existing and proposed signs on the property proposed area and, if required by staff, on adjacent properties.
- ❑ Elevations of all signs within the proposed area, illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign to be attached to a building, the elevation shall be a composite of the sign and the building.
- ❑ Elevations depicting the size of the signs in relation to the size of the buildings within the development.
- ❑ Letters from all property owners within the proposed area, requesting the creation of the unified sign area.
- ❑ Any other information the Building Official, or his designee, deems necessary to illustrate the consistency and uniformity of the signs.

Approval Process

The Building Official, or his designee, shall review the sign coordination plan and shall approve the creation of the unified sign area only if the sign coordination plan meets the following criteria:

- (1) No parcels or lots shall already be included in another unified sign area.
- (2) All parcels shall be contiguous and development on said parcels must be united through common building architecture, building color, building materials, landscaping, access, and parking.
- (3) All proposed signs shall be constructed of materials and designed to complement the buildings located within the proposed area. For purposes of these regulations, EIFS shall not be an approved material.
- (4) Except for Business Park Entry signs, all freestanding signs in the unified sign area shall be low profile monument signs. In addition to the other applicable regulations related to low profile monument signs, in a unified sign area, low profile monument signs may have up to 60 square feet in area and shall have a minimum one (1) foot masonry border around the sign, although a sign constructed entirely of masonry materials shall satisfy the border requirement.

Business Park Entry Signs



For Business Park Entry signs, the following shall control within a unified sign area:

- ❑ Maximum area is 60 square feet plus an additional 12 square feet for each five acres that exceed 20 acres. In no circumstance, shall a Business Park Entry sign exceed 168 square feet in area.
- ❑ For signs that are a maximum of 60 square feet, the setbacks shall be three (3) feet from any property line. For larger signs, the setback shall be ten (10) feet from any property line.
- ❑ Maximum height is 10 feet, but staff may allow exceptions for architectural embellishments and creativity.
- ❑ Maximum number of Business Park Entry signs shall be three (3) per business park unified sign area, plus an additional sign for each five acres that exceed 20 acres. But in no circumstance shall the number of Business Park Entry signs exceed seven (7).

Questions?

ECONOMIC DEVELOPMENT UPDATE

NIKA REINECKE, *DIRECTOR OF ECONOMIC DEVELOPMENT*
PRIT PATEL, *ECONOMIC DEVELOPMENT COORDINATOR*
CHRISTINA WILLIAMS, *ECONOMIC DEVELOPMENT ANALYST*

JULY. 2017



NEW ECONOMIC DEVELOPMENT ITEMS

1

ECONOMIC
DEVELOPMENT
WEBSITE

2

NEW MARKETING
MATERIALS:
TRI-FOLD &
RACK CARD

3

ANNUAL REPORT

4

ECONOMIC
GROWTH
REPORT

ECONOMIC DEVELOPMENT WEBSITE

- REVAMPED
- RESPONSIVE WEBSITE
- COMMERCIAL REAL ESTATE SEARCH TOOL
- LONG RANGE PLANS AND INITIATIVES
- LINKS TO RELATED CITY DEPARTMENTS
- HIGHLIGHT OF COMPANIES IN LEWISVILLE
- OLD TOWN
- NEWS ARTICLES
- CITY EVENTS
- REPORTS
- MAP ROOM
- PHOTO GALLERY

WATERBURY NEBENFITS OF
ECONOMIC PARTNERSHIP
GIBSON PLAZA

WEBSITE ANALYTICS

01

Louisville Economic Development website had over 3000 page views and 1,200 unique sessions in the first 3 months after launch

02

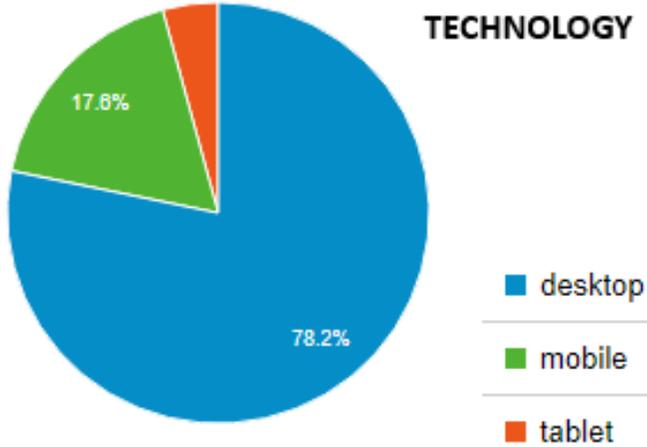
Site usage statistics show that the number of returning visitors has grown 30% over the same period last year. This is an indication of the success of the improved style, navigation, content, and layout of the new site.

