

LEWISVILLE CITY COUNCIL

REGULAR SESSION

February 2, 2026

6:00 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Ronni Cade, Mayor Pro Tem
Bob Troyer, Deputy Mayor Pro Tem
William Meridith
Lonnie Tipton - absent
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
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 6:00 p.m. on Monday, February 2, 2026, 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.

Mayor TJ Gilmore and Councilmember Kristin Green will recuse from Item No. D-3. This item will be removed from the Consent Agenda.

Kayak Launch & Paddleway Update

(Agenda Item B)

At the request of Mayor Gilmore, Director of Parks and Recreation Stacie Anaya gave a presentation regarding an update on the Kayak Launch and Paddleway and received questions and comments from City Council and City staff.

**Potential Revisions to Council's Policy on
Speaker Protocol**

(Agenda Item C)

At the request of Mayor Gilmore, City Secretary Jennifer Malone-Ippolito gave a presentation regarding Potential Revisions to Council's Policy on Speaker Protocol and received questions and comments from City Council and City staff.

The direction was to allow: ten minutes for the applicants during Public Hearing items with five minutes for rebuttal; five minutes for all other speakers during Public Hearing items; and, allow use of the audio-visual system for non-applicants for public hearings only. Presentations must be submitted in advance, in a pdf format only, and with no audio, video or external links.

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, February 2, 2026.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Kristin Green gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

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

Visitors Forum

(Agenda Item C)

Robert Chick, 102 W. Holt Street, Sanger, TX was called to speak and spoke before the City Council regarding running for 2026 U.S. Congress, representing Lewisville.

CONSENT AGENDA

(Agenda Item D)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer, and seconded by Councilmember Kelly, the Council voted five (5) "ayes" and no (0) "nays" to approve the Consent Agenda, with the exception of Item No. D-3.

1. APPROVAL OF MINUTES: City Council Minutes of the January 5, 2026, Workshop Session and Regular Session
2. Approval of the First Amendment to the Economic Development Agreement Between the City of Lewisville and Wells Fargo, Bank, N.A.; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
3. ~~Approval of the Third Amendment to the Economic Development Agreement Between the City of Lewisville and Deck on Main, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.~~
4. Approval of a Professional Services Agreement with Birkhoff, Hendricks & Carter, L.L.P., Dallas, TX, in the Amount of \$110,100 for Professional Engineering Services for the East Lewisville Elevated Storage Tank and Southside Ground Storage Tank Repaint Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
5. Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \$953,295 for Design Services for Huffines Boulevard Improvements; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
6. Approval of a Local Agreement Between the County of Dallas and the City of Lewisville for Sharing of Proceeds of the Sale of Contraband Seized or Forfeited Under Chapter 59 and Article 18.18 of the Texas Code of Criminal Procedure and for the City Manager, or Her Designee, to Execute the Agreement.
7. Approval of Recommended Actions for Select Artworks in the City's Public Art Collection.
8. Approval of **Resolution No. 0818-26-RES**, a Resolution Calling the May 2, 2026, Lewisville City Council General Election; Approval of an Election Calendar; and Authorization for the Mayor to Sign the Election Order.
9. Approval of **Resolution No. 0819-26-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Authorizing an Agreement to Disburse Grant Funding To United Way Of Denton County Inc., a Budgeted Subrecipient Receiving Portions of the City of Lewisville's U.S. Department of Housing and Urban Development Community Development Block Grant Funding for FY 2023-2024, to Replace Two of the Main Office's Heating Ventilation and Cooling Systems; Authorizing the City Manager, or Her Designee, To Execute Said Agreement; and Providing an Effective Date.

The motion carried.

REGULAR HEARING

Mayor Gilmore and Councilmember Green recused from Item No. D-3 and left the Council Chambers.

Mayor Pro Tem Cade read Agenda Item D-3.

Approval of the Third Amendment to the Economic Development Agreement Between the City of Lewisville and Deck on Main, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.

