

LEWISVILLE CITY COUNCIL

REGULAR SESSION

August 4, 2025

6:00 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

Ronni Cade, Mayor Pro Tem - absent
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 6:00 p.m. on Monday, August 4, 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.

City Manager Claire Powell answered a question regarding Item Nos. E-2, E-3, E-4 and G-8. Planning Director Richard Luedke answered a question regarding Item No. H-13.

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Streetlight Feasibility Study

(Agenda Item B)

At the request of Mayor Gilmore, Jason Tanko, CEO, TankoLighting, gave a presentation regarding the streetlight feasibility study and received questions and comments from City Council and City staff.

Cattle Drive Parade Discussion

(Agenda Item C)

At the request of Mayor Gilmore, Director of Community Engagement James Kunke gave a presentation regarding the Cattle Drive Parade and received questions and comments from City Council and City staff.

CDBG Annual Action Plan Review

(Agenda Item D)

There was no presentation on this item.

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 4, 2025.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember William Meridith gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

Mayor TJ Gilmore gave the pledge to the United States and Texas flags.

**Proclamation Declaring August 4, 2025 as
Starship Bagel Day.**

(Agenda Item C-1)

Mayor Gilmore presented the proclamation declaring August 4, 2025 as Starship Bagel Day to Oren Salomon. Mr. Salomon spoke regarding the proclamation.

**Certificates of Appointment and Oaths of
Offices to Reappointed and Newly
Appointed Members of the City's Boards /
Commissions / Committees**

(Agenda Item D-1)

Mayor Gilmore welcomed the reappointed and newly appointed members of the City's boards, commissions and committees. City Secretary Jennifer Malone-Ippolito administered the oaths of office to all board members present.

Public Hearing: Consideration of Ordinance No. 0778-25-ZON, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 3.027 Acres of Land, out of the Edmond Aday Survey, Abstract Number 11; Located at 421 Bennett Lane; From Agriculture Open Space (AO) District Zoning to Light Industrial (LI) 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 James Yu, Lovett Industrial LLC, on Behalf of Eduardo and Ana Ortuno, the Property Owners. (Case No. 25-04-9-Z)

(Agenda Item E-1)

421 Bennett Lane is currently zoned Agriculture Open Space and is requested to be rezoned to Light Industrial, matching the zoning to north, east, and south of the property. The Planning & Zoning Commission unanimously (7-0) recommended approval of this case at their July 15, 2025, meeting.

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

Planning Director Richard Luedke was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:14 p.m.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilmember Meridith, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:16 p.m.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) "ayes" and no (0) "nays" to approve **Ordinance No. 0778-25-ZON** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Ordinance No. 0779-25-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for Automobile Repair (Minor) on Approximately 0.61 Acres Legally Described as Thomas Addition, Lot 1, Block A, Located at 500 South Kealy Avenue, and Zoned Light Industrial (LI) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date; as Requested by Ezekiel Kaufman, Mobile Tire, LLC, the Property Owner (Case No. 25 06 9 SUP).

(Agenda Item E-2)

Mobile Tire is a minor automotive service shop looking to occupy the existing building at 500 South Kealy Avenue. A Special Use Permit is required as the property does not meet the 200 foot distance from a single family property, has bay doors facing the street and does not have a landscape buffer. The proposed business only operates on vehicles off site of their establishment and will not store any customer cars on the premises. The Planning & Zoning Commission unanimously (7-0) recommended approval at their July 15, 2025, meeting.

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

Planning Director Richard Luedke was available for questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:18 p.m.

Mr. Luedke answered questions from Councilmembers Green and Kelly.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Tipton, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:19 p.m.

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. 0779-25-SUP** as set forth in the caption with the following conditions:

1. vehicles in need of repair shall not be stored or repaired on site;
2. all repair activities shall take place off site; and
3. no outside storage shall be allowed on the site.

The motion carried.

Public Hearing: Consideration of Resolution No. 0780-25-RES, a Resolution of the City Council of the City of Lewisville, Texas, Providing For The Adoption of An Amendment To The City's 2023 Community Development Block Grant Annual Action Plan To Reallocate Funds From The Multifamily Accessibility Program To The Fox Hembry Historical Cemetery Restoration, United Way Of Denton County HVAC Unit Replacement Project, and The Boys and Girls Clubs of Greater Tarrant County HVAC Replacement Project And Authorization for the City Manager, or Her Designee, to Submit the Amendment to the U.S. Department of Housing and Urban Development.

