

AGENDA

**Regular Meeting
Euless City Council
Tuesday, April 14, 2026
201 N. Ector Drive, City Hall**

**4:30 p.m. CALL TO ORDER – CITY HALL – PRECOUNCIL ROOM
MAYOR AND CITY COUNCIL REPORTS**

- Recent Events and Items of Community Interest

CITY MANAGER AND STAFF REPORTS

- Review Agenda Items – Chris Barker
- Alliance for Children Presentation – Gary Landers
- Parks and Community Services Update – Duane Strawn
- E-Bike Discussion – Gary Landers
- Finance Update – Janina Jewell
- Capital Projects Update – Chris Barker
- Transportation Update – Chris Barker

CLOSED SESSION – Deliberation authorized by the Texas Government Code:

The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on the agenda, as authorized by Section 551.071, Texas Government Code.

7:00 p.m. COUNCIL CONSIDERATION OF SCHEDULED ITEMS IN COUNCIL CHAMBERS (REGULAR SESSION)

INVOCATION

Council Member Tika Paudel

PLEDGES OF ALLEGIANCE

Council Member Jeremy Tompkins

- 1. PRESENTATION OF EMPLOYEE SERVICE PIN**
5 Year Pin – Jennifer Rutschman, HR Specialist/Recruiter, Human Resources

2. **PRESENTATION OF PROCLAMATION**
Proclaiming April 19-25, 2026, as National Library Week.
3. **PRESENTATION OF PROCLAMATION**
Proclaiming April 25th as Arbor Day.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council may request that an item be withdrawn from the Consent Agenda and placed before the City Council for full discussion. Approval of the Consent Agenda authorizes the City Manager, or a designee, to implement each item in accordance with staff recommendation.

4. **CONSIDER AUTHORIZING THE PURCHASE OF OFFICE FURNITURE**
For the Police & Municipal Court building from furniture dealer, Workplace Solutions, Inc. through their manufacturers. The various manufacturers each hold a contract through various cooperative purchasing programs, including Omnia Partners, National Cooperative Purchasing Alliance, and The Interlocal Purchasing System.
5. **CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR FINANCING LEASE AGREEMENT**
For the acquisition of police vehicle laptops from Symbiote IT Solutions through National Cooperative Purchasing Alliance and financing the purchase through Vantage Financial, LLC DBA Vantage Equipment Leasing, LLC.
6. **CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT**
With Tanko Streetlighting, Inc. to conduct a fieldwork study to include streetlight audit, billing inventory review, and outage inspection.
7. **CONSIDER APPROVAL OF RESOLUTION NO. 26-1697**
Authorizing the City Manager to execute Opioid Settlement Documents.
8. **CONSIDER APPROVAL OF CITY COUNCIL MINUTES**
Regular Meeting of March 24, 2026

REGULAR AGENDA

9. **CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 2450**
Establishing a Temporary Use Permit Process for events related to the FIFA World Cup 2026.
10. **CONSIDER APPROVAL OF SITE PLAN NO. 25-06-SP**
For Eules Center in Shreeya Addition, Block A, Lot 1.
11. **PUBLIC COMMENTS**
12. **REPORTS**
 - a. Staff Report
 - b. City Attorney

- c. City Manager
- d. City Council
 - Recent Events and Items of Community Interest

13. ADJOURN

**POSTED THIS
8TH OF APRIL BY 5:00 P.M.**

This agenda is posted in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact our office at 817-685-1420. Reasonable accommodations will be made to assist your needs.

NOTE: The next regular meeting of the City Council will be held on Tuesday, April 28, 2026 at 7:00 p.m. in the Council Chambers of City Hall. Agendas will be available for public review in the Euless Public Library and the public bulletin board of City Hall as well as online at www.eulesstx.gov at least 3 business days prior to the meeting.

**Euless Council Meetings will stream live online at www.eulesstx.gov/video
Archives will be available the following day.**

FIVE YEARS OF SERVICE

JENNIFER RUTSCHMAN – APRIL 2021

HR Specialist/Recruiter – Human Resources/Risk Department

Education, Training, & Licenses:

Jennifer graduated from Blooming Grove High School in Blooming Grove, Texas. She has completed 20 hours towards courses in Office Technology and Business Administration from Tarrant County College in Hurst, Texas. Jennifer has earned the following certifications: aPHR and HR Management. She also holds a Texas Cottage Bakers license.

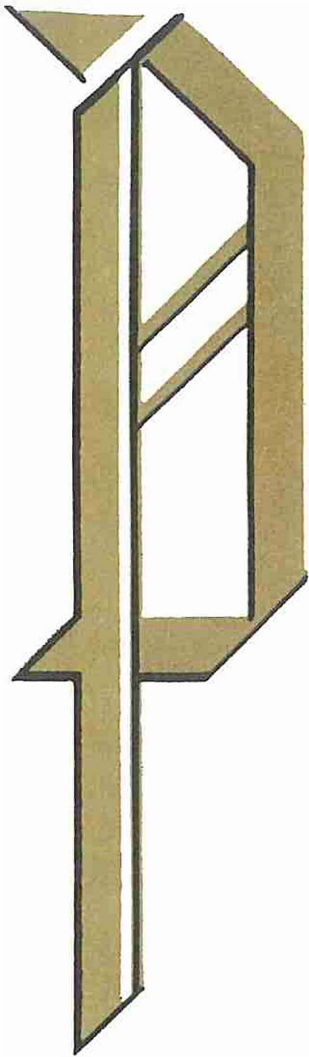
Employment Background & Experience:

Before joining the City of Euless, Jennifer worked at the Grand Prairie Hotel & Convention Center in Hutchinson, Kansas as the Front Desk Manager & Administrative Assistant from 2001-2005 and 2007, and as the Catering Manager from 2007-2009. She joined the City as a part-time Building Attendant in October 2018, transitioned to a full-time Recreation Assistant in April 2021, and to her current role as the HR Specialist-Recruiter in January 2023.

Awards, Recognition, Associations, & Personal Data:

While with the Grand Prairie Hotel & Convention Center, Jennifer earned the following awards: Outstanding Administrative Support (2003), Leadership Excellence (2006), Voted Best Boss by Employees (2007), Professional Excellence (2008), and Top Sales Manager (2008). Jennifer was raised on a farm, where she learned the value of hard work. From an early age, she was taught to work hard, serve others, and always strive to make God proud. Her roots run deep in service with family ties to the earliest sheriffs in Texas and war hero Audie Murphy. After high school, she moved to Kansas for junior college and discovered her passion for supporting others while working at a hotel convention center. Since she began both her career and family at a young age, she is still working toward her degree, one class at a time, when time permits. Outside of work, Jennifer loves spending time with her family, two dogs, and sulcate tortoise. She loves sewing, being a plant mom, and baking. She runs a home-based bakery on the weekends. Jennifer has three sisters, including an identical twin.





Proclamation

THE CITY OF

EULESS

Texas



Whereas: libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery; and

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment; and

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive; and

WHEREAS, libraries partner with schools, businesses, and organizations to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community; and

WHEREAS, libraries nurture young minds through storytimes, STEM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime; and

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all; and

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “Find Your Joy”.

NOW, THEREFORE, be it resolved that I, Tim Stinneford, Mayor Pro Tem of the City of Euless, Texas, proclaim April 19–25, 2026, as:

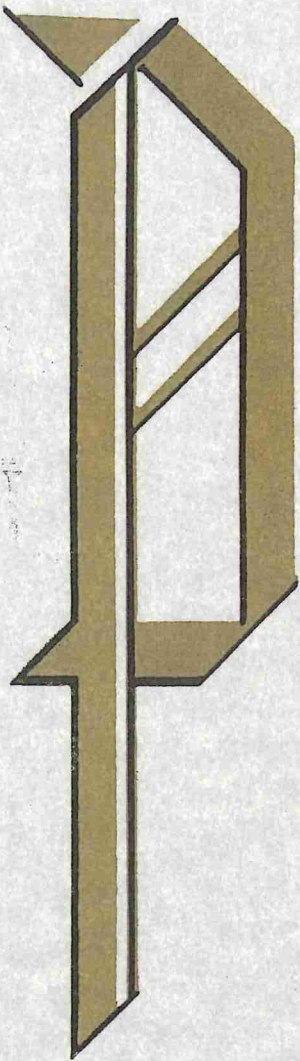
National Library Week

and encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library draws us together as a community.

IN WITNESS WHEREOF, I have signed my name and affixed the official seal of the city hereto, on this 14th day of April 2026

Tim Stinneford, Mayor Pro Tem





Proclamation

THE CITY OF

EULESS

Texas



Whereas: Arbor Day was first observed in 1872 with the planting of more than one million trees in Nebraska, marking the beginning of a movement that has since spread across the nation and the world; and

WHEREAS, over a century later, it has grown into a worldwide tradition, reminding us of the essential role trees play in our environment, our health, and our communities; and

WHEREAS, the City of Euless has a long-standing commitment to urban forestry and environmental stewardship, holding the distinction as the longest active Growth Award recipient in the state of Texas at 35 years and proudly maintaining its Tree City USA designation for 40 consecutive years; and

WHEREAS, the internationally recognized Arbor Daze Festival, held annually on the last weekend in April, has become a cherished community tradition, bringing families together in celebration of nature, music, and sustainability; and

WHEREAS, since the festival's inception 38 years ago, the City of Euless has distributed more than 150,000 trees, enriching neighborhoods, parks, and green spaces across our community; and

WHEREAS, through ongoing efforts in education, conservation, and tree planting initiatives, the City of Euless continues to promote a greener, healthier, and more beautiful environment for current and future generations.

NOW, THEREFORE, I, Tim Stinneford, Mayor Pro Tem of the City of Euless, Texas, do hereby proclaim April 25, 2026, as:

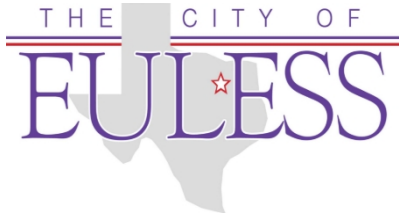
ARBOR DAY

and encourage all citizens to participate in the Arbor Daze Festival, plant a tree, and join in the collective effort to preserve and enhance our community's natural beauty.

IN WITNESS WHEREOF, I have signed my name and affixed the official seal of the City hereto on this 14th day of April 2026.

Tim Stinneford, Mayor Pro Tem





CITY COUNCIL COMMUNICATION

April 14, 2026

SUBJECT: Office Furniture for Police and Municipal Court Building

SUBMITTED BY: Gary Landers, Police Chief

REFERENCE NO: Omnia Partners Contract No. R240116, 07-78, R240104, R240113, R240108, 07-128, R240107, 11-78
NCPA Contract No. 07-73, 07-81
TIPS Contract No. 230301, 230804

ACTION REQUESTED:

Consider authorizing the purchase of office furniture for the Police & Municipal Court building from Workplace Solutions, through their manufacturers. The various manufacturers each hold a contract through various cooperative purchasing programs, including Omnia Partners, National Cooperative Purchasing Alliance (NCPA), and The Interlocal Purchasing System (TIPS).

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

As part of the ongoing capital improvement project at the Euless Police & Municipal Court building, updated furniture is required to ensure the space meets the operational needs of police and court personnel.

The proposed furniture includes furniture for offices, conference rooms, training areas, emergency operations center, jury room, and courtroom.

Workplace Solutions is an authorized dealer through several furniture manufacturers that use purchasing cooperative agreements with Omnia Partners, NCPA, and TIPS.

FINANCIAL CONSIDERATIONS:

Revenue Sources:	CIP Budget
Expenditure Accounts:	FM2312
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	
Estimated Expenditure:	\$1,076,789
Over/Under Projection By:	
Other Comments:	

SUPPORTING DOCUMENTS:

1. Workplace Solutions Purchasing Cooperative Contracts

City of Euless PD – Furniture Contracts & Contacts

Teknion – Omnia Contract #R240116
Effective Date: 12/31/2026
Contract Administrator:
Valerie Windrim
Valerie.windrim@teknion.com

Arcadia – Omnia Contract #07-78
Effective Date: 9/1/22 – 9/30/26
Contact: Client Services
Phone: 800-585-5957
clientservices@arcadiacontract.com

Sitonit – Omnia Contract #240104
Effective Date: 12/31/2027
Contract Administrator:
Derek Cairo
Ph: 888.274.8664
dcairo@exemplis.com

OFS – Omnia Contract #R240113
Effective Date: Exp 12/31/2027
Contract Administrator:
Anna McClelland
704-771-9003
amcclelland@ofs.com

Kimball – Omnia Contract #R240108
Effective Date: 12/31/2027
Contract Administrator:
800-482-1717

Via – Omnia Contract #07-128
Effective Date: 9/30/2026
Contract Administrator:
Heather Arnold or Carley Hepler
775-657-5092

JSI – Omnia Contract #R240107
Effective Date: Exp. 12/31/2027
Contract Administrator:
812.482.3204

9to5 – NCPA Contract #07-73
Effective Date: 09/1/22-9/30/26
Contract Administrator:
JONI STAFFORD
P: 812-766-3736
E: Joni.Stafford@9to5Seating.com

IGNACIO ROSALES
Inside Sales & GSA Specialist
P: 888-925-7328
E: Ignacio.Rosales@9to5seating.com

Cabot Wrenn - TIPS Contract #230301
Vendor #38-39744009
Effective Date: Exp. 05/31/2028
Contract Administrator: Jason Williams
828-326-8236
jwilliams@centuryfurniture.com

SITMATIC – Omnia Contract #11-78
Effective Date: 4/30/2026
Contract Administrator:
Jennifer Escobar
800-288-1492
contracts@sitmatic.com

Claridge – TIPS Contract #230804
Effective Date: Exp. 10/31/2026
Contract Administrator:

Global Furniture – TIPS Contract #230301
Effective Date: Exp 5/31/2028
Contract Administrator:
856-596-3390

Clarus – NCPA Contract #07-81
Effective Date: 9/22 – 8/2030
Contract Administrator:
Kevin Froehlich – NCPA Contract Administrator
Phone: 817.541.8147 Email: kevin@clarus.com

ERG – TIPS Contract #230301
Effective Date: Exp. 5/2028
Contract Administrator:
800-446-1186
contracts@erginternational.com

HAT Collective – TIPS Contract #230301
Effective Date: Exp. 5/31/2028
CONTACT INFORMATION
Phone: 800.524.2744
Fax: 610.253.9521
E-Mail: customerservice@team-hat.com



CITY COUNCIL COMMUNICATION

April 14, 2026

SUBJECT: Police Vehicle Laptops
SUBMITTED BY: Gary Landers, Police Chief
REFERENCE NO: NCPA Contract No. 01-170

ACTION REQUESTED:

Consider authorizing the City Manager to execute a five-year lease finance agreement for police vehicle laptops with Vantage Financial, LLC DBA Vantage Equipment Leasing, LLC. The equipment will be provided by Symbiote IT Solutions using contract pricing from the National Cooperative Purchasing Alliance (NCPA).