(Agenda Item D-3)

Deck on Main, LLC (“Developer”) entered into an Economic Development Agreement with the City of Lewisville on May 12, 2021, related to redevelopment of the property located at 191 W. Main Street. The Developer reached substantial completion in December 2025. The Agreement contemplates that the City and Developer will enter into a lease agreement for the public restrooms, and this Third Amendment provides greater flexibility in the lease terms. Specifically, the Third Amendment: (1) extends the deadline to execute the lease and authorizes the City Manager to grant additional time as needed; (2) establishes a fixed first year rent payment of \$24,000 due within 30 days of lease execution with a reconciliation after Year 1; (3) sets rent for subsequent years based on actual costs from the prior year, allows adjustments when costs are expected to change subject to City Manager approval, and grants the City Manager discretion to determine whether documentation supports the claimed actual costs, including a tolling provision during bona fide disputes; (4) allows the City, at its sole discretion, to assume certain restroom maintenance responsibilities otherwise assigned to the Developer, with corresponding reductions in payments; and (5) provides greater flexibility in the timing for submission and approval of the annual documentation required to support rent payments. Funding is available in the Economic Development Incentives Capital Project.

The City staff’s recommendation was that the City Council approve the amendment and authorize the City Manager, or her designee, to execute the amendment as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Troyer, the Council voted four (4) “ayes” and no (0) “nays” to approve the amendment and authorize the City Manager, or her designee, to execute the amendment as set forth in the caption. The motion carried.

Mayor Gilmore and Councilmember Green returned to the Council Chambers.

Consideration of Ordinance No. 0820-26-ORD, an Ordinance of the Lewisville City Council Amending Chapter 16, Utilities, Article IV, Water and Sewer Extensions, of the Lewisville City Code by Adding Sections 16 208 Through 16 212 to Establish a Capital Improvements Advisory Committee Separate From the Planning and Zoning Commission, and Provide for Membership, Meetings, Officers, Duties, and Responsibilities of the Committee; and Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.

(Agenda Item E-10)

Due to changes to state statutes during the 2025 Texas State Legislative Session the Planning and Zoning Commission may no longer serve as the Capital Improvement Advisory Committee (CIAC). This ordinance establishes a separate CIAC and provides a framework for the committee in compliance with state statute. Should this ordinance be adopted, the next step will be to appoint members to the CIAC that meet the requirements set by the state.

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

Mr. Luedke discussed what the committee does and the composition of the board.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Meredith, the Council voted five (5) "ayes" and no (0) "nays" to approve **Ordinance No. 0820-26-ORD** as set forth in the caption. The motion carried.

Consideration of Ordinance No. 0821-26-ORD, an Ordinance of the City Council of the City of Lewisville, Texas, Amending the Previously Adopted and Approved Budget Ordinance for the Fiscal Year October 1, 2024 to September 30, 2025 by Providing a Supplemental Appropriation to the Debt Service Fund; and Providing an Effective Date.

(Agenda Item E-11)

In September 2025, the City of Lewisville completed a competitive sale of its General Obligation Refunding & Improvement Bonds, Series 2025. A portion of this issuance was structured to refund outstanding portions of the City's Series 2015 and Series 2016 General Obligation Bonds in order to achieve debt service savings. The bond sale closed in September. A supplemental appropriation is now requested to properly record the refunding transaction in compliance with state statute and budgetary requirements. The refunding provided sufficient revenue to cover this expenditure.

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

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Meridith, the Council voted five (5) "ayes" and no (0) "nays" to approve **Ordinance No. 0821-26-ORD** as set forth in the caption. The motion carried.

Mayor Gilmore explained that Agenda Item No. E-12 was originally on the agenda for the January 26, 2026 City Council meeting. That meeting was canceled due to inclement weather, and the item was rescheduled to this meeting; however, the deadline for submitting a nomination has passed, so no action is needed on this item.

Consideration of a Resolution Nominating a Candidate to Fill a Vacancy on the Denton Central Appraisal District Board of Directors.

(Agenda Item E-12)

The Denton Central Appraisal District (DCAD) notified eligible taxing units of a vacancy on its Board of Directors following the resignation of Rob Altman, Place 5, whose term expires December 31, 2027. The City of Lewisville may submit one nomination to fill this vacancy. Pursuant to Section 6.0301(f) of the Texas Property Tax Code, nominations must be made by resolution and submitted to the DCAD Chief Appraiser by January 29, 2026. The DCAD Board will appoint one nominee by majority vote to serve the remainder of the unexpired term. For this vacancy, City Council is asked to nominate an individual to serve on the Denton Central Appraisal District Board of Directors for the remainder of the unexpired term ending December 31, 2027.

