

LEWISVILLE CITY COUNCIL

REGULAR SESSION

August 18, 2025

6:30 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Ronni Cade, Mayor Pro Tem
Bob Troyer, Deputy Mayor Pro Tem
William Meridith
Lonnie Tipton
Kristin Green
Patrick Kelly

City Staff:

Claire Powell, City Manager
Gina McGrath, Deputy City Manager
Shante Akafia, Assistant City Manager
Jim Proce, Assistant City Manager - absent
Liz Plaster, City Attorney
Lauren Crawford, Deputy City Attorney
Jennifer Malone-Ippolito, City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:30 p.m. on Monday, August 18, 2025, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

WORKSHOP SESSION

Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

Director of Public Services Aaron Russell answered a question regarding Item No. F-4. Planning Director Richard Luedke answered questions regarding Item No. G-7.

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Fire Code Update

(Agenda Item B)

At the request of Mayor Gilmore, Fire Chief Mark McNeal gave a presentation regarding the fire code update and received questions and comments from City Council and City staff.

Mayor Gilmore RECESSED Workshop Session at 6:57 p.m.

REGULAR SESSION

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, August 18, 2025.

Invocation

(Agenda Item A)

Mayor TJ Gilmore gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember William Meridith gave the pledge to the United States and Texas flags.

Mayor Gilmore RECESSED Regular Session at 7:03 p.m.

Mayor Gilmore RECONVENED Workshop Session at 7:03 p.m.

Return to Workshop Session if Necessary

(Agenda Item I)

Visitors Information Center Property Plans

(Agenda Item C)

At the request of Mayor Gilmore, City Manager Claire Powell, Director of Public Services Aaron Russell and Director of Community Engagement James Kunke gave a presentation regarding the Visitors Information Center Property Plans and received questions and comments from City Council and City staff.

The consensus of the City Council was to move forward with the City Staff recommendation.

STEP 1: Move Staff, demolish the building within the next six months, and use the property for public parking for the next year or two (depending on Step 3 timeframe). NOTE: KLB also currently operates out of the VIC. We are considering other office locations in current City of Lewisville facilities. KLB staff would move at the same time as staff.

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STEP 2: Explore design of annex remodel to include display of historic memorabilia in the annex lobby.

STEP 3: Put out an RFQ for a public private partnership to build and operate a future entertainment/retail/restaurant use. Preferably, it would be a use that capitalizes on the adjacency of the art center. Use must accommodate parking needs for The Grand and planned future businesses. This may also include development of a future structured parking garage.

Mayor Gilmore ADJOURNED Workshop Session at 7:20 p.m.

Mayor Gilmore RECONVENED Regular Session at 7:21 p.m.

REGULAR SESSION

**Proclamation Declaring the Month of
September 2025 as United is the Way
Month.**

(Agenda Item C-1)

Mayor Gilmore presented the proclamation to Melinda Galler. United Way Board Member Mike Martinez spoke regarding the proclamation.

**Presentation of the Integrated Stormwater
Management (iSWM) Silver
Award**

(Agenda Item D-1)

Kaitlyn Hunter, Environment and Development Planner II with North Central Texas Council of Governments presented the award to City Engineer David Salmon and Assistant City Engineer Jeff Kelly. Mayor Gilmore spoke regarding the award.

Visitors Forum

(Agenda Item E)

There were no speakers for Visitors Forum.

CONSENT AGENDA

(Agenda Item F)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

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.
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.
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.
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.
6. Approval of **Resolution No. 0784-25-RES**, 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.

The motion carried.

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)

(Agenda Item G-7)

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.

The City staff's recommendation was that the City Council approve the three alternative standards as set forth in the caption above.

Planning Director Richard Luedke answered questions regarding the development.

John Delvac Senior Vice President, Constellation Real Estate Partners, answered questions regarding the security and the development.

MOTION: Upon a motion made by Mayor Pro Tem Cade and seconded by Councilmember Meridith, the Council voted six (6) "ayes" and no (0) "nays" to approve the three alternative standards as set forth in the caption. The motion carried.

Consideration of Ordinance No. 0785-25-ORD, 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.

(Agenda Item G-8))

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.

The City staff’s recommendation was that the City Council approve the ordinance as set forth in the caption.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Mayor Pro Tem Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve Ordinance No. 0785-25-ORD as set forth in the caption. The motion carried.

