

**A G E N D A**

**LEWISVILLE CITY COUNCIL MEETING  
AUGUST 21, 2017**

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

**WORKSHOP SESSION - 5:30 P.M.**

**REGULAR SESSION – 7:00 P.M.**

Call to Order and Announce a Quorum is Present.

**WORKSHOP SESSION - 5:30 P.M.**

- A. Council Photos
- B. I35 Overview and Update
- C. Discussion of Property Enhancement Program (PEP)
- D. Discussion of Regular Agenda Items and Consent Agenda Items

**REGULAR SESSION – 7:00 P.M.**

- A. **INVOCATION:** Councilman Troyer
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Deputy Mayor Pro Tem Jones
- C. **PRESENTATION:** Presentation of Employment Outcome Award by Project Search for Their First Year of Project SEARCH (2015-2016)

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**D. PUBLIC HEARINGS:**

1. **Public Hearing: Consideration of an Ordinance Granting a Zone Change From Public Use District (PU) to Old Town Mixed Use 2 District (OTMU2), on Approximately 0.867 Acres Legally Described as Lot 1, Block A, Lewisville City One Addition, Located on the Northwest Corner of North Mill Street and West Walters Street, as Requested by the City of Lewisville, the Property Owner (Case No. PZ-2017-07-16).**

**ADMINISTRATIVE COMMENTS:**

The area currently functions as a public parking lot. A proposed land swap will allow for 19 townhomes to be constructed along Walters and Mill Streets. The public parking lot will be relocated behind this development. The request is consistent with the Old Town Master Plan. The Planning and Zoning Commission recommended unanimous approval (7-0) of the zone change request on August 1, 2017.

**RECOMMENDATION:**

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

**AVAILABLE FOR QUESTIONS:** - Richard E. Luedke, Planning Director

2. **Public Hearing: Consideration of an Ordinance Amending the Lewisville City Code Section 17-25, "HI" Heavy Industrial District Regulations.**

**ADMINISTRATIVE COMMENTS:**

Currently, 67 uses are specifically prohibited in the Light Industrial (LI) District, but allowed by right in the HI District. In the proposed amendment, these 67 uses will, instead, be allowed only with the approval of an SUP in the HI District.

**RECOMMENDATION:**

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

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**AVAILABLE FOR** - Richard E. Luedke, Planning Director  
**QUESTIONS:**

- 3. Public Hearing: Consideration of the Amended and Restated Service and Assessment Plan and Assessment Roll for Lewisville Castle Hills Public Improvement District (PID) No. 6.**

**ADMINISTRATIVE COMMENTS:**

At the July 17, 2017 meeting, City Council called for a public hearing to consider the amended and restated Service and Assessment Plan and Assessment Roll which have been created to identify public improvements to be provided by PID6 (1-H) along with related information concerning the costs and indebtedness to be incurred. During the public hearing, the City Council is required to hear and rule on any objections to the plan.

**RECOMMENDATION:**

That the City Council hold the public hearing

- 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.
- 4. Approval of a Bid Award to Sealegs US Corp, Bristol, Rhode Island, for the Purchase of an Amphibious Watercraft in the Amount of \$133,660.**

**ADMINISTRATIVE COMMENTS:**

A total of eight (8) bid invitations were downloaded from Bidsync.com. Two (2) bids were received and opened July 13, 2017. This boat will be equipped with all-wheel drive wheels allowing the boat to be driven off its trailer, across rough terrain and into the water permitting the boat to launch into areas without boat ramps. Funding is available in the Fire Department FY 2016-17 operating budget.

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**RECOMMENDATION:**

That the City Council approve the bid award as set forth in the caption above.