The City staff's recommendation was that the City Council approve the resolution as set forth in the caption above and nominate a candidate to the Denton Central Appraisal District Board of Directors.

No action was taken on this item.

City Council and Staff Reports

(Agenda Item F-1)

- Councilmember Green expressed appreciation to City staff for the work that they did during the recent winter storm.
- Mayor Pro Tem Cade agreed with everything that Councilmember Green said regarding appreciation to City staff, and expressed appreciation for the Parks and Recreation staff for their work during the recent winter storm to help our residents that had no shelter.
- City Manager Claire Powell agreed that City staff did great job and congratulated Director of Public Services Aaron Russell and Director of Human Resources Tadd Phillips on recent promotions.
- Deputy Mayor Pro Tem Troyer agreed with everything that Councilmember Green and Mayor Pro Tem Cade said regarding appreciation to City staff, mentioned that Lewisville did a great job, and reported on upcoming events at the Lewisville Grand Theater.
- Mayor Gilmore gave appreciation for all the work that City staff did for the winter storm event and reported on the lake level.

Return to Workshop if Necessary

(Agenda Item G)

Closed Session

(Agenda Item H)

Mayor Gilmore RECESSED into Closed Session at 7:22 p.m.

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 I)

Mayor Gilmore RECONVENED into Regular Session at 7:40 p.m.

There was no action taken on items discussed in Closed Session.

Adjournment

(Agenda Item J)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:40 p.m. on Monday, February 2, 2026.

These minutes approved by the Lewisville City Council on the 16th of February, 2026.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