03

Session duration (how long the average user spends on the site) is up over 50% from the same period last year.

- ED Suite, website developer

TOP PAGE VIEWS	EXIT PAGE VIEWS
OLD TOWN	OLD TOWN
TOP EMPLOYERS	TOP EMPLOYERS
MAP ROOM	MAP ROOM
LEWISVILLE COMPANIES	NEWS ARTICLES
NEWS ARTICLES	LEWISVILLE NEWS
DEMOGRAPHICS	DEVELOPMENT ACTIVITY REPORT
INCENTIVES	PROPERTY SEARCH TOOL



WEBSITE ANALYTICS

	2,353 % of Total: 100.00% (2,353)	2,353 % of Total: 100.00% (2,353)
Dallas-Ft. Worth TX	1,494	63.49%
(not set)	211	8.97%
New York NY	88	3.74%
Austin TX	59	2.51%
Tyler-Longview(Lufkin & Nacogdoches) TX	52	2.21%
Chicago IL	43	1.83%
Hartford & New Haven CT	37	1.57%
Houston TX	33	1.40%
Washington DC (Hagerstown MD)	24	1.02%
San Antonio TX	22	0.93%

MARCH -JUNE 2017	
SESSIONS	2,353
USERS	1,754
AVERAGE DURATION ON WEBSITE	2:26 MINUTES
PAGEVIEWS	6,163

For over 150 years people have flocked to Lewisville to grow businesses and settle down with their families. You don't get roots this deep without a vision for the future.

With the [Lewisville 2025](#) plan, we're continuing to build on what makes our community great. Visit our website to see the full vision.

2025 PLAN

THE LEWISVILLE INITIATIVES

GREEN CENTERPIECE

EXTENDING THE GREEN

OLD TOWN

THRIVING NEIGHBORHOODS

NEW NEIGHBORHOOD CHOICES

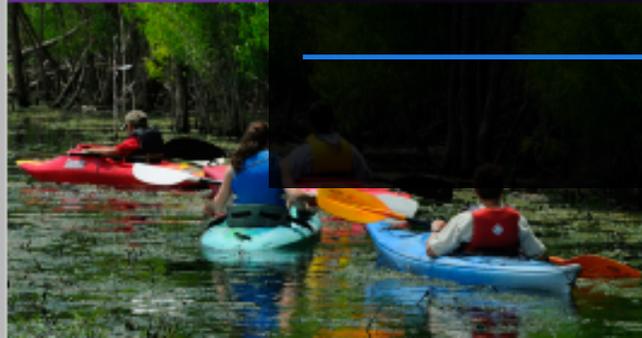
EMPLOYMENT CENTERS

NEW MARKETING MATERIAL

MARKETING AND COMMUNICATIONS

TRI-FOLD

SUSTAINABILITY



CITY OF LEWISVILLE ECONOMIC DEVELOPMENT DEPARTMENT

LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

THE BENEFITS OF ECONOMIC PARTNERSHIP

FIRST-RATE IN DFW FOR ENTERPRISE, RETAIL, RESIDENTS & VISITORS

It's no secret that Lewisville has a strong, dynamic business culture at its core. When you are ready so are we - to start a new business, relocate, expand and for any of your development needs.

