

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Claire Powell, Assistant City Manager

DATE: July 30, 2019

SUBJECT: **Approval of Lighting Agreements by and Between the City of Lewisville, Main & Mill Business Association, Certain Owners to Allow the City to Install and Maintain LED Lights on 102, 112, and 150 W. Main 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 completing the work to upgrade the lights currently installed on the rooflines of buildings facing Main Street between Charles and Mill Street (the “Old Town Center”). The previous 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 the MCL Grand Theater, and on several of the buildings in the Old Town Center.

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 has been working with the property owners since August 2016. At the August 6, 2018 City Council meeting, City Council approved several lighting agreements with other property owners from the Old Town

Center. Staff then hired a contractor to install the lights on Phase I buildings (buildings that were approved for lighting at the August 6, 2018 City Council meeting).

Phase II (the “final phase”) was meant to include the remainder of the property owners in the Old Town Center as well as the buildings where the City previously had to wait to install due to ongoing private construction. The City, however, was unable to obtain the necessary easements from John Haugen (owner of 101 W. Main) and Alison Grant (owner of 142 W. Main). These buildings, therefore, will not be included in the city’s lighting project.

The final phase will install lights on 102, 112, and 150 W Main. We are approving these agreements through this agenda item. It will also include installation on 170, 109, and 105 W. Main, where installation was previously delayed due to private construction projects.

RECOMMENDATION

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