DRAFT MINUTES

PLAY

LEWISVILLE

Kayak Launch Update

City Council | February 2, 2026



AGENDA



History of Kayak Launch and Dock



Kayak Launch and Dock Performance



Solutions and Action Plan

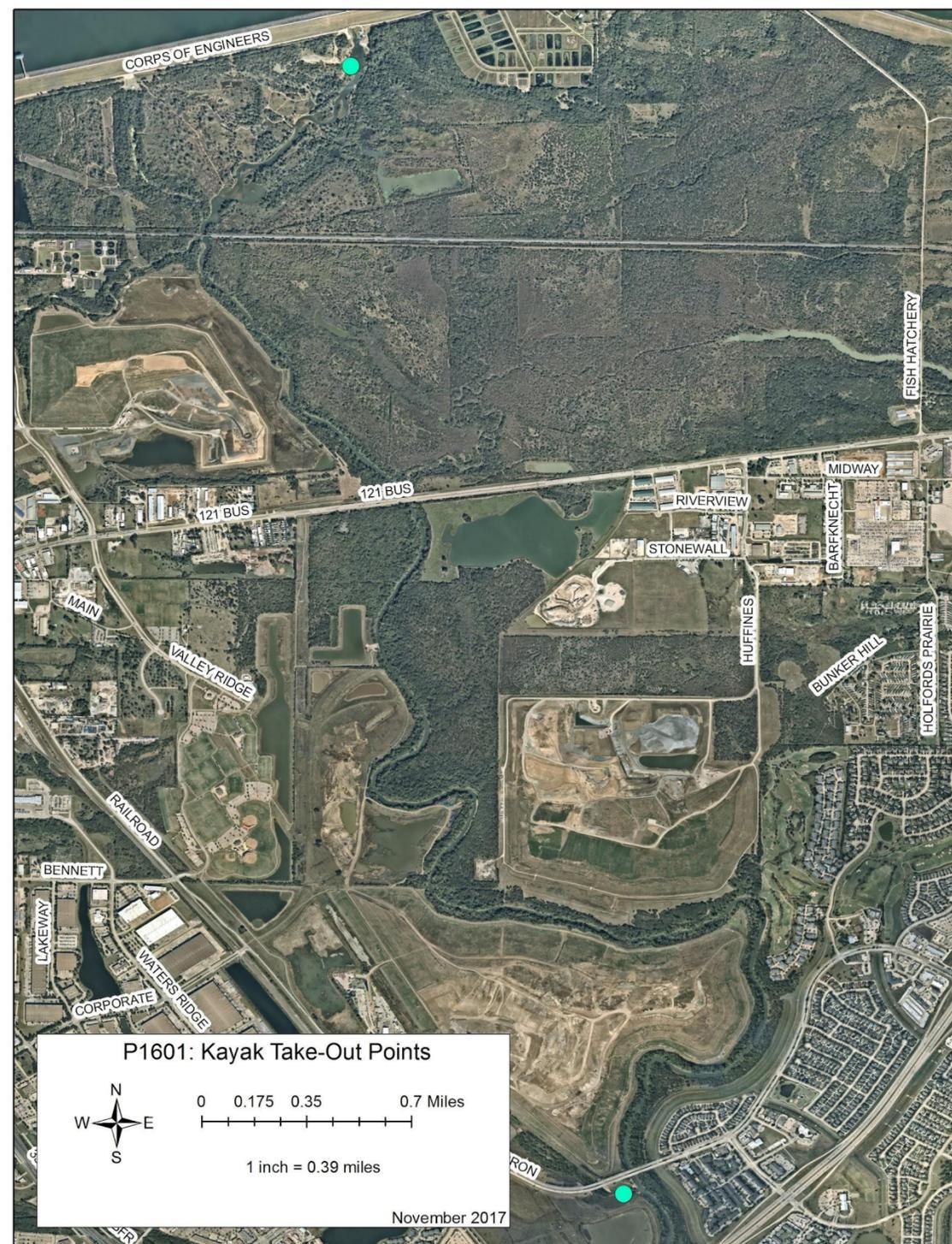


Next Steps



Questions

History of Kayak Launch & Dock



- **Lewisville 2025 Vision Plan**
 - Green Centerpiece and Extending the Green
 - Sites at LLELA and FM3040/Hebron
- **Jacobs Design 2016-2017**
 - Very robust and intense designs for both sites
 - dropped focus on LLELA site
 - FM3040/Hebron
 - Discussion about orientation
 - Concerns about ADA accessibility and route to dock
 - Mitigated with floatable dock
- **USACE and USFW review**
 - Design and Zebra Mussel Study
 - Approval in 2017; Plans finalized in 2019
- **Construction - Quick Set Construction**
 - Kick-off in 2019; Completed 2020

Completed Project

- Kayak Launch completed 2020
 - ADA accessible launch
 - Partnership with Trinity River Coalition
 - Trinity River Paddling Trail Site



Launch Care and Closure Protocol

- **PR 2-13 Kayak Launch Inspections and Maintenance Procedure**
 - Daily, weekly and quarterly tasks - Launch condition, trash and landscaping
 - Inspection cadence
 - Annual preventive maintenance
- **PR 3-12 - Elm Fork Access Restriction from LLELA**
 - USACE release rate at controlled Elm Fork outlet of Lewisville Dam
 - No kayaks or canoes may put in at the river => 3,000 cubic feet per second (cfs)
 - Closure of gates east of Cicada Trail at => 5,000 cfs
- **Current closure of Elm Fork**
 - Large trees and logs blocking waterway
 - Unsafe for recreational users - October 2025
 - Started coordination for clean up efforts with partners

Performance of Kayak Launch

- **Frequent High Water releases**
 - Covers Entire launch site and Dock
 - Regular occurrence typically in Spring
 - 2023 (79 days) 3/6 - 3/13 & 4/13 - 6/23
 - 2024 (95 days) 3/19 - 6/23
 - 2025 (52 days) 5/7 - 5/13 & 5/20 - 7/6
- **Erosion and debris in the Trinity River**
- **Damage to dock**
 - Parts not readily available
 - last 3 years ~ \$ 15,000
- **Park maintenance burden**
 - Past 3 years over 1000 Labor Hours
- **Disruption to Paddling community**





