

LEWISVILLE CITY COUNCIL

REGULAR SESSION

June 1, 2026

6:15 P.M.

Present:

TJ Gilmore, Mayor

Council Members:

William Meridith, Mayor Pro Tem
Lonnie Tipton, Deputy Mayor Pro Tem
Brent Kuykendall
Ronni Cade
Kristin Green
Patrick Kelly

City Staff:

Claire Powell, City Manager - absent
Gina McGrath, Deputy City Manager
Shante Akafia, 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 6:15 p.m. on Monday, June 1, 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.

Fire Chief Mark McNeal answered a question regarding Item No. E-2. Parks and Recreation Director Stacie Anaya answered questions regarding Item No. E-3. Neighborhood and Inspection Services Manager Elena Sheehan answered questions regarding Item No. E-4. Deputy City Manager Gina McGrath answered questions regarding Item No. E-5. Deputy City Manager Gina McGrath, City Engineer Brett Bourgeois and Police Chief Brook Rollins answered questions regarding Item No. F-7.

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There was discussion among the council members for Item No. F-9, regarding the appointment of a representative for the Denton County Workforce Success Leadership Team. Councilmember Cade will nominate Councilmember Green for the team.

Mayor Gilmore recused from the discussion of Item No. F-10 and left the council conference room at 6:25 p.m. There was discussion regarding the appointment of a member and alternate member. Councilmember Kelly will nominate Mayor Pro Tem Meridith for the member position and Brandon Jones for the alternate member position.

Mayor Gilmore returned to the council conference room at 6:26 p.m.

**Annex Remodel Update Presentation with
GFF**

(Agenda Item B)

At the request of Mayor Gilmore, Chief Information Officer Chris Lee gave a presentation regarding the Annex Remodel with GFF and received questions and comments from City Council.

Mr. Lee provided an overview of the project for the City Council including floor plans, renderings, schedule and costs.

One component of the project is transforming the annex lobby into the L. James Kunke Heritage Collection, creating a welcoming entrance that showcases Lewisville's history. The renovation would also improve natural lighting through updated skylights. Council supported the concept and naming of the collection but requested additional information on UV protection, artifact preservation, and skylight replacement options.

Mr. Lee presented the remodel of the Municipal Court area, featuring an updated courtroom layout, enhanced accessibility, modernized technology, and ADA-compliant service counters.

The project also proposes converting the Glen Savage Community Room into a staff training and meeting suite with flexible meeting spaces, additional storage, and a catering-style kitchen. The space could also serve as a temporary courtroom if needed. Council discussed the loss of the room as a public rental facility and requested additional information on rental demand and alternative meeting space availability at other City facilities.

Mr. Lee also presented plans for comprehensive restroom renovations. The project would address aging plumbing infrastructure, replace outdated finishes, improve accessibility, and create a more modern appearance consistent with other City facilities. A council member noted that plumbing issues may require more extensive repairs than currently anticipated and encouraged staff to plan accordingly as demolition may reveal additional infrastructure needs.

Council members generally expressed support for the design direction, the heritage collection concept, courtroom improvements, and overall aesthetic upgrades. Council members requested additional information regarding alternative public meeting space availability, rental

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usage data, UV protection options for historical artifacts, and costs associated with implementing the recommended alternates.

Mayor Gilmore RECESSED Workshop Session at 7:00 p.m.

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 7:01 p.m. on Monday, June 1, 2026.

Invocation

(Agenda Item A)

At the request of Mayor Gilmore, Councilmember Patrick Kelly gave the invocation.

Pledge to the American and Texas Flags

(Agenda Item B)

At the request of Mayor Gilmore, Councilmember Ronni Cade led the pledge to the United States and Texas flags.

**Recognition of Leonardo Silva as a 2026
Bezos Scholar**

(Agenda Item C-1)

Mayor Gilmore presented a recognition to Leonardo Silva for being selected as a 2026 Bezos Scholar.

Mayor Gilmore RECESSED Regular Session at 7:06 p.m.

Return to Workshop if Necessary

(Agenda Item H)

Mayor Gilmore RECONVENED Workshop Session at 7:07 p.m.

**Presentation of FY 2026 Mid-Year Budget
Report**

(Agenda Item C)

At the request of Mayor Gilmore, Budget Manager Ashley Carlisle gave a presentation regarding the FY 2026 Mid-Year budget report and received questions and comments from City Council.

Ms. Carlisle provided updates on the General Fund, noting that April sales tax revenues were temporarily boosted by a construction project. She also reviewed the Water and Sewer Fund and advised that rate recommendations would be presented at the August 2026 budget workshop. Additionally, she discussed budget transfers between departments that resulted in no net budget

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increase and reviewed requested supplemental appropriations for the Maintenance and Replacement Fund and the Water and Sewer Fund.