(Agenda Item E-3)

The 2023-2024 Community Development Block Grant (CDBG) Annual Action Plan (AAP) included allocating \$345,799 to a Multifamily Accessibility Program (MAP) to modify residential units for low to moderate income renters in multifamily housing complexes to gain or increase accessibility to the units or common area. City staff encountered challenges identifying a multifamily complex willing to utilize these CDBG funds. Reallocating the funds to other projects will ensure timely expenditure and compliance with the Department of Housing and Urban Development's (HUD) timeliness test. Funding would be reallocated to three projects: Fox Hembry Historical Cemetery Restoration, United Way of Denton County HVAC Unit Replacement, and Boys and Girls Clubs of Greater Tarrant County HVAC Replacement Projects

The City staff's recommendation was that the City Council approve the resolution and authorize the City Manager, or her designee, to submit the amendment to the U.S. Department of Housing and Urban Development as set forth in the caption above..

Mayor Gilmore opened the public hearing at 7:20 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Troyer, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:21 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted five (5) “ayes” and no (0) “nays” to approve **Resolution No. 0780-25-RES** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Resolution No. 0781-25-RES, a Resolution of the City Council of the City Of Lewisville, Texas, Providing For The Adoption of an Amendment To The City’s 2024 Community Development Block Grant Annual Action Plan To Reallocate Funds From The Multifamily Accessibility Program To The Boys and Girls Clubs of Greater Tarrant County HVAC Replacement Project and Denton County Friends of the Family’s Family Justice Center Development Project and Authorization for the City Manager, or Her Designee, to Submit the Amendment to the U.S. Department of Housing and Urban Development.

(Agenda Item E-4)

The 2024-2025 Community Development Block Grant (CDBG) Annual Action Plan (AAP) included allocating \$166,166 to a Multifamily Accessibility Program (MAP) to modify residential units for low to moderate income renters in multifamily housing complexes to gain or increase accessibility to the units or common area. City staff encountered challenges identifying a multifamily complex willing to utilize these CDBG funds. Reallocating the funds to other projects will ensure timely expenditure and compliance with the Department of Housing and Urban Development’s (HUD) timeliness test. Funding would be reallocated to two projects: Boys and Girls Clubs of Greater Tarrant County HVAC Replacement and Denton County Friends of the Family’s Family Justice Center.

The City staff’s recommendation was that the City Council approve the resolution and authorize the City Manager, or her designee, to submit the amendment to the U.S. Department of Housing and Urban Development as set forth in the caption above..

Mayor Gilmore opened the public hearing at 7:23 p.m.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Troyer and seconded by Councilmember Tipton, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:24 p.m.

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 **Resolution No. 0781-25-RES** as set forth in the caption. The motion carried.

Public Hearing: Consideration of Resolution No. 0782-25-RES, a Resolution of the City Council of the City of Lewisville, Texas, Providing for the Adoption of the 2025 Annual Action Plan as Required by the U.S. Department Of Housing And Urban Development And Authorization for the City Manager, or Her Designee, to Submit the Plan to the U.S. Department of Housing and Urban Development.

(Agenda Item E-5)

An Annual Action Plan must be submitted to the Department of Housing and Urban Development (HUD) by August 15, 2025 as a requirement to receive Community Development Block Grant (CDBG) funds of \$847,606 and HOME Investment Partnership Funds (HOME) of \$347,555.08 in FY 2025 2026. The CDBG Advisory Committee reviewed applications submitted by non-profit agencies for projects that address HUD national objectives and Consolidated Plan priorities. At a meeting on June 17, 2025, the Committee voted 5-0 to recommend a social services budget. The Plan was made available for a 30 day public comment period.

The City staff’s recommendation was that the City Council approve the resolution and authorize the City Manager, or her designee, to submit the amendment to the U.S. Department of Housing and Urban Development as set forth in the caption above.

Mayor Gilmore opened the public hearing at 7:25 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Tipton, the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

Mayor Gilmore closed the public hearing at 7:26 p.m.

