

A G E N D A

**LEWISVILLE CITY COUNCIL MEETING
SEPTEMBER 12, 2016**

**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. Discussion of Proposed Vacant Buildings Ordinance
- B. Discussion of Regular Agenda Items and Consent Agenda Items

REGULAR SESSION - 7:00 P.M.

- A. **INVOCATION:** Councilman Daniels
- B. **PLEDGE TO THE AMERICAN AND TEXAS FLAGS:** Mayor Pro Tem Gilmore
- C. **PROCLAMATION:** Declaring the Month of September, 2016, as “Live United Month”
- D. **PUBLIC HEARINGS:**
 - 1. **Continued Public Hearing:** Consideration of an Ordinance Granting a Special Use Permit (SUP) for a Gasoline Service Station; on an Approximately 1.379-Acre Lot Located at the Northeast Corner of FM 544 and Old Denton Road (FM 2281), Legally Described as Lot 1R, Block M, Wyndale Meadows Addition Phase I and Zoned General Business District (GB); as Requested by Karen Mitchell of Mitchell Planning Group, LLC on Behalf of Parker Denton Crossing, L.P., the Property Owner (Case No. SUP-2016-08-07).

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ADMINISTRATIVE COMMENTS:

The public hearing for the proposed SUP is continued from the August 15, 2016 City Council meeting. The Special Use Permit request is for a 7-Eleven brand gasoline service station with six pumps that will also have a neighborhood convenience store. This facility is proposed to operate 24 hours a day, seven days a week. The subject property is part of the Wyndale Meadows neighborhood. The gasoline service station portion of this site requires approval of a Special Use Permit. On August 2, 2016, the Planning and Zoning Commission recommended unanimous approval (6-0) of the SUP with a condition that the required masonry screening wall be increased from six feet (6') to eight feet (8') in height.

RECOMMENDATION:

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

PRESENTATION:

- Richard E. Luedke, Planning Manager
- Karen Mitchell, Mitchell Planning Group, LLC

2. **Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Office District (OD) to Old Town Mixed Use Two District (OTMU2); on a 0.209-Acre Tract of Land out the J. W. Craft Survey, Abstract No. 295, Located on the Northwest Corner of West Main Street and North Edna Avenue, at 449 West Main Street, as Requested by Teresa Arnesen, the Property Owner (Case No. PZ-2016-08-20).**

ADMINISTRATIVE COMMENTS:

The applicant has owned the 0.209-acre property since 2007. Various office businesses have occupied the property over the years. The applicant is proposing to rezone the property to Old Town Mixed Use Two (OTMU2) to allow for greater business opportunities since retail and service uses are allowed in OTMU2 in addition to office uses. The requested zoning of OTMU2 is consistent with the Old Town Master Plan. The Planning and Zoning Commission recommended unanimous approval (5-0) of the zone change request at their meeting of August 16, 2016.

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RECOMMENDATION:

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

AVAILABLE FOR QUESTIONS: - Nika Reinecke, Director of Economic Development and Planning

3. **Public Hearing: Consideration of the Proposed FY 2016-2017 Budget, Property Tax Revenue Increase and Proposed Property Tax Rate.**

ADMINISTRATIVE COMMENTS:

In accordance with the City Charter and state law, a public hearing is being held on the proposed FY 2016-17 budget, property tax revenue increase and proposed property tax rate to provide an opportunity for citizen comment. The proposed FY 2016-17 property tax rate is .436086, equal to the current .436086 tax rate. The proposed budget includes changes made by City Council at the budget workshop held on August 13th. The first public hearing was held on August 24th. This will be the second, and final, public hearing. Agenda items to adopt the budget, property tax revenue increase, and property tax rate will be on the September 19, 2016 City Council meeting at 7:00 p.m. in the Council Chambers.

