

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
MARCH 5, 2018**

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

WORKSHOP SESSION - 6:15 P.M.

REGULAR SESSION – 7:00 P.M.

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:15 P.M.

- A. Presentation of the 2017 Comprehensive Annual Financial Report (CAFR)
- B. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION – 7:00 P.M.

- A. **INVOCATION:** Mayor Durham
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Deputy Mayor Pro Tem Jones
- C. **PUBLIC HEARINGS:**
 - 1. **Public Hearing:** Consideration of an Ordinance Granting a Special Use Permit for a Communication Tower; on Approximately 0.026 Acres, Legally Described as a Portion of Lot 2R-1, Block A of the Water's Ridge Addition – Phase II, Located at 1826 Lakeway Drive; as Requested by Doug Henderson of Crafton Communications, Inc., on Behalf of Lakeway Pointe, LLC, the Property Owner (Case No. SUP-2018-02-01).

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ADMINISTRATIVE COMMENTS:

The applicant is proposing to build a new 1,125 square-foot telecommunication facility located behind an existing office-warehouse building along Lakeway Drive. The 85-foot tall monopole and operational equipment will be surrounded by a concrete masonry wall with live screening. Two additional trees will be planted to supplement the existing landscaping and provide enhancement to the overall site. On February 6, 2018, the Planning and Zoning Commission recommended unanimous approval (7-0) of the SUP.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS: - Richard E. Luedke, Planning Director
- Doug Henderson, Crafton Communications, Inc.

2. **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for the Redevelopment and Redesign of an Auto Display, Sales (Outdoor) and Repair Facility; on Approximately 4.54 Acres, Legally Described as Lot 1R, Block A, Saturn Addition, Located at 1515 South Stemmons Freeway; as Requested by Brian Cooper of McRight-Smith Construction, LLC, on Behalf of David Baum, Baum Auto Sales LLC, the Property Owner (Case No. SUP-2018-02-03).**

ADMINISTRATIVE COMMENTS:

An SUP was granted for Auto Display, Sales and Repair for Lewisville Autoplex to open a Mitsubishi dealership at this location on June 5, 2017. The facility is currently under construction. Since then, Mitsubishi has been acquired by Renault/Nissan and rebranded. This SUP is to modify the exterior elevations and signage. The building footprint, parking, landscaping, and site layout will not change. The Planning and Zoning Commission recommended unanimous approval (5-0) of the zone change request at their meeting of February 20, 2018.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS: - Richard E. Luedke, Planning Director
- Brian Cooper, Applicant

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- D. **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.
- E. **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 MINUTES:** City Council Minutes of the February 19, 2018, Workshop Session and Regular Session.
4. **Approval of an Economic Development Agreement Between the City of Lewisville and The Hillman Group, Inc.; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

The Hillman Group Inc is proposing to lease 165,705 square feet of space within the building owned by DCT Industrial at 514 Bennett Lane. The real property value upon completion of improvements by Hillman will be \$9,800,000. Hillman will also invest \$1,900,000 in business personal property improvements into the facility as well as maintain a minimum of \$5,500,000 in taxable inventory. This agreement calls for a grant equal to 50% of real and business personal property taxes for 5 years from the date of occupancy.

RECOMMENDATION:

That the City Council approve the agreement and authorize the City Manager to execute the agreement as set forth in the caption above.

5. **Approval of an Economic Development Agreement Between the City of Lewisville and RO Properties; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

RO Properties (Randy and Rhonda Owens), owner of the properties at 109 & 111 Main Street, is renovating the properties to house a retail operation and an addition of a second story office space. The owner is projected to invest over \$249,000 in exterior renovations. The agreement provides for a grant where the City will reimburse RO Properties for certain actual expenses, for front and rear exterior renovations, not to exceed \$80,000.

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RECOMMENDATION:

That the City Council approve the agreement and authorize the City Manager to execute the agreement as set forth in the caption above.

- 6. Approval of a Contract Award for Custodial Services for Various City-Owned Buildings to Andrews Building Service, Inc., Dallas, TX, in the Amount of \$428,467.90 Annually, the Terms of the Contract will be for One (1) Year, with an Option to Extend Up to Two (2) Additional One (1) Year Periods, Subject to Satisfactory Contract Performance; and Authorization from the City Manager to Execute the Contract.**

ADMINISTRATIVE COMMENTS:

A total of thirty-two (32) requests for proposals were downloaded from Bidsync.com. Fifteen (15) proposals were received and opened November 2, 2017. Proposals were evaluated using a matrix of 20% for price; 35% for qualifications; 35% for methodology and 10% for sustainability. Based on receiving the highest evaluation score, Andrews Building Service, Inc. is being recommended for award. Funding is available from the General Fund and the Community Activities Fund.

RECOMMENDATION:

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

- 7. Approval of Change Order No. 4 to the 2014 Water Line Rehabilitation Project in the Amount of \$57,346.95; and Authorization for the City Manager to Execute the Change Order.**

ADMINISTRATIVE COMMENTS:

On February 20, 2017, the City Council awarded a contract to A&M Construction and Utilities, Inc. for the 2014 Water Line Rehabilitation project in the amount of \$2,108,584.78. A&M Construction and Utilities, Inc. recently submitted Change Order No. 4 in the amount of \$57,346.95 for overages on original contract bid items and an additional waterline bore. Funding for the additional work is available in utility capital projects.

RECOMMENDATION:

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

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- 8. Approval of a Supplemental Appropriation of \$49,700 to the Grant Fund to Purchase 140 Sets of Rifle-Resistant Body Armor.**

ADMINISTRATIVE COMMENTS:

The Lewisville Police Department was awarded a grant in the amount of \$49,700 from the State of Texas, Office of the Governor, Criminal Justice Division to purchase all sworn police officers rifle-resistant body armor provide additional protection when responding to emergency situations. The total amount of the grant will be reimbursed to the City.

RECOMMENDATION:

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

- 9. Acceptance of the Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR).**

ADMINISTRATIVE COMMENTS:

The independent annual audit of the City's financial statements is complete. The 2017 Comprehensive Annual Financial Report is provided in compliance with the City Council's Finance Policy Statement 3.0 Section I. The report includes the auditor's opinion statement regarding the financial statement presentation. Also included is the Single Audit Report on Federal Financial Assistance.

RECOMMENDATION:

That the City Council accept the Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR).

- 10. Approval of a Resolution Authorizing the Filing of a Project Application with the North Central Texas Council of Governments (NCTCOG) for a Regional Solid Waste Program Local Project; and Authorization for the City Manager or Her Designee to Act on Behalf of the City of Lewisville in all Matters Related to the Application.**

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ADMINISTRATIVE COMMENTS:

The North Central Texas Council of Governments (NCTCOG) is the state-designated planning agency for municipal solid waste in the Dallas/Fort Worth area, and is authorized to provide reimbursement funding to conduct local and regional solid waste projects that are consistent with the Regional Solid Waste Management Plan. The Public Services Department is applying for grant funding in the amount of \$55,960. Grant funding will reduce disposal costs to the City for paint and provide an opportunity for reuse, increase materials diversion from the landfill, increase residential participation, and conduct targeted outreach education. As part of the application for the grant funding, the City of Lewisville must submit a resolution from the governing body authorizing the application submittal. The grant funding would begin in June 2018 pending approval of the grant request by NCTCOG and TCEQ.

RECOMMENDATION:

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

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

- G. **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

- H. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

- I. **ADJOURNMENT**

<p>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 <u>Texas Government Code</u> 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).</p>