MOTION: Upon a motion made by Councilmember Green and seconded by Councilmember Kelly, the Council voted five (5) “ayes” and no (0) “nays” to approve **Resolution No. 0782-25-RES** as set forth in the caption. 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 five (5) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

6. APPROVAL OF MINUTES: City Council Minutes of the July 21, 2025, Workshop Session, and Regular Session.
7. Approval of a Bid Award for an Annual Requirements Agreement for Underground Utility Repairs to Four Star Excavating, Dallas, Texas, in the Estimated Amount of \$944,960; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
8. Approval of Amendment No. 3 to the Professional Services Agreement with OCMI, Inc., Richardson, TX, Reducing the Agreement Amount by \$555,211 for the Prairie Creek Wastewater Treatment Plant II (PCWWTP) Aeration Basin Expansion Project, Removing Construction Phase Services but Increasing Pre construction Support; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
9. Approval of Renewal of a New Five Year Agreement with Hilltop Securities Asset Management, LLC for Arbitrage Rebate Compliance Service; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
10. Approval of Subdivision Improvement Agreement for Park Improvements Between the City of Lewisville and Josey Lane LLC, and Authorization for the City Manager, or Her Designee to Execute the Agreement.
11. Approval of an Interlocal Agreement Between the City of Lewisville and the Town of Flower Mound to Combine Efforts for the Provision of a Youth Services Program to Include Teen Court and Youth Diversion in Municipal Court; and Authorize the City Manager, or Her Designee, to Execute the Agreement.
12. Approval of Resolution No. **0783-25-RES**, a Resolution for the Acceptance of the 2025 State and Local Cybersecurity Grant Award in the Amount of \$39,201.74.

The motion carried.

Consideration of One Alternative Standard Associated With Landscape Standards for Broken Halo's Haven; on Approximately 0.0918 Acres, Legally Described as Lot 6, Block 10, Kealy Addition, Zoned Old Town Mixed Use Two (OTMU 2); Located at 334 East Walters Street as Requested by Brittany Youngblood, McAdams, on Behalf of Leif Kjell Knutson and Natalie Reid Knutson Capital LLC, the Property Owner (Case No. 25 05 9 AltStd).

(Agenda Item H-13)

Broken Halo's Haven, a non-profit organization, is constructing a new facility at 334 East Walters Street. One alternative standard is requested based on the existing unfinished street section; a. to plant trees in the ROW without the tree grates as required per section VI.8.3.8. The Planning and Zoning Commission recommended approval unanimously (7-0) at their July 15, 2025, meeting.

The City staff's recommendation was that the City Council approve the item as listed in the caption above.

MOTION: Upon a motion made by Councilmember Meridith and seconded by Councilmember Kelly, the Council voted five (5) "ayes" and no (0) "nays" to approve the alternative standard as set forth in the caption. The motion carried.

Reports

(Agenda Item I-1)

- Director of Parks & Recreation Stacie Anaya gave a report regarding the upcoming Thrive closure.
- Director of Neighborhood Services Chris McGinn reported that this month is Clear the Shelter and adoption fees have been waived for the month of August.
- Councilmember Kelly reminded everyone that there are great cultural events at the Grand Theater and encouraged everyone to check to see what is available.
- Councilmember Meridith reported on upcoming Lewisville Library activities.
- Deputy Mayor Pro Tem Troyer reported on upcoming events at the Lewisville Grand Theater.
- City Manager Powell thanked staff and commented that she has a great team.
- Mayor Gilmore reminded everyone of the budget workshop scheduled for Saturday, August 9, 2025, and invited everyone to attend.

Return to Workshop Session if Necessary

(Agenda Item J)

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Closed Session

(Agenda Item K)

Mayor Gilmore RECESSED into Closed Session at 7:35 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 L)

Mayor Gilmore RECONVENED into Regular Session at 8:00 p.m. There was no action taken on items discussed in Closed Session.

Adjournment

(Agenda Item M)

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:00 p.m. on Monday, August 4, 2025.

These minutes approved by the Lewisville City Council on the 18th of August, 2025.

APPROVED

TJ Gilmore
MAYOR

ATTEST:

Jennifer Malone-Ippolito
CITY SECRETARY

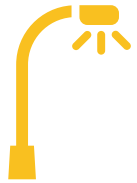
Lewisville, TX Streetlight Study Report

Feasibility Study Review
August 4th, 2025



Jason Tanko
CEO

Who is Tanko Lighting?