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

The Police Department requires the replacement of thirty (30) mobile data terminals used in patrol vehicles to support field operations, CAD/RMS access, reporting, and communications. Symbiote IT Solutions is an awarded vendor under NCPA Contract No. 01-170. The total cost of the equipment is \$143,149.06. This request would be for a five-year lease finance agreement, with annual payments of \$31,484.

FINANCIAL CONSIDERATIONS:

Revenue Sources:	Annual Budget
Expenditure Accounts:	101-5016-519.74-14
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	\$53,450
Estimated Expenditure:	\$31,484 annually
Over/ <u>Under</u> Projection By:	\$21,966
Other Comments:	This is a five-year agreement totaling \$157,420 paid in annual installments of \$31,484.

SUPPORTING DOCUMENTS:

- 1. Quote: Symbiote IT Solutions
- 2. Lease Proposal: Vantage Financial, LLC



QUOTE #:	S021926EUL-V120
DATE:	Feb 19, 2026

Our Mission is to be your trusted technology partner, help customers improve the lives of those they serve and to have a positive impact on the world.

Quote Prepared For:

Gary Gregg
 City of Euless, TX
 1102 W Euless Blvd
 Euless, TX 76040
 (817) 685-1688
 ggregg@eulesstx.gov

Quote Prepared By:

Matthew Hinton
matthew@symbiotesolutions.com
 2250 Wilma Rudolph Blvd , Suite F, #200,
 Clarksville, TN 37043
 (931) 281-6777
www.symbiotesolutions.com

P.O. Number / Signature	Payment Terms	Valid Through
	Net 30	Apr 20, 2026

Here is the quote you requested.

Qty	SKU	Description	MSRP	Unit Price	Ext. Price
Pricing Based Off NCPA Contract 01-170					
30	VV3P2PGAB4CF	V120 - Intel Core Ultra 7 255H Processor, 12.2" with Windows Hello Webcam, Microsoft Windows 11 Pro x64 with 16GB RAM + TAA, 256GB PCIe SSD (user swappable), Sunlight Readable (WUXGA LCD+ Touchscreen) + Stylus + Rear Camera, US KBD + US Power Cord, Membrane Backlit KBD, WIFI + BT + 4G LTE + Dedicated GPS + Passthrough, Standard Batteries (2-pack) + Hard Handle + Large Bumper, Smart Card Reader, 3 Year B2B Warranty	\$5,565.99	\$4,179.06	\$125,371.80
30	GE-SVTBNFX5Y	Bumper to Bumper + Extended Warranty- Notebook, Tablet(Year 4 & 5)	\$599.00	\$478.23	\$14,346.90
4	5433GB820102	V120 - HAVIS Vehicle Dock, with standard port replication, with Quad Pass-through, with screen support (ex. vehicle adapter)	\$1,089.00	\$735.16	\$2,940.64
4	GAD3L1	LIND 12-16V DC vehicle adapter/charger	\$125.00	\$122.43	\$489.72

Terms of Quote: Payment is to be made by Check, ACH / Wire Transfer, Credit Card (4% Conv. Fee), or approved Financing Options. .

Symbiote IT Solutions Payment address:
 U.S. Bank National Association
 TFM Escrow - Lockbox
 P.O. Box 860573
 Minneapolis, MN 55486-0573



SubTotal	\$143,149.06
Tax	\$0.00
Shipping	\$0.00
TOTAL	\$143,149.06

Lease Proposal

April 2, 2026

Lessee

City of Euless, Texas
201 North Ector Drive
Euless, TX 76039

Lessor

Vantage Financial, LLC
101 Falls Road, Suite 405
Grafton, WI 53024

Equipment Description	Total Equipment Cost	Term	End of Term	Payment
(30) Getac V120 and extended B2B warranty years 4 & 5, and (4) V120 Havis Vehicle Docs and 12-16V DC Vehicle Adapters/Chargers	\$143,149.06	60 Months	FMV	\$31,484.00/Annually *implied interest rate of 4.99% over the term

Flex Lease:

Lessee may add, substitute or delete equipment at any time during the lease term.

Refundable Security Deposit

Lessee shall pay the equivalent of one month's payment as a refundable security deposit.

Anticipated Delivery

During the installation period, rent will be charged only on the Equipment accepted by Lessee. Once all of the Equipment is installed and accepted, the lease schedule will commence.

Fees

Lessor will not charge any documentation, administration or legal fees.

End of Lease Options

FMV: At the end of the lease term, Lessee may at its option extend the lease, purchase the equipment, or return the equipment based on Lessee's needs at that time.

Contingencies

This proposal, pricing and the Lease Agreement are subject to final credit, equipment, and pricing approval by Lessor and are subject to change. This proposal is not intended to address all of the legal matters relating to the lease. The lease documentation will represent the final legal agreement.

Proposal Expiration:

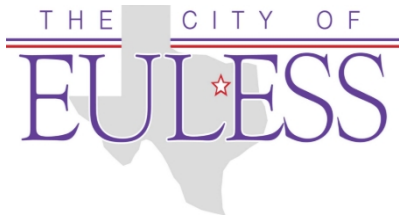
May 2, 2026

We appreciate your consideration of Vantage Financial and look forward to partnering with you. Please do not hesitate to reach out to me directly with any questions regarding this proposal.

Sincerely,

Chris J. Lipski, Jr.

262-357-1013 - mobile
clipski@vantagefncl.com



CITY COUNCIL COMMUNICATION

April 14, 2026

SUBJECT: Contract for Fieldwork Study
SUBMITTED BY: Steven Viera, Assistant City Manager
REFERENCE NO:

ACTION REQUESTED:

Authorize the City Manager to execute a contract with Tanko Streetlighting, Inc. to conduct a fieldwork study, which includes a streetlight audit, a billing inventory review, and outage inspection.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

In November 2025, the City of Euless engaged Tanko Lighting to conduct a Streetlight Ownership Study to evaluate the feasibility of municipal ownership. The findings, presented at the March 24, 2026 City Council meeting, indicate that assuming ownership of the streetlight system could yield an estimated annual savings of approximately \$515,000, representing a 66 percent reduction in current costs.

To support a potential transition, Tanko Lighting proposes a comprehensive, data-driven audit of the City's streetlight infrastructure. This audit relies on detailed, field-verified data collection combined with GIS-based mapping to establish an accurate and reliable inventory of all streetlight assets. Trained field auditors will conduct in-person inspections of both City- and utility-owned fixtures, collecting more than thirty data points per location, including GPS coordinates, fixture type and wattage, pole characteristics, electrical configuration, and any visible maintenance issues. This level of detail allows for improved operational planning, more efficient maintenance response, and reduced uncertainty.

The audit process begins with coordination between Tanko Lighting and City staff to define the project scope, including boundaries and priority areas. GIS-based audit maps will then be developed to ensure full system coverage. Field data collection will be conducted using ESRI applications, with ongoing quality control and the option for City staff to monitor progress through regular reports or an interactive online

dashboard.

Upon completion, Tanko Lighting will reconcile the field-verified data with existing utility records to identify discrepancies. The City will receive a comprehensive Billing Inventory Review Report summarizing confirmed assets, missing or unmatched records, and any inconsistencies between field conditions and utility data.

The audit assumes reasonably accurate existing utility data; however, if significant data quality issues are encountered, additional scope and cost may be required to resolve discrepancies. The effort will include inspection of up to 4,750 fixtures and identification of non-functioning streetlights to support system maintenance and public safety.

Overall, this audit will provide the City with a precise and verified understanding of its streetlight system, supporting informed decision-making and positioning the City to realize potential cost savings and operational efficiencies associated with ownership.

FINANCIAL CONSIDERATIONS:

Revenue Sources:	General Fund
Expenditure Accounts:	101-9060-590.50-02
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	
Estimated Expenditure:	\$243,000
Over/Under Projection By:	

SUPPORTING DOCUMENTS:

1. Tanko Streetlighting, Inc. Contract

CONTRACT FOR
“PHASE 2 – FIELDWORK - STREETLIGHT AUDIT,
BILLING INVENTORY REVIEW, & OUTAGE
INSPECTION”

This Contract is made as of the _____ day of _____, 2026 (the “Effective Date”), by and between the City of Euless, TX, 201 N. Ector Drive Euless, TX 76039, a municipal corporation organized and existing under the laws of the State of Texas (the “City”), and Tanko Streetlighting, Inc., 220 Bayshore Blvd, San Francisco, CA 94124 a California corporation, (the “Consultant”).

RECITALS:

WHEREAS, on March 3, 2026, the City received a Proposal from the Consultant for Streetlight Audit, Billing Inventory Review, & Outage Inspection (Exhibit A – Proposal Documents); and

WHEREAS, the City concluded that the Consultant’s qualifications, pricing and approach will meet the City’s requirements and goals; and

WHEREAS, the City and the Consultant desire to enter into a formal contract for the project.

NOW THEREFORE, in consideration of the recitals set forth above and the parties’ mutual promises and obligations contained below, the parties agree as follows:

1. Work - The Consultant agrees to perform the Work described more fully in the attached Exhibit B – Scope of Services. The Consultant also agrees to comply with all of the terms and conditions set forth herein.
2. Term – The Work shall be completed no later than December 31, 2026.
3. Contract Documents – The Contract includes the Proposal Documents (Exhibit A), the Scope of Services (Exhibit B), the Pricing Proposal (Exhibit C), and the Insurance Requirements (Exhibit D), which are made a part hereof.
4. Price and Payment - That for, and in consideration of, the payments and agreements herein after mentioned, to be made by the City, the Consultant hereby agrees with the City to commence and to complete the WORK described as follows: “Phase 2 – Fieldwork - Streetlight Audit, Billing Inventory, and Outage Inspection” (as described in Exhibit B – Scope of Services) herein after called the WORK, for the Not to Exceed Amount of Two Hundred Forty-Three Thousand Dollars (\$243,000.00) in accordance with the conditions and prices stated in the Pricing Proposal (Exhibit C).”
 - 4a. Note none of the Consultant’s services will comment on nor assign value regarding the soundness of the existing streetlight system. Therefore, Consultant (and/or its sub-consultant) will not be responsible/liable for any future operating costs

associated with the soundness of the streetlight system equipment (such as wiring conditions, equipment integrity, etc.).

4b. Consultant shall immediately invoice the City per the payment terms outlined in Exhibit C – Pricing.

4c. City shall pay Consultant within thirty (30) days of receipt of invoice.

5. Right to Terminate –

5a. If either party wishes, this Contract can be terminated at any time, provided a written notice is given to the other party with ten (10) calendar days of termination.

5b. If the City opts to terminate the Contract, and if work has commenced for any of the Tasks, the City shall be obligated to pay the Consultant an amount based on the percentage of each specific Task that has been completed up until the point of termination. Additionally, in this scenario, Consultant shall be required to provide the City with any work product, deliverables, and/or data completed up to the date of termination.

5. Excusable Delays – Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, pandemic, strikes, materials shortages, compliance with laws or regulations, court/legal delays, riots, acts of war, or any other conditions beyond the reasonable control of a party.
6. No Waiver or Estoppel – Either party’s failure to insist upon the strict performance by the other of any terms, provisions and conditions of the Contract shall not be a waiver or create an estoppel. Notwithstanding any such failure, each party shall have the right thereafter to insist upon the other party’s strict performance, and neither party shall be relieved of such obligation because of the other party’s failure to comply with or otherwise to enforce or to seek to enforce any of the terms, provisions and conditions hereof.
7. Indemnification and Insurance – To the fullest extent permitted by law, Consultant agrees to defend, indemnify and hold harmless the City of Eules, its respective boards and commissions, officers, agents, officials, employees, servants, volunteers, contractors and representatives from any and all suits, claims, losses, damages, costs (including, without limitation, reasonable attorneys’ fees), compensations, penalties, fines, liabilities or judgments of any name or nature for, including, but not limited to, injuries or alleged injuries to person(s) (including without limitation, bodily injury, sickness, disease or death), or damage to or destruction of property, real or personal, or financial losses (including, without limitations, those caused by loss of use) sustained by any person or concern, (including, but not limited to, officers, agents, officials, employees, servants, volunteers, contractors and representatives of the City of Eules, its boards and commissions) arising from, or alleged to have arisen from, any and all negligent acts of the Consultant, its employees, agents, servants, contractors, and/or representatives in the performance of this Agreement.

The Contractor agrees to name the City of Euless as an additional insured and will procure and keep in force at all times, at its own expense, insurance in accordance with Insurance Exhibit D attached hereto and incorporated by reference herein.

8. Licenses, Fees, Permits and Code Compliance – The Consultant shall be responsible for obtaining and maintaining all requisite licenses and permits and shall be solely responsible for all fees for such obligations. The Consultant is responsible for complying with all applicable local, state and federal laws, codes, and regulations in the design and implementation of this project.
9. Notice – Any notices provided for hereunder shall be given to the parties in writing (which may be hardcopy, facsimile, or e-mail) at their respective addresses set forth below:

If to the City:

Chris Barker
City Manager
City of Euless
201 N. Ector Drive
Euless, TX 76039
cbarker@eulesstx.gov

If to the Consultant:

Jason Tanko
Chief Executive Officer
Tanko Streetlighting, Inc.
220 Bayshore Boulevard
San Francisco, CA 94124
jason@tankolighting.com

10. Execution – This Contract may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each of the parties hereto and delivered (including delivery by facsimile) to each of the parties.

IN WITNESS THEREOF, the parties have executed this contract as of the last date signed below.

CITY OF EULESS, TX

TANKO STREETLIGHTING, INC.

By _____
CHRIS BARKER
CITY MANAGER

By _____
JASON TANKO, CEO

Date: _____

Date: _____

EXHIBIT A



STREETLIGHT AUDIT, BILLING INVENTORY REVIEW, & OUTAGE INSPECTION PROPOSAL

City of Euless, TX

March 3, 2026

Submitted to:

Chris Barker
City Manager
City of Euless
cbarker@eulesstx.gov

Submitted by:

Jason Tanko
Chief Executive Officer
Tanko Streetlighting, Inc.
220 Bayshore Boulevard
San Francisco, CA 94124
jason@tankolighting.com

WWW.TANKOLIGHTING.COM

Tanko Lighting
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TABLE OF CONTENTS

Cover Letter 2

Company Profile 3

Scope of Work (Phase 2 – Fieldwork)..... 5

Pricing..... 9

Appendices 9

COVER LETTER

March 3, 2026

Chris Barker
City Manager
City of Euless
cbarker@eulesstx.gov

Dear Mr. Barker,

Tanko Streetlighting, Inc. (“Tanko Lighting”) appreciates the opportunity to submit this proposal for a streetlight audit, billing inventory review, and outage inspection for the City of Euless.