Reports

(Agenda Item H)

- City Engineer David Salmon reported on the I-35E construction.
- Councilmember Meridith reported on upcoming Lewisville Library activities.
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- Councilmember Kelly thanked staff for answering his questions thoroughly and thoughtfully.
- Mayor Gilmore reported on the Police Awards banquet, a recent tour of the Tittle McFadden Public Safety Center, and reminded everyone that school is back in session and to be mindful of school zones.

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Closed Session

(Agenda Item J)

There was no 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.*

**Reconvene and Consider Action, if any, on
Items Discussed in Closed Session**

(Agenda Item K)

Adjournment

(Agenda Item L)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:52 p.m. on Monday, August 18, 2025.

These minutes approved by the Lewisville City Council on the 8th of September, 2025.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

2025 Fire Code Update



August 18, 2025

Definitions



Scooter



E-Bicycle



Bicycle



E-unicycle



Hoverboard



E-scooter

- Chapter 2 – used throughout the code
- Powered Micromobility Devices. Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium-ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Department of Motor Vehicles for the state or jurisdiction. (2024 IFC)
- Smoking. The use or possession of a cigar, cigarette, hookah, or pipe containing tobacco or a tobacco product while the tobacco or tobacco product is burning, lighted, or ignited, regardless of whether the person using or possessing the product is inhaling or exhaling the smoke from such product.



Section 310 - Smoking

- Added a new definition for hookah lounges that is consistent with cigar bars.
- Adjusted wording of the cigar bar definition so that it is consistent throughout the section.
- Both establishments require 15% of sales to be related to the type of establishment (cigars, hookahs).
- Allows consumption of food and beverages, including alcoholic beverages.



Special Use Permits

A Special Use Permit (SUP) is required to operate a smoking establishment, including cigar bars and hookah lounges.



Powered Micromobility Vehicles

-
- 322.1 General. Lithium-ion and lithium metal battery powered micromobility devices shall be operated and maintained in accordance with this section.
 - Exceptions:
 - (1) Storage, repair and charging in residential occupancies of powered mobility devices, provided such devices are for personal use by the owner.
 - (2) Charging of a single powered mobility device in any occupancy by its owner.
 - 322.1.1 Prohibited locations. The use of a residential occupancy as a business for the charging of commercially owned powered micromobility devices as part of a rental or sales service shall not be permitted.
 - 322.2 Battery chargers and equipment. Powered micromobility devices shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment with the listing and manufacturer's instructions.
 - 322.3 Listing. Powered micromobility devices shall be listed and labeled in accordance with UL 2272 or UL 2849, as applicable.

Powered Micromobility Vehicles

- 322.4 Battery charging areas. Where approved, powered micromobility devices shall be permitted to be charged in a room or area that complies with all of the following:
 1. Is provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.
 2. No storage of combustible materials, combustible waste or hazardous materials.
 3. The charging operations shall not be conducted in or obstruct any required means of egress from the room or area.
 4. Removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is specially designed and approved for such purpose.
 5. A minimum distance of 18 inches (457.2 mm) shall be maintained between each removable storage battery during charging operations unless each battery is isolated from neighboring batteries by an approved fire-resistant material.
 6. A minimum of 18 inches (457.2 mm) shall be maintained between the location of the battery on each powered micromobility device during charging operations.
 7. The indoor room or area shall be protected by a fire alarm system utilizing air-aspirating smoke detectors or radiant energy-sensing fire detection.
- 322.5 Fire safety plan. A fire safety plan shall be prepared and maintained in accordance with Section 403.10.6. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

Lithium-Ion and Lithium Metal Batteries

- Section 403.10.6; add this new section to read as follows:
- 403.10.6 Lithium-ion and lithium metal batteries. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for occupancies that involve activities for the research and development, testing, manufacturing, handling or storage of lithium-ion batteries or lithium metal batteries, or the repair or servicing of vehicles powered by lithium-ion batteries or lithium metal batteries.
- Exceptions: A fire safety and evacuation plan is not required for the storage or merchandizing of any of the following:
 1. New or refurbished batteries installed for use in the equipment or vehicles they are designed to power.
 2. New or refurbished batteries packed for use with the equipment or vehicles they are designed to power for merchandizing purposes.
 3. New or refurbished lithium-ion batteries rated at not more than 300 watt-hours and lithium metal batteries containing not more than 25 grams of lithium metal in their original packaging.
 4. The storage, repair and charging activities in detached one- and two-family dwellings and townhouses, provided that such devices are for personal use.
 5. The storage, repair and charging activities associated with personal use in sleeping units and dwelling units of Group R-1 and R-2 occupancies.
- 403.10.6.1 Mitigation planning. The approved fire safety and evacuation plan shall include thermal runaway event mitigation measures. These measures shall include activities undertaken to prevent thermal runaway, early detection of a thermal runaway event and mitigation measures to be undertaken to limit the size of the event on occupants and the facility.