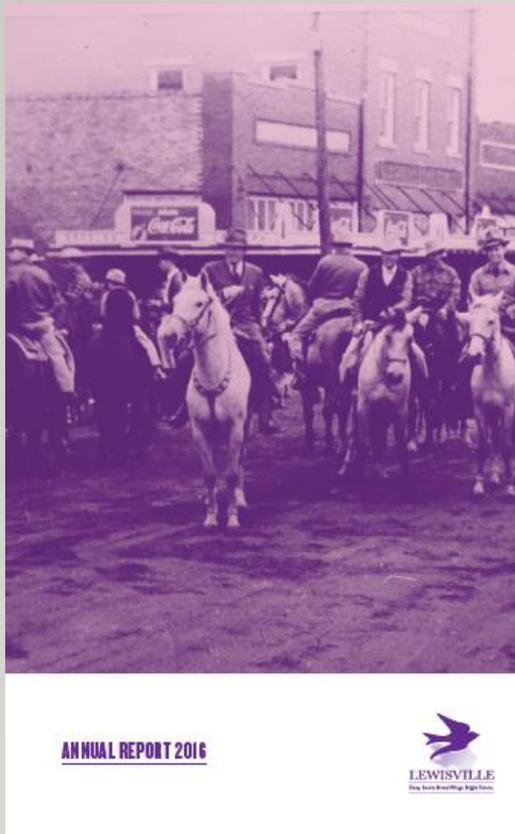
EcoDevLewisville.com | 972.219.3482

LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

EcoDevLewisville.com

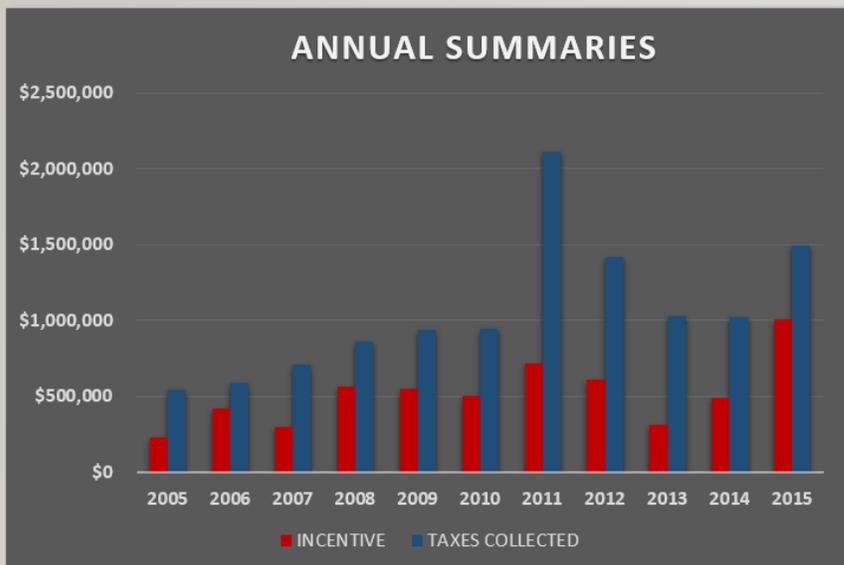
NEW MARKETING MATERIAL

RACK CARD
FOLDERS



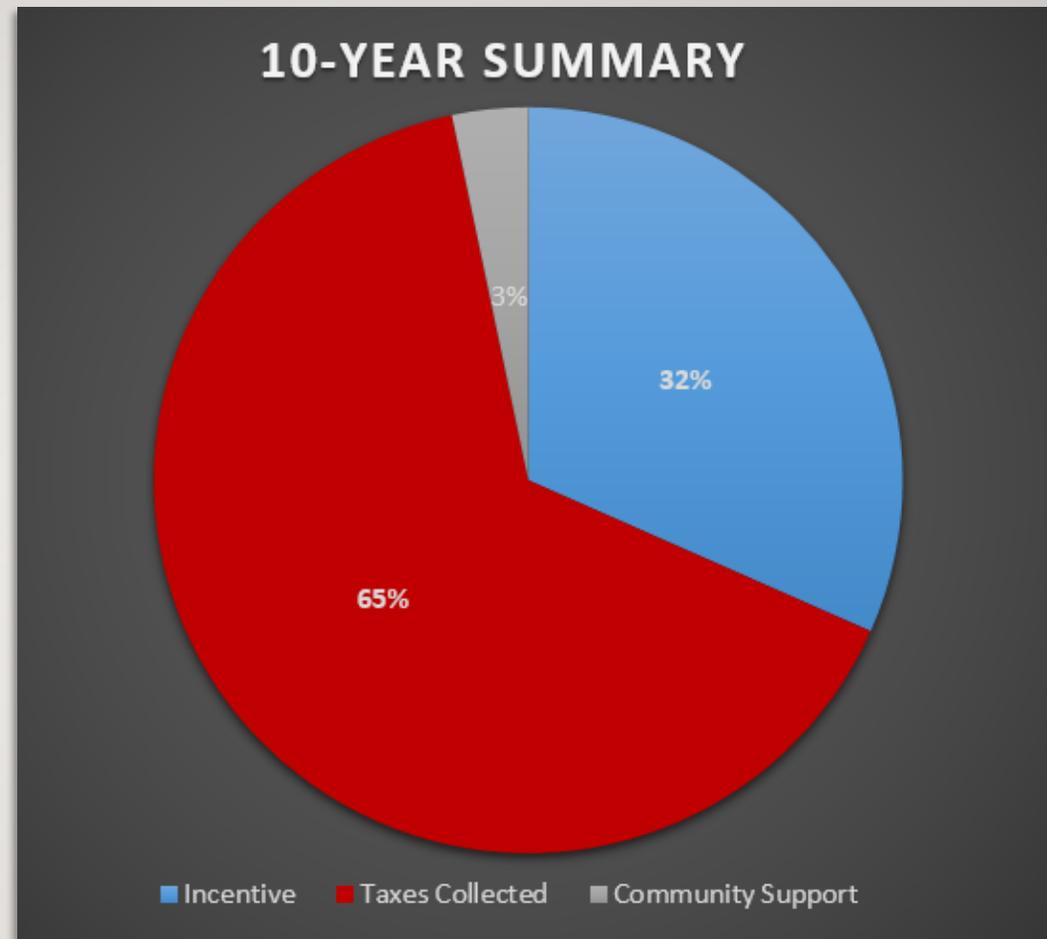
2016 ANNUAL REPORT





2005-2015 OVERVIEW

INCENTIVES GIVEN	\$5,656,025
TAXES COLLECTED	\$11,639,533
CASH CONTRIBUTIONS/ COMMUNITY SUPPORT	\$585,000



ECONOMIC GROWTH REPORT, 2005-2015

2017 ECONOMIC DEVELOPMENT UPDATE





Consolidated Plan for Housing & Community Development (CDBG)

City of Lewisville, Texas



Public Hearing



- ❖ **Draft Plan published June 23, 2017**
- ❖ **Final public hearing**