As you are aware, we recently performed a Streetlight Ownership Study that identified various ownership options for the streetlight system within the City. We look forward to deepening our successful working relationship with the City through this next project – which corresponds to Phase 2 from the project phases listed in the Streetlight Ownership Study report.

Tanko Lighting is the only nationwide firm focused solely on providing professional services for turn-key municipal streetlight energy efficiency and ownership projects. Our experience has been developed from our more than 300 contracts in 31 states - with 55 utilities, representing more than 984,000 streetlight fixtures. We have also provided similar services for other government agencies in the South, including the Columbia County, GA, the City of Houston, TX, The City of League City, TX, the City of Lewisville, TX, the City of Miami Lakes, FL, the Town of Gilbert, AR, the City of Paris, TN, the City of Monroe, LA, the City of Gulf Shores, AL, the City of Rockwood, TN, the City of Killeen, TX, the City of Round Rock, TX, and the City of Corinth, TX.

Given our extensive involvement with municipal streetlight projects nationwide, our team can leverage its expertise to provide the necessary context and value to assist the City with all the support, recommendations and coordination necessary to ensure the success of this project.

Please let us know should you have any questions. We look forward to your feedback.

Regards,



Jason Tanko
Chief Executive Officer

Enclosures

COMPANY PROFILE

For more than 20 years – since 2003, **Tanko Streetlighting, Inc. (Tanko Lighting)** has operated as a national firm solely focused on providing professional services for municipal streetlighting projects. In our early days, we focused on re-manufacturing High Pressure Sodium (HPS) fixtures, providing a cost-effective waste diversion strategy by rebuilding existing fixtures to be re-deployed back into the field. However, we soon shifted our business model to focus on services. Today, our firm continues to provide project management, field services, strategic consulting, data analysis, technical support, and maintenance services that support



four primary operations – municipal streetlight ownership, strategic planning, system upgrades, and ongoing streetlight maintenance services. We have been involved in over **300+ municipal streetlight contracts in 31 states, representing more than 984,000 streetlight fixtures nationwide**. Please see a full list of our projects in Appendix A.

Tanko Lighting is a private S corporation and a financially stable company that has successively operated with the same ownership structure for more than two decades. Our firm holds [electrical contractor licenses](#) in the **States of California and Arizona**. Additionally, we have been a [Certified Contractor](#) by the **Commonwealth of Massachusetts’ Division of Capital Management and Maintenance (DCAMM)**, a [Qualified Vendor](#) with the **Connecticut Conference of Municipalities**, and are currently a [registered Energy Services Company \(ESCO\)](#) with the **United States Department of Energy**, a [registered entity](#) with **SAM.gov**, and a [registered Small Business Entity](#) with the **Small Business Administration**.

We are a values-based company. Everything we do focuses on the triple bottom line of People, Planet, and Profit. Building and maintaining relationships is at the core of our company strategy. Whether it is with customers, vendors, suppliers, or employees – we promote respect, accountability, trust, and good communication with everyone. We are also committed to social entrepreneurship, investing in our community, growing leaders, and fostering an inclusive workplace. Founded on a core principle of sustainability, our commitment to the environment involves reducing energy use and carbon dioxide emissions by designing energy efficient streetlight systems and operational practices for our clients. We offer options that solve clients’ needs while staying grounded. We understand that cost, quality, and efficiency are essential concerns for clients. The solutions we offer are reasonable, actionable, cost-effective and bring tremendous value. Internally, daily business decisions are made balancing our values with our internal budgets. This has led to our ongoing financial stability, proving that a corporate entity can be mission-driven and economically successful.

The City’s project is complex, highly technical, and represents a significant investment. Partnering with a general architectural/engineering firm that relies on “desk engineers” and sophisticated software alone is not the right fit for this effort. What the City truly needs is a [field streetlight engineering expert](#) – **someone who understands how to accurately assess real-world conditions on site and develop actionable recommendations grounded in reality**. That is exactly what our firm offers.

We are passionate about streetlighting. We care deeply about the role lighting plays in public life, take pride in technical excellence, stay committed to the details, strive to improve the field, and support the broader goals of sustainability, public safety, and smart development.

Tanko Lighting is made up of field engineers who are realists – not theorists. We take a cradle-to-grave approach to streetlight projects, staying involved from initial field data collection through design, construction management, and ongoing maintenance. Unlike firms that move on after design, we remain engaged to ensure our solutions work in the real world. We know that even the best theoretical plans can fall short when faced with the messy, unpredictable realities of field conditions.

Our nationwide project experience is grounded in these real-world scenarios, shaping the pragmatic and effective approach we bring to every job.

Here’s why the City should select our firm for this project:

- Technical Experience:** We are field technical experts and have the best experience in the US with municipal streetlighting projects – including 984,000+ streetlight fixtures nationwide.
- Superior Data Collection: We are a GIS firm within a streetlight engineering firm. We handle all GIS data collection, photometrics, analysis, and mapping in-house,** which minimizes costs and maximizes our team’s ability to understand the current streetlight system and properly design upgrades. Our data team has the right blend of both streetlighting technical expertise and data analysis skills to collect accurate and reliable project data. Our field auditors have accurately collected data on thousands of streetlight fixtures – ensuring that the fieldwork for this project will be conducted by highly qualified professionals with tremendous field experience. Additionally, unlike other data collection firms, we do not hire temporary auditors everywhere we work. This is because auditing work requires Tanko-trained field experts – seasoned professionals with deep technical streetlighting knowledge.
- Streetlight Maintenance Experience:** We are likely the only firm with extensive maintenance experience. We are directly responsible for the **maintenance services of more than 73,000 streetlights** for municipal streetlight systems nationwide. This really distinguishes our team from others – who may only have a theoretical understanding of streetlight operations but no “in the trenches” experience. Anyone can put in new streetlights, but you need a field streetlight engineering expert (like Tanko) to cost-effectively work with an existing system and optimize it (see table above).
- Financial Calculator:** We run financial analyses on all our projects and utilize a proprietary financial calculator we developed over the past 12 years to allow us to input baseline conditions and recommendations to produce accurate budgetary estimates of costs and savings involved with municipal streetlight projects. Since we are not a typical architectural/engineering firm and continue guiding clients long after an LED conversion, we have been able to confirm the accuracy of our original financial estimates.
- Project Management:** We are focused on providing superior customer service to alleviate the burden on our clients so that they can focus on other priorities. Thus, our approach to project management is transparent, accountable, efficient, and effective.

Tanko Lighting Maintenance Experience	
Municipality	Number of Fixtures
City of Santa Clarita, CA	17,568
City of Rancho Cucamonga, CA	15,000
City of Simi Valley, CA	7,199
City of Chino Hills, CA	4,816
City of Meriden, CT	4,159
City of Pico Rivera, CA	3,865
Town of Berlin, CT	2,537
Town of Montville, CT	1,777
Town of Farmington, CT	1,728
Town of Vernon, CT	1,669
City of La Puente, CA	1,620
Town of Groton, CT	1,517
Town of East Lyme, CT	1,498
City of Goleta, CA	1,331
Town of Palmer, MA	954
City of Bell, CA	844
Town of Mansfield, CT	800
Town of Darien, CT	792
Town of Wolcott, CT	737
Town of Suffield, CT	692
Town of Williamstown, MA	554
Town of Warren, MA	467
Town of Old Lyme, CT	391
Town of Middlefield, CT	343
Town of Chester, CT	313
Town of Granby, CT	159
Total Fixtures:	73,330

References can be provided upon request. Please find a list of all our projects nationwide in Appendix A.

SCOPE OF WORK (PHASE 2 – FIELDWORK)

Task 1: Inventory Audit of Existing Streetlights

Our data-driven approach to project implementation has defined our success. Accurate boots-on-the-ground data collection and GIS-based data management form the backbone of our entire methodology (see graphic to the right.) From GPS location coordinates to fixture wattages, our auditors collect more than thirty fields of data per streetlight fixture.

This level of detail and precision gives our team, and our clients, a reliable and visually verified understanding of existing conditions, increasing efficiency, with fewer assumptions, and significantly reducing risk. With accurate GIS data established upfront, each subsequent project phase can be executed with certainty and precision, knowing each pole has been inspected in person. This approach enables us and our clients to streamline maintenance processes, as we know exactly where each light is, the type of pole it is on, the type of fixture that is installed, existing wattage, etc., so that maintenance crews can be prepared ahead of time to respond to requests and minimize visiting the same fixture multiple times.

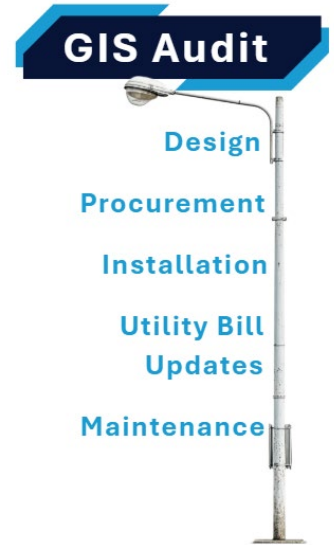
We will perform the following steps to complete the audit:

- Step 1 – Confirm Data Attributes
- Step 2 – Develop Audit Maps
- Step 3 – Data Collection

Step 1 – Confirm Data Attributes

The preparation phase for the audit will involve our team working with City staff to clearly define audit scope, including priority areas, municipal boundaries, and any areas outside the right-of-way that should be included. Once the preparation phase is complete, the audit will commence. We will collect data on all the existing inventory in the field – including any known new developments and both cobra head and decorative fixtures – and identify over thirty attributes on-site, including (but not limited to):

- Global Positioning Service (GPS) coordinates (latitude, longitude) of each fixture location and date of capture
- Fixture technology
- Lamp type and wattage
- Pole material, mounting height, and arm length
- Pole ID number
- Date of data capture
- Nearest street address
- Street width and configuration (e.g., intersection, crosswalk, cul-de-sac)
- Electrical feed (overhead, underground)
- Visible issues (e.g., pole leaning, fixture damage, tree obstruction).



Step 2 – Develop Audit Maps

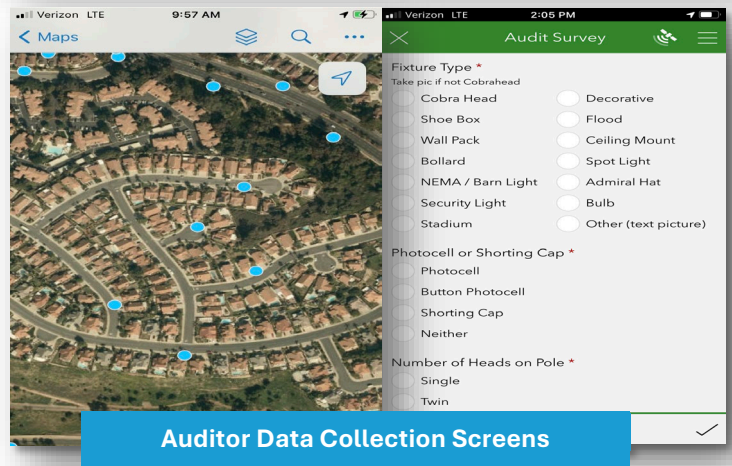
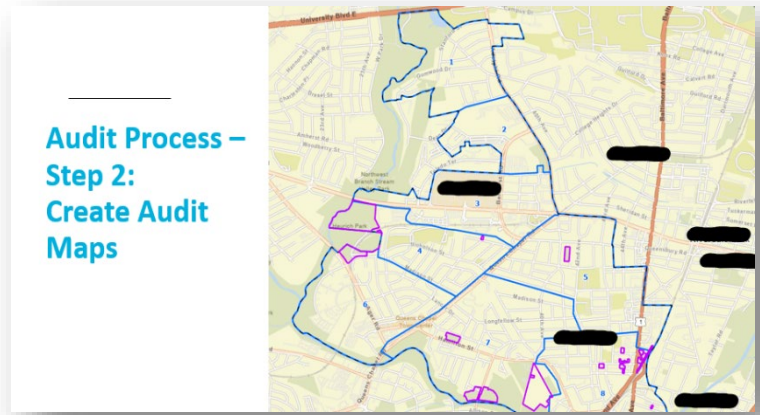
Our in-house GIS experts develop maps that outline the City boundaries and ensure that the entire system is audited. See a sample of our audit maps to the right.

Step 3 – Data Collection

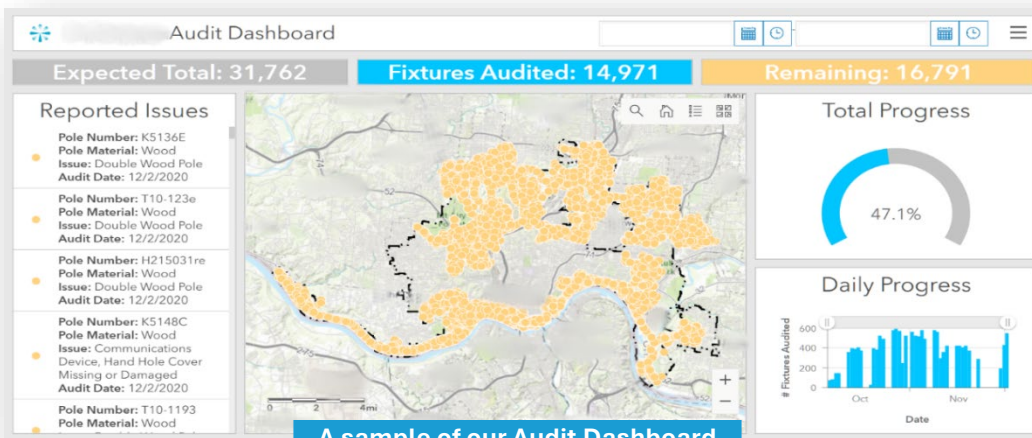
Our audit will be conducted in person by trained field auditors, who collect detailed light fixture data directly on site, and will include City-owned, and utility-owned streetlights. Our auditors will document each fixture’s attributes using ESRI’s Survey123 and Field Maps applications. Find an image to the right of the screens that our auditors use to capture the data.