- 5. Approval of an Award for a two-year Bank Depository Contract with Three (3) one-year Renewal Options with J.P. Morgan Chase, N.A. as Depository for City Funds; and Authorization for the City Manager to Execute the Contract.**

**ADMINISTRATIVE COMMENTS:**

On February 27, 2017, the City issued a request for proposals for Depository and Safekeeping Service applications. A total of fourteen (14) requests for proposals were downloaded from Bidsync.com. Two (2) proposals were received and opened on April 12, 2017. Both proposals were from qualified banking institutions. The proposals were evaluated on the criteria listed in the request for proposals. J.P. Morgan Chase, N.A, received the highest overall score from the evaluation panel and is being recommended for award of the contract.

**RECOMMENDATION:**

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

- 6. Approval of the Finance Policy 3.0 VI, Investment Policy.**

**ADMINISTRATIVE COMMENTS:**

The Public Funds Investment Act requires the Investment Policy to be submitted to the governing body on an annual basis for approval. This year the policy is being submitted for approval with changes approved during this last legislative session and additional clarifications from the city's investment committee.

**RECOMMENDATION:**

That the City Council approve the Finance Policy 3.0 VI, Investment Policy.

- 7. Approval of a Reimbursable Agreement Between the City of Lewisville and the Federal Highway Administration for Design, Construction and Funding of Jones Street from Cowan Avenue to Kealy Avenue and Kealy Avenue from Jones Street to the North Right of Way Line of the KCS Railroad; and Authorization for the City Manager to Execute the Agreement.**

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**ADMINISTRATIVE COMMENTS:**

In June 2015, the City Council approved a resolution authorizing the City to apply for a Federal Lands Access Program (FLAP) Grant. FLAP Grants specifically cover improvements to roadways that provide access to federal lands. The grant covers just over 80% of the cost of both design and construction of the subject roadways. Design and construction contracts are administered by the FHWA. The original grant application in addition to the subject street segments included the extension of Jones Street within LLELA from Kealy Avenue east to the Trinity River. The FHWA broke the project into two phases due to the large scope. The portion of the project within LLELA was phase 1 with construction scheduled in FY 19/20. Staff became aware the proposed timing of the Jones Street construction within LLELA was going to conflict with the USACE repair of the Lake Lewisville Dam so the FHWA was notified. As a result, the FHWA deleted the eastern extension of Jones Street within LLELA reducing the project to just one phase. The FHWA has provided the subject reimbursable agreement reflecting the revised project scope along with an updated budget.

**RECOMMENDATION:**

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

**G. REGULAR HEARINGS:**

- 8. Consideration of a Variance to the Lewisville City Code, Section 4-28, Temporary Structures and Uses, Regarding a Temporary Sales and Marketing Trailer at 100 Crimson Law Dr. Part of Willowbrook Addition, a Single Family Detached Development Located South of Vista Ridge Mall Dr. East of Denton Tap Rd, as Requested by Greg Olaniyan, Representing Pulte Group, The Property Owner.**

**ADMINISTRATIVE COMMENTS:**

Pulte Homes is currently developing a 75-unit Single Family Detached Residential project on a 15.66-acre property zoned PD-R5, located south of Vista Ridge Mall Dr east of Denton Tap Rd. The engineering site plan has been issued (2-16-17) for construction and currently awaiting building permits. A variance is being requested to place a temporary sales and marketing trailer on their site for the purpose of pre-sales before the model home is completed. The City of Lewisville building code does not allow portable buildings to be placed in the City for the purposes of sales offices of this type.

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**RECOMMENDATION**

That the City Council approve the variance as set forth in the above caption not to exceed twelve (12) months or until the issuance of a Certificate of Occupancy, whichever occurs first.

**AVAILABLE FOR QUESTIONS:** - Wayne K. Snell Jr., Director of Neighborhood & Inspection Services

- 9. Consideration of an Ordinance Accepting and Approving an Amended and Restated Service and Assessment Plan and Assessment Roll for Authorized Improvements for the Lewisville Castle Hills Public Improvement District (PID) No. 6; Making a Finding of Special Benefit to Certain Property in the Extraterritorial Jurisdiction of the City; Levying Special Assessments Against Certain Property Within the Extraterritorial Jurisdiction of the City and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing a Repealer, Severability, and an Effective Date; and Declaring an Emergency.**

**ADMINISTRATIVE COMMENTS:**

The City Council conducted a public hearing to hear comments on the Amended and Restated Service and Assessment Plan and Roll earlier during this meeting. Based on the information provided at the public hearing, the City Council must now consider adoption of the plan. This plan defines the annual indebtedness and the projected costs of the improvements to be provided by a PID and the manner of assessing the property in the PID for the costs of the improvements.

**RECOMMENDATION:**

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

- 10. Consideration of an Ordinance Amending the Lewisville City Code, Section 15-36, Maximum Speed Limits Near Schools; Establishing New Times of Operation for Certain School Speed Zones Within the City of Lewisville.**

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**ADMINISTRATIVE COMMENTS:**

The LISD typically adjusts school times each year to accommodate shifts in enrollment at their facilities requiring the City to amend the School Speed Zone ordinance to reflect the correct times. The start and stop times are being shifted again for the 17-18 school year. In the proposed ordinance, the time table will not appear and will be replaced with language stating “motorists shall not operate their vehicles at a speed greater than the posted school zone speed limit in a school zone on days when school is in session either during the posted hours on the school zone speed limit signs or when the flashing amber lights on the school zone speed limit signs are in operation”. Making the above change would allow the ordinance to remain effective even when LISD decides to change the school schedules in a future school year without requiring the new timings to be approved by the City Council. In addition to eliminating the time table, two locations are being deleted entirely as they are no longer active school zones. The Transportation Board considered this item at the August 1, 2017 meeting and voted unanimously (7) to (0) to recommend approval of the proposed ordinance.

**RECOMMENDATION:**

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

**AVAILABLE FOR** - David Salmon, City Engineer  
**QUESTIONS:**

- 11. Consideration of a Resolution Declaring Stormwater Drainage of the City of Lewisville to be a Public Utility; Calling for Public Hearings to Adopt the Ordinance and to Establish the Schedule of Charges; Setting a Date for Public Hearings; Authorizing Publication of Notice; and Enacting Other Provisions Relating Thereto.**

**ADMINISTRATIVE COMMENTS:**

Drainage improvements are needed because of erosion, flooding, and other on-going capital project needs in Lewisville. The City of Lewisville has a list of drainage projects totaling over \$33,700,000 worth of needed repairs, restoration, and capacity improvements. Based on input from the Blue Ribbon Bond Committee these projects were not included in the November 2015 bond election. By establishing a fee, the Stormwater Drainage Utility will ensure that the currently unfunded priority drainage projects can be completed in 12 to 19 years depending upon cash and/or bond funding. The resolution will establish the two public hearings for October 2, 2017; one public hearing for the ordinance establishing the structure of the stormwater drainage utility and an additional public hearing for the ordinance to establish the schedule of charges.

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**RECOMMENDATION:**

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

**12. Consideration of a Resolution Approving the Fiscal Year 2018 Financial Plan of the Denco 9-1-1 District.**

**ADMINISTRATIVE COMMENTS:**

At their July 20 2017 meeting, the Denco Area 9-1-1 District Board of Managers unanimously approved the FY 2018 draft financial plan. Pursuant to Section 772.309 of the Texas Health and Safety Code, Denco Area 9-1-1 is required to provide a draft of its annual financial plan to all participating jurisdictions soliciting comments. Response is requested prior to September 1, 2017. The District Board of Managers at their regular meeting on September 7, 2017 will consider any responses on the draft budget and final approval of the 2018 financial plan.

**RECOMMENDATION:**

That the City Council consider the resolution as set forth in the caption above.

H. **REPORTS:** Reports about items of community interest regarding which no action will be taken.

- Third Quarter Investment Report From April 1, 2017 – June 30, 2017

I. **CLOSED SESSION:** In Accordance with Texas Government Code, Subchapter D,

1. Section 551.072 (Real Estate): Property Acquisition
2. 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.

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**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).