Mayor Gilmore ADJOURNED Workshop Session at 7:21 p.m.

REGULAR SESSION

Mayor Gilmore RECONVENED Regular Session at 7:22 p.m.

Visitors Forum

(Agenda Item D)

There were no speakers for Visitors Forum.

CONSENT AGENDA

(Agenda Item E)

MOTION: Upon a motion made by Councilmember Kelly, and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) “ayes” and no (0) “nays” to approve the Consent Agenda as presented.

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.
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.
4. Approval of **Resolution No. 0844-26-RES**, 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.
5. Approval of **Resolution No. 0845-26-RES**, 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.

6. Approval of a Resolution Amending TexPool Authorized Representatives for the City of Lewisville, Texas

The motion carried.

REGULAR HEARING

Consideration of Ordinance No. 0846-26-ORD, 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.

(Agenda Item F-7)

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.

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

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Brett Bourgeois, PE, PMP, City Engineer, Brook Rollins, Chief of Police and Marichelle Samples, Director of Economic Development & Tourism were available for questions posed by the City Council.

MOTION: Upon a motion made by Councilmember Green and seconded by Deputy Mayor Pro Tem Tipton, the Council voted six (6) “ayes” and no (0) “nays” to approve **Ordinance No. 0846-26-ORD** as set forth in the caption. The motion carried.

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.

(Agenda Item F-8)

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.

The staff’s recommendation was that the City Council approve the supplemental appropriations as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Cade, the Council voted six (6) “ayes” and no (0) “nays” to approve the supplemental appropriations as set forth in the caption. The motion carried.

Consideration of an Appointment to the Denton County Workforce Success Leadership Team.

(Agenda Item F-9)

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

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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.

The staff's recommendation was that the City Council consider an appointment to the Denton County Workforce Success Leadership Team as set forth in the caption above.

MOTION: Upon a motion made by Councilmember Cade and seconded by Mayor Pro Tem Meridith, the Council voted six (6) "ayes" and no (0) "nays" to appoint Kristin Green to serve as the representative on the Denton County Workforce Success Leadership Team as set forth in the caption. The motion carried.

Mayor TJ Gilmore recused from Item No. F-10 and left the Council Chambers.

Mayor Pro Tem Meridith read the following item.

**Consideration of Appointing a Member and
an Alternate Member to the North Texas
Commission Board of Directors.**

(Agenda Item F-10)

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.

The staff's recommendation was 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.

MOTION: Upon a motion made by Councilmember Kelly and seconded by Councilmember Green, the Council voted six (6) "ayes" and no (0) "nays" to appoint William Meridith as member and Brandon Jones as alternate member to the North Texas Commission Board of Directors as set forth in the caption. The motion carried.

Mayor TJ Gilmore returned to the Council Chambers.

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City Council and Staff Reports

(Agenda Item G)

- Mayor Gilmore invited everyone to attend the Tuesday concert series and to check out the sculptures in the courtyard.

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 7:30 p.m. on Monday, June 1, 2026.

These minutes approved by the Lewisville City Council on the 15th day of June, 2026.

APPROVED



TJ Gilmore
MAYOR

ATTEST:


Jennifer Malone-Ippolito
CITY SECRETARY



CITY OF LEWISVILLE

Annex Building Interior Remodel

Design Phase Review

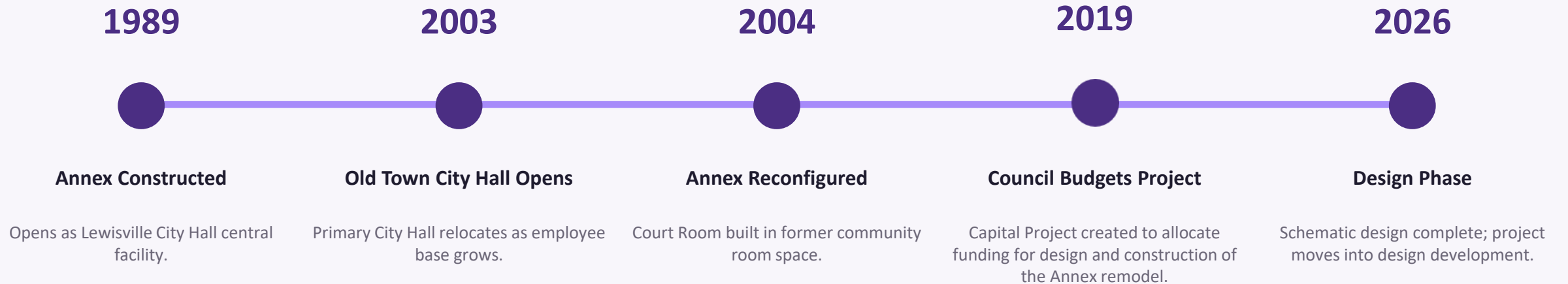
Council Workshop

Presented by Chris Lee, Chief Information Officer



A 37-year-old civic anchor

37 years serving Lewisville residents



Why now

1

AGED FINISHES

Carpet, wall finishes, and restroom tile date to the 2004 renovation. A lifecycle of over two decades of municipal operations.