During the course of the field audit, we will ensure to inspect every fixture and pole specified by the City and will provide City staff with either a weekly pdf report or access to an interactive, online dashboard that will display the daily and overall progress of the audit, any issues encountered, and a map that can be explored. Please see below image for a sample audit dashboard.

Our typical pricing for the audit assumes the existing utility data quality is decent. Poor utility data quality is typically defined by such issues as (but not limited to): Typos in pole numbers or street names; incorrect addresses; blank values; duplicate records; outdated records that do not match current field conditions; non-unique or non-sequential pole numbers in the field; mismatched pole numbers in the field compared with utility records; missing pole numbers; lack of addresses and/or GIS coordinates; an audit scope listed in the utility inventory. These types of issues can be rare, but depending on the details, they can require considerable additional time to reconcile the data. If the City’s utility data is poor, if needed, we will provide the City with a scope of services and estimated additional price to remedy such issues.



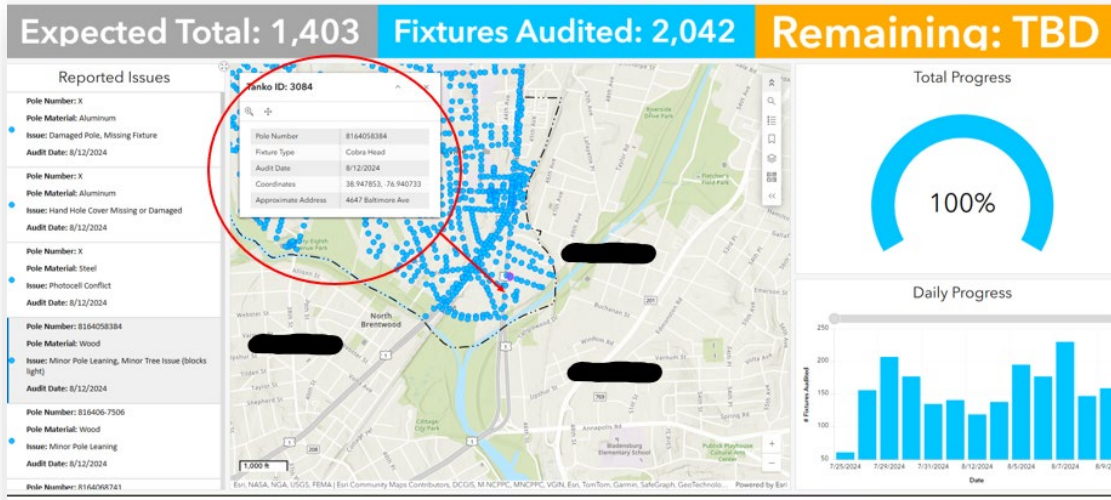
Auditor Data Collection Screens



A sample of our Audit Dashboard

Deliverables:

- **Audit Dashboard:** An online, interactive dashboard listing the locations completed during the data collection phase, along with a description of any issues that the municipality or utility would need to devote immediate attention to – including electrical hazards, tree trimming needs, etc. This dashboard will remain available to City staff for one month after the completion of the project. See a sample of the dashboard at the end of an audit project in the graphic below.



- **Audit Data:** Finalized inventory summary listing quantities by type and wattage, as well as a list of fixtures found in the field audit and their associated attributes, to be provided in a file suitable for use in common GIS software (e.g., ESRI, ArcMap), as well as Microsoft Excel (this deliverable will be provided after the completion of the project).

Task 2: Billing Inventory Review

Our team has developed a methodology to capture every streetlight asset owned by and/or billed to a municipality. Using precise GPS technology and expert streetlighting GIS Analysts, our team reviews every asset it locates in the field with the goal of matching each audited light with every record in the utility's billing inventory. In our team's experience, cross-reference of these various data sources results in extremely precise and clean data. Projects typically have a utility billing discrepancy of approximately 5 – 10 percent of the inventory quantity, which can translate to cities being over-billed by their utility. Any such discrepancies will be identified during this phase of the project and included in a billing inventory review report that will be provided to the City in an Excel spreadsheet.

We will begin reviewing the data upon commencement of the audit and will perform the following steps to complete the Billing Inventory Review:

- Step 1 – Data Processing
- Step 2 – Reconciliation
- Step 3 – Audit Punch List

Step 1 – Data Processing

All collected data will be reviewed and spot-checked daily by our data team before being uploaded to our ESRI online Audit Dashboard (see graphic on previous page), enabling the City to actively monitor audit progress in real time.

Step 2 – Reconciliation

Upon completion of the field audit, we will reconcile the verified dataset in ArcPro against the provided utility records. Each audited fixture will be matched to the utility inventory either spatially, by unique identifiers such as pole numbers, or through a combination of both methods. We will then examine these matched records individually to determine the accuracy of the fixture/wattage/location provided by the utility against information collected during the field audit, and any discrepancies will be noted in detail. Unmatched or problematic records will also be investigated individually to determine why a match did not occur. Following a thorough review, all matched and unmatched records will be documented and explained in our comprehensive Billing Inventory Review Report, provided in an Excel spreadsheet to the City following the completion of the field audit.



The Billing Inventory Review Report will include an analysis of the following items:

- Streetlights confirmed during the audit
- Streetlights appearing in the utility records but not in the confirmed audit records
- Streetlights confirmed in the audit records but not in the utility records

Step 3 – Audit Punch List

It should be noted that no field audit is perfect because varying and unknown field conditions can impact the data collected. As such, there is sometimes an error rate associated with data collection that may require the development of an Audit Punch List and a plan to remedy. Depending on the quantity of fixtures and the nature of the issues, there are typically three options to remedy the Audit Punch List:

1. Our team revisits specific locations to collect additional audit points (note this may involve additional costs for the City, which we can provide estimates for once the Audit Punch List is developed); or
2. City staff revisits specific locations to collect additional audit points and provides the streetlight information to our team; or
3. The City opts not to remedy the Audit Punch List – in which case, anything on the Audit Punch List will be removed from the project’s scope of work. This option may result in missing opportunities to remove lights from the field that are currently on the utility’s billing inventory.

Once the audit is completed, we will inform the City if there is a need for an Audit Punch List, as well as potential remedies for the City to decide which one best meets its needs.

Deliverables:

- **Billing Inventory Review Report:** A report detailing any discrepancies found between field data and utility billing records, as well as where records match cleanly (including nearest address and pole number, if applicable). Further, addressing these discrepancy locations with the utility will be the responsibility of the City, unless it requests our team to do so (which will require an additional cost).

Task 3: Outage Inspection

Periodic reviews of a city’s streetlight system are necessary to ensure proper operations and maintain public safety. Our team understands this and is experienced in efficiently surveying municipalities to accurately detail streetlight outages. To accomplish this task, we will deploy our auditor to canvas the City based on the boundaries of the City. We will identify

any non-functioning streetlight fixtures in the right-of-way and collect the spatial coordinates (latitude/longitude) and pole ID number (if pole tags are present) for each outage. We will inspect up to a maximum of 4,750 fixtures.

Deliverables:

- **Streetlight Outage Inspection Report:** A report (in Excel spreadsheet format) outlining the spatial coordinates (latitude/longitude) and any existing pole ID numbers of the outage locations.

PRICING

Please note that this pricing is valid for sixty (60) days from the date of this proposal.

Task	Price*
Task 1: Inventory Audit of Existing Streetlights	\$243,000
Task 2: Billing Inventory Review	
Task 3: Outage Inspection	

*Note: Our lump sum pricing assumes up to an estimated 4,750 streetlight fixtures. Any quantities beyond this amount may be subject to additional pricing.

- **Proposed Payment Terms:**
 - Tanko Lighting will invoice the City on a monthly basis, based on the percentage completed each month.
 - The City shall pay Tanko Lighting within thirty (30) days of receipt of invoices.

APPENDICES

- Appendix A – Projects List

National Experience



State	Project Count	Fixture Count
Alabama	1	2,557
Arkansas	1	16
Arizona	1	40,000
California	104	348,332
Colorado	16	32,268
Connecticut	49	63,141
Florida	2	4,966
Georgia	2	12,311
Hawaii	1	3,500
Idaho	3	320
Illinois	1	1,800
Louisiana	2	9,085
Maryland	4	12,713
Massachusetts	58	85,047
Maine	2	840
Michigan	1	3,300
Missouri	2	6,613
Montana	1	6,000
Nebraska	4	4,343
Nevada	2	1,100
New Hampshire	4	803
New Jersey	1	9,300
New Mexico	1	535
New York	6	43,808
Ohio	6	41,678
Oregon	1	1,019
Tennessee	2	3,349
Texas	17	223,252
Utah	7	5,870
Vermont	1	14
Washington	10	18,715

----- Proven Process -----



Sole Focus on Municipal Streetlighting



523,000+ Streetlights Acquired



70,000+ Fixtures Maintained

Alabama			
Contracts Total: 1 Total Fixtures: 2,557			
Municipality	Type	Fixture Count	Scope of Work
Gulf Shores, AL	City	2,557	Streetlight Ownership Feasibility Analysis

Arkansas			
Contracts Total: 1 Total Fixtures: 16			
Municipality	Type	Fixture Count	Scope of Work
Gilbert, AR	Town	16	Ownership Support

Arizona			
Contracts Total: 1 Total Fixtures: 16			
Municipality	Type	Fixture Count	Scope of Work
Mesa, AZ	City	40,000	Development of Street Light Master Plan

California			
Contracts Total: 104 Total Fixtures: 348,332			
Municipality	Type	Fixture Count	Scope of Work
Alameda, CA	Municipal Utility	3,200	Audit, Data Reconciliation, & Design
Antioch, CA (Project 1)	City	9,924	Audit, Data Reconciliation, Design, & Photometric Study
Antioch, CA (Project 2)			Turnkey LED Conversion
Bakersfield, CA	City	3,000	Turnkey Decorative LED Conversion
Baldwin Park, CA	City	450	Turnkey LED Conversion
Bell, CA (Project 1)	City	1,600	Turnkey LED Conversion
Bell, CA (Project 2)			Maintenance Services
Berkeley, CA (Project 1)	City	8,000	Turnkey LED Conversion
Berkeley, CA (Project 2)		3,200	Pole Inspection & Conditions Assessment
Berkeley, CA (Project 3)			Streetlighting Master Plan
California Eminent Domain Law Group	Law Firm	9,900	Audit, Data Reconciliation, Streetlight System Analysis, & Municipal Process Support
Campbell, CA	City	75	Streetlight Replacement Design
Capitola, CA	City	1,500	Streetlight Ownership Feasibility Analysis
Chino Hills, CA (Project 1)	City	4,450	Turnkey LED Conversion
Chino Hills, CA (Project 2)		Maintenance Services	
Chino Hills, CA (Project 3)		1,200	Ownership Support
Chino Hills, CA (Project 4)		929	Citywide Parks & Walkways LED Conversion & Pole Tagging
Chino Hills, CA (Project 5)		Maintenance Services	
Chino Hills, CA (Project 6)		Community Center & Tennis Court LED Conversion	
Chula Vista, CA	City	100	Streetlight Replacement Design
Claremont, CA	City	1,300	Turnkey LED Conversion
Clearlake, CA (Project 1)	City	262	Streetlight Ownership Feasibility Analysis
Clearlake, CA (Project 2)			Audit & Data Reconciliation
Clovis, CA	City	9,400	Streetlight Ownership Feasibility Analysis
Coalinga, CA (Project 1)	City	750	Streetlight Ownership Feasibility Analysis
Coalinga, CA (Project 2)			Ownership Support
Corona, CA	City	8,700	Material Procurement, Installation (Fixtures & Controls), & Rebate/Rate Change
Corte Madera, CA	Town	819	Turnkey LED Conversion
Cupertino, CA (Project 1)	City	3,000	Turnkey LED Conversion
Cupertino, CA (Project 2)		374	Streetlight Ownership Feasibility Analysis
El Cajon, CA	City	1,100	Streetlight Replacement Design
Fairfield, CA	City	8,000	Streetlight Replacement Design
Fresno, CA	City	360	LED Streetlight Material & Install
Fullerton, CA	City	6,600	Turnkey LED Conversion
Glendora, CA	City	2,500	Ownership Support
Goleta, CA (Project 1)	City	1,575	Turnkey LED Conversion & Maintenance Services
Goleta, CA (Project 2)			Maintenance Services
Goleta, CA (Project 3)			Maintenance Services
Hayward, CA	City	7,700	Turnkey LED Conversion
Imperial Beach, CA (Project 1)	City	1,010	Audit & Data Reconciliation
Imperial Beach, CA (Project 2)		532	Ownership Support
Inglewood, CA	City	100	Streetlight Replacement Design
La Puente, CA (Project 1)	City	2,100	Turnkey LED Conversion
La Puente, CA (Project 2)		Maintenance Services	
La Verne, CA	City	2,500	Audit, Data Reconciliation, Design, Streetlight Ownership Feasibility Analysis, & Ownership Support
Larkspur, CA	Town	770	Turnkey LED Conversion