RECOMMENDATION:

That the City Council conduct 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 MINUTES:** (a) **City Council Minutes of the August 15, 2016, Workshop Session and Regular Session;** and (b) **City Council Minutes of the August 24, 2016, Regular Session.**

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- 5. Approval of a Bid Award for the Official City of Lewisville Newspaper to the Denton Publishing Company; and Adopt the Resolution Designating the Denton Record-Chronicle as the City's Official Newspaper.**

ADMINISTRATIVE COMMENTS:

A total of seven (7) bid invitations were downloaded from Bidsync.com. A total of four (4) bids were received and opened on August 25, 2016. The term of the contract will be twelve months, with an option to extend for up to two (2) additional twelve-month periods.

RECOMMENDATION:

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

- 6. Approval of a Contract Award for Custodial Services for Various City-Owned Buildings to Facility Services Group, LLC., Las Vegas, NV, in the Amount of \$273,831.00 Annually; the Terms of the Contract will be for One (1) Year, With an Option to Extend up to Four (4) Additional (12) Months Periods, Subject to Satisfactory Contract Performance Evaluation; and Authorization for the City Manager to Execute the Contract.**

ADMINISTRATIVE COMMENTS:

A total of twenty-two (22) requests for proposals were downloaded from Bidsync.com. Nine (9) proposals were received and opened July 21, 2016. Proposals were evaluated using a matrix of 30% for price; 30% for qualifications; 30% for methodology and 10% for sustainability. Based on the receiving the highest evaluation score, Facility Services Group, LLC is being recommended for award. Funding is available from the General Fund and the Community Activities Fund.

RECOMMENDATION:

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

- 7. Approval of a Bid Award for an Annual Requirements Contract for Work Order Generated Concrete Repairs to SAZ Infrastructure, Dallas, Texas for an Estimated Amount of \$726,525.**

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ADMINISTRATIVE COMMENTS:

A total of ten (10) bid invitations were downloaded from Bidsync.com. A total of two (2) bids were received and opened Aug. 4, 2016. This contract covers miscellaneous small concrete repairs throughout the City. The term of the contract will be twelve months, with the option to extend for up to two (2) additional one-year periods. Funding is available from the Concrete Street and Sidewalk Maintenance Capital Improvement projects.

RECOMMENDATION:

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

- 8. Approval of a Supplemental Appropriation in the Amount of \$70,608 to the Community Activities Fund; and Approval of an Award for the Purchase of a 2014 Steinway Model D Concert Grand Piano From the Clavier Group Inc. DBA Steinway Hall - Dallas, Dallas, Texas in the Total Amount of \$107,590.**

ADMINISTRATIVE COMMENTS:

Purchase of a Steinway D Concert Grand piano for the MCL Grand has been part of the long-range equipment plan for the facility since before it's opening in 2011. A concert instrument of this quality is considered an essential component of the equipment packages of multi-use arts facilities such as the MCL Grand. Staff and volunteers have been accepting donations into a project established in 2011 and that project currently has a balance of \$36,982. The remaining money is available in the Community Activity Fund reserve. The \$70,000 annual naming rights sponsorship for MCL Grand goes into the Community Activities Fund making this fund ideal for the purchase of this piano. A total of twelve (12) bid invitations were downloaded from Bidsync.com. A total of four (4) bids were received and opened August 11, 2016. The recommendation for award is based on best value. The price includes an artist bench, delivery to the MCL Grand, one on-site tuning and a 5-year used piano warranty.

RECOMMENDATION:

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

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- 9. Approval of 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. 7; Setting a Date for Public Hearing; Authorizing the Publication of Notice; and Enacting Other Provisions Relating Thereto.**

ADMINISTRATIVE COMMENTS:

City Council approved an ordinance on April 20, 2015 to add an additional 33.094 acres of land to Denton County Fresh Water District 1-C, Public Improvement District 7. The original Service and Assessment Plan and Assessment Roll associated with this District must be updated for this additional land. The first step of this process is to approve a resolution calling for a public hearing.

RECOMMENDATION:

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

- G. **REPORTS:** Reports about items of community interest regarding which no action will be taken.
- H. **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
- I. **RECONVENE** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.
- J. **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>