2

PUBLIC-FACING PARITY

Old Town City Hall set the standard for how a Lewisville civic building should feel. The Annex remodel extends that same quality of experience to every space residents touch including the lobby, court room, court administration windows, and restrooms.

3

COURT FLOW

Public, defendant, and staff circulation paths overlap. Restricted areas aren't clearly separated from public space.

4

INFRASTRUCTURE

Plumbing fixtures, lighting controls, and the building's signature lobby skylight have all reached end of useful life.

A walk through the Annex today



Main Lobby



Court Lobby Seating



Existing Court Room



Glenmore Savage Community Room

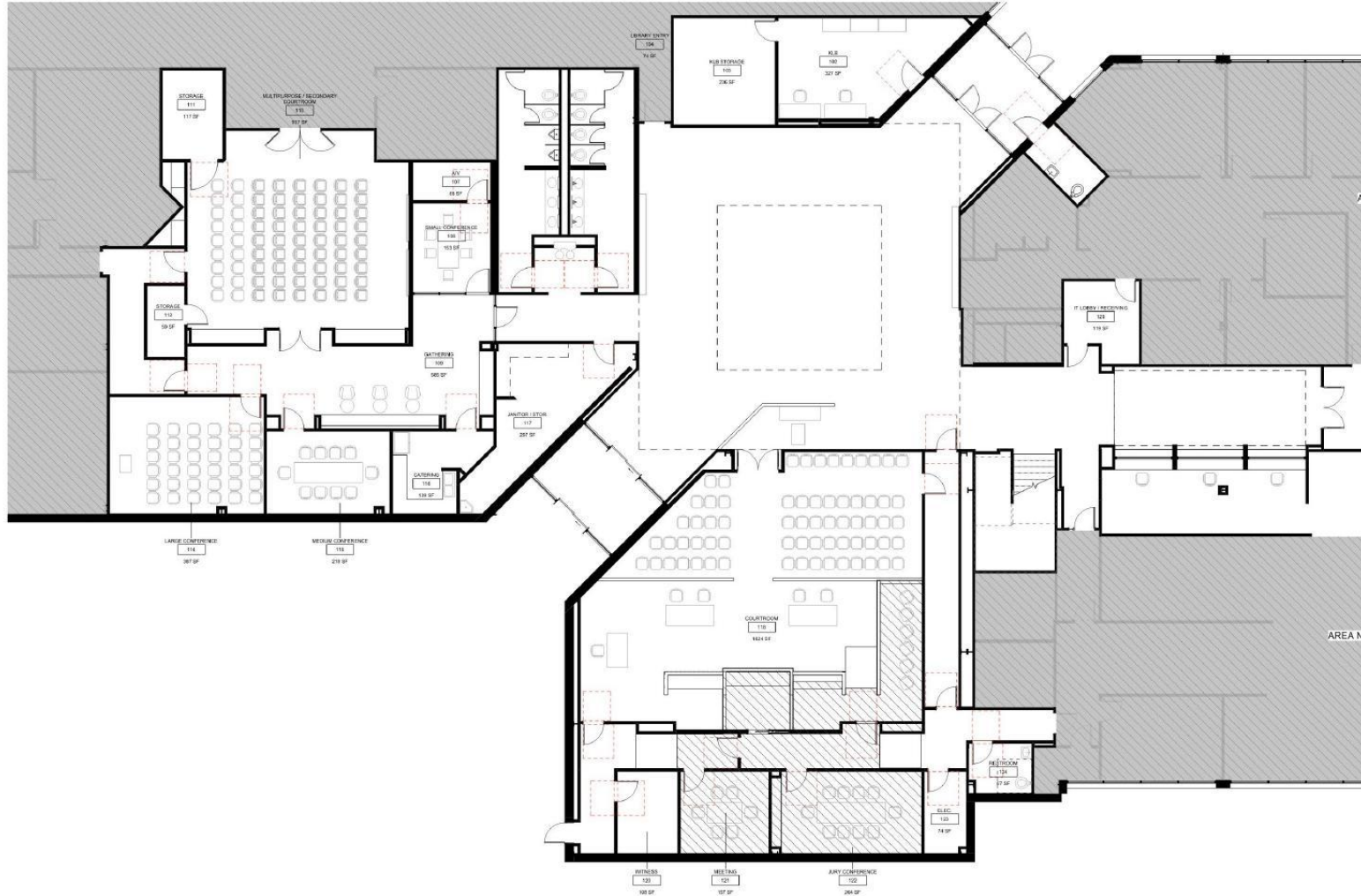


Court Clerk Windows



Public Restrooms

Reorganized for the next two decades



KEY MOVES

- 1 The L. James Kunke Heritage Collection anchors the lobby entry, with the City Story display preserved.
- 2 Court and Staff Meeting & Training Suite entered through clearly separated wings.
- 3 Former Glenmore Savage Community room becomes a Staff Meeting & Training Suite that flexes as a secondary courtroom.
- 4 Court Administration, Jury, and Briefing spaces grouped together for secure flow.
- 5 Refreshed restrooms and a new Keep Lewisville Beautiful office entry on the north side of the lobby.

L. James Kunke Heritage Collection | Preserving the Lewisville Story

BEFORE



Main Lobby today - beige walls, carpet, dated wayfinding.

AFTER (DESIGN RENDERING)



Bright atrium, L. James Kunke Heritage Collection, City seal medallion in the floor.

The historical display is preserved as the centerpiece of the new lobby and formally named the L. James Kunke Heritage Collection. New flooring, lighting, and clear wayfinding to the Court and Staff Meeting & Training Suite wings.

A clearer, more secure path to Municipal Court

BEFORE



Court Clerk windows today - brick floor, wood panels, exposed sightlines.

AFTER (DESIGN RENDERING)



Defined Court Administration entry with secure transaction windows.

The court entry is rebuilt around a wood-paneled administration reception with payment windows that meet modern security standards. Visitors know where to go the moment they step through the lobby.

A courtroom that reflects the dignity of the proceedings

BEFORE



Existing Court Room - 2004-era finishes, original audience seating.

AFTER (DESIGN RENDERING)



Refreshed Court Room with new bench, jury box, finishes, and AV.