California (Continued)
Contracts Total: 103 Total Fixtures: 348,332

Lawrence Berkeley National Laboratory (Project 1)	Lab	1,400	Audit, Data Reconciliation, Specifications Development, & Controls Installation (30 fixtures)
Lawrence Berkeley National Laboratory (Project 2)		300	Exterior Fixture LED Conversion & Controls Installation
Lodi, CA	Municipal Utility	7,200	Turnkey LED Conversion
Lompoc, CA	City	200	Streetlight Replacement Design
Modesto, CA	Municipal Utility	9,000	Turnkey LED Conversion
Monrovia, CA	City	35	Pilot - Streetlight LED Conversion
Morgan Hill, CA	City	2,500	Turnkey LED Conversion
Mountain View, CA	City	4,206	Design Assistance & LED Replacement Streetlight Fixtures
Napa, CA	City	4,500	Turnkey LED Conversion
Oakland, CA (Project 1)		37,000	Audit, Commissioning, & Data Reconciliation
Oakland, CA (Project 2)	City	526	Turnkey LED Conversion
Oakley, CA	City	3,395	Streetlight Ownership Feasibility Analysis
Orange, CA	City	4,400	Streetlight Ownership Feasibility Analysis
Pasadena, CA	City	1,350	Streetlight Replacement Design
Paso Robles, CA (Project 1)		557	Downtown Streetlight Master Plan
Paso Robles, CA (Project 2)	City		Streetlight Audit & Data Reconciliation
Paso Robles, CA (Project 3)		2,630	Streetlight Ownership Feasibility Analysis
Pico Rivera, CA (Project 1)		4,500	Turnkey LED Conversion
Pico Rivera, CA (Project 2)			Maintenance Services
Pico Rivera, CA (Project 3)	City	1,100	Ownership Support
Pico Rivera, CA (Project 4)			Maintenance Services
Pleasanton, CA	City	4,400	Inventory Audit, Data Reconciliation, Design, & Project Management Services
Poway, CA	City	3,600	Turnkey LED Conversion
Presidio of Monterey, CA	Federal Park	500	Streetlight Replacement Design
Rancho Cordova, CA	City	6,500	Turnkey LED Conversion
Rancho Cucamonga, CA (Project 1)			Turnkey LED Conversion
Rancho Cucamonga, CA (Project 2)	City	15,000	Maintenance Services
Redlands, CA	City	5,577	Turnkey LED Conversion
San Bruno, CA	City	2,000	Turnkey LED Conversion
San Francisco, CA		400	Streetlight Replacement Design
San Joaquin County, CA	County	3,694	Audit, Data Reconciliation, Field Condition Report, & Design
San Rafael, CA	City	813	Turnkey LED Conversion
Santa Ana, CA	City	11,500	Audit, Design, Data Reconciliation, & Ownership Support
Santa Clara, CA	Municipal Utility	3,000	Turnkey LED Conversion
Santa Clarita, CA (Project 1)			Pole Inspection, Turnkey LED Conversion
Santa Clarita, CA (Project 2)	City	22,936	Maintenance Services
Santa Clarita, CA (Project 3)			Maintenance Support Services & Streetlight Master Plan
Santa Cruz, CA	City	995	Ownership Support
Santa Fe Springs, CA	City	6,500	LED Pilot Installation, Financial, & Streetlight Ownership Feasibility Analysis
Signal Hill, CA	City	1,300	Audit, Data Reconciliation, Design, Streetlight Ownership Feasibility Analysis, & Ownership Support
Simi Valley, CA (Project 1)		8,000	Turnkey LED Conversion
Simi Valley, CA (Project 2)	City		Maintenance Services
Simi Valley, CA (Project 3)		7,202	Maintenance Services
Sonoma, CA	City	1,200	Turnkey LED Conversion
Stanton, CA	City	1,300	Turnkey LED Conversion
Sunnyvale, CA	City	7,000	Turnkey LED Conversion
Temecula, CA	City	550	Streetlight Replacement Design
Thousand Oaks, CA	City	7,900	Ownership Support & Smart City Feasibility Analysis
Tustin, CA (Project 1)	City	3,500	Turnkey LED Conversion
Tustin, CA (Project 2)		500	Ownership Support
Twentynine Palms, CA (Project 1)		616	Audit & Data Reconciliation
Twentynine Palms, CA (Project 2)	City	168	Sports Lighting LED Conversion
Vacaville, CA	City	3,980	Inventory Audit, Data Reconciliation, & Design Services
Vallejo, CA	City	9,000	Turnkey LED Conversion
Ventura, CA	City	9,000	Ownership Support
Vista, CA	City	2,300	Turnkey LED Conversion
Walnut Creek, CA	City	3,122	Streetlight Ownership Feasibility Analysis
West Hollywood, CA	City	2,500	Audit, Data Reconciliation, Streetlight Ownership Feasibility Analysis, Pilot Installations, Distribution Pole Ownership Assistance, & Maintenance Services

Colorado			
Contracts Total: 16 Total Fixtures: 32,268			
Municipality	Type	Fixture Count	Scope of Work
Arvada, CO	City	7,675	Streetlight Audit, Data Reconciliation, & Streetlight Ownership Feasibility Analysis
Broomfield, CO	City	4,987	Streetlight Ownership Feasibility Analysis
Centennial, CO	City	2,953	Ownership Support
Erie, CO (Project 1)			Streetlight Ownership Feasibility Analysis
Erie, CO (Project 2)	Town	1827	Audit & Data Reconciliation
Erie, CO (Project 3)			Ownership Support
Louisville, CO	City	143	Streetlight Ownership Feasibility Analysis, Decorative LED Design, Audit, Data Reconciliation, & Ownership Support
Northglenn, CO	City	2,231	Audit, Data Reconciliation, & Lighting Deficiency Analysis
Thornton, CO	Town	8,899	Streetlight Ownership Feasibility Analysis
Timnath, CO (Project 1)		506	Streetlight Ownership Feasibility Analysis
Timnath, CO (Project 2)	Town	1,069	Audit, Inventory Billing Review, & Lighting Deficiency Analysis
Windsor, CO (Project 1)			Streetlight Ownership Feasibility Analysis
Windsor, CO (Project 2)			Audit, Data Reconciliation, & Ownership Support
Windsor, CO (Project 3)	Town	1,978	Streetlight Master Plan
Windsor, CO (Project 4)			Streetlight Maintenance Support
Windsor, CO (Project 5)			LED Conversion

Connecticut			
Contracts Total: 49 Total Fixtures: 63,141			
Municipality	Type	Fixture Count	Scope of Work
Berlin, CT (Project 1)			Turnkey LED Conversion
Berlin, CT (Project 2)	Town	2,537	Maintenance Services
Bristol, CT	Town	5,500	Turnkey LED Conversion
Chester, CT (Project 1)			Turnkey LED Conversion
Chester, CT (Project 2)	Town	313	Maintenance Services
Darien, CT (Project 1)			Turnkey LED Conversion
Darien, CT (Project 2)	Town	843	Maintenance Services
East Lyme, CT (Project 1)			Turnkey LED Conversion
East Lyme, CT (Project 2)	Town	1,498	Maintenance Services
Farmington, CT (Project 1)			Turnkey LED Conversion
Farmington, CT (Project 2)	Town	1,728	Maintenance Services
Gales Ferry, CT	Town	87	Turnkey LED Conversion
Glastonbury, CT	Town	1,000	Turnkey LED Conversion
Granby, CT (Project 1)			Turnkey LED Conversion
Granby, CT (Project 2)	Town	157	Maintenance Services
Groton Utilities, CT	Municipal Utility	2,256	Turnkey LED Conversion
Groton, CT (Project 1)			Turnkey LED Conversion
Groton, CT (Project 2)	Town	1,550	Maintenance Services
Jewett City, CT	Borough	220	Turnkey LED Conversion
Ledyard, CT	Town	292	Turnkey LED Conversion
Mansfield, CT (Project 1)			Turnkey LED Conversion
Mansfield, CT (Project 2)	Town	800	Maintenance Services
Meriden, CT (Project 1)			Turnkey LED Conversion
Meriden, CT (Project 2)	City	4,799	Maintenance Services
Middlefield, CT (Project 1)			Turnkey LED Conversion
Middlefield, CT (Project 2)	Town	351	Maintenance Services
Middletown, CT (Project 1)			Turnkey LED Conversion
Middletown, CT (Project 2)	City	5,080	Maintenance Services
Montville, CT (Project 1)			Turnkey LED Conversion
Montville, CT (Project 2)	Town	1,777	Maintenance Services
New London, CT	City	2,516	Turnkey LED Conversion
Norwich, CT	Municipal Utility	5,049	Turnkey LED Conversion
Old Lyme, CT (Project 1)			Turnkey LED Conversion
Old Lyme, CT (Project 2)	Town	396	Maintenance Services
Putnam (Spc District), CT			Audit, Data Reconciliation
Rocky Hill, CT	Town	1,683	Audit, Data Reconciliation
South Norwalk Electric & Water, CT	Municipal Utility	1,116	Turnkey LED Conversion
Sprague, CT	Town	157	Turnkey LED Conversion
Sterling, CT	Town	75	Turnkey LED Conversion
Stonington, CT	Town	1,700	Ownership Support & Turnkey LED Conversion

Connecticut (Continued)			
Contracts Total: 49 Total Fixtures: 63,141			
Suffield, CT (Project 1)	Town	680	Full Turnkey LED Conversion
Suffield, CT (Project 2)			Maintenance Services
Vernon, CT (Project 1)	Town	1,669	Turnkey LED Conversion
Vernon, CT (Project 2)			Maintenance Services
Waterbury, CT	City	7,250	Audit, Data Reconciliation, Design, & Rebate/Rate Changes
Waterford, CT	City	1,976	Full Turnkey LED Conversion
West Hartford, CT	Town	6,500	Full Turnkey LED Conversion
Wolcott, CT (Project 1)	Town	728	Turnkey LED Conversion
Wolcott, CT (Project 2)			Maintenance Services
Florida			
Contracts Total: 2 Total Fixtures: 4,966			
Municipality	Type	Fixture Count	Scope of Work
Miami Lakes, FL	City	900	Turnkey LED Conversion
Palm Bay, FL	City	4,066	Streetlight Ownership Feasibility Analysis
Georgia			
Contracts Total: 2 Total Fixtures: 12,311			
Municipality	Type	Fixture Count	Scope of Work
Columbia County, GA	County	10,000	Streetlight Master Plan
Powder Springs, GA	City	2,311	Lighting Deficiency Study
Hawaii			
Contracts Total: 1 Total Fixtures: 3,500			
Municipality	Type	Fixture Count	Scope of Work
Kauai Island Utility Cooperative, HI	Municipal Utility	3,500	Turnkey LED Conversion & Controls
Idaho			
Contracts Total: 3 Total Fixtures: 320			
Municipality	Type	Fixture Count	Scope of Work
Bonnars Ferry, ID	City	40	Streetlight Conversion
Burley, ID	City	35	Streetlight Conversion
Kootenai Electric Co-op	Cooperative	245	Streetlight Conversion
Illinois			
Contracts Total: 1 Total Fixtures: 1,800			
Municipality	Type	Fixture Count	Scope of Work
Carbondale, IL	City	1,800	Audit & Data Reconciliation
Louisiana			
Contracts Total: 2 Total Fixtures: 9,085			
Municipality	Type	Fixture Count	Scope of Work
Monroe, LA (Project 1)	City	9,085	Streetlight Ownership Feasibility Analysis
Monroe, LA (Project 2)			Streetlight Outage Inspection
Maine			
Contracts Total: 2 Total Fixtures: 840			
Municipality	Type	Fixture Count	Scope of Work
Brewer, ME	City	600	Turnkey LED Conversion
Orono, ME	Town	240	Turnkey LED Conversion
Maryland			
Contracts Total: 4 Total Fixtures: 12,713			
Municipality	Type	Fixture Count	Scope of Work
Annapolis, MD	City	6,109	Streetlight Ownership Feasibility Analysis
College Park, MD	City	2,701	Streetlight Ownership Feasibility Analysis
Hyattsville, MD (Project 1)	City	2,500	Streetlight Ownership Feasibility Analysis
Hyattsville, MD (Project 2)		1,403	Audit, Data Reconciliation, Design, Utility Negotiations, & LED Conversion

Massachusetts			
Contracts Total: 58 Total Fixtures: 85,047			
Municipality	Type	Fixture Count	Scope of Work
Acton, MA	Town	900	Audit, Data Reconciliation, & Outage Inspection
Andover, MA	Town	1,564	Turnkey LED Conversion
Ayer, MA	Town	520	Turnkey LED Conversion & Controls
Billerica, MA	Town	2,600	Turnkey LED Conversion
Boston, MA	City	4,000	Audit, Data Reconciliation of Decorative Fixtures
Bridgewater, MA	Town	1,286	Turnkey LED Conversion
Burlington, MA	City	2,400	Turnkey LED Conversion
Clinton, MA	Town	923	Turnkey LED Conversion
Dalton, MA	Town	740	Turnkey LED Conversion
Dracut, MA	Town	1,555	Turnkey LED Conversion
Dudley, MA	Town	600	Turnkey LED Conversion
Duxbury, MA	Town	343	Turnkey LED Conversion
Erving, MA	Town	163	Turnkey LED Conversion
Everett, MA	City	2,965	Turnkey LED Conversion
Franklin, MA	Town	1,648	Turnkey LED Conversion
Gardner, MA	City	1,532	Turnkey LED Conversion
Grafton, MA	Town	860	Turnkey LED Conversion
Hanover, MA	Town	505	Turnkey LED Conversion
Hopkinton, MA	Town	563	Turnkey LED Conversion
Leominster, MA	City	3,637	Turnkey LED Conversion & Controls
Lexington, MA	Town	2,700	Turnkey LED Conversion
Longmeadow, MA	Town	1,500	Turnkey LED Conversion
Lowell, MA	City	7,000	Turnkey LED Conversion
Malden, MA	City	3,694	Turnkey LED Conversion
Manchester-by-the-Sea, MA	Town	363	Turnkey LED Conversion
Marion, MA	City	350	Turnkey LED Conversion
Medford, MA	City	4,618	Turnkey LED Conversion
Millis, MA	Town	436	Turnkey LED Conversion
Nahant, MA	Town	565	Turnkey LED Conversion
Nantucket, MA	Town	798	Streetlight Ownership Feasibility Analysis
Newbury, MA	Town	500	Turnkey LED Conversion
North Andover, MA	Town	1,302	Turnkey LED Conversion
Northbridge, MA	Town	1,181	Turnkey LED Conversion
Oxford, MA	Town	945	Turnkey LED Conversion
Palmer, MA (Project 1)	Town	902	Turnkey LED Conversion
Palmer, MA (Project 2)			Maintenance Services
Rockport, MA	Town	771	Audit, Design, & Ownership Support
Saugus, MA	Town	2,850	Turnkey LED Conversion, Controls
Sharon, MA	Town	1,600	Turnkey LED Conversion
Somerville, MA	City	4,842	Audit, Design/Installation Management
Spencer, MA	Town	885	Turnkey LED Conversion
Sudbury, MA	Town	591	Turnkey LED Conversion
Walpole, MA (Project 1)		2,092	Turnkey LED Conversion
Walpole, MA (Project 2)	Town	224	Exterior Lights Audit & Data Reconciliation
Walpole, MA (Project 3)		105	Exterior Lighting Design & Conversion
Ware, MA	Town	823	Turnkey LED Conversion
Warren, MA (Project 1)	Town	437	Turnkey LED Conversion
Warren, MA (Project 2)			Maintenance Services
Watertown, MA	City	783	Turnkey LED Conversion
Wayland, MA	Town	714	Turnkey LED Conversion
Webster, MA	Town	1,485	Turnkey LED Conversion
Westfield Electric MUNI Utility, MA	Municipal Utility	4,000	Design and Photometrics
Westport, MA	Town	205	Turnkey LED Conversion
Weymouth, MA	Town	3,720	Turnkey LED Conversion & Controls
Williamstown, MA (Project 1)	Town	627	Turnkey LED Conversion
Williamstown, MA (Project 2)	Town		Maintenance Services
Winchendon, MA	Town	564	Turnkey LED Conversion
Winchester, MA	Town	1,571	Turnkey LED Conversion

