



City of Lewisville, TX

City Council

Agenda

151 W Church Street
Lewisville, Texas 75057

Friday, January 30, 2026

7:30 AM

Lewisville City Hall

Called-Special Meeting

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 6:30 a.m. prior to the meeting.

Call to Order and Announce Quorum is Present

Regular Session - 7:30 A.M.

A. 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 address prior to beginning their remarks. Speakers will be allowed 5 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.

B. Regular Hearing

1. [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.](#)

ADMINISTRATIVE COMMENTS:

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.

RECOMMENDATION:

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.

C. 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