Same footprint, materially better experience. Wood paneling, updated bench and jury box, new audience seating, and modern AV - built to support the full range of municipal court operations.

From single-use room to flexible staff workspace

BEFORE



Glenmore Savage Community Room today - single large rental space under the original skylight.

AFTER (DESIGN RENDERING)



Gathering area adjacent to the new Staff Meeting & Training Suite.

The current Glenmore Savage Community room becomes the Staff Meeting & Training Suite - right-sized meeting and training rooms plus a multipurpose room that doubles as a secondary courtroom when needed. Modeled after what works well in the Old Town City Hall lower level.

Converting the Glenmore Savage Community room - the why



Staff Meeting & Training Suite occupies the upper-left of the new plan

OPERATIONAL NEED

Departments in the Annex lack adequate meeting and training space. The current single-purpose community room sits empty most workdays.

FLEX AS SECONDARY COURTROOM

The multipurpose room is designed to convert into a secondary courtroom - a real operational win when the primary court is booked or in renovation.

FOLLOWS A PROVEN MODEL

Mirrors how we built out the Old Town City Hall lower level to create flexible staff workspace that gets used daily.

WHAT THE COMMUNITY ROOM COSTS US TODAY

\$20,135

ANNUAL RENTAL REVENUE

66

Resident Rental / YEAR

111

Staff Reservations / YEAR

Modernized for accessibility and durability

BEFORE



Current restrooms - original tile, fluorescent lighting, ADA compliance gaps.

AFTER (DESIGN RENDERING)



Backlit mirrors, large-format tile, refreshed accessibility.

Public restrooms are taken down to the studs. New plumbing fixtures (an add-alternate), large-format porcelain tile, accessible layouts, and backlit mirrors - the single highest-impact finish refresh in the building.

Civic, durable, and warm



PALETTE PRINCIPLES

- Light, neutral base with warm wood accents
- Quartz and porcelain surfaces sized for high-traffic public spaces
- Lewisville civic identity carried through the lobby medallion and L. James Kunke Heritage Collection
- Materials selected for 20-year durability, not trend

From Design Phase to Completion



KEY DATES

- **May 2026** Design phase review (today)
- **Jan 23, 2027** Construction start (planned)
- **Late 2027** Construction complete (target)

FACILITY NOT OCCUPIED

Departments relocate during construction. No phasing required - faster build, lower cost.