Michigan			
Contracts Total: 1 Total Fixtures: 3,300			
Municipality	Type	Fixture Count	Scope of Work
Royal Oak, MI	City	3,300	Audit & Data Reconciliation

Missouri			
Contracts Total: 2 Total Fixtures: 6,613			
Municipality	Type	Fixture Count	Scope of Work
Ballwin, MO	City	2,113	Ownership Support
O'Fallon, MO	City	4,500	Ownership Support

Montana			
Contracts Total: 1 Total Fixtures: 6,000			
Municipality	Type	Fixture Count	Scope of Work
Missoula, MT	City	6,000	Streetlight Ownership Feasibility Analysis

Nebraska			
Contracts Total: 4 Total Fixtures: 4,343			
Municipality	Type	Fixture Count	Scope of Work
Aurora, NE	City	200	Audit & Data Reconciliation
Howells, NE	Village	200	Audit & Data Reconciliation
Kearney, NE	City	3,306	Audit & Data Reconciliation
Nebraska Public Power District, NE	Municipal Utility	637	Audit, Data Reconciliation, & Design

Nevada			
Contracts Total: 2 Total Fixtures: 1,100			
Municipality	Type	Fixture Count	Scope of Work
Boulder City, NV	City	100	Streetlight Replacement Design
Henderson, NV	City	1,000	Streetlight Replacement Design

New Hampshire			
Contracts Total: 4 Total Fixtures: 803			
Municipality	Type	Fixture Count	Scope of Work
Goffstown, NH	Town	460	Turnkey LED Conversion
Jaffrey, NH	Town	151	Turnkey LED Conversion
Londonderry, NH	Town	143	Turnkey LED Conversion
North Stratford, NH	Town	49	Turnkey LED Conversion

New Jersey			
Contracts Total: 1 Total Fixtures: 9,300			
Municipality	Type	Fixture Count	Scope of Work
Toms River, NJ	Township	9,300	Audit, Data Reconciliation, Design, & Ownership Support

New Mexico			
Contracts Total: 1 Total Fixtures: 535			
Municipality	Type	Fixture Count	Scope of Work
Socorro, NM	City	535	Streetlight Ownership Feasibility Analysis

New York			
Contracts Total: 6 Total Fixtures: 43,808			
Municipality	Type	Fixture Count	Scope of Work
Buffalo, NY	City	33,000	LED Conversion & Streetlight Ownership Feasibility Analysis
East Rochester, NY	City	887	Streetlight Ownership Feasibility Analysis
Geneva, NY	City	1,696	Turnkey LED Conversion
Gloversville, NY	City	1,243	Streetlight Ownership Feasibility Analysis, Ownership Support, & Turnkey LED Conversion
Hamburg, NY	City	6,049	Audit, Data Reconciliation, & Design
Ogdensburg, NY	City	933	Turnkey LED Conversion

Ohio			
Contracts Total: 6 Total Fixtures: 41,678			
Municipality	Type	Fixture Count	Scope of Work
Athens, OH	City	1,100	Audit, Data Reconciliation, Design, Streetlight Ownership Feasibility Analysis, & Ownership Support
Cincinnati, OH	City	31,762	Audit, Data Reconciliation, Streetlight Repair Support
Independence, OH	City	1,000	Audit, Data Reconciliation, Design, Streetlight Ownership Feasibility Analysis, & Ownership Support

Ohio (Continued)
Contracts Total: 6 Total Fixtures: 41,678

Warren, OH (Project 1)			Streetlight Ownership Feasibility Analysis
Warren, OH (Project 2)	City	5,319	Audit, Data Reconciliation, & Ownership Support
Zanesville, OH	City	2,497	Audit & Data Reconciliation

Oregon
Contracts Total: 1 Total Fixtures: 1,019

Municipality	Type	Fixture Count	Scope of Work
Lincoln City, OR	City	1,019	Audit, Data Reconciliation, & Ownership Support

Tennessee
Contracts Total: 2 Total Fixtures: 3,349

Municipality	Type	Fixture Count	Scope of Work
Paris, TN	City	2,541	Turnkey LED Conversion (Subcontractor to Prime)
Rockwood, TN	City	808	Turnkey LED Conversion (Subcontractor to Prime)

Texas
Contracts Total: 17 Total Fixtures: 223,252

Municipality	Type	Fixture Count	Scope of Work
Coppell, TX	City	3,152	Streetlight Ownership Feasibility Analysis
Corinth, TX	City	898	Audit, Data Reconciliation, Design, & Ownership Support
Eules, TX	City	2,293	Streetlight Ownership Feasibility Analysis
Georgetown, TX	City	6,522	Streetlight Audit
Grapevine, TX	City	2,700	Audit & Streetlight Ownership Feasibility Analysis
Houston, TX	City	175,000	Streetlight Ownership/Maintenance Plan
Keller, TX	City	3,200	Streetlight Ownership Feasibility Analysis
Killeen, TX	City	4,440	Audit, Data Reconciliation, Design, & Ownership Support
Laredo, TX	City	450	Streetlight Replacement Design
League City, TX (Project 1)		5,546	Streetlight Ownership Feasibility Analysis
League City, TX (Project 2)	City		New Streetlight Installation Policies for Developments
League City, TX (Project 3)		911	Streetlight Ownership Feasibility Analysis
League City, TX (Project 4)			Audit, Data Reconciliation, Field Conditions Report, Appraisal, Utility Negotiations, & Acquisition
Lewisville, TX	City	3,437	Streetlight Ownership Feasibility Analysis
Round Rock, TX (Project 1)	City	10,000	Ownership Support
Round Rock, TX (Project 2)			Audit & Data Reconciliation
Victoria, TX	City	4,703	Lighting Deficiency Analysis

Utah
Contracts Total: 7 Total Fixtures: 5,870

Municipality	Type	Fixture Count	Scope of Work
Bountiful, UT	City	775	Streetlight Conversions
Logan, UT	City	415	Streetlight Conversions
Sandy, UT	City	120	Streetlight Conversions
South Jordan, UT	City	245	Streetlight Conversions
West Valley City, UT	City	280	Streetlight Conversions
Salt Lake County, UT	County	4,000	Streetlight Conversions
Utah Department of Transportation	State Department	35	Streetlight Conversions

Vermont
Contracts Total: 1 Total Fixtures: 14

Municipality	Type	Fixture Count	Scope of Work
Lyndon, VT	Town	14	Downtown lighting project including Audit, Photometric Analysis, Design, Bid Coordination, Procurement Assistance, Installation Management, & Lamp Change Submission

Washington
Contracts Total: 10 Total Fixtures: 18,715

Municipality	Type	Fixture Count	Scope of Work
Bremerton, WA (Project 1)			Streetlight Ownership Feasibility Analysis
Bremerton, WA (Project 2)	City	1,675	Lighting Deficiency Study
Bremerton, WA (Project 2)			Lighting Deficiency Study
Chelan County Public Utility District, WA	Municipal Utility	7,000	Audit, Data Reconciliation, & Design
Des Moines, WA	City	1,719	Streetlight Ownership Feasibility Analysis
Kennewick, WA	City	6,000	Streetlight Replacement Design

Washington (Continued)

Contracts Total: 10 Total Fixtures: 18,715

Maple Valley, WA	City	419	Streetlight Ownership Feasibility Analysis
Newcastle, WA	City	769	Streetlight Ownership Feasibility Analysis
SeaTac, WA (Project 1)	City	1,133	Streetlight Ownership Feasibility Analysis
SeaTac, WA (Project 2)			Ownership Support

EXHIBIT B – SCOPE OF SERVICES

Task 1: Inventory Audit of Existing Streetlights

We will perform the following steps to complete the audit:

- Step 1 – Confirm Data Attributes
- Step 2 – Develop Audit Maps
- Step 3 – Data Collection

Step 1 – Confirm Data Attributes

The preparation phase for the audit will involve our team working with City staff to clearly define audit scope, including priority areas, municipal boundaries, and any areas outside the right-of-way that should be included. Once the preparation phase is complete, the audit will commence. We will collect data on all the existing inventory in the field – including any known new developments and both cobra head and decorative fixtures – and identify over thirty attributes on-site, including (but not limited to): Global Positioning Service (GPS) coordinates (latitude, longitude) of each fixture location and date of capture

- Fixture technology
- Lamp type and wattage
- Pole material, mounting height, and arm length
- Pole ID number
- Date of data capture
- Nearest street address
- Street width and configuration (e.g., intersection, crosswalk, cul-de-sac)
- Electrical feed (overhead, underground)
- Visible issues (e.g., pole leaning, fixture damage, tree obstruction).

Step 2 – Develop Audit Maps

Our in-house GIS experts develop maps that outline the City boundaries and ensure that the entire system is audited. See a sample of our audit maps to the right.

Step 3 – Data Collection

Our audit will be conducted in person by trained field auditors, who collect detailed light fixture data directly on site, and will include City-owned, and utility-owned streetlights. Our auditors will document each fixture’s attributes using ESRI’s Survey123 and Field Maps applications.

During the course of the field audit, we will ensure to inspect every fixture and pole specified by the City and will provide City staff with either a weekly pdf report or access to an interactive, online dashboard that will display the daily and overall progress of the audit, any issues encountered, and a map that can be explored.

Our typical pricing for the audit assumes the existing utility data quality is decent. Poor utility data quality is typically defined by such issues as (but not limited to): Typos in pole numbers or street names; incorrect addresses; blank values; duplicate records; outdated records that do not match

current field conditions; non-unique or non-sequential pole numbers in the field; mismatched pole numbers in the field compared with utility records; missing pole numbers; lack of addresses and/or GIS coordinates; an audit scope listed in the utility inventory. These types of issues can be rare, but depending on the details, they can require considerable additional time to reconcile the data. If the City's utility data is poor, if needed, we will provide the City with a scope of services and estimated additional price to remedy such issues.

Deliverables:

- **Audit Dashboard:** An online, interactive dashboard listing the locations completed during the data collection phase, along with a description of any issues that the municipality or utility would need to devote immediate attention to – including electrical hazards, tree trimming needs, etc. This dashboard will remain available to City staff for one month after the completion of the project.
- **Audit Data:** Finalized inventory summary listing quantities by type and wattage, as well as a list of fixtures found in the field audit and their associated attributes, to be provided in a file suitable for use in common GIS software (e.g., ESRI, ArcMap), as well as Microsoft Excel (this deliverable will be provided after the completion of the project).

Task 2: Billing Inventory Review

Our team has developed a methodology to capture every streetlight asset owned by and/or billed to a municipality. Using precise GPS technology and expert streetlighting GIS Analysts, our team reviews every asset it locates in the field with the goal of matching each audited light with every record in the utility's billing inventory. In our team's experience, cross-reference of these various data sources results in extremely precise and clean data. Projects typically have a utility billing discrepancy of approximately 5 – 10 percent of the inventory quantity, which can translate to cities being over-billed by their utility. Any such discrepancies will be identified during this phase of the project and included in a billing inventory review report that will be provided to the City in an Excel spreadsheet.

We will begin reviewing the data upon commencement of the audit and will perform the following steps to complete the Billing Inventory Review:

- Step 1 – Data Processing
- Step 2 – Reconciliation
- Step 3 – Audit Punch List

Step 1 – Data Processing

All collected data will be reviewed and spot-checked daily by our data team before being uploaded to our ESRI online Audit Dashboard (see graphic on previous page), enabling the City to actively monitor audit progress in real time.

Step 2 – Reconciliation

Upon completion of the field audit, we will reconcile the verified dataset in ArcPro against the provided utility records. Each audited fixture will be matched to the utility inventory either spatially, by unique identifiers such as pole numbers, or through a combination of both methods. We will then

examine these matched records individually to determine the accuracy of the fixture/wattage/location provided by the utility against information collected during the field audit, and any discrepancies will be noted in detail. Unmatched or problematic records will also be investigated individually to determine why a match did not occur. Following a thorough review, all matched and unmatched records will be documented and explained in our comprehensive Billing Inventory Review Report, provided in an Excel spreadsheet to the City following the completion of the field audit.

The Billing Inventory Review Report will include an analysis of the following items:

- Streetlights confirmed during the audit
- Streetlights appearing in the utility records but not in the confirmed audit records
- Streetlights confirmed in the audit records but not in the utility records

Step 3 – Audit Punch List

It should be noted that no field audit is perfect because varying and unknown field conditions can impact the data collected. As such, there is sometimes an error rate associated with data collection that may require the development of an Audit Punch List and a plan to remedy. Depending on the quantity of fixtures and the nature of the issues, there are typically three options to remedy the Audit Punch List:

1. Our team revisits specific locations to collect additional audit points (note this may involve additional costs for the City, which we can provide estimates for once the Audit Punch List is developed); or
2. City staff revisits specific locations to collect additional audit points and provides the streetlight information to our team; or
3. The City opts not to remedy the Audit Punch List – in which case, anything on the Audit Punch List will be removed from the project’s scope of work. This option may result in missing opportunities to remove lights from the field that are currently on the utility’s billing inventory.

Once the audit is completed, we will inform the City if there is a need for an Audit Punch List, as well as potential remedies for the City to decide which one best meets its needs.

Deliverables:

- Billing Inventory Review Report: A report detailing any discrepancies found between field data and utility billing records, as well as where records match cleanly (including nearest address and pole number, if applicable). Further, addressing these discrepancy locations with the utility will be the responsibility of the City, unless it requests our team to do so (which will require an additional cost).

Task 3: Outage Inspection

Periodic reviews of a city’s streetlight system are necessary to ensure proper operations and maintain public safety. Our team understands this and is experienced in efficiently surveying municipalities to accurately detail streetlight outages. To accomplish this task, we will deploy our auditor to canvas the City based on the boundaries of the City. We will identify any non-functioning streetlight fixtures in the right-of-way and collect the spatial coordinates (latitude/longitude) and

pole ID number (if pole tags are present) for each outage. We will inspect up to a maximum of 4,750 fixtures.

Deliverables:

- Streetlight Outage Inspection Report: A report (in Excel spreadsheet format) outlining the spatial coordinates (latitude/longitude) and any existing pole ID numbers of the outage locations.

EXHIBIT C – PRICING

Task	Price*
Task 1: Inventory Audit of Existing Streetlights	\$243,000
Task 2: Billing Inventory Review	
Task 3: Outage Inspection	

*Note: Our lump sum pricing assumes up to an estimated 4,750 streetlight fixtures. Any quantities beyond this amount may be subject to additional pricing.