06/18/2024



05/05/2022



06/13/2025



06/13/2025





01/22/2026



01/22/2026

PLAY
LEWISVILLE



01/22/2026

Solution / Action Plan

- Remove EZ-Dock System from current site
- Clean & dredge the current site
 - Regrade slope
 - Pour 20' by 55' concrete launch ramp
- Reduce ongoing maintenance and repairs
 - Reduce time and resources for cleanup
 - Decrease time facility is closed to paddlers
- Cost Estimate: \$ 215,000
- Hebron Parkway Screen Wall and Trail Project
 - Current Status - Notice to Proceed; Waste Mgmt easement
 - Timeline - 7 months



Solution / Action Plan

- Move and relocate it to Lake Park Boat Launch #1
 - Serve as Courtesy Dock
 - Current Courtesy Dock is Inoperable
- Cost Estimate: \$ 102,150



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LLELA Kayak Launch Update

- 90% Design Completed
 - OPCC \$995,040.25 (base bid)
 - Add Alt: \$49,456
- 100% Construction drawings due in Feb
- Project to bid by mid-March 2026
- Construction timeline 4 months
 - Depending on release rate
- Close Kayak Access
 - Debris
 - Provide space for cleanup downstream



Next Steps

- Secure Funding: February
 - Combination of CIP and Operational funds
- Requires USACE Regulatory Approval
 - may require full drawings
- Construction: 2-3 months
- Updated launch will provide
 - Reduce time for cleanup for Staff
 - Capacity to reopen the launch quicker



Discussion | Questions?



City Council Meeting Speaker Protocol

February 2, 2026

Recap – September 15, 2025 Workshop



Council Policy Adopted in 2019.

Goals:

Provide standardized and predictable rules of engagement so speakers, staff, and council know what processes are

Balance transparency and open government with efficiency

Provide the presiding officer with the flexibility needed to effectively run a meeting when scenarios present themselves that are not anticipated

Provide opportunities to hear from the public, provide due process, respect first amendment rights, all while maintaining order

Council Feedback and Staff Direction - September 15, 2025

- **PUBLIC HEARINGS:**

- Allow 10 minutes for the applicant with 5 minutes for rebuttal and 5 minutes for all other speakers

- **VISITORS FORUM:**

- Allow 3 minutes for speakers

- **REGULAR HEARING ITEMS:**

- Allow 3 minutes for speakers

- **TIME ADJUSTMENT WHEN USING A TRANSLATOR:**

- Allow double the amount of time

Council Feedback and Staff Direction - September 15, 2025 (cont.)

- **GROUP SPOKESPERSON INCENTIVE:**

- Add an incentive to double the allotted time when a group of five or more chooses a spokesperson

- **PROVISION TO ALLOW PRESIDING OFFICER TO EXTEND SPEAKING TIME:**

- Add a provision to allow the presiding officer to extend the speaking time

- **REQUIREMENT FOR SPEAKER TO STATE THEIR NAME AND ADDRESS FOR THE RECORD:**

- Only require the speaker to state their name and *city* for the record. A written address will still be required on the speaker card.

Council Feedback and Staff Direction - September 15, 2025 (cont.)

- **LANGUAGE REGARDING RULES OF DECORUM:**

- Add the following language to the policy:

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 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.

Council Feedback and Staff Direction - September 15, 2025 (cont.)

- **SPEAKER'S USE OF AUDIO-VISUAL SYSTEM**

- Council requested that staff do additional research and bring information back for consideration

Use of the AV System for Speaker Presentations

LEWISVILLE PRACTICE: We allow applicants the ability to use the audio-visual system for Applicant Presentations. We require advanced submittal to be able to do a cybersecurity check and to ensure it runs on our system during staff's day of meeting run-through. We require all other speakers to provide hard copies of presentations.

Which cities allow use of the AV system for presentations at City Council meeting?

City	Allow 3 rd Party Use City AV During Council Meeting?	Applicant?	Non-applicants?
Frisco	N	N	N
Arlington	N	N	N
Plano*	N	N	N
Irving*	N	N	N
Lewisville	Y	Y	N
Dallas**	Y	Unknown	Unknown
Garland**	Y	Unknown	Unknown
Denton	Y	Y	N
Grapevine	Y	Y	N
Mesquite	Y	Y	N
Carrollton	Y	Y	N
Grand Prairie	Y	Y	N
Richardson	Y	Y	N
Allen	Y	Y	Y
Coppell	Y	Y	Y
Flower Mound	Y	Y	Y
Fort Worth	Y	Y	Y
McKinney	Y	Y	Y

*Allows use of an overhead projector by all parties, but not AV system.