\$2.93M total - design-stage estimate

\$2.93M

TOTAL CONTRACT COST

\$193.67 / SF

Design-stage estimate. Includes 10% design + 5% owner contingency.

COST BY AREA

Lobby & Restrooms	\$957,897
Court Room & Support Spaces	\$740,179
Staff Meeting & Training Suite	\$718,824
First Floor Corridor & Stairwells	\$394,051
Keep Lewisville Beautiful Office	\$121,402

Excludes design fees, FF&E (furniture / equipment), sales tax, and owner administrative costs.

Priority list and next steps

PRIORITY ADD ALTERNATES

If budget allows - listed in our recommended priority order.

Skylight Replacement	<i>End of life</i>	\$236,523
Restroom Plumbing Fixture Replacement	<i>Useful life</i>	\$73,800
Second Floor Corridor Finish Upgrades	<i>Cosmetic</i>	\$34,215

Total alternates: **\$371,538**

WHAT WE'RE ASKING

- 1 Are you comfortable with naming the historical display the L. James Kunke Heritage Collection?
- 2 Are you comfortable converting the community room to a Staff Meeting & Training Suite?
- 3 Are you comfortable with the proposed design and finishes?

QUESTIONS & DISCUSSION



FY 2026 BUDGET PROGRESS UPDATE

REVIEW OF MAJOR FUND PERFORMANCE & SUPPLEMENTAL APPROPRIATIONS



EXECUTIVE SUMMARY



Overall financial status: **On Track**



Revenues are meeting or exceeding expectations across all major funds.



Expenditures are progressing according to budget or under budget in most major funds.

Two funds require supplemental appropriations. Sufficient reserves are available in both funds to support these appropriations.

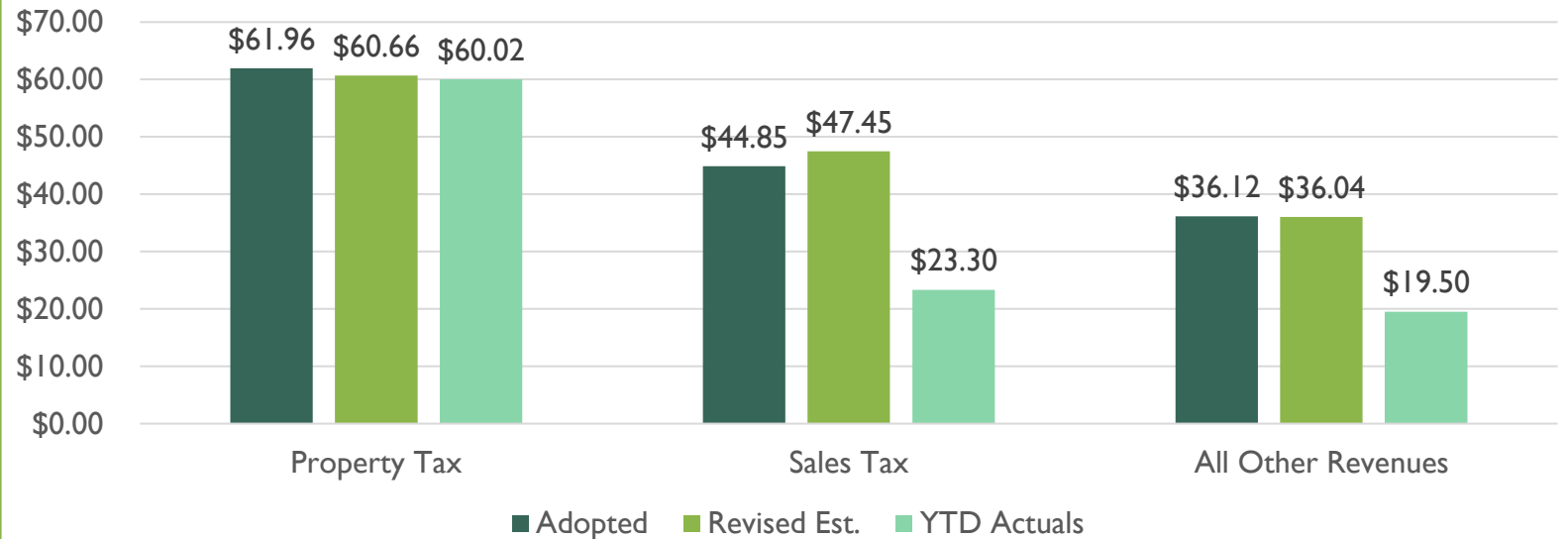
GENERAL FUND

Property Tax: Includes refunds on delinquency payments that have been evaluated by Denton CAD. These refunds will reduce revenues already collected throughout the year.

