

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
JULY 16, 2018**

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

WORKSHOP SESSION - 6:30 P.M.

REGULAR SESSION – 7:00 P.M.

Call to Order and Announce a Quorum is Present.

WORKSHOP SESSION - 6:30 P.M.

****Items discussed during Workshop Session may be continued during the Regular Session after Reports if time does not permit holding or completing discussion of the item during Workshop Session.**

- A. Discussion of Land Use Assumption, Water and Sewer Master Plan, and Impact Fee Update
- B. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION – 7:00 P.M.

- A. **INVOCATION:** Mayor Pro Tem Jones
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Mayor Durham
- C. **PRESENTATION:** Certificates of Appointment and Oaths-of-Offices to Reappointed and Newly Appointed Members of the City's Boards/Commissions/Committees

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D. PUBLIC HEARING:

- 1. Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for a Truck Parking Lot; on an Approximately 3.612-Acre Tract of Land, out of the John H. Haven Survey Abstract Number 541; Located on the East Side of Railroad Street Approximately 2,400 Feet South of State Highway 121 Business; Zoned Heavy Industrial District (HI); as Requested by Chris Franke, Bannister Engineering, on Behalf of Luis L. Pedraza, Terra Enterprises LLC, the Property Owner (Case No. SUP-2018-06-11).**

ADMINISTRATIVE COMMENTS:

The request is for a truck parking lot on the east side of Railroad Street. The applicant plans to pave the parking lot and construct a small office building supporting the commercial truck parking lot. The applicant will lease parking spaces to truck drivers and provide an accessory mechanic shop space as an amenity for individual truck owners to maintain their own vehicles. The applicant plans to make additional improvements which include landscaping and an eight-foot masonry screening wall. The Planning and Zoning Commission recommended unanimous approval (6-0) of the zone change request at their meeting on June 19, 2018.

RECOMMENDATION:

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

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

- 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.**

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- 2. Approval of a Professional Service Agreement for Auditing Services for the Fiscal Years Ending September 30, 2018 and 2019 in the Amounts of \$91,500 and \$93,750 Respectively, With the Firm of Weaver & Tidwell, LLC, Dallas, Texas, With the Optional Provision for Three Additional One-Year Extensions, and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

A total of eighteen (18) requests for proposals were downloaded from Bidsync.com. Eight (8) proposals were received and opened May 24, 2018. Proposals were evaluated on the criteria of qualifications, experience, specific audit approaches and price. Weaver & Tidwell, LLC is being recommended for award based on receiving the highest evaluation score.

RECOMMENDATION:

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

- 3. Approval of a Professional Services Agreement for Construction Materials Testing to Fugro USA Land Inc., Dallas, Texas, for Approximately \$147,300; and Authorization for the City Manager to Execute the Agreement.**

ADMINISTRATIVE COMMENTS:

This agreement will cover the construction materials testing associated with the construction of THRIVE. Fugro USA Land, Inc. previously performed the geotechnical testing of the building site and is familiar with the project. Funding is available the THRIVE Capital project.

RECOMMENDATION:

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

- 4. Approval of Agreements for Ad Valorem Tax Billing and Collection Between the City of Lewisville and Denton County for Fiscal Year 2018-19; and Authorization for the City Manager to Execute the Agreements.**

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ADMINISTRATIVE COMMENTS:

In Fiscal Year 1997-98, the City entered into an agreement with the Denton County Tax Assessor-Collector to bill and collect City ad valorem taxes. The City began using their services for the Josey Lane PID assessments in 2016 when assessments in this PID began. Services provided have been satisfactory and reliable. The contract rate per parcel will be \$1.00, an increase from this year's rate of \$0.82. The increase is primarily due to staffing increases related to the opening of two new Denton County locations, employee cross-training and the percentage of time employees spend performing tax collection functions. Funding to cover this expenditure is proposed in the Finance Department General Fund and the Josey Lane PID Administration Fund 2018-19 budgets.

RECOMMENDATION:

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

- 5. Approval of Lease Agreement between Trett Enterprises, Inc. and Malibu MiMi's Shaved Ice.**

ADMINISTRATIVE COMMENTS:

The City of Lewisville has a lease for Lewisville Lake Park from the United States Army Corps of Engineers. In turn, the City has subleases with the Lake Park Golf Course, Lewisville Fishing Barge, and Eagle Point Marina. Each of the entities may sublease operations to other entities, however, the City and USACE must approve the subleases prior to the commencement of operations. Eagle Point Marina has been approached by Malibu MiMi's Shaved Ice (Mimi's) to operate a shaved ice concession from a slip in the marina. Eagle Point Marina has drafted a sublease with Mimi's for review and approval by the City and USACE. Mimi's will pay a monthly rental fee to Eagle Point Marina and 3% of gross vendor sales to the City of Lewisville on a quarterly basis. This agreement is consistent with other subleases at Eagle Point Marina.

RECOMMENDATION:

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

- 6. Approval of Facility Use Agreement with TimberNook of Texas for the Valley Vista Property.**

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ADMINISTRATIVE COMMENTS:

TimberNook of Texas offers outdoor education and recreation programs for children five to 18 years old. The Facility Use Agreement will provide TimberNook access to the Valley Vista Property to host structured outdoor programs and camps to area residents. These programs will complement the outreach programs offered by staff at LLELA and Herring Recreation Center as well as begin to activate the site for future use as a nature park.

RECOMMENDATION:

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

- 7. Authorization for Main & Mill Business Association to Use Proceeds From the 2017 Shared Table Event Toward Installing a Publicly Accessible Mural on Private Property.**

ADMINISTRATIVE COMMENTS:

On Sept. 15, 2017, City Council was approached by Main & Mill Business Association about supporting the first Shared Table event, scheduled for Oct. 15 in Wayne Ferguson Plaza. City Council agreed to allow use of the Plaza at no charge if proceeds from the event were used for Public Art or marketing in Old Town. Main & Mill has developed a plan for a publicly accessible mural that would be installed on the outside of a private business. This requires City Council authorization because it does not fit the City's definition of Public Art.

RECOMMENDATION:

That the City Council authorize Main & Mill Business Association to use proceeds from the 2017 Shared Table event toward installing a publicly accessible mural on private property.

G. REGULAR HEARINGS:

- 8. Consideration of a Variance to the Lewisville City Code Section 6-161 Off Street Parking and Loading Requirements General Provisions, for the Property Located at 1150 Hebron Parkway, as Requested by City Staff.**

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ADMINISTRATIVE COMMENTS:

The City of Lewisville owns property located at 1150 Hebron Parkway. A canoe and kayak launch site is proposed at this location at the Elm Fork of the Trinity River. Staff is requesting a variance to allow vehicle parking and access on an unpaved surface.

RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS: - Jeff Kelly P.E. Assistant City Engineer

9. Appointment of Old Town Branding Task Force

ADMINISTRATIVE COMMENTS:

At the April 23, 2018 special workshop, Natasha DeHart and Amanda Ferguson requested that a temporary task force of Old Town stakeholders be appointed to work with City staff on a unified branding concept that would work with multiple audiences. City Council directed that a task force be appointed to work with city staff on development of a brand. Staff has worked with Amanda Ferguson on selection of individuals to serve on the Old Town Branding Task Force. All individuals being recommended for service on this task force have been contacted and have agreed to serve.

RECOMMENDATION:

That the City Council appoint the Old Town Branding Task Force as set forth in the caption above.

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

- 2018 Health Fund Report

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

1. Section 551.072 (Real Estate): Property Acquisition

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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).