- Proposed Payment Terms:
 - Tanko Lighting will invoice the City on a monthly basis, based on the percentage completed each month.
 - The City shall pay Tanko Lighting within thirty (30) days of receipt of invoices.

EXHIBIT D

CONTRACTOR / VENDOR SERVICES	A FINANCIAL RATING	B AUTO LIABILITY	C GENERAL LIABILITY	D WORKERS' COMPENSATION	E EMPLOYERS' LIABILITY	F PROFESSIONAL LIABILITY
Construction Contractor	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	Statutory	\$100,000 Limit Ea. Acc/Disease/Aggregate	N/A
Engineering / Architect Design	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	N/A	\$100,000 Limit Ea. Acc/Disease/Aggregate	\$1,000,000 Claims Made/ Maintained for 2yrs past project completion
Building Related Services	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	Statutory	\$100,000 Limit Ea. Acc/Disease/Aggregate	N/A
Information Technology	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	N/A	\$100,000 Limit Ea. Acc/Disease/Aggregate	\$1,000,000 Claims Made/ Maintained for 2yrs past project completion
Financial Services Consulting	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	N/A	\$100,000 Limit Ea. Acc/Disease/Aggregate	\$1,000,000 Claims Made/ Maintained for 2yrs past project completion
Business Advisory	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	N/A	\$100,000 Limit Ea. Acc/Disease/Aggregate	\$1,000,000 Claims Made/ Maintained for 2yrs past project completion
Communications	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	N/A	\$100,000 Limit Ea. Acc/Disease/Aggregate	\$1,000,000 Claims Made/ Maintained for 2yrs past project completion
Entertainment / Recreation Event Services	A- (VII)	\$500,000 CSL	\$1,000,000 Occ/Agg	N/A	\$100,000 Limit Ea. Acc/Disease/Aggregate	N/A

A: Coverage shall be provided by a carrier approved to do business in the state of Texas and rated at least "A- (VII) in A.M. Best's Key Rating Guide.

B: Limits shall be no less than indicated amount, Combined Single Limit Each Occurrence.

C: Limits shall be no less than indicated amount per Occurrence and Aggregate Limits. All insurance policies shall be written on a primary basis and be non-contributory with any other coverage carried by the City. City is to be an Additional Insured on GL and AL policies.

D: Statutory Workers' Compensation coverage is required on all new Construction Projects including buildings, Waterworks, Road & Bridge infrastructure.

E: Employers' Liability coverage limits are not to be less than \$100,000 per each occupational accident / \$100,000 per each occupational disease and \$100,000 policy aggregate.

F: Professional Liability coverage shall be maintained from project inception and for no less than two years past completion date.



CITY COUNCIL COMMUNICATION

April 14, 2026

SUBJECT: Participation in the Global Opioid Settlement and Future Opioid Settlements

SUBMITTED BY: Chris Barker, City Manager

REFERENCE NO:

ACTION REQUESTED:

Consider approval of Resolution No. 26-1697, authorizing the City Manager to execute settlement documents relating to the National Opioid Lawsuit settlements.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Previously, the City Council authorized the City Manager to execute Global Opioid Settlement documents that included settlements with Allergan, Walmart, CVS, and Walgreens. The City has been notified that a new national opioid settlement has been reached with six regional distributor/dispenser defendants (Six Remnant Defendants), and to participate in this settlement, the City must affirmatively opt in by May 4, 2026.

The proposed settlement with the Six Remnant Defendants is intended to resolve litigation and potential litigation relating to the opioid epidemic and, if effectuated, will result in the Six Remnant Defendants paying a combined \$97,625,000.00 in cash for purposes of abating the opioid epidemic.

SUPPORTING DOCUMENTS:

1. Resolution No. 26-1697

RESOLUTION NO. 26-1697

A RESOLUTION OF THE CITY OF EULESS, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE SETTLEMENT DOCUMENTS RELATING TO NATIONAL OPIOID LAWSUIT SETTLEMENTS AND TO TRANSMIT THOSE DOCUMENTS AND TAKE OTHER APPROPRIATE ACTIONS AS NECESSARY TO EFFECTUATE THE SETTLEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Euless (“City”) is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively “Defendants”) have engaged in fraudulent and/or reckless marketing and/or distribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, the actions, conduct, and misconduct of these Defendants have resulted in significant financial cost to the City; and

WHEREAS, multiple lawsuits have been filed throughout the nation against these Defendants in order to recoup costs incurred by governmental entities in connection with these actions; and

WHEREAS, a new national opioid settlement has been reached with six regional distributor/dispenser defendants, specifically Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (collectively, the “Six Remnant Defendants”); and

WHEREAS, the proposed settlement with the Six Remnant Defendants is intended to resolve litigation and potential litigation relating to the opioid epidemic and, if effectuated, will result in the Six Remnant Defendants paying a combined \$97,625,000.00 in cash for purposes of abating the opioid epidemic; and

WHEREAS, to participate in the Six Remnant Defendants Settlement, each eligible entity must affirmatively opt in by executing and returning the Combined Subdivision Participation and Release Form on or before Monday, May 4, 2026; and

WHEREAS, the City Council finds that participation in the Six Remnant Defendants Settlement and other settlements in national opioid lawsuits is in the best interest of the City and will assist the City in offsetting opioid-related costs and supporting opioid abatement uses as authorized by the settlement terms.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:

SECTION 1.

The City Council finds that there is a substantial need for repayment of opioid-related expenditures and payment to abate opioid-related harms in and about the City. The City Council understands that the purpose of the Six Remnant Defendants Settlement is to resolve claims relating to the opioid epidemic and to provide funds to eligible political subdivisions for opioid abatement. The City Council further understands that any settlement funds received by the City must be used for the Core Strategies and Approved Uses set forth in the Remnant Defendants Settlement Agreement.

SECTION 2.

The City Council hereby authorizes the City Manager to execute on the City's behalf the Combined Subdivision Participation and Release Form related to the Six Remnant Defendants Settlement.

SECTION 3.

Upon execution of the Combined Subdivision Participation and Release Form, the City Manager is authorized to send the executed form, along with this Resolution and any other documents necessary for participation in the settlement, as required for the City's participation in the Six Remnant Defendants Settlement.

SECTION 4.

The City Council hereby further authorizes the City Manager to execute on the City's behalf future settlements related to national opioid litigation as deemed advisable in order to offset costs incurred by the City in connection with the abatement of opioid-related harms and to take other appropriate actions deemed necessary to effectuate such settlements.

SECTION 5.

This resolution shall become effective immediately upon its passage and approval.

APPROVED AND ADOPTED at a regular meeting of the Euless City Council on April 14, 2026, by a vote of ___ ayes, ___ nays, and ___ abstentions.

APPROVED:

ATTEST:

Tim Stinneford, Mayor Pro Tem

Kim Sutter, TRMC, MMC
City Secretary/Chief Governance Officer

**MINUTES OF THE PRECOUNCIL AND REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, March 24, 2026**

The precouncil meeting of the Euless City Council was called to order by Mayor Pro Tem Tim Stinneford at 4:30 p.m. on Tuesday, March 24, 2026, in the Precouncil Conference Room at City Hall, 201 North Ector Drive. Those present included Mayor Pro Tem Tim Stinneford, Council Members Jeremy Tompkins, Eddie Price, Perry Bynum, Annabel Eads, and Tika Paudel. Mayor Linda Martin was not present due to a scheduled absence.

During the Precouncil meeting:

- Mayor Pro Tem Stinneford advised that he attended the memorial service for Bob Eilenfeldt, spouse of former Euless City Council Member Linda Eilenfeldt.
- Council Member Paudel commented on the progress of the new Wilshire Elementary School and noted that it is looking very nice.
- City Manager Chris Barker advised that a dedication ceremony and open house will be hosted Friday, April 24, 2026, 2 to 4 p.m., for the newly renovated Animal Services Center. Remarks and unveiling of the dedication plaque will be scheduled for 3 p.m.
- City Manager Barker reviewed the regular agenda.
- City Secretary/Chief Governance Officer Kim Sutter distributed a copy of the sample ballot for the May 2, 2026 Special Election to consider proposed City Charter amendments.

City Manager Barker reminded the City Council of the Community Information Meeting scheduled for Thursday, April 16, 2026, 6 p.m., City Hall.

- Assistant City Manager Lawrence Bryant introduced Robert Medigovich, Municipal Coordinator, Community Waste Disposal (CWD).

Mr. Medigovich presented the CWD annual recycling report, which included statistics related to residential and multi-family recycling options, CWD site improvements, customer service technology and inquiries, driver incidents, community partnerships, and company updates.

- City Manager Barker introduced Jason Tanko, Chief Executive Officer, Tanko Lighting, and advised that the City engaged Tanko Lighting to review the City's streetlight billing and analyze budgetary impact of various rate options.

Mr. Tanko presented the findings of the Streetlight Ownership Study, including a review of the City's current annual streetlight costs. He stated that the study

indicates a potential annual savings of approximately \$515,000, representing a 66 percent reduction in costs if the City assumes ownership of the streetlights.

City Manager Barker advised that, based on the findings, staff is recommending further evaluation by proceeding to the fieldwork phase, which includes an assessment of existing field conditions, a GIS audit, a billing inventory review, and outage inspections at an estimated cost of \$247,000.

The City Council expressed an interest to proceed with further evaluation of the program.

City Manager Barker advised that formal consideration to proceed with the fieldwork phase will be presented to the City Council at the April 14, 2026, meeting.

- Director of Finance Janina Jewell presented a Financial report for the period ending February 28, 2026. She advised that sales tax collection for January was up 15 percent over the same period in the prior year and 7.6 percent year-to-date.
- Interim Director of Planning and Economic Development Lisa Payne presented a Development update. She outlined the proposed process for approving Temporary Use Permits for special events related to the 2026 FIFA World Cup. She stated that the process would be effective from May 1, 2026, through July 31, 2026, and that an ordinance to ratify the process will be presented for consideration at the April 14, 2026 meeting.

CLOSED SESSION

The City Council convened into closed session at 6:13 p.m. for deliberation regarding the following:

Seek legal advice from the City Attorney as authorized by Section 551.071 of the Texas Government Code related to pending or contemplated litigation:

- Housing Finance Corporations

Mayor Pro Tem Stinneford recessed the closed session at 6:24 p.m.

COUNCIL CONSIDERATION OF SCHEDULED ITEMS IN COUNCIL CHAMBERS

The regular meeting of the Euless City Council was called to order by Mayor Pro Tem Stinneford at 7:00 p.m. for consideration of scheduled items.

STAFF MEMBERS PRESENT

City Manager Chris Barker
Assistant City Manager Lawrence Bryant
Assistant City Manager Steven Viera
City Attorney Cara Leahy-White

City Secretary/Chief Governance Officer Kim Sutter
 Fire Chief Chanc Bennett
 Director of Finance Janina Jewell
 Library Director Angela Jones
 Director of Public Works and Engineering Major Jones
 Director of Information Services Scott Joyce
 Police Chief Gary Landers
 Director of Human Resources and Risk Management Heather Moorhead
 Interim Director of Planning and Economic Development Lisa Payne
 Director of Fleet and Facilities Scott Peterson
 Director of Parks and Community Services Duane Strawn
 Municipal Court Manager Claudia Quintero
 Texas Star General Manager Glenda Hartsell-Shelton
 Computer Support Specialist II Brett Bennett

VISITORS

Cheralyn Armijo	Bridget Eakins	Rayyabn Safyy
Madison Clemons	Katie Eakins	Shambhain Sinvia
Ellen Dinkins	Randal Eakins	Shiden Teskazion
Barbara Eakins	Jud Park	

INVOCATION

Police Chief Gary Landers gave the Invocation.

PLEDGES OF ALLEGIANCE

Mayor Pro Tem Tim Stinneford led the pledges of allegiance to the flags of the United States and Texas.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR APRIL 2026

Director of Information Services Scott Joyce introduced Network Systems Analyst Daniella Tillman. Daniella was accompanied by members of the Information Services Department. Mayor Pro Tem Stinneford presented Daniella with a plaque commemorating her selection as Employee of the Month for April 2026.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PIN

Director of Information Services Joyce introduced Information Technology Systems Analyst Adam Eakins. Adam was accompanied by his family and members of the Information Services Department. Mayor Pro Tem Stinneford presented Adam with a service pin commemorating his 20 years of service with the City.

ITEM NO. 3. PRESENTATION OF PROCLAMATION

Council Member Price presented a proclamation proclaiming April 12 through 18, 2026, as National Public Safety Telecommunicators Week. Police Chief Gary Landers was joined by the Euless telecommunications staff and members of the Police Department to receive the proclamation.

CONSENT AGENDA (items 4 through 10)

Mayor Pro Tem Stinneford asked Assistant City Manager Lawrence Bryant to read each item into the record.

Council Member Tompkins motioned to approve the consent agenda items number 4 through 10.

Council Member Price seconded the motion.

Ayes: Mayor Pro Tem Stinneford, Council Members Tompkins, Price, Bynum, Eads, and Paudel

Nays: None

Mayor Pro Tem Stinneford declared the motion carried.

ITEM NO. 4. AUTHORIZED THE PURCHASE OF MICROSOFT SOFTWARE LICENSES

Authorized the purchase of Microsoft software licenses with the Microsoft Corporation through SHI Government Solutions, 3828 Pecana Trail, Austin, Texas. through the Texas Department of Information Resources (DIR) contract as approved in the FY2026 budget. This is a three-year agreement, paid in annual installments of \$98,904.05, with an annual true-up process if the license quantity changes.

ITEM NO. 5. AUTHORIZED THE PURCHASE OF NETWORKING EQUIPMENT

Authorized the purchase of networking equipment for the renovated Police and Court facility from Computer Discount Warehouse (CDW-G), 5908 Headquarters Drive, Suite 400, Plano, Texas, through the Sourcewell Cooperative Purchasing Program. The estimated expenditure is \$160,636.

ITEM NO. 6. APPROVED AWARD OF BID NO. 002-26

Approved award of Bid No. 002-26 for the Oakwood Terrace North Phases I & II Sanitary Sewer Replacement Project and authorized the City Manager to enter into a construction contract with Capital Underground Utilities, LLC, 918 Tassell Street, Houston, Texas, for the replacement of sanitary sewer mains located in Oakwood

Terrace North. The project includes the following locations:

- Between Mary Drive and Marlene Drive from Eastcliff Drive to Marlene Drive; and
- 607 to 805 Commerce Street.

The estimated expenditure is \$424,083 and includes a seven percent owner-controlled contingency of \$27,744.