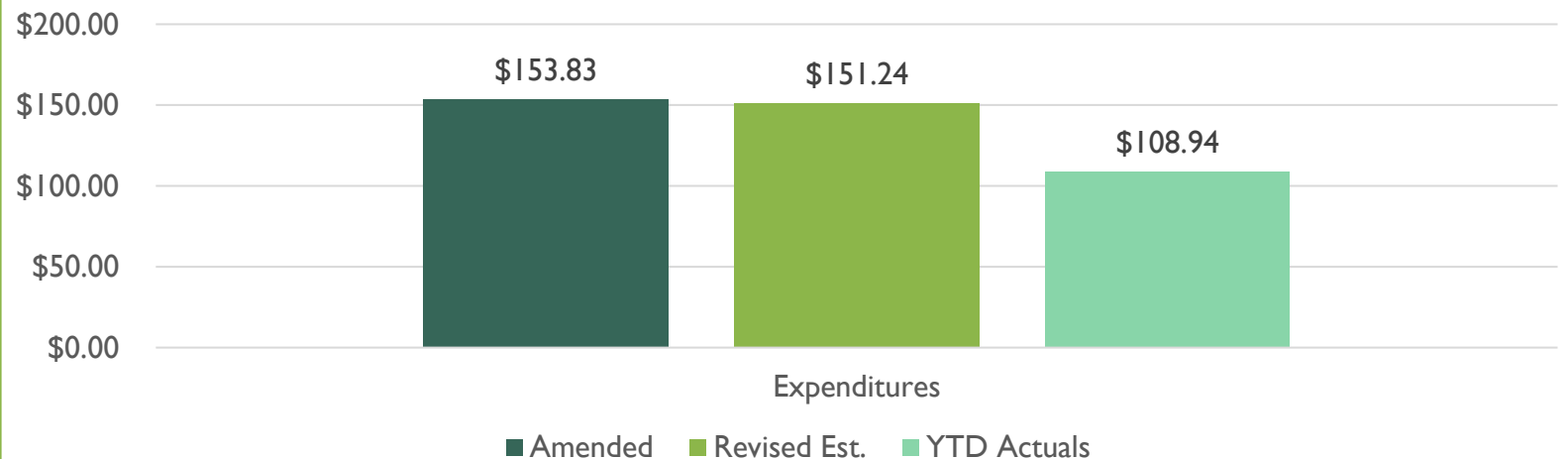
Sales Tax: Collections reporting is two months behind economic activity. We were very conservative with this year's sales tax estimates due to economic uncertainty. Revenues are trending slightly above budget.

Other Revenues: Includes permits, inspections, and other miscellaneous fees.

