



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Monday, June 1, 2026

6:15 PM

Lewisville City Hall

Anyone wishing to submit comments prior to the meeting may do so through e-comments. To access e-comments, go to <https://cityoflewisville.legistar.com/Calendar.aspx> and utilize the e-comments link located to the far right hand side of the line containing this meeting details and agenda. E-comments will be accepted until 5:15 p.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Workshop Session - 6:15 P.M.

***Items discussed during Workshop Session may be continued during the Regular Session if time does not permit holding or completing discussion of the item during Workshop Session.*

- A. [Discussion of Consent and Regular Agenda](#)
- B. [Annex Remodel Update Presentation with GFF](#)
- C. [Presentation of FY 2026 Mid-Year Budget Report](#)

Regular Session - 7:00 P.M.

- A. **Invocation - Councilmember Patrick Kelly**
- B. **Pledge to the American and Texas Flags - Councilmember Ronni Cade**
- C. **Proclamations / Recognitions**
 - 1. [Recognition of Leonardo Silva as a 2026 Bezos Scholar](#)
- D. **Visitors Forum**

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 city of residence prior to beginning their remarks. Speakers will be allowed 3 minutes for testimony. 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.

E. Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or member of the public so requests. For a member of the public to request removal of an item, a speaker card or e-comment must be filled out and submitted to the City Secretary.

1. [APPROVAL OF MINUTES: City Council Minutes of the May 18, 2026, Workshop Session and Regular Session.](#)
2. [Approval of Amendment No. 1 to the Professional Services Agreement for Project Control Services for the Lewisville Fire Training Structures Project with Peak Program Value, LLC, in the Amount of \\$112,320; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

On December 4, 2023, City Council approved the Professional Services Agreement for project control services related to the Fire Training Structure Project to Peak Program Value, LLC. Amendment No. 1 will extend the services of PPV to accommodate closeout services past the completion of construction. Funding is available through the Fire Training Tower capital project.

RECOMMENDATION:

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.

3. [Approval of a American Institute of Architects \(AIA\) Agreement Between the City of Lewisville and GFF Inc. dba Good, Fulton, & Farrell, Inc for Architectural Services for the Design for Lewisville Nature Center in the](#)

[Amount of \\$1,390,060; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.](#)

ADMINISTRATIVE COMMENTS:

The Lewisville Nature Center is a key initiative within the Lewisville 2025 Plan, the Green Centerpiece Master Strategy, and the Healthy Infrastructure Plan, designed to enhance public access to the Lewisville Lake Environmental Learning Area (LLELA). In August 2025 the City issued a Request for Qualifications (RFQ) for Architectural Services for the design of the Lewisville Nature Center. A total of one hundred forty-one (141) invitations were downloaded from Bonfire. Fifteen (15) architectural firms submitted qualifications with GFF Inc. dba Good, Fulton, & Farrell, Inc selected as the top scorer and is therefore recommended for award of the contract. In February 2026, staff provided a briefing on the design and project timeline at the City Council Retreat. Funding for this project is available through the Nature Center Plan capital improvement project.

RECOMMENDATION:

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.

4. [Approval of a Resolution of the City Council of the City of Lewisville, Texas, Authorizing a First Amendment to the Agreement Between the City of Lewisville and United Way of Denton County Inc. for the HVAC Replacement at United Way of Denton County's Main Office, to Correct an Error Regarding the Number of Lewisville Households to be Served; Expand the Type of Entities to be Served; and in Consideration, United Way of Denton County Inc. Shall Provide the City of Lewisville Data and Guidance Regarding Economic Mobility and Opportunity Initiatives; and Providing an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

On February 2, 2026, the City Council approved an agreement between the City of Lewisville and United Way of Denton County to utilize Community Development Block Grant (CDBG) funds to support the replacement of two of the heating ventilation and cooling (HVAC) systems at United Way of Denton County's main facility to ensure the continuation of services to Lewisville residents and organizations that serve Lewisville residents operated by United

Way of Denton County from that facility. The original agreement included an inaccurate number of Lewisville households to be served and Lewisville agencies to be served through data sharing and collaboration efforts. The amendment will correct these inaccuracies and allow continuation of the project.