Electric Vehicle Chargers

- Section 323 Electrical Vehicle Power Transfer System

323.1 General. Electrical Vehicle Power Transfer Systems shall have a disconnecting means in accordance with the Article 625 of the 2023 edition of NFPA 70, National Electric Code.





Pause (k)



Parking Garages

- 903.2.10.3 Parking Garage Sprinkler Design Requirements. Automatic sprinkler systems installed in parking garages shall be designed in accordance with the 2022 edition of NFPA 13, the Standard for the Installation of Sprinkler Systems.

Delete the following exception:

Exception: Automatic fire sprinkler systems are not required when all sides of the open parking garage are separated from adjacent buildings or property lines by a fire apparatus lane conforming to Section 503.2 of this code and no occupancies are located above the subject garage.

- By deleting the above section, all future parking garage structures will be required to be sprinklered. This is due to the increase in fuel loads from modern vehicles as well as electric vehicles.
- Adopting the requirements by reference is simpler because NFPA 13 lists parking garages in the definition of an Ordinary Hazard Group 2 appendix.



Electric Vehicle Blankets

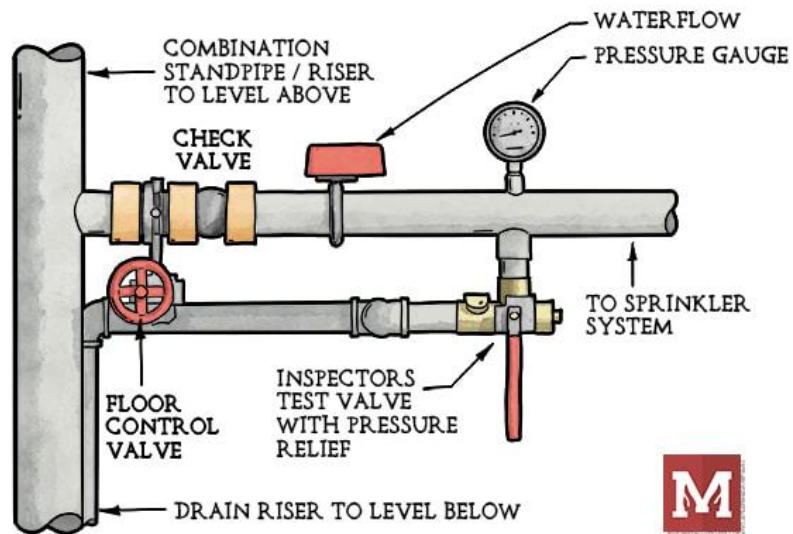
- Section 323.2 Electric Vehicle Fire Blankets. The fire code official is authorized to require the installation of approved electric vehicle fire blankets in new and existing parking garages where electric vehicle power transfer systems are located.
- Currently there are no blankets that are approved by any of the testing laboratories. This provides the flexibility to increase safety if and when these are approved.



Fire Watches

- Add a second paragraph to Section 112.3.1
- The fire code official is authorized to post a notice of impaired fire protection systems, unsafe conditions, or other violations at or near the entrance or entrances to such premises.
- Add an additional paragraph to Section 901.7. A fire watch shall be in accordance with the Lewisville Fire Marshal's Office Fire Watch Technical Bulletin.
- Third Party Fire Watch is required when a building has a sleeping or dwelling unit, the building is over three stories, or when required by the Fire Marshal.

Floor Control Valves for Sprinkler Systems



- Add Section 903.3.9 Floor Control Valve Assemblies. Where required by the *fire code* official, multistory buildings exceeding two stories in height shall be provided with a floor control valve, check valve, pressure gauge, main drain valve, and flow switch for isolation, control, and annunciation of water flow for each individual level.
- New Technical Bulletin will outline requirements for Floor Control Valve Assemblies.
- Floor Control Valve Assemblies will be required in all multistory buildings greater than two stories that are protected by a system in accordance with NFPA 13 where the floors are greater than 5,000 sq ft.

Fire Control Rooms

- 903.7 Fire Control Rooms
 - Changed size requirement from 5 ft x 7ft to minimum 35 sq ft.
 - Added exceptions for sprinkler systems installed in townhomes and single-family homes.
 - Added exception for sprinkler systems installed in apartment buildings.