General Fund Major Revenues



General Fund Expenditures

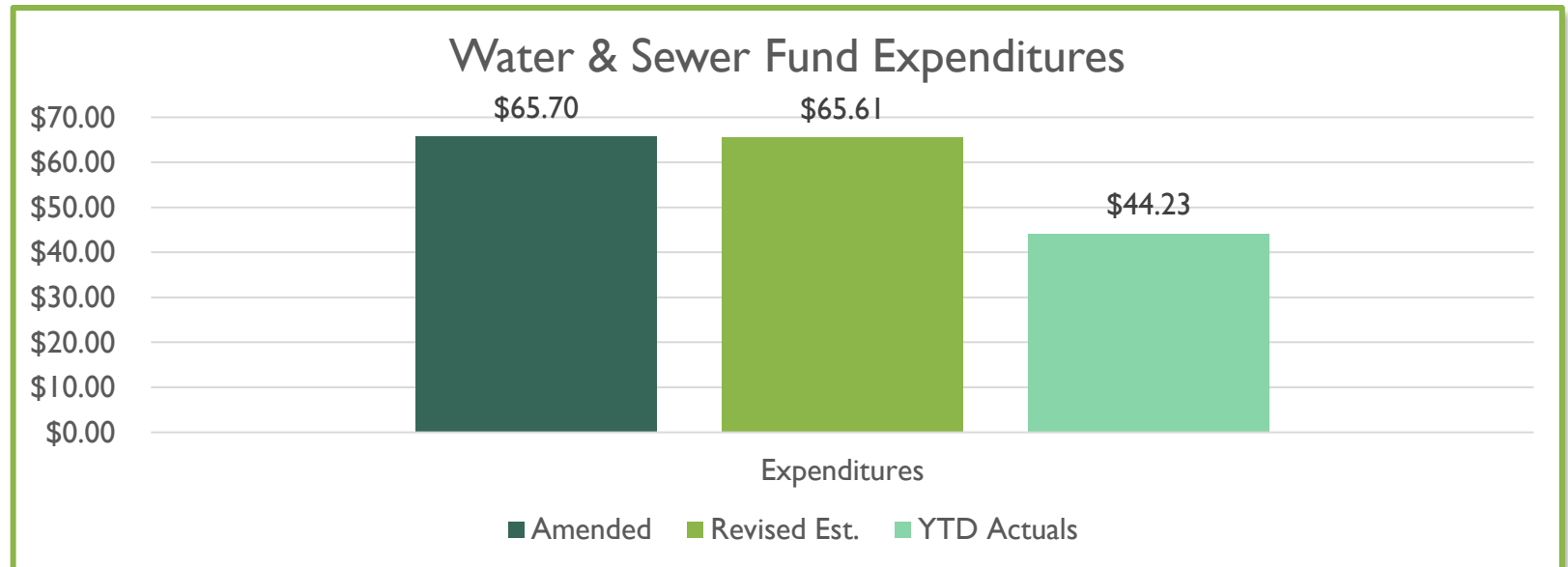
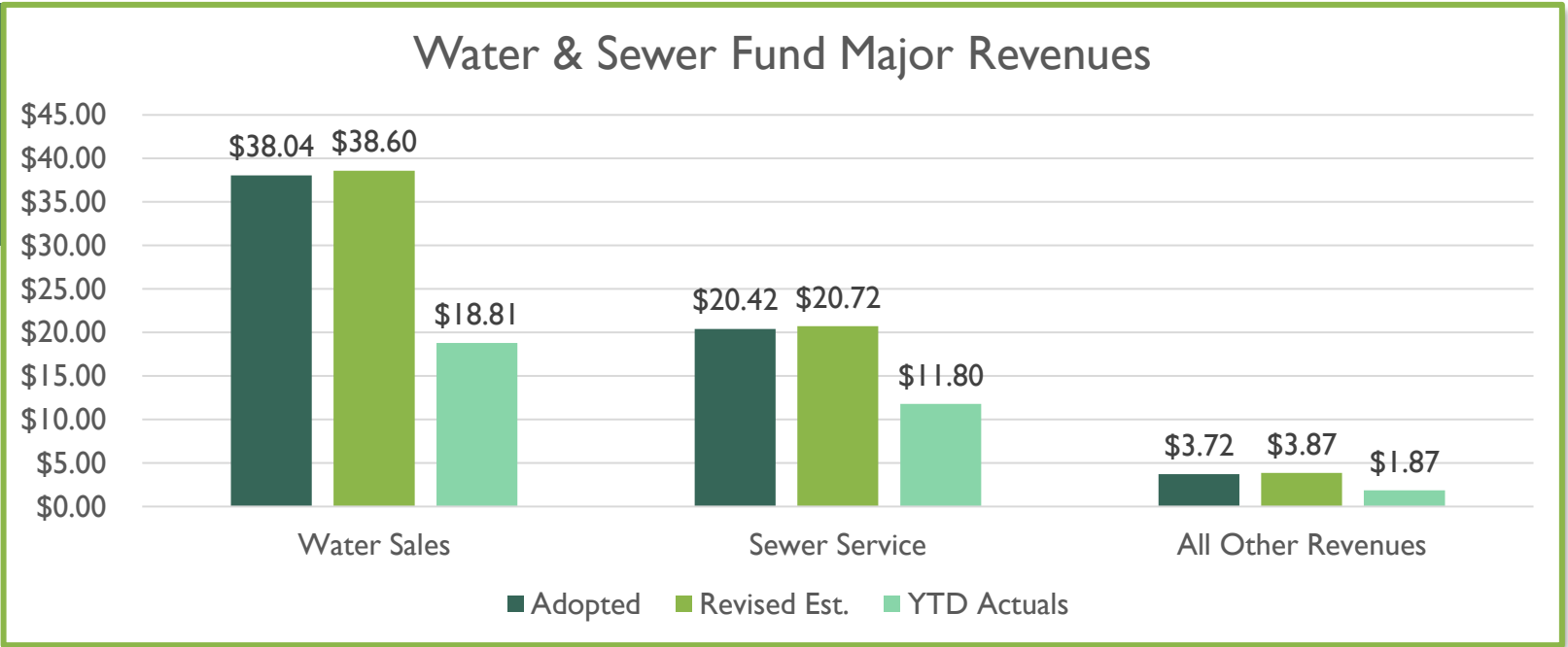


WATER & SEWER FUND

Water Sales: Anticipated to come in slightly higher than budgeted. City Council approved a utility rate increase with the FY 2026 budget. Results of the current rate study will be presented during the August budget workshop.