RECOMMENDATION:

That the City Council approve the resolution as set forth in the caption above.

5. [Approval of a Resolution of the City Council of the City of Lewisville Dissolving the Lewisville Neighborhood Empowerment Zone Number Two \(NEZ 2\); Amending the City's Economic Incentive \(Non-Commercial\) Policy to Expand the Neighborhood Enhancement Program, Lower the Maximum Grant Amount for the Love Your Block Program, and Remove the NEZ 2 Requirements from the Property Enhancement Program by Repealing and Replacing the Policy; and Providing for Other Matters Relating Thereto.](#)

ADMINISTRATIVE COMMENTS:

On June 16, 2025, City Council provided direction to City Staff to amend the Code Abatement, Neighborhood Enhancement Program (NEP), Property Enhancement Program (PEP) Plus guidelines to provide more opportunities for Lewisville residents to utilize the programs. Direction provided for the Code Abatement program was to allow residents citywide to be eligible for the program. The previous program also provided Code Abatement grants within a geographic area, which was permitted due to the creation of the Neighborhood Empowerment Zone 2 (NEZ 2). Making the grant citywide eliminates the need for NEZ 2, which is why it is being dissolved. Direction was given to amend the PEP Plus program to allow homes built 40 years ago or earlier, rather than 20 years ago, to be eligible for the program. The direction for NEP was to update the guidelines to allow for non-HOA neighborhoods be eligible for funding. Additionally, the Love Your Block maximum grant is being reduced to allow for more neighborhoods to apply for funding. The Economic Incentives (Non-Commercial) Policy was amended to reflect these updates.

RECOMMENDATION:

That the City Council approve the resolution as set forth in the caption above.

6. [Approval of a Resolution Amending TexPool Authorized Representatives for the City of Lewisville, Texas.](#)

ADMINISTRATIVE COMMENTS:

The City of Lewisville utilizes TexPool, a Local Government Investment Pool established for the investment of public funds. TexPool requires the City Council to designate authorized representatives by resolution. Historically, the City's investment officers, the Director of Finance and the Fiscal Services Manager, have been authorized to initiate transactions on behalf of the City. This resolution reauthorizes the current Director of Finance, David Erb, and designates Finance Manager D'Ann Tompkins as an authorized representative, replacing Fiscal Services Manager Clifford Howard, who recently retired after more than 38 years of service to the City. Ms. Tompkins will also serve as an investment officer for the City in accordance with the Public Funds Investment Act. In addition, Tadd Phillips is being added as a third authorized representative to provide greater flexibility in processing transactions and managing changes to authorized representatives.

RECOMMENDATION:

That the City Council approve the resolution as set forth in the caption above.

F. Regular Hearing

7. [Consideration of an Ordinance of the Lewisville City Council Amending Chapter 15, Traffic and Vehicles, Article IV, Parking Regulations, of the Lewisville City Code, Section 15-137, Parking Restrictions in the Old Town Entertainment District, by Limiting Parking in the Marked Public Parking Spaces in Building A of the Main and Mill Apartments, Located at 100 E Main Street, and Building B of the Main and Mill Apartments, Located at 151 South Mill Street, to Four Hours at All Times; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date.](#)

ADMINISTRATIVE COMMENTS:

The continued growth of Old Town Lewisville has increased demand for public parking to support visitors and local businesses. In response, the City has partnered with the developers of the Main and Mill Apartments to dedicate a portion of parking spaces for public use, as outlined in the attached easement agreement. These designated spaces, located in Buildings A and B, are intended to

serve patrons visiting the area for dining, shopping, and other activities. To ensure availability and promote turnover, staff recommends implementing a four-hour parking limit, based on observed demand for short-term parking.

RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Brett Bourgeois, PE, PMP, City Engineer

Brook Rollins, Chief of Police

Marichelle Samples, Director of Economic Development & Tourism

8. [Consideration of FY 2026 Mid-Year Supplemental Appropriations to the Water and Sewer Fund in the Amount of \\$426,418 and the Maintenance and Replacement Fund in the Amount of \\$2,830,000.](#)

ADMINISTRATIVE COMMENTS:

As part of the mid-year budget process, both revenue and expense accounts are reviewed for all operating funds. A presentation will be provided during the June 1, 2026, City Council workshop session that outlines the financial trends the City has seen through the first half of the fiscal year. The analysis also provides a determination of any supplemental appropriations that may be needed for the remainder of FY 2026. The analysis indicates a need for \$426,418 in the Water and Sewer Fund for a debt reserve transfer payment and \$2,750,000 in the Maintenance and Replacement Fund. This includes \$1.9 million for the replacement of Fire Engines 1 and 3, costs that have already been funded through prior annual replacement contributions and now require appropriation for payment as Engines 1 and 3 are ready for delivery. Additionally, \$729,000 is needed for two ambulance body replacements (with chassis already funded), along with \$200,000 to address increased costs for fleet automobile parts.

RECOMMENDATION:

That the City Council approve the supplemental appropriation as set forth in the caption above.

9. [Consideration of an Appointment to the Denton County Workforce Success Leadership Team.](#)

ADMINISTRATIVE COMMENTS:

In 2019, the United Way of Denton County invited the City of Lewisville to appoint a representative, preferably a City Council member, to serve on the newly formed Denton County Workforce Success Leadership Team. The team's mission is to improve financial stability and increase earning potential for low-to-moderate-income working families throughout Denton County. Former Council Member Bob Troyer was appointed in 2019 and served in this role until his resignation from the City Council in May 2026. City Council is being asked to appoint a new representative to fill this vacancy.

RECOMMENDATION:

That the City Council consider an appointment to the Denton County Workforce Success Leadership Team as set forth in the caption above.

10. [Consideration of Appointing a Member and an Alternate Member to the North Texas Commission Board of Directors.](#)

ADMINISTRATIVE COMMENTS:

Former council members Bob Troyer and Brandon Jones were appointed by the City Council in 2019 to serve as the City's representatives on the North Texas Commission (NTC) Board of Directors, with Mr. Troyer serving as the board member and Mr. Jones serving as the alternate member. Following Mr. Troyer's resignation from the City Council in May 2026, the City Council is being asked to appoint a new board member and alternate member to serve on the NTC Board of Directors.

RECOMMENDATION:

That the City Council consider appointing a member and an alternate member to the North Texas Commission Board of Directors as set forth in the caption above.

G. Reports Reports about items of community interest regarding which no action will be taken.

1. [City Council and Staff Reports](#)

H. Return to Workshop Session if Necessary

I. 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.*

J. Reconvene into Regular Session and Consider Action, if Any, on Items Discussed in Closed Session.

K. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

Items may be considered by the City Council out of the posted order.

The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

The Texas Open Meetings Act, codified in Chapter 551 of the Texas Government Code, does not require an agenda posting where there is a gathering of a quorum of the City Council at a social function unrelated to the public business that is conducted by the City Council, or the attendance by a quorum of the City Council at a regional, state or national convention or workshop, ceremonial event or press conference if formal action is not taken and any discussion of public business is incidental to the social function, convention, workshop, ceremonial event or press conference. The City Secretary's Office may occasionally post agendas for social functions, conventions, workshops, ceremonial events or press conferences; however, there is no legal requirement to do so and in the event a social function, convention, workshop, ceremonial event or press conference is not posted by the City Secretary's Office, nothing shall preclude a quorum of the City Council from gathering as long as "deliberations" within the meaning of the Texas Open Meetings Act do not occur.

I do hereby certify that the above notice of meeting of the City of Lewisville City Council was posted at City Hall, City of Lewisville, Texas in compliance with Chapter 551, Texas Government Code on _____, 2026 at _____ PM.

Jennifer Malone-Ippolito, City Secretary