

# LEWISVILLE CITY COUNCIL

## REGULAR SESSION

January 5, 2026

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  
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, January 5, 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.

Director of Planning Richard Luedke and Fire Chief Mark McNeal answered questions regarding Item No. E-1 regarding street parking and lane width for fire apparatus. Director of Public Services Aaron Russell answered questions regarding Item No. G-3 and explained requirements contracts and discussed the funding for these contracts. Director of Parks & Recreation Stacie Anaya answered a question regarding Item No. G-4. Mayor TJ Gilmore will

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recuse himself from this item. This item will be removed from the Consent Agenda. City Manager Claire Powell introduced the new City Engineer Brett Bourgeois.

**Update on the Gene Carey Animal Shelter  
Expansion Project**

**(Agenda Item B)**

Director of Neighborhood & Inspection Services Chris McGinn introduced Brittany Polk, the new Animal Services Manager. At the request of Mayor Gilmore, Mr. McGinn and Chris Sqaudra, Founder & Principal of Peak Program Value gave a presentation regarding an update on the Gene Carey Animal Shelter expansion project and received questions and comments from City Council and City staff. Councilmember Green asked about a foster program to relieve stress from the impact of the construction.

**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 7:05 p.m. on Monday, January 5, 2026.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Gilmore, Deputy Mayor Pro Tem Bob Troyer gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

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

**Recognition of Parks and Recreation  
Department Employee Rodrick Mayberry  
Jr. for Receiving the TAAF Susan Gerred  
Young Professional Award**

**(Agenda Item C-1)**

Mayor Gilmore presented the certificate of recognition to Rodrick Mayberry Jr. Mr. Mayberry Jr. spoke regarding the award and the recognition.

**Announcement of 2026 ColorPalooza Logo  
Contest Winner and Unveiling of Design.**

**(Agenda Item D-1)**

At the request of Mayor Gilmore, Arts Center Manager Denise Helbing announced Greidy Marisol Flores Mejia as the winner of the 2026 ColorPalooza logo contest and unveiled the design.

PUBLIC HEARING

**Public Hearing: Consideration of Ordinance No. 0818-26-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 0.6158 Acres of Land, Legally Described as Lots 5 and 6 and a Portion of Lots 11 and 12, Block 3, O.B. Dick Subdivision; Located at the Southwest Corner of South Cowan Avenue and Hickory Street; From Old Town Mixed Use Two (OTMU 2) District Zoning to Planned Development Old Town Mixed Use Two (PD OTMU 2) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, as Requested by Steven Homeyer, Homeyer Engineering Inc., on Behalf of 421 S Cowan St LLC., the Property Owner (Case No. 24-12-3-PZ).**

**(Agenda Item E-1)**

The owner purchased the property located at 421 South Cowan Avenue and the property to the west in 2023. The applicant is proposing to develop the two properties as a 13 unit townhome community. A Letter of Design Approval from the Old Town Development Review Committee was granted in November 2024 for the exterior elevations and site layout. The Planning and Zoning Commission recommended approval of this request by a vote of 4-1 on December 2, 2025.

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

Richard E. Luedke, AICP, Planning Director was available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:15 p.m.

Councilmember Green inquired about letters of opposition and asked questions regarding the layout.

Mayor Pro Tem Cade expressed concerns about the project in regard to fire apparatus.

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**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 continue the public hearing to the January 26, 2025 City Council meeting. The motion carried.

**Visitors Forum**

**(Agenda Item F)**

There were no speakers for Visitors Forum.

**CONSENT AGENDA**

**(Agenda Item G)**

**MOTION:** Upon a motion made by Deputy Mayor Pro Tem Troyer, and seconded by Councilmember Green, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda, with the exception of Item No. G-4.

2. APPROVAL OF MINUTES: City Council Minutes of the December 5, 2025, Called Special Workshop Session; and City Council Minutes of the December 15, 2025, Workshop Session and Regular Session.
3. Approval of a Bid Award for an Annual Requirements Contract for Concrete Repairs to HD Way Concrete Service LLC (Primary), in the Estimated Amount of \$4,527,400, and SAZ Global Inc. dba SAZ Infrastructure (Secondary) in the Estimated Amount of \$4,899,953; and Authorization for the City Manager, or Her Designee, to Execute the Agreements.
4. ~~Approval of the First Amendment to the Agreement with Keep Lewisville Beautiful; and Approval of the Second Amendment to the Office Space Lease Agreement Between the City of Lewisville and Keep Lewisville Beautiful; and Authorization for the City Manager, or Her Designee, to Execute the Amendments.~~

The motion carried.

