

LEWISVILLE CITY COUNCIL

CALLED-SPECIAL MEETING

January 30, 2026

7:30 A.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
Liz Plaster, City Attorney
Stacie Anaya, Director of Parks & Recreation
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 7:30 a.m. on Friday, January 30, 2026, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

REGULAR SESSION

Visitors Forum

(Agenda Item A)

There were no speakers for Visitors Forum.

REGULAR HEARING

(Agenda Item B)

**LEWISVILLE CITY COUNCIL
CALLED-SPECIAL MEETING
JANUARY 30, 2026**

Page 2

**Approval of the Sublease Agreements Between
Suntex and the City of Lewisville; and
Authorization for the City Manager, or Her
Designee, to Execute the Agreements.**

(Agenda Item B-1)

In November 2024, the United States Army Corps of Engineers (USACE) executed Lease No. DACW63-1-24-0613 for Park and Recreational Areas on Lewisville Lake with the City of Lewisville to replace Lease No. DACW63 1 00 0820 upon expiration on April 14, 2025. LJH was the concessionaire for Eagle Point Marina under the former lease. The City held a competitive process and chose a different concessionaire for the future operations of the marina area. The chosen concessionaire was Matthew Southwest in partnership with Suntex. Suntex has been working with LJH since 2024 to negotiate a buy out of its current operations at the marina and some of the uplands area that provide complimentary services. To facilitate a smooth transaction between Suntex and LJH, the City Council approved ratification of two extensions with LJH. The first extension was approved through October 2025, and the second extension was approved through January 2026. Over the past six months, the City has worked closely with Suntex on two sublease agreements. One is a long term agreement for the redevelopment and operation of the marina. The initial term of the proposed long term agreement ends on April 14, 2050, with two optional 10-year extensions, and one optional 5-year extension. The other is a short term, 3 year agreement for management of the uplands while Matthew Southwest identifies a developer and operator for the lodge, cabins and restaurants approved in the Lake Park Master Plan.

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

Scott Stevenson, Investment Manager, Suntex Marinas, gave a presentation to the City Council.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Deputy Mayor Pro Tem Troyer, the Council voted six (6) "ayes" and no (0) "nays" to approve the agreements and authorize the City Manager, or her designee, to execute the agreements as set forth in the caption. The motion carried.

Adjournment

(Agenda Item C)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:43 a.m. on Friday, January 30, 2026.

**LEWISVILLE CITY COUNCIL
CALLED-SPECIAL MEETING
JANUARY 30, 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