

TO: Donna Barron, City Manager

FROM: Tim Ippolito, Development Manager/Fire Marshal

DATE: March 20, 2019

SUBJECT: **Approval of Economic Development Agreements Between the City of Lewisville and the Property Owners to Allow the City to Install and Maintain Automatic Fire Sprinkler Systems in Buildings Facing Main Street Between Charles and Mill Street and Authorization for the City Manager to Execute the Agreements.**

BACKGROUND

The City of Lewisville desires to install automatic fire sprinkler systems in those buildings facing Main Street between Charles Street and Mill Street (the “Program”). Under the Program, the city is paying for the full installation of the fire sprinkler systems. Staff has been working on this program since 2016, gaining City Council direction, design, and working with the property owners to gain approvals. By approving the agreements and authorizing the City Manager to sign the agreements, staff will be able to seek bids for the installation and then begin the installation of the fire sprinkler systems.

ANALYSIS:

For the city to install the fire sprinkler systems in the buildings included in the program, all property owners must approve and sign an agreement with the city and also provide a voluntary easement for the public portions of the systems. The fire sprinkler and fire alarm systems will be composed of two parts -- the public and the private parts of the system. The public portion will include all underground fire water mains, risers and components, cross/feeder mains, and control valves that will isolate and allow water into the private portions of the systems which will begin at the control valve and continue for the branch lines and sprinklers heads inside each building.

City Council previously approved funding the entire cost for the design/installation of the Project and also the required inspections and testing of the systems throughout the life of the systems for both the public and private portions of the systems as well as the monitoring of the required fire alarm systems. The city will provide any required maintenance of the public portions of the systems while the individual property owners will be responsible for any needed maintenance or necessary future alterations of the private portions of the systems.

Staff is seeking Council approval to execute the following agreements: 102-108, 109-111, 112, 115-117, 119, 120-122, 123, 127, 136, 140, 156, and 165 W. Main Street. Should City Council approve the agreements listed in this agenda item, twenty-six of the twenty-nine buildings will be completed.

Staff is working diligently to gain the approval of the agreements and the required authorizations for the remaining building owners and will seek Council approval of those agreements as they are

completed. Of the three remaining properties, staff is working with the owners of 162 W. Main to complete the state-mandated Form 1295. The other two properties were owned by Service Nation, Incorporated, which has sold both buildings to new owners. Staff has delivered the required economic development agreements and easement documents to the new owners and is working with the new owners to complete the paperwork as soon as possible. Staff hopes to bring these final three agreements to city council for approval at the April 15th, 2019 meeting.

Staff is also working to develop the fire sprinkler installation bid packages and will be soliciting bids in the very near future. Staff's hope is to gain approval of the final economic development agreements and easement documents, award the installation contract, and begin construction in early summer of 2019.

RECOMMENDATION:

That the City Council approve the fire sprinkler agreements as set forth in the caption above; and authorize the City Manager to execute the agreements.