**Did not respond to survey, but previously stated that they do allow use of their AV system

Survey Questions List

- How often do people use the AV system for presentations at City Council meeting?
- What do you do to guard against malware getting loose on your city network?
- How many times in the past year has your city discovered some sort of malware on a presentation?
- Of that number, how many times has that malware escaped from the segregated, sandbox environment to the broader city network?
- What presentation formats does your city allow?
- How much time is spent by staff per council meeting on vetting presentations for security concerns?
- Is there anything you know now that you wished you had known when your city first started allowing AV use?
- How many times in the last year has someone used AV equipment in ways that would be considered a violation of our standard speaker protocol (no profane, obscene, etc.)
- On what agenda items do you allow AV use? (Public, visitor forum, regular)

How often do people use the AV system for presentations at City Council meeting?

- City of Allen - at least once per month at City Council meetings
- City of Coppell - rarely
- Town of Flower Mound - rarely
- City of Fort Worth - approximately once per month
- City of McKinney - rarely

What do you do to guard against malware getting loose on your city network?

- City of Allen - files or flash drives submitted that are unable to be scanned for viruses are not be permitted.
- City of Coppell – departments review presentations in advance for safety
- Town of Flower Mound – presentations are required to be submitted in advance, and the files are reviewed for safety
- City of Fort Worth - review PowerPoints and videos, but don't take extra precautions
- City of McKinney - public speakers are required to email their presentation; applicants provide presentations one week before the meeting to the responsible department and it is included as part of the agenda

How many times in the past year has your city discovered some sort of malware on a presentation?

- City of Allen - Not aware of any
- City of Coppell - none
- Town of Flower Mound - none
- City of Fort Worth - none
- City of McKinney - none

Of that number, how many times has that malware escaped from the segregated, sandbox environment to the broader city network?

- City of Allen - N/A
- City of Coppell - N/A
- Town of Flower Mound - N/A
- City of Fort Worth - N/A
- City of McKinney - N/A

What presentation formats does your city allow?

- City of Allen - flash drives, PowerPoint hard copies on a visual projector, or use of the speaker's equipment
- City of Coppell - PDF, PPT, JPEG, MP4, MOV, WMV
- Town of Flower Mound – PowerPoint, PDF
- City of Fort Worth - PowerPoint preferred, but will allow PDF
- City of McKinney - PowerPoint and PDF formats are accepted; all PowerPoint presentations are converted to PDF when possible

How much time is spent by staff per council meeting on vetting presentations for security concerns?

- City of Allen - no formal review
- City of Coppell – minimal staff time
- Town of Flower Mound – unknown, individual departments are responsible for vetting applicant presentations; city secretary’s office has received one presentation in the last six months
- City of Fort Worth - depends on the volume, but no more than 30 minutes.
- City of McKinney - unknown, individual departments are responsible for this task

Is there anything you know now that you wished you had known when your city first started allowing AV use?

- City of Allen - no
- City of Coppell – no
- Town of Flower Mound – no
- City of Fort Worth - always test any form of presentation prior to the meeting to avoid issues
- City of McKinney - no

How many times in the last year has someone used AV equipment in ways that would be considered a violation of your standard speaker protocol (no profane, obscene, etc.) ?

- City of Allen - none
- City of Coppell - none
- Town of Flower Mound – none
- City of Fort Worth - none
- City of McKinney - two times; it was same person who attended two separate regular meetings

On what agenda items do you allow AV use? Public, visitor forum, regular)

- City of Allen - public hearing items, regular items, visitor forum
- City of Coppell – public hearing items, regular items, visitor forum
- Town of Flower Mound – public hearing items, regular items, visitor forum
- City of Fort Worth - public hearing items, regular items, visitor forum
- City of McKinney - public hearing items, regular items, visitor forum

Discussion - Use of the AV System
