



# City of Lewisville, TX

## City Council

### Agenda

151 W Church Street  
Lewisville, Texas 75057

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**Monday, August 18, 2025**

**6:30 PM**

**Lewisville City Hall**

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*Anyone wishing to submit comments prior to the meeting may do so through e-comments. To access e-comments, go to <https://cityoflewisville.legistar.com/Calendar.aspx> and utilize the e-comments link located to the far right hand side of the line containing this meeting details and agenda. E-comments will be accepted until 5:30 p.m. prior to the meeting.*

### **Call to Order and Announce Quorum is Present**

### **Workshop Session - 6:30 P.M.**

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

- A. [Discussion of Consent and Regular Agenda](#)
- B. [Fire Code Update](#)
- C. [Visitors Information Center Property Plans](#)

### **Regular Session - 7:00 P.M.**

- A. **Invocation - Mayor TJ Gilmore**
  - B. **Pledge to the American and Texas Flags - Councilmember William Meridith**
  - C. **Proclamations / Recognitions**
    - 1. [Proclamation Declaring the Month of September 2025 as United is the Way Month.](#)
  - D. **Presentation**
    - 1. [Presentation of the Integrated Stormwater Management \(iSWM\) Silver Award](#)
  - E. **Visitors Forum**
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*Speakers must address their comments to the Mayor rather than to individual Council members or staff. Speakers should speak clearly and state their name and address prior to beginning their remarks. Speakers will be allowed 5 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Action can only be taken at a future 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 member of the public so request. For a member of the public to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.*

1. [APPROVAL OF MINUTES: City Council Minutes of the August 4, 2025, Workshop Session, and Regular Session.](#)
2. [Approval of a Professional Services Agreement with Kimley - Horn and Associates, Inc., in the Amount of \\$59,000 for Design Services Related to the Traffic Signal at the Intersection of FM 544 and the Killian Middle School Driveway and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

### **ADMINISTRATIVE COMMENTS:**

Each year, the Texas Department of Transportation (TxDOT) issues a Notice of Funding Opportunity for the federally funded Highway Safety Improvement Program (HSIP). Managed by TxDOT, the HSIP is designed to significantly reduce traffic fatalities and serious injuries on all public roads by funding and implementing traffic safety improvements across the state. In response to the 2025 HSIP call, the City of Lewisville submitted and was awarded funding for a traffic signal and other related improvements at FM 544 and the Killian Middle School Driveway by the TxDOT Dallas District. This on-system project includes the installation of a traffic signal and other safety enhancements at the intersection of FM 544 and Killian Middle School Driveway. The approved project has an estimated construction cost of \$571,972, fully funded and managed by TxDOT. The City will be responsible for and will oversee the design phase and has negotiated a \$59,000 professional services agreement with Kimley-Horn and Associates for design services. Funding is available in the

Traffic Signal Improvements capital project.

**RECOMMENDATION:**

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

3. [Approval of a Professional Services Agreement in the Amount of \\$102,680 for Fire Department Physical Fitness and Wellness Exams with Frontline Mobile Healthcare, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

**ADMINISTRATIVE COMMENTS:**

The City has selected Frontline Mobile Healthcare as its partner to provide comprehensive physical fitness and wellness exams for firefighters. Frontline Mobile Healthcare has been the City's vendor for this service since 2022. While the previous contract expired in May 2025, the City has chosen to renew the partnership based on the quality of their program. Frontline Mobile Healthcare's program not only meets but exceeds the requirements of the National Fire Protection Association (NFPA) 1582 standard for occupational medical programs for fire departments. This new agreement covers up to 170 physical exams per year, with each exam costing \$604 per firefighter. The total annual cost for this service would be \$102,680. As a voluntary program, a 100% participation rate is not expected, so staff does not anticipate this service costing the full \$102,680.

**RECOMMENDATION:**

That the City Council approve the agreement as set forth in the caption above: and authorize the City Manager, or her designee, to execute the agreement.