**REGULAR HEARING**

Mayor Gilmore recused himself from Item G-4 and left the Council Chambers.

**Approval of the First Amendment to the Agreement with Keep Lewisville Beautiful; and Approval of the Second Amendment to the Office Space Lease Agreement Between the City of Lewisville and Keep Lewisville Beautiful; and Authorization for the City Manager, or Her Designee, to Execute the Amendments.**

**(Agenda Item G-4)**

In 2022, an agreement was executed between the Parks and Recreation Department (PARD) and Keep Lewisville Beautiful (KLB) for the provision of mutual support and services. In return for services regarding beautification and enhancement of public spaces, special event and volunteer support, sustainability education and awareness campaigns, and sharing of metrics for grant and informational purposes, KLB received a rental reduction for the offices at the Visitor Information Center (VIC). As the VIC is scheduled to be decommissioned, KLB will need to relocate to Thrive. The amendment to the lease addresses this change of location. In addition, PARD is working with KLB on a \$10,000 pilot program for litter abatement along Prairie Creek. The amendment to the agreement addresses this pilot program as well. Funding for the pilot program is available through the Parks and Recreation budget.

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

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

Mayor Gilmore returned to the Council Chambers.

**City Council and Staff Reports**

**(Agenda Item I-1)**

- Councilmember Kelly wished everyone a happy new year and encouraged everyone to live in your city, not just exist in your city.
- Councilmember Green wished everyone a happy new year and reminded everyone about the water app.
- Councilmember Tipton wished everyone a happy new year.
- Councilmember Cade asked everyone to keep James Kunke's family and his City of Lewisville family in their prayers.

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- Councilmember Meridith wished everyone a happy new year.
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- Mayor Gilmore let everyone know of the memorial celebration for James Kunke on January 10, 2026.

**Return to Workshop if Necessary**

**(Agenda Item H)**

**Closed Session**

**(Agenda Item I)**

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 J)**

**Adjournment**

**(Agenda Item K)**

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 7:39 p.m. on Monday, January 5, 2026.

These minutes approved by the Lewisville City Council on the 26<sup>th</sup> of January, 2026.

APPROVED

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TJ Gilmore  
MAYOR

ATTEST:

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Jennifer Malone-Ippolito  
CITY SECRETARY

# **GENE CAREY ANIMAL SHELTER EXPANSION PROJECT UPDATE**

City Council Workshop  
January 5, 2026



# BACKGROUND

- Project Budget
    - \$9.9 million in Proposition B funding allocated for the expansion of the Gene Carey Animal Shelter and Adoption Center
  - Voter Authorization
    - Approved by 70% of voters
  - Project Improvements:
    - Expanded surgical suite with pre-op and post-op recovery areas
    - Additional kennel capacity
    - Relocate third supervisor office
    - Expanded laundry facilities and relocation of Cat Isolation and Quarantine
    - Additional staff workstations
    - Separation of dog and cat intake areas to reduce stress and improve efficiency
    - Dedicated volunteer space for program development
    - Increased dry food and general storage space
  - Public Art Allocation for project in Bond Election:
    - \$200,000 allocated for public art, included within the total authorized project budget
- 
- The diagram uses curly braces to group the project improvements. A green brace groups the first three items (Expanded surgical suite, Additional kennel capacity, Relocate third supervisor office) and is labeled 'Base Bid'. A blue brace groups the next two items (Expanded laundry facilities, Additional staff workstations) and is labeled 'Add Alternatives 1&2'. A black brace groups the last three items (Separation of dog and cat intake areas, Dedicated volunteer space, Increased dry food and general storage space) and is labeled 'Dropped From Project'.