- ❖ **Comments welcome through 30-day public comment period ending July 24 including CDBG Advisory Committee, July 18, 2017**



Purpose of the Consolidated Plan

- Identify housing and community development needs, priorities and strategies
- Plan how federal funds will be allocated to address these needs and activities
- Incorporates Assessment of Fair Housing



Consolidated Plan Resources in 2017-2018

- **Community Development Block Grant (CDBG): \$604,261**
- **Bring forward \$57,000 in balances/ savings from recent bids as well as Homebuyer program repayments last year**



Key Demographics:

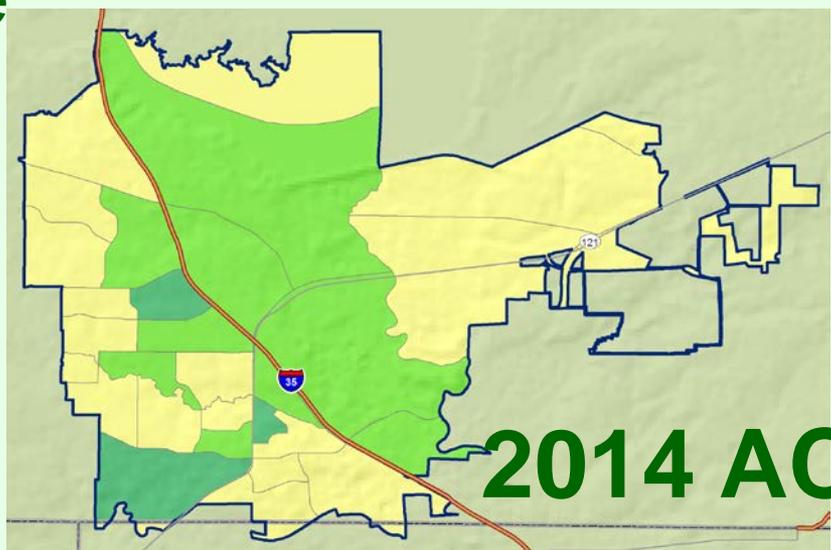
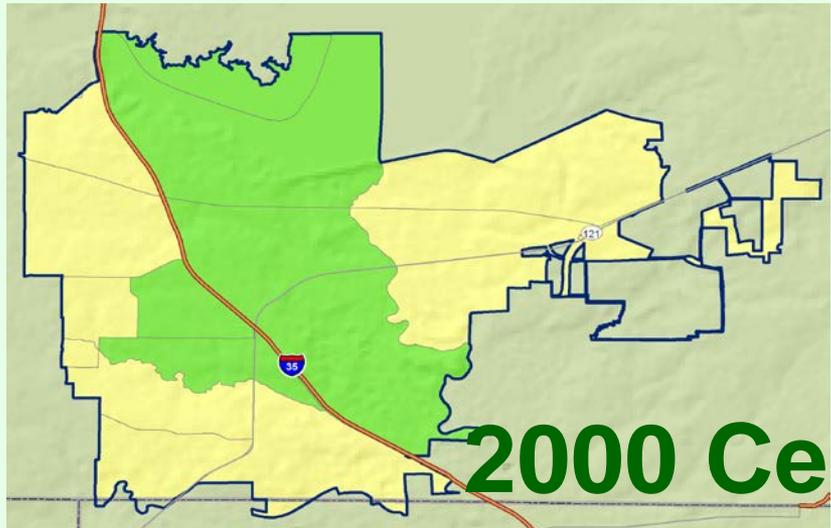