4. [Approval of Bid Awards for Annual Requirements of Water & Wastewater Treatment Chemicals, Anhydrous Ammonia to Terra Oilfield Services, LLC \(Primary\) in the Estimated Amount of \\$150,000 and PVS DX, Inc. \(Secondary\) in the Estimated Amount of \\$162,000; Liquid Sulfur Dioxide to PVS DX, Inc. \(Primary\) in the estimated amount of \\$130,500; Magnifloc Polymer to Polydyne Inc. \(Primary\) in the Estimated Amount of \\$66,572; Sodium Hypochlorite \(Bleach\) to PVS DX, Inc. \(Primary\) in the Estimated Amount of \\$35,000 and Terra Oilfield Services, LLC \(Secondary\) in the Estimated Amount of \\$56,000; Cationic Polymer to Polydyne Inc. \(Primary\) in the Estimated Amount of](#)

[\\$33,924; Liquid Ferric Sulfate to Pencco, Inc. \(Primary\) in the Estimated Amount of \\$193,600 and Chemtrade Chemicals US LLC \(Secondary\) in the Estimated Amount of \\$284,000; Calcium Hypochlorite \(HTH\) to Chemrite, Incorporated \(Primary\) in the Estimated Amount of \\$19,600 and Solenis LLC \(Secondary\) in the Estimated Amount of \\$21,000\); Liquid Ammonium Sulfate to Chemtrade Chemicals US LLC \(Primary\) in the Estimated Amount of \\$12,000; Hydrated Lime - Bulk to Lhoist North America of Texas LLC \(Primary\) in the Estimated Amount of \\$69,450; Liquid Chlorine to PVS DX, Inc. \(Primary\) in the Estimated Amount of \\$732,975; and Authorization for the City Manager, or Her Designee, to Execute the Award Letters.](#)

**ADMINISTRATIVE COMMENTS:**

Various chemicals are used in the Water and Wastewater Treatment Plants for treatment and disinfection processes, as prescribed by the Texas Commission on Environmental Quality (TCEQ) and U.S. Environmental Protection Agency (EPA), to meet water quality standards and to protect public health. A total of seventy-four (74) bid invitations were downloaded from Bonfire. Eight (8) bids were received and opened on June 23, 2025. An evaluation of all bids was performed where primary and secondary awards are recommended for award as the lowest responsive responsible bidders to facilitate the needs of the department. Funding is available in Public Services' operating budget.

**RECOMMENDATION:**

That the City Council approve the bid awards and authorize the City Manager, or her designee, to execute the award letters as set forth in the caption above.

5. [Approval of the Sale of City-Owned Property at 195 West Corporate Drive to the Boys & Girls Clubs of Greater Tarrant County, Inc.; and Authorization for the City Manager, or Her Designee, to Execute All Necessary Documents.](#)

**ADMINISTRATIVE COMMENTS:**

The City owns approximately 0.8778 acres of improved land at 195 West Corporate Drive, the site of the former Fire Station #3. The City proposes to sell the property to the Boys & Girls Clubs of Greater Tarrant County, Inc. ("BGC"), a 501(c)(3) nonprofit organization, to use the property in a manner that primarily promotes a public purpose of the City of Lewisville, specifically, renovating the Property and providing or supporting programming that

promotes youth development, education, public safety, and equitable access to vital programs, including the provision of after school care, for underserved families. The conveyance is authorized under Texas Local Government Code Section 253.011, which allows the City to transfer real property to a nonprofit for a public purpose without public notice or bidding, provided the use aligns with the City's goals and includes a reversion clause. The transaction involves two key documents: a Purchase and Sale Agreement, which sets forth the terms and conditions of the sale and provides for execution of a Special Warranty Deed with Reverter; and a Consideration and Grant Agreement, which outlines the City's economic development incentive and BGC's obligations to renovate and program the site for public benefit. The proposed incentives include a one-time grant equal to one hundred percent (100%) of all planning and development fees and one hundred percent (100%) of all impact fees paid to the City for the property's renovation. Funding will be available from the water and sanitary impact fees and the planning and development fees paid by BGC to the City.