ITEM NO. 7. AUTHORIZED THE CITY MANAGER TO EXECUTE A CONTRACT

Authorized the City Manager to execute a contract with Dayforce Services US LLC, 3311 East Old Shakopee Road, Suite 4000, Minneapolis, Minnesota, for Human Resource Information System (HRIS) and Payroll Software, Maintenance, and Support through the Region 14 Education Service Center/Omnia Partners Purchasing Cooperative as approved in the FY2026 budget. The estimated expenditure is \$214,526.

ITEM NO. 8. AUTHORIZED THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING

Authorized the City Manager to execute a Memorandum of Understanding with the City of Hurst, the City of Bedford, and the Hurst-Euless-Bedford Independent School District to partner with the Euless Library for the HEB Reads! Summer Reading Challenge and other joint educational initiatives. The estimated expenditure is \$3,000.

ITEM NO. 9. APPROVED RESOLUTION NO. 26-1696

Approved Resolution No. 26-1696, adopting the 2026-2031 Strategic Plan for the Mary Lib Saleh Euless Public Library.

ITEM NO. 10. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the precouncil and regular meeting of March 10, 2026.

REGULAR AGENDA

ITEM NO. 11. APPROVED SITE PLAN NO. 25-08-SP

Interim Director of Planning and Economic Development Lisa Payne presented the Item to the City Council and advised that the applicant, Bottlecap Alley, is seeking approval to construct a 6,692 square foot building on a 1.292-acre property for a stand-alone restaurant located at Glade Parks Addition, Block C, Lot 4, 2411 State Highway 121. Ms. Payne reviewed the site access, parking, landscaping, lighting, building materials, and elevations. The Planning and Zoning Commission considered the site plan at their regular meeting on March 3, 2026, and voted 6-0-0 to recommend approval.

Cheralyn Armijo, representing Glenn Engineering, was present to address any questions regarding the item.

Council Member Eads motioned to approve Site Plan No. 25-08-SP for the construction of a 6,692 square foot building for a stand-alone restaurant to be located at Glade Parks Addition, Block C, Lot 4, 2411 State Highway 121, in the Planned Development (PD) zoning district.

Council Member Paudel seconded the motion.

Ayes: Mayor Pro Tem Stinneford, Council Members Tompkins, Price, Bynum, Eads, and Paudel

Nays: None

Mayor Pro Tem Stinneford declared the motion carried.

ITEM NO. 12. PUBLIC COMMENTS

No public comments.

ITEM NO. 13. REPORTS

City Manager

No report given.

City Attorney

No report given.

City Council

No report given.

ITEM NO. 14. ADJOURN

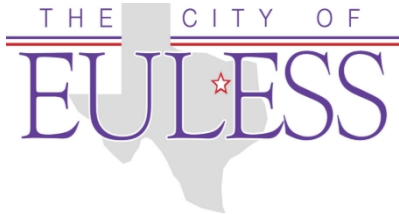
Mayor Pro Tem Stinneford adjourned the meeting at 7:23 p.m.

APPROVED:

ATTEST:

Tim Stinneford, Mayor Pro Tem

Kim Sutter, TRMC, MMC
City Secretary/Chief Governance Officer



CITY COUNCIL COMMUNICATION

April 14, 2026

SUBJECT: Establish a Temporary Use Permit Process for Events Related to the FIFA World Cup 2026

SUBMITTED BY: Lisa Payne, Assistant Director of Planning and Development

REFERENCE NO: 26-02-CC

ACTION REQUESTED:

Consider First and Final Reading of Ordinance No. 2450 establishing a temporary use permit process for events related to the FIFA World Cup 2026.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Ordinance No. 2450 establishes a process for consideration and approval of temporary use permits (TUP) only for proposed special events related to the FIFA World Cup 2026. The proposed method would allow the City Manager or his designee to approve such an application rather than the request being routed to City Council. This process would alleviate the strain of the volume of expected applications, the City Council meeting schedule, the planned dates of upcoming events, and would allow for more efficient customer service.

Temporary use permits that are related to FIFA World Cup 2026 must be associated with an existing use and are subject to the usual detailed staff review. Such temporary use permits may only be approved by the City Manager during the period beginning May 1, 2026, and ending July 31, 2026. Applications shall follow the standard protocol of being considered by City Council if public streets are proposed to be closed or if more than 1,000 attendees are expected in a 24-hour period. In addition, the City Manager may require any FIFA World Cup 2026 applicant to be considered for approval by City Council.

SUPPORTING DOCUMENTS:

1. Ordinance No. 2450

ORDINANCE NO. 2450

AN ORDINANCE OF THE CITY OF EULESS, TEXAS, ESTABLISHING A TEMPORARY USE PERMIT PROCESS FOR EVENTS RELATED TO THE FIFA WORLD CUP 2026; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Euless, Texas (the "City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, in accordance with Chapter 84, Article IV, Division I, Section 84-84(6) of the Code of Ordinances, City of Euless, Texas the City Council has the authority to approve the operation of temporary uses on any property for a specific period of time; and

WHEREAS, such temporary uses are typically associated with an already existing use and are subject to review to ensure adequate facilities exist or will be provided to serve the public and employees of the temporary use; and

WHEREAS, such temporary uses are subject to additional restrictions and requirements including permits, effective periods, and any other requirement deemed necessary to protect the general welfare of the community and minimize negative impacts on adjacent properties; and

WHEREAS, in preparation for the upcoming FIFA World Cup 2026 and related events throughout our region, the City is expecting an increase in the number of Temporary Use Permits requested; and

WHEREAS, due to a consideration for timeliness, constraints related to City Council meeting schedules, the expected volume of requests, and in order to provide efficient customer service, the City Council of the City of Euless, Texas desires to establish an alternate Temporary Use Permit approval process for events related to the FIFA World Cup 2026 which authorizes the City Manager or his designee to issue Temporary Use Permits for temporary uses related to the upcoming FIFA World Cup 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:

SECTION 1.

The findings above are found to be true and correct and are incorporated herein.

SECTION 2.

The City Council hereby establishes the following process for consideration and approval of Temporary Use Permits related to the FIFA World Cup 2026.

1. Application for Temporary Use Permits. A person desiring to temporarily use property for reasons related to the FIFA World Cup 2026 may seek a City Manager approved Temporary Use Permit. For purposes of this Section, a temporary use means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure.
2. Approval of Temporary Use Permits. The City Manager or his designee ("City Manager") may approve Temporary Use Permits on any property for a specific period of time, as long as such uses:
 - a. Are related to the FIFA World Cup 2026;
 - b. Do not involve the proposed closing of a public street; and
 - c. Will not involve more than one thousand (1,000) attendees in the course of a single 24-hour period.

Such temporary uses must be associated with an already existing use and may only be approved after a review determines that adequate facilities exist or will be provided to serve the attendees and employees of the temporary use(s).

3. Effective period. FIFA World Cup 2026 Temporary Use Permits may only be approved during the period beginning May 1, 2026 and ending July 31, 2026.
4. Restrictions and requirements. The City Manager may place such restrictions, requirements, or safeguards deemed necessary on any temporary use, including but not limited to, hours of operation, duration of the use, parking, setbacks, signage, and any other requirement deemed necessary to protect the general welfare of the community and minimize negative impacts on adjacent properties.
5. Authority to require City Council approval. The City Manager shall maintain the ability to require an applicant requesting a Temporary Use Permit authorized herein to follow the process for obtaining a Temporary Use Permit outlined in Chapter 84, Article IV, Division I, Section 84-84(6) of the Code of Ordinances, City of Euless, Texas.

SECTION 3.

The City Council hereby establishes a fee of \$100 for applications for City Manager approved Temporary Use Permits authorized herein.

SECTION 4.

CUMULATIVE CLAUSE. This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Euless, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5.

SEVERABILITY CLAUSE. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 6.

PENALTY FOR VIOLATION. Any person, firm, or corporation who conducts a temporary use without obtaining City Manager approval or who otherwise violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-12 of the Code of Ordinances, City of Euless, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 7.

SAVINGS CLAUSE. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Euless, Texas, as amended or revised herein, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

PUBLICATION CLAUSE. The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance in the official newspaper of the City as required by Section 12 of Article II of the Charter of the City of Euless.

SECTION 9.

EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, as provided by the Charter of the City of Euless and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Eules City Council on April 14, 2026, by a vote of ___ ayes, ___ nays, and ___ abstentions.

APPROVED:

Tim Stinneford, Mayor Pro Tem

ATTEST:

Kim Sutter, TRMC, MMC
City Secretary/Chief Governance Officer

APPROVED AS TO FORM:

City Attorney



CITY COUNCIL COMMUNICATION

April 14, 2026

SUBJECT: Consider Approval of a Site Plan
SUBMITTED BY: Lisa Payne, Assistant Director of Planning and Development
REFERENCE NO: 25-06-SP

ACTION REQUESTED:

Consider approval of a Site Plan for Euless Center in Shreeya Addition, Block A, Lot 1 located on the southwest corner of East Glade Road and State Highway 360 at 400 East Glade Road.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Imran Jiwani, representing Noble One Contractors

Location / Zoning: The subject property is located at 400 East Glade Road and is zoned Community Business (C-2).

Project Description: The applicant intends to construct a 7,197 square foot building on a 1.030-acre property for a retail center. The final plat was approved by the Planning and Zoning Commission on September 5, 2023. A previous site plan was approved by City Council on September 10, 2019 and the site's infrastructure was constructed. However, a permit for the building was never issued and the site has sat ready, but empty ever since. Due to site plans expiring after one year, a nearly identical site plan has now been submitted for approval.

Access and Parking: The proposed development has access from Clairemont Lane to the adjacent commercial property by an existing 30-foot mutual emergency access, drainage, & utility easement (MEADUE). A minimum of 36 parking spaces are required, and 48 spaces are existing on-site. An 8-foot-tall brick dumpster enclosure is proposed behind the building that complies with the 20-foot setback from the adjacent residential property, and an 8-foot-tall brick screening wall is existing on the common property line. A detention pond was constructed as part of the infrastructure between the parking lot and East Glade Road, as was a new 5-foot sidewalk that runs along all street frontage,

connecting the residential properties to the south with the adjacent commercial property facing State Highway 360. There are existing EV charging stations that split the common property line of the subject property and the adjacent commercial property that do not cause a conflict.

Landscaping: Existing along Clairmont Lane are six Live Oak trees that meet the minimum size requirements of 6 inches in diameter and 15 feet in height to each be credited as two required large trees on the landscape plan, per Section 84-334(b)(4) of the City's Code of Ordinances. One Red Oak and two Cedar Elms are proposed in three of the landscape islands. Furthermore, 14 ornamental trees are proposed between the parking lot and East Glade Road, which is equivalent to 7 large trees per Section 84-334(b)(5) of the Code. In addition, six evergreen Texas Mountain Laurels are proposed to join the existing brick wall as screening between the commercial development and the existing single-family residential homes. Many species contribute to the 115 shrubs proposed in the parking areas, including Dwarf Burford Holly, Indian Hawthorne, and Gulf Stream Nandina, with Creeping Liriope filling in the gaps as a ground cover. Bermuda grass will be used under the existing trees and the screening trees.

Building Construction: The proposed 7,197 square foot one-story building will be oriented toward East Glade Road and is proposed to be 18 feet tall with articulating columns reaching 20 feet tall. The proposed exterior building materials are brick and stucco.

Photometric Plan: Five 25-foot tall light poles are existing on the property, as they were installed with the infrastructure. Proposed lighting includes twenty decorative wall packs with mounted heights of 8 feet. The proposed photometric plan meets the requirements for parking lot and site lighting as established by Section 84-201(i) of the Unified Development Code.

The Development Services Group (DSG) certified the request with conditions on February 24, 2026. All applicable provisions for access, parking, landscaping, elevations, photometrics, and drainage contained in the Unified Development Code have been met or exceeded. The Planning and Zoning Commission considered this request on March 17, 2026 and voted 6-0 to forward a recommendation of approval to City Council.

Staff recommends approval.

SUPPORTING DOCUMENTS:

1. Draft Minutes
2. Application
3. Exhibits
4. Map 1
5. Map 2

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
MARCH 17, 2026
DRAFT MINUTES**

ITEM 2. RECOMMENDED APPROVAL OF SITE PLAN CASE NO. 25-06-SP

Interim Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Imran Jiwani, representing Noble One Contractors, has requested approval of a Site Plan to construct a 7,197 square foot building on a 1.030-acre property for a retail center.

The Development Services Group has reviewed the site plan and has certified that it meets City standards for access, parking, landscaping, elevations, photometrics and drainage. Staff recommends approval.

There were no questions or comments presented by the Commission.

Vice Chair Portugal made a motion to recommend approval of Case No. 25-06-SP for a Site Plan for Euless Center in Shreeya Addition, Block A, Lot 1 located on the southwest corner of East Glade Road and State Highway 360 at 400 East Glade Road.

Commissioner Flannery seconded the motion.

The vote was as follows.

Ayes: Chairman Stark, Vice Chair Portugal, and Commissioners Crites, Flannery, Mennis, and Prater.

Nays: None

Abstention: None

Chairman Stark declared the motion carried. (6-0-0)

APPLICATION DETAILS

City of Euless
25-06-SP
400 E GLADE RD

Case #: 25-06-SP
Case Type: Site Plan
Case SubType:
Location: 400 E GLADE RD

Case Status: IN REVIEW
Description/Tag: EULESS CENTER v2
Initiated On: 08/29/2025
Issued Date:

Individuals listed on the record:

Applicant

Nizar Yousuf
11311 Harry Hines Blvd
Dallas, TX 75229

Home Phone:
Work Phone: 4692231302
Cell Phone:
E-Mail: nobleonecontractors@gmail.com

Property Owner

Abinaya Khatry
3011 TX-360
Euless, TX 76039

Home Phone:
Work Phone:
Cell Phone: 8172358289
E-Mail: abinayakhat@aol.com

Contractor Company

Anuj Joshi
11311 Harry Hines Blvd #515
Dallas, TX 75229

Home Phone:
Work Phone:
Cell Phone: 4702634943
E-Mail: anujlaljoshi@gmail.com

Applicant

Imran Jiwani

Home Phone:
Work Phone:
Cell Phone: 469-223-1302
E-Mail:

Contractors:

:

APPLICATION DETAILS

City of Euless
25-06-SP
400 E GLADE RD

Case #: 25-06-SP
Case Type: Site Plan
Case SubType:
Location: 400 E GLADE RD

Case Status: IN REVIEW
Description/Tag: EULESS CENTER v2
Initiated On: 08/29/2025
Issued Date:

Data Details:

Abstract (Legal Description)	BEING ