

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
DECEMBER 4, 2017**

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

WORKSHOP SESSION - 6:00 P.M.

REGULAR SESSION – 7:00 P.M.

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:00 P.M.

- A. Quarterly Capital Project Update
- B. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION – 7:00 P.M.

- A. **INVOCATION:** Councilman Gilmore
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Councilman Ferguson
- C. **PRESENTATION:** Presentation of the James Vyers Field Officer Award to Animal Control Officer Darren Dixon.
- D. **PUBLIC HEARINGS:**
 - 1. **Public Hearing:** Consideration of an Ordinance Granting a Zone Change From Multi-Family One District (MF-1) to General Business District (GB); on an Approximately 0.558 Acres Legally Described as Lot 3B, Block A, Timber Village Addition, Located on the North Side of Valley View Drive; Approximately 470 Feet West of S.H. 121 Business, at 139 Valley View Drive; as Requested by Cynthia Rahimi of Saylor Resources Inc., the Property Owner (Case No. PZ-2017-11-24).

**AGENDA
LEWISVILLE CITY COUNCIL
DECEMBER 4, 2017**

ADMINISTRATIVE COMMENTS:

The applicant is requesting General Business District (GB) zoning which would allow kennels with outdoor runs, with a Special Use Permit (SUP). The request for a zone change to GB is compatible with the surrounding area. The Planning and Zoning Commission recommended unanimous approval (5-0) of the zone change request at their meeting on November 14, 2017.

RECOMMENDATION:

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

AVAILABLE FOR - Richard E. Luedke, Planning Director
QUESTIONS: - Cynthia Rahimi, Sayr Resources Inc.

2. **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit and one Associated Variance for a Kennel with Outdoor Runs on Approximately 0.558 Acres Legally Described as Lot 3B, Block A, Timber Village Addition, Located on the North Side of Valley View Drive Approximately 470 Feet West of S.H. 121 Business, at 139 Valley View Drive and Zoned General Business District (GB), as Requested by Cynthia Rahimi of Sayr Resources Inc., the Property Owner (Case No. SUP-2017-10-14).**

ADMINISTRATIVE COMMENTS:

The property owner plans to convert the existing building into a pet daycare, which requires the approval of a special use permit (SUP). Proposed improvements include enhancements to the exterior of the existing building and the addition of outdoor runs at the sides and rear of the property along with additional site landscaping. One variance is requested to allow a 6-foot vinyl screening fence at the west property line in lieu of the required 6-foot masonry screening wall. The Planning and Zoning Commission recommended unanimous approval (5-0) of the requested SUP on November 14, 2017.

RECOMMENDATION:

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

AVAILABLE FOR - Richard E. Luedke, Planning Director

**AGENDA
LEWISVILLE CITY COUNCIL
DECEMBER 4, 2017**

QUESTIONS: - Cynthia Rahimi, Sayr Resources Inc.

- 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.
- 3. Approval of a Bid Award for an Annual Requirements Agreement for Instrumentation and (SCADA) Telemetry Maintenance to Prime Controls, LP., Lewisville, Texas, for an Estimated Amount of \$88,150; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

A total of thirty-six (36) bid invitations were downloaded from Bidsync.com. Three (3) bids were received and opened on October 31, 2017. The Public Services Department contracts for instrumentation services to maintain water and wastewater operating systems, flow meters and other control instrumentation that are in service at both the treatment plants, lift stations, pump stations, metering and storage facilities. The term of the agreement will be twelve (12) months, with options to extend for up to two (2) additional twelve (12) month periods. Funding is available in the user's department operating budget.

RECOMMENDATION:

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

- 4. Approval of an Amendment to the Economic Development Agreement, Approved on May 16, 2016, Between Hard Sun 100, LLC and the City of Lewisville; and Authorization for the City Manager to Execute the Contract.**

**AGENDA
LEWISVILLE CITY COUNCIL
DECEMBER 4, 2017**

ADMINISTRATIVE COMMENTS:

On May 16, 2016, the City and Hard Sun 100, LLC, entered into an Economic Development Agreement (Agreement) for the development of a restaurant at 119 East Main Street (Lewisville Feed Mill). The Agreement calls for the improvements to be substantially complete by December 30, 2017 and a Certificate of Occupancy must be issued by this date for the Agreement to be effective. The owner is requesting an extension to March 30, 2018.

RECOMMENDATION:

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

- 5. Approval of a Resolution for the Authorization of a 401(a) Plan and Authorization for the City Manager to Execute all Necessary Documents.**

ADMINISTRATIVE COMMENTS:

The City of Lewisville currently provides a match to employees who contribute a minimum of 4% to the 457(b) Deferred Compensation Plan in lieu of Social Security. Currently there is no vesting requirement for employees to receive the City's match. Staff recommends establishing a 401(a) Plan for the City's contribution and the implementing a five-year vesting provision for employees hired after January 1, 2018. Employees' contributions will continue to be made to the 457(b) Deferred Compensation Plan.

RECOMMENDATION:

That the City Council approve the resolution as set forth in the caption above and authorize the City Manager to execute all necessary documents.

G. REGULAR HEARINGS:

- 6. Consideration of Approval Request to Name the Disc Golf Course at Lake Park the Tom "Old Man" McCutcheon Disc Golf Course.**

**AGENDA
LEWISVILLE CITY COUNCIL
DECEMBER 4, 2017**

ADMINISTRATIVE COMMENTS:

A request has been submitted to the Parks & Recreation Department to recognize the efforts of a former resident and parks advocate by naming the disc golf course at Lake Park the Tom “Old Man” McCutcheon Disc Golf Course. Mr. McCutcheon is credited with bringing disc golf to the area and is considered the father of disc golf in Lewisville. He helped design, fund and construct both the LL Woods and Lake Park disc golf courses. He organized tournaments and clean ups and took time to teach the game to anyone who wanted to learn. The Parks & Recreation Advisory Board voted unanimously to recommend the naming of the disc golf course to City Council.

RECOMMENDATION:

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

7. Consideration of a Resolution Casting Lewisville’s Votes for Directors to the Denton Central Appraisal District Board.

ADMINISTRATIVE COMMENTS:

The Denton Central Appraisal District has furnished a list of nominated candidates for election to their Board of Directors, as well as a list outlining the 2017 Distribution of Votes. Votes may be cast for one or more candidates but cannot exceed the number allocated to the entity in total. The City of Lewisville has been allocated 109 votes. The five nominees receiving the most votes become the board. Information sheets on the candidates are provided for Council's consideration. Each voting unit must cast its vote by December 15th.

RECOMMENDATION:

That the City Council consider casting Lewisville's votes for Directors to the Denton Central Appraisal District Board.

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

**AGENDA
LEWISVILLE CITY COUNCIL
DECEMBER 4, 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.
- 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).