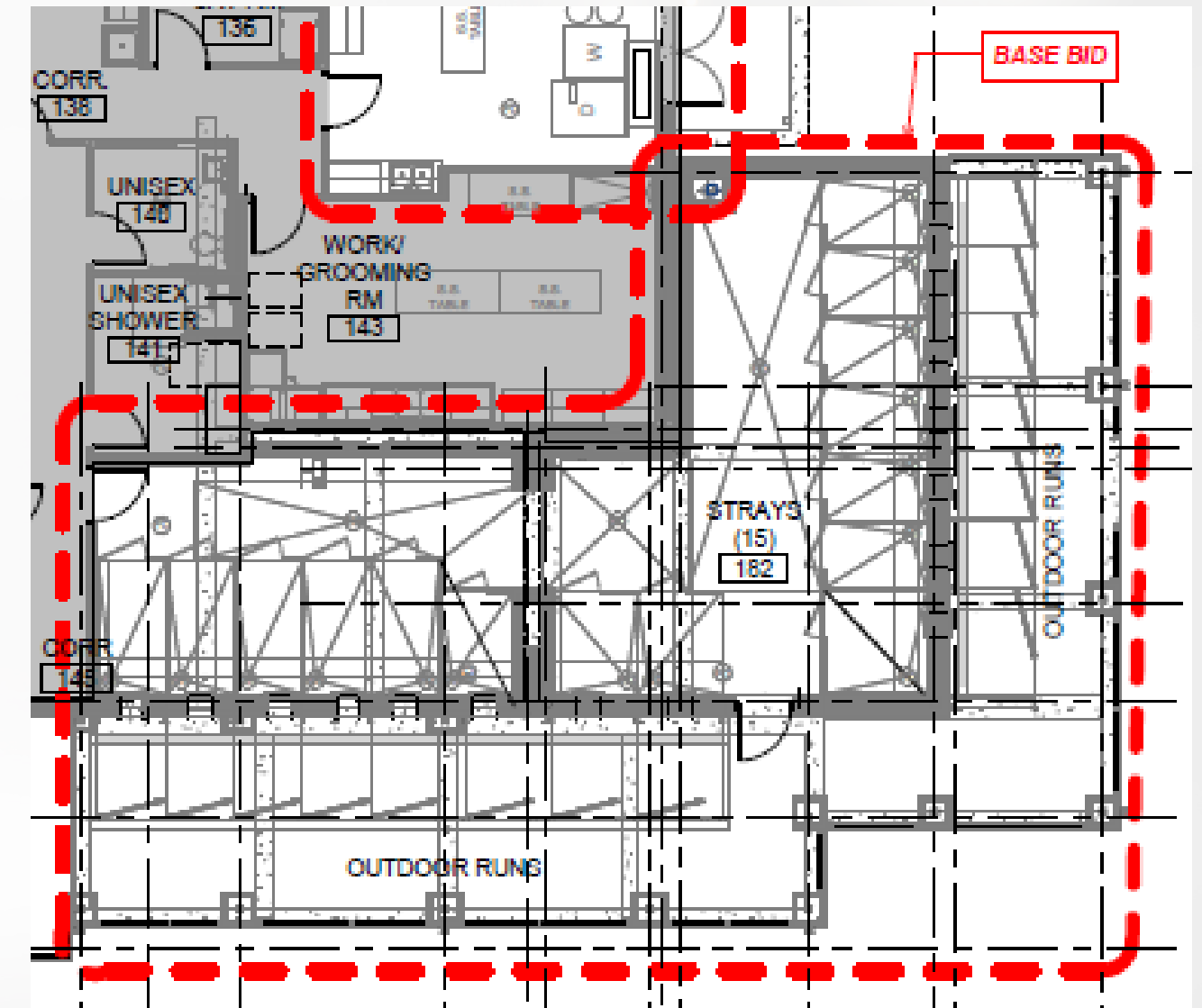