- ❖ **Limitations on data: 2000, 2010, 2015 ACS**
- ❖ **Population 101,151**
- ❖ **Hispanic 30.6%**
- ❖ **Elderly 6.5% (grew 88% from 2000-2010 vs 22%)**
- ❖ **Disabled 8.4% (1.9% elderly; 6.5% non-elderly)**
- ❖ **Poverty 10.7% ACS (up from 6.0% in 2000)**
 - ❖ **Poverty by family size: 2 = \$16,240, 3 = \$20,420, 4 = \$24,600, etc.**
 - ❖ **(grew at faster rate among children/youth)**
- ❖ **Homeless Point-in-Time 36 (County 228)**



Economics:

Distribution of Poverty in City of Lewisville by Census Tract





Housing:

Median Housing Prices

Housing Prices

Lewisville

Texas A&M Real Estate Center

March Monthly Housing Data	Median Home Price	One-Year Growth
2014	\$182,500	
2015	\$197,250	7.48%
2016	\$234,000	15.71%
2017	\$251,000	6.77%



2017 Survey

Preliminary Housing Needs

Please rate the need for the following Housing activities.

City of Lewisville
2017 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Total
First-time home-buyer assistance	11	28	50	94	230
Supportive housing for homeless or disabled	13	33	50	87	230
Energy efficient retrofits	10	29	56	85	230



2017 Survey

Preliminary Infrastructure Needs

Please rate the need for the following Infrastructure activities.

City of Lewisville

2017 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Total
Bicycle and walking paths	6	23	45	74	230
Sidewalk improvements	2	32	55	61	230
Street and road improvements	1	16	76	58	230



2017 Survey

Preliminary Special Needs Services

Please rate the need for the following human and public services

City of Lewisville

2017 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Total
Crime awareness education	3	22	51	69	230
Youth centers	4	22	52	68	230
Mental health/chemical dependency services	12	25	40	67	230



2017 Survey

Preliminary Special Needs Housing

Please rate the need for the following housing types for special needs populations

City of Lewisville

2017 Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Total
Emergency shelters	7	28	40	69	230
Rapid rehousing rental assistance for homeless households	13	27	39	65	230
Shelters for youth	7	31	49	57	230



Priority Needs



- **Housing needs of low to moderate income homeowners**
- **Neighborhood Infrastructure**
- **Public Facilities**
- **Homelessness**
- **Health and Mental Health Services**



Strategic Goals



- 1. Promote the development of affordable housing**
- 2. Enhance community access to vital social services**
- 3. Enhance infrastructure and public facilities**
- 4. Support efforts to combat homelessness**



Strategic Goals



- 5. **Enhance understanding of fair housing**
- 6. **Enhance financial literacy**
- 7. **Review and Revise Local Land Use Policy**
- 8. **Enhance fair housing enforcement**



2017 Action Plan



➤ One-year funding to meet goals

Housing Rehabilitation	\$196,000
Sewer Line Replacement Morningside	\$231,725
Chin Community Ministry Health Clinic	\$7,500
SPAN Meal Program	\$24,000
Christian Comm. Action Family Assistance	\$10,000
Journey to Dream - Homeless Youth Services	\$7,500



2017 Action Plan



Children's Advocacy Center - Victim Services	\$17,639
Court Appointed Advocates – CASA	\$14,000
Denton County Friends of the Family Shelter	\$10,000
Administration	\$120,852



City Social Svcs Agency

Fund Recommendations



PediPlace	\$58,000
Health Services N. Texas	\$16,000
Retired Senior Volunteers RSVP	\$10,500
Catholic Charities	\$6,000
Giving Hope, Inc.	\$5,000
Communities in Schools	\$25,400



City Social Svcs Agency



Fund Continued

New Hope Learning Center	\$7,000
Boys & Girls Clubs	\$5,000
Children's Advocacy Center	\$8,361
Denton Co. Friends/Family	\$6,739
Special Abilities	\$5,000
Camp Summit	\$5,000
Youth & Family Community Care	\$12,000