

## **MEMORANDUM**

**TO:** Donna Barron, City Manager

**FROM:** Claire Swann, Assistant City Manager

**DATE:** July 18, 2018

**SUBJECT:** **Approval of Lighting Agreements Among the City of Lewisville, Main & Mill Business Association, and Property Owners to Allow the City to Install and Maintain LED Lights on Buildings Facing Main Street between Charles and Mill Street and Authorization for the City Manager to Execute the Agreements.**

### **BACKGROUND**

The City of Lewisville and the Main & Mill Business Association (“Main & Mill”) are working to upgrade the lights currently installed on the rooflines of buildings facing Main Street between Charles and Mill Street (the “Old Town Center”). The existing string lights were paid for by the City of Lewisville through a grant given to the Old Town Business Association (now Main & Mill). Under that grant agreement, the Old Town Business Association was responsible for installation and maintenance of the lights.

In 2016, Main & Mill proposed that the city take over the maintenance and electricity costs. To provide a more sustainable solution, the city offered to replace the existing lights with a professional architectural lighting system called Inception Lighting. Grapevine’s downtown currently uses this same lighting system. Lewisville has already installed the system on City Hall and the MCL Grand Theater.

The system would be owned and operated exclusively by the City of Lewisville, which better ensures that the system will be maintained. Furthermore, this will allow the City to program the lighting consistent with the lights already on the MCL Grand Theater and City Hall. The Inception Lighting system also uses significantly less energy, thereby reducing electricity costs and furthering the city’s sustainability goals. Main & Mill have agreed to continue to pay ongoing electricity costs.

### **ANALYSIS:**

For the city to install and maintain public lights on private property, each property owner must sign a Lighting Agreement and give the City a voluntary easement. City staff have been working with the property owners since August 2016. Today, city staff has received enough signed agreements and easements to be able to move forward with the installation. After receiving City Council approval, the City Manager will sign the lighting agreements and file the documents in

deed records. At that time, staff will hire a contractor to do the installation. The installation, however, must be broken into two phases. The first phase will include installation on the buildings for which staff has already received easements. This includes:

179, 177, 165, 170, 162, 160, 159, 156, 143, 139, 135, 131, 127, 123, 119, 115, 109, 105, 136, 132, 128, 120-122, and 116 Main Street. Staff is seeking Council approval to execute these agreements.

Staff has not yet received documents back from 150 (Karimi's Building), 140 (Alison Grant's Building), 102 (Janice James's Building), 112 (Janice James's Building), and 190 Main Street (The Emporium). Those properties will, therefore, be excluded from the initial installation. Discussions with those property owners are ongoing and staff feels confident that the remaining property owners will sign the necessary paperwork. At that time (and assuming funding is still available), staff will take the remaining agreements to city council for approval.

**RECOMMENDATION:**

That the City Council approve the lighting agreements as set forth in the caption above; and authorize the City Manager to execute such agreements.