**Sole Focus
Municipal Streetlighting
Consultant**



**940,000+ Streetlights
In Contract**



**533,000+ Streetlight
Acquisitions**



**70,000+ Fixtures
Maintained**



**280+ Projects
Nationwide**

Streetlighting Importance & Issues Facing Municipal Leaders



- Streetlights are for *Public Safety*
 - Prevent vehicular accidents
 - Keep pedestrians safe
- Critical piece of city infrastructure
 - Muni. duty to control right-of-way
 - Installed under the authority and directive of the city
- Utility Owned
 - High & rising costs
 - Limited control



Current Streetlighting of Lewisville, TX

- **2,613 TNMP owned fixtures**
- **824 CoServ owned fixtures**
- **Current annual lighting costs of \$687k**
- **Only 5.5% converted to LED**
- **Primarily High Pressure Sodium (HPS) -1970s tech**
- **High costs, low service**
- **Huge opportunity**
 - **Improve public safety**
 - **Reduce operational costs**



Streetlight Study Options



Option 1

Ownership Transfer from TNMP / CoServ to City, LED Conversion, and Ongoing Maintenance

Option 2

Utility Sponsored LED Conversion, No Acquisition

Option 3

Status Quo – 5% Annual LED Conversion by Utility

Results



Option	Description	Est. Project Cost	20yr Op. Costs	20yr Op. Savings	ROI
Option 1	City-Owned LED Streetlight System	\$2,701,941	\$4,936,167	\$7,231,901	5.3 yrs
Option 2	Utility-Owned LED Streetlight System	\$371,964	\$18,921,792	(\$6,753,724)	N/A
Option 3	Status Quo (Baseline)	N/A	\$12,168,068	N/A	N/A

Tariff Change | Option 1 – 5.3yr Payback



Current Monthly Cost

\$14.12

(100w HPS, 25% of system)

- \$10.42 - Rate & Maint.
- \$3.70 – Gen./Tran. & Riders

**Ownership Change &
LED Conversion**



New Monthly Cost

\$3.75

(35w LED, 25% of system)

- \$0.65 - Rate
- \$1.10 – Gen./Tran. & Riders
- \$2.00 - Maintenance

Tariff Change | Option 2 – No Payback



Current Monthly Cost

\$14.12

(100w HPS, 25% of system)

- \$10.42 - Rate & Maint.
- \$3.70 – Gen./Tran. & Riders

LED Conversion



New Monthly Cost

\$29.32

(35w LED, 25% of system)

- \$28.01 - Rate & Maint.
- \$1.31 – Gen./Tran. & Riders

Financial Analysis | Option 1 – Acquisition, LED Conversion, Maintenance



Option Details	Option 1			Option 2		
System Ownership	Acquired by Municipality			Owned by Utilities		
LED Conversion	Converted by Municipality			Converted by Utilities		
Maintenance	Maintained by Municipality			Maintained by Utilities		
Year 1 Analysis	Option 3	New	Savings	Option 3	New	Savings
Energy Usage [kWh]	2,426,440	628,460	1,797,980	2,426,440	681,020	1,745,420
Utility Bill Cost	\$687,021	\$95,978	\$591,043	\$687,021	\$859,339	-\$172,318
Maintenance Cost	Included in current Utility Bill Costs	\$82,488	-\$82,488	Included in current Utility Bill Costs		
Total	\$687,021	\$178,466	\$508,555	\$687,021	\$859,339	-\$172,318
20 Year Analysis	Option 3	New	Savings	Option 3	New	Savings
Energy Usage [kWh]	13,620,400	12,569,200	1,051,200	13,620,400	13,620,400	0
Utility Bill Cost	\$12,168,068	\$2,113,340	10,054,729	\$12,168,068	\$18,921,792	(6,753,724)
Maintenance Cost	Included in current Utility Bill Costs	\$2,822,828	(2,822,828)	Included in current Utility Bill Costs		
Total	\$12,168,068	\$4,936,167	7,231,901	\$12,168,068	\$18,921,792	-\$6,753,724



TNMP Published Streetlight Rate Schedule

Schedule IV –Ornamental Pole (per lamp charge)

		Distribution Facilities Charge	
		One Lamp Per Pole	Two Lamps Per Pole
8150 lumen – 175 watt MV		\$10.40	-
21500 lumen – 400 watt MV			\$10.47
9500 lumen – 100 watt HPS		\$10.42	\$8.06
22000 lumen – 200 watt HPS		\$10.41	\$10.41