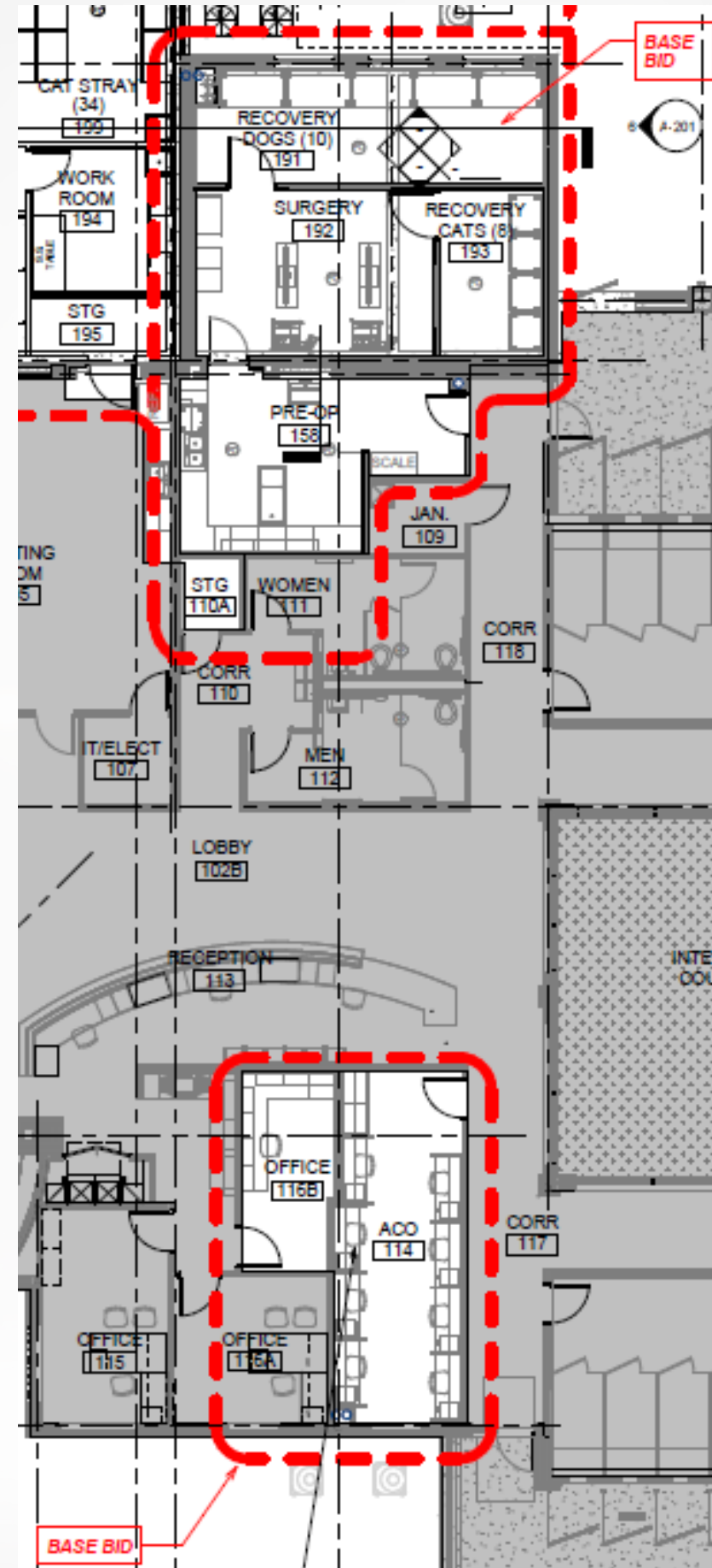