**RECOMMENDATION:**

That the City Council approve the sale of the property and authorize the City Manager, or her designee, to execute all necessary agreements as set forth in the caption above.

6. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Approving the "Draft" Fiscal Year 2026 Annual Budget of the Denco Area 9-1-1 District, Pursuant to the Texas Health and Safety Code, Chapter 772, as Amended; and Providing an Effective Date.](#)

**ADMINISTRATIVE COMMENTS:**

At its regular meeting on July 10, 2025, the Denco Area 9-1-1 District Board of Managers unanimously approved the Draft Fiscal Year 2026 Annual Budget. 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 budget to all participating jurisdictions for a review and comment period. Staff performed a review and is not recommending changes to the budget as presented.

**RECOMMENDATION:**

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

## G. Regular Hearing

7. [Consideration of Three Alternative Standards to I-35E Corridor Overlay District Standards Associated With Building Orientation, Secondary Walkways, and Loading Areas; on 26.84 Acres, Located on the North Side of Valley Ridge Boulevard Approximately 1,000 Feet West of North Mill Street; Legally Described as Valley Ridge Business Park East, Block B, Lots 3, 4 and 6; Zoned Light Industrial \(LI\) District, as Requested by Constellation REP, the Applicant on Behalf of the Owner, Lewisville Dev LP P/S. \(25-03-4-AltStd\)](#)

### **ADMINISTRATIVE COMMENTS:**

A concept plan for this site was first submitted on October 21, 2024, prior to the adoption of the supplemental standards for warehouse distribution and manufacturing uses. The following three alternative standards are requested: a) to modify the building orientation of building 1 in lieu of the orientation required by the UDC, Section VI.8.1.C.2.b, to be parallel to Valley Ridge Boulevard; b) to reduce the minimum 12-foot-wide secondary walkway required by the Unified Development Code (UDC), Section VI.8.1.C.3.b, to 8 feet wide in front of building 1 and to 10 feet wide in front of building 2, a 33% and 16.7% reduction respectively; and c) to waive the required screening of the loading spaces from the adjacent cemetery as required by Section VI.8.1.C.6.a, a 100% reduction. The Planning and Zoning Commission recommend unanimous approval (7-0) of alternative standards a) and b) on July 15, 2025 and recommended unanimous approval (7-0) of alternative standard c) on August 5, 2025.

### **RECOMMENDATION:**

That the City Council approve the three alternative standards as set forth in the caption above.

### **AVAILABLE FOR QUESTIONS:**

Richard E. Luedke, AICP, Planning Director

8. [Consideration of an Ordinance of the City of Lewisville Approving the 2025-2026 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll for Public Improvements for the Josey Lane Public Improvement District with Chapter 372, Texas Local Government Code, as Amended.](#)

**ADMINISTRATIVE COMMENTS:**

On October 6, 2014, the City created the Josey Lane Public Improvement District for the construction of street and water/wastewater improvements in a designated area located along Josey Lane north of FM544 and south of Windhaven Drive. The City adopted an Amended and Restated Service and Assessment Plan to amend the initial collection date for “Phase #2 West” of the District. State statutes require an annual update to the Service Plan and Assessment Roll be considered and approved by City Council to provide for the annual levy and collection of special assessments. This plan identifies public improvement costs to be provided by the PID along with the manner of assessing the property in the PID and the assessment roll. The plan is required to be recorded with the County Clerk within 7 days of approval and passage.

**RECOMMENDATION:**

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

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

1. [City Council and Staff Reports](#)

**I. Return to Workshop Session if Necessary**

**J. 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.*

**K. Reconvene** into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

**L. Adjournment**

## NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

Items may be considered by the City Council out of the posted order.

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).

The Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a social function unrelated to the public business that is conducted by the City Council, or the attendance by a quorum of the City Council at a regional, state or national convention or workshop, ceremonial event or press conference if formal action is not taken and any discussion of public business is incidental to the social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conferences; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

I do hereby certify that the above notice of meeting of the City of Lewisville City Council was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on \_\_\_\_\_, 2025 at \_\_\_\_\_ PM.

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Jennifer Malone-Ippolito, City Secretary