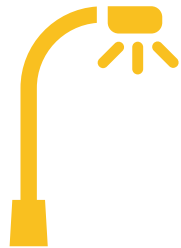
Schedule V – LED Street Lighting

Wattage		Cobra Wood	Cobra Head Ornamental		Double Cobra Ornamental		Historical Post-Top Underground		Customer- Owned
Range	kWh	O/H (A)	O/H (B)	U/G (C)	O/H (D)	U/G (E)	Fiberglass (F)	Steel/Conc. (G)	(H)
20-60	15	\$12.81	\$24.32	\$28.01	\$31.84	\$35.47	\$17.09	\$32.77	\$0.65
61-100	28								\$1.21
101-130	42	\$16.05	\$27.56	\$31.24	\$36.91	\$40.55			\$1.81
131-165	50								\$2.16
166-200	62								\$2.68
201-300	83	\$21.63	\$33.14	\$36.83	\$46.04	\$49.68			\$3.58

Benefits of Ownership



Reduce Costs



**Improve
Public Safety**



Smart Cities



**100% Fully
Outsourced**

Recommendation



Option 1 - Ownership Transfer from TNMP/CoServ to City, LED Conversion & Ongoing Maintenance



**\$508,555
annual
savings**



**74% annual
cost savings**

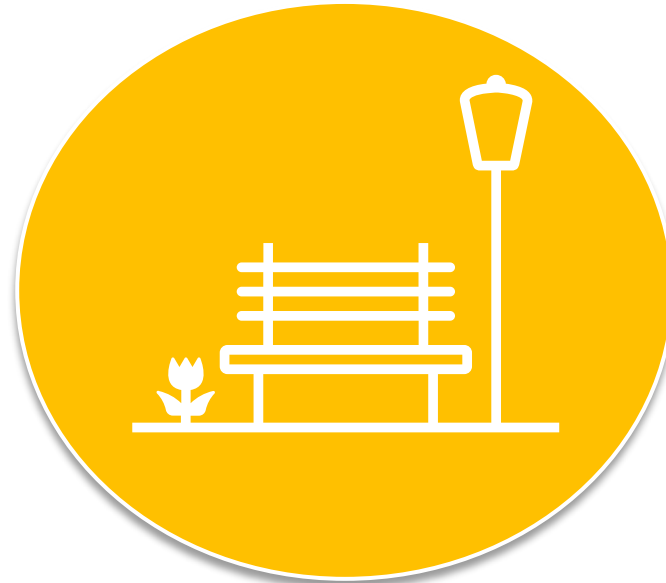


**\$7,231,901
20yr savings**

Next Steps



**Initial Utility
Meetings**



**Lighting Audit &
Field Condition Report**

Additional Questions?

Jason Tanko | CEO

(415) 254-7579

jason@tankolighting.com

Neil Tolley | Senior Energy Advisor

(415) 622-8509

neilt@tankolighting.com



Streetlight Basics



Stand Alone Light



Distribution Light

Parades

The only time traffic is fun



Parades

City staff manages or assists with three annual parades

Cattle Drive Parade



- Held in September
- Started in 2004
- City runs all aspects
- Budget = \$15,000
- 2024 entries = 35
- Spectators = est. 900
- Route starts at Main/Cowan and ends at Bill Weaver Arena

Homecoming Parade



- Held in October
- Started in 1954 (maybe)
- LHS runs the parade
- City assistance includes lineup, barricades, sweepers, pep rally lights and sound
- Budget = \$2,200
- Route starts at Main/Cowan and ends at Lewisville City Hall

Christmas Parade



- Held in December
- Started in 2003
- City runs all aspects
- Budget = \$5,000
- 2024 entries = 54
- Spectators = est. 3,000
- Route starts at Main/Cowan and ends at Mill Street ES

Parades

A brief history of the Cattle Drive Parade

TIMELINE

- Started in 2004 when OTBA brought back the Western Day festival
- City assumed operations in 2007
- Suspended during Wayne Ferguson Plaza construction
- No parade in 2020
- Moved to PBR Lewisville weekend in 2021

REASONS FOR MOVING AWAY FROM WESTERN DAYS

- Safety concerns related to clearing thousands of people from the street to make way for the cattle and vehicles
- Event logistics were severely challenged by bringing the parade into the festival zone, through the zone, and out the other side
- Negative impacts to vendors set up on Main Street
- Opportunity to boost the new PBR Lewisville event