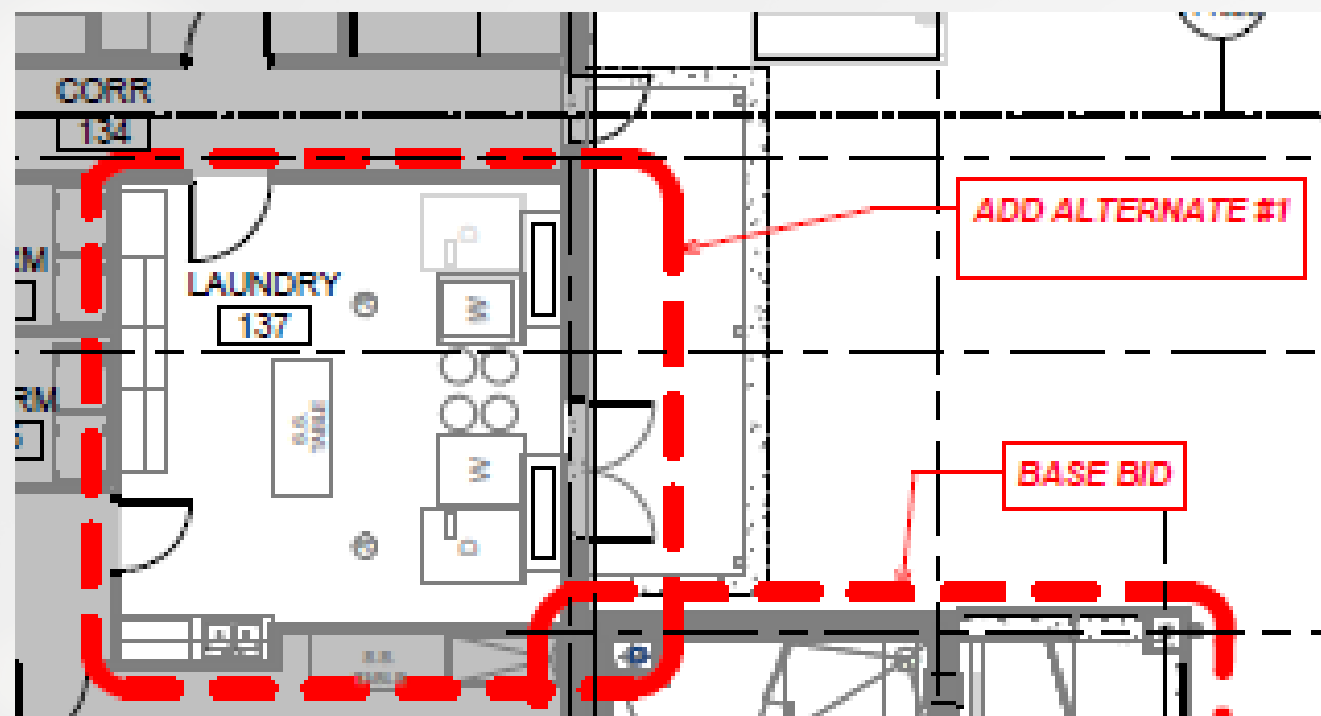
# BASE BID SCOPE OF WORK

The current base bid for the Proposition B expansion includes the following programmatic and operational improvements:

- Expanded surgical suite, including dedicated pre-operative and post-operative recovery areas
- Additional kennel capacity to support increased animal intake
- Additional staff workstations and the construction of a third supervisor's office