Allows for different configurations, but still must meet the minimum requirements outlined in NFPA 13 (minimum 3 ft clearance around sprinkler risers) and NFPA 72 (minimum 30" clearance for fire alarm panels).
 - Removed height requirement for exterior horn/strobe.

Allows for flexibility to ensure the horn/strobe is in a visible location.



Occupant Notification



Currently, an audio/visual device is required in all suites of a multi-tenant buildings to provide indication of a sprinkler waterflow condition.



Large, single occupancy buildings do not have a requirement for a device to signal sprinkler waterflow until they exceed a certain occupant load (i.e., 300 for assembly, 500 for manufacturing) or have no requirement at all.



Proposed amendment would require an audio/visual device to be installed near a constantly attended location in single occupant buildings that are 10,000 square feet or larger.



Fireworks

- Section 5-153. Declaration of nuisance; seizure and destruction
 - Changed authority from “fire prevention division of the community development department” to the “fire marshal’s office”
 - Added statement that all seizures of fireworks will be in accordance with Section 342.013 of the Texas Local Government Code.

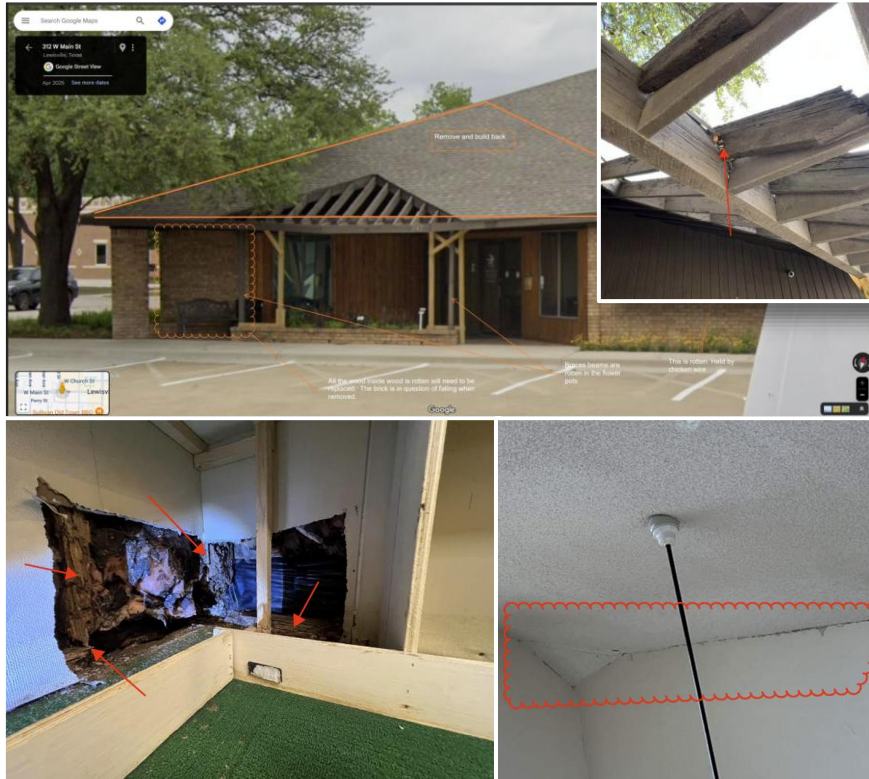


Questions?

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Visitor Information Center

Current Status



Front Entrance:

- Significant structural failure.
- Roof is sagging.
- Temporary shoring has been installed for safety

Southwest Corner:

- Severe wood rot in the wall studs

Westside Wall:

- Wood rot in the wall framing of both display room on west side.

Ceiling to Wall Separation:

- Cracking and separation at the high ceiling.

Repair Cost and Demo Cost

Recommended Immediate Repair or Demolition

Repair

Engineer's Opinion of Probable Cost

- \$263,282

Contractor Estimate

- Base Cost \$251,500
- Up to \$440,125
 - Contingency is included to address potential unforeseen issues that may arise once the roof load is removed from the structural beam such as:
 - Window frame deterioration
 - Internal wood framing damage
 - Compromised brick walls

Demolition

- \$32,396.00

Relocation Options

**Space is available at
City Hall and the
Well House for
relocation of all
employees currently
at the Visitor
Information Center**



Recommendation

STEP 1: Move Staff, demolish the building within the next six months, and use the property for public parking for the next year or two (depending on Step 3 timeframe). NOTE: KLB also currently operates out of the VIC. We are considering other office locations in current City of Lewisville facilities. KLB staff would move at the same time as staff.

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