Sewer Service: Revised estimates also indicate a slight increase over budgeted revenues.

Other Utility Revenues: Includes capital recovery (impact) fees, industrial surcharges, and other fees. These revenue sources are also slightly outperforming expectations.



FUNDING
MOVED
BETWEEN
DEPARTMENTS
(NO NET
INCREASE TO
BUDGET)

General Fund

- \$1.7M: Non-Departmental to Fire for 12 Firefighters – SAFER grant award will still result in savings this year and next two years
- \$291K: Arts Center division moving from Community Engagement to Library (now Library & Arts)

Hotel/Motel Tax Fund

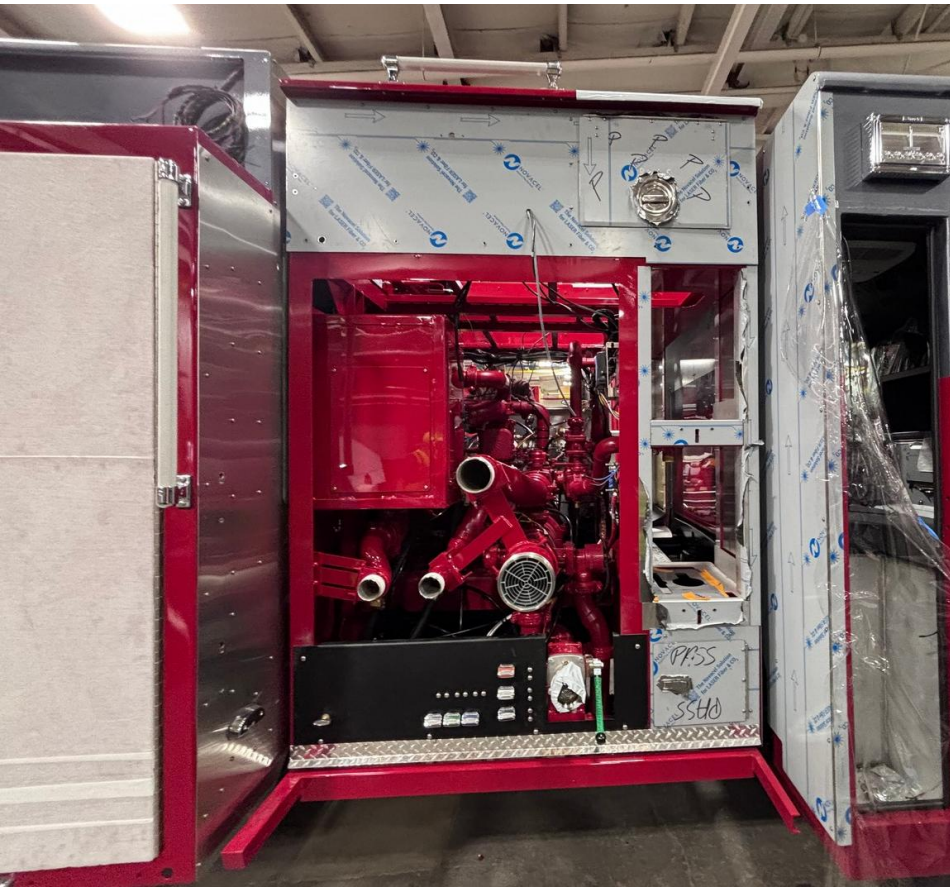
- \$98K: Arts Center division moving from Community Engagement to Library (now Library & Arts)

Community Activities Fund

- \$106K: Arts Center division moving from Community Engagement to Library (now Library & Arts)

Grants Fund

- \$10K: Library was awarded a Family Places grant; \$5.2M TxDOT Grant for Business 121 improvements not awarded



SUPPLEMENTAL APPROPRIATION: MAINTENANCE & REPLACEMENT FUND - \$2.83M

- \$1.9M: Replacement Fire Engines 1 & 3
 - Order was placed in 2022 and deliveries will now occur this summer
- \$729K: Two modular ambulance bodies
 - Chassis already ordered separately; supplemental will allow for quicker assembly
- \$200K: Parts
 - Cost of parts to repair fleet has continued to rise and occasionally requires a mid-year supplemental
- All funds requested are already available in reserves due to internal vehicle lease payments and fleet maintenance allocations and only need to be appropriated by Council

SUPPLEMENTAL APPROPRIATION: WATER & SEWER FUND: \$426K

-
- Utility-related debt reserve transfer payment
 - Last year's debt issuance impacting this year's payment occurred after the development of the FY 2026 budget
 - All funds requested are already available in reserves and only need to be appropriated by Council



THANK YOU