**Estimated Total – \$3.4 Million**



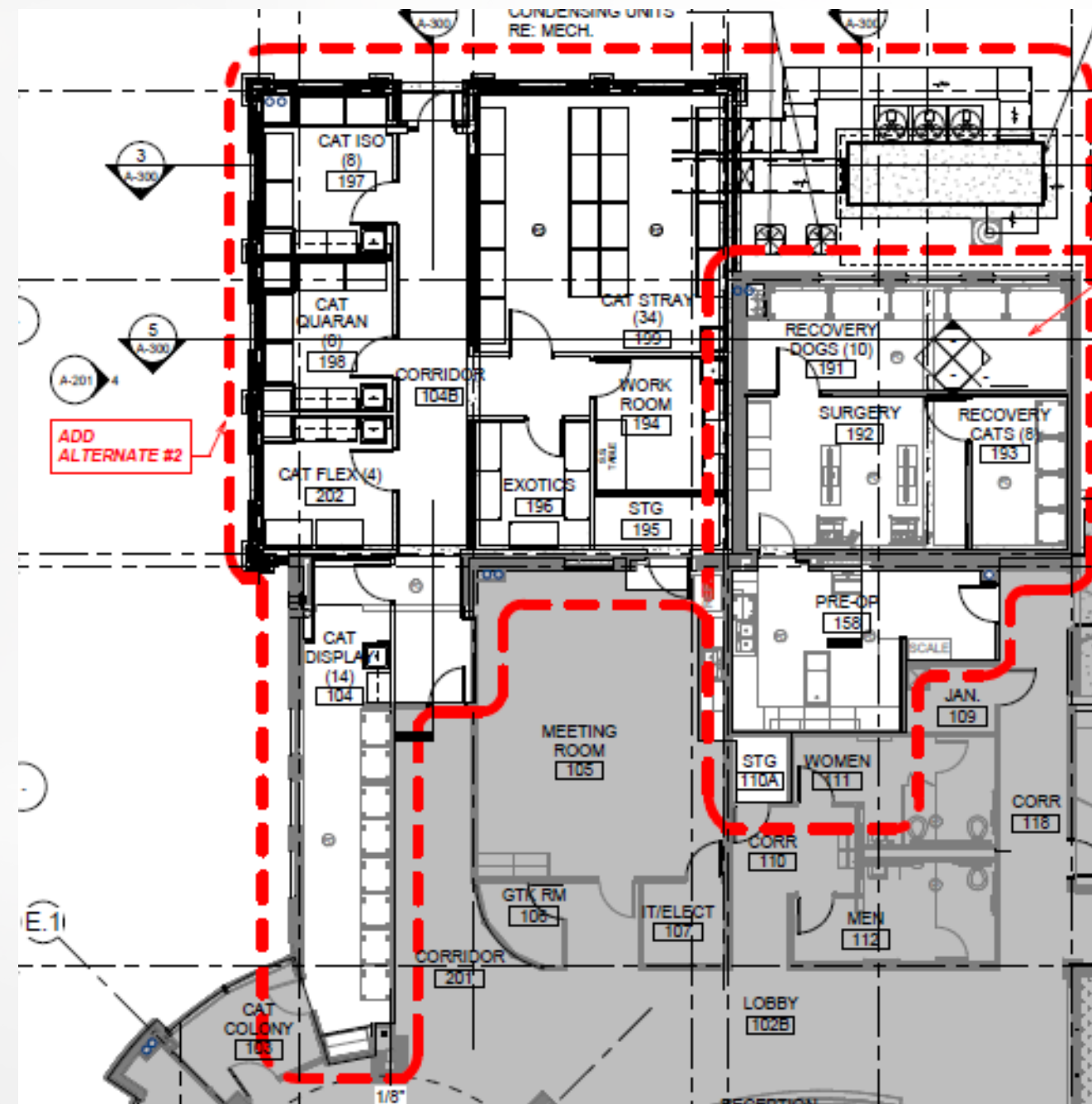


# ADD ALTERNATIVES 1 & 2

The following elements, as originally depicted during conceptual design and programming, but not included in the current base bid:

- Expanded laundry facilities
- Relocation of Cat Isolation and Quarantine

**Estimated Total - \$2.2 Million**









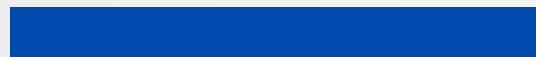
# Timeline for CMAR RFQ



# SOURCES & USES BUDGET DETAIL

## Proposition B – \$9.9M Sources Budget Allocation

- **Construction (CMAR's Contract):**
  - Base Scope Estimate: \$3.4 Million
  - Optional Alternates (Maximum Allowable): \$2.2 Million
  - **Maximum CMAR Contract Value: \$5.6 Million**
- **Project Management:** **\$322,950**
  - PPV (Council Approved 17 FEB 2025)
- **Architecture & Design:** **\$1,028,300**
  - Quorum Architecture (Council Approved 17 FEB 2025)
- **Public Art Allocation:** **\$200,000**
- **Remaining Budget** Approximately **\$2.75 Million**
  - (Contingency & escalation reserves + additional soft costs)
- **Total Authorized Uses Budget: \$9.9 Million**





# CONSTRUCTION IMPACTS & MITIGATION

**Impact:** Construction will be completed using a phased approach that allows shelter operations to continue without disruption. Daily operations, kennel capacity, and intake services are not expected to be affected, and animal control and public safety services will remain fully operational.

**Mitigation:** Construction sequencing will ensure all critical operational areas remain available throughout the project. As a precaution, the City will retain contingency options such as interlocal shelter partnerships, foster and rescue support, off-site housing where permitted, and focused intake procedures if unforeseen conditions arise.

**Outcome:** The phased approach ensures uninterrupted services, protects animal welfare, maintains regulatory compliance, and minimizes impacts to residents and staff during construction.



A top-down view of a desk with various items: a laptop in the upper center, a cup of coffee on the left, a pen and a small object in the center, a notebook on the right, a pair of glasses below the pen, and a large plant leaf in the bottom left corner. Two solid blue horizontal bars are positioned on either side of the central text.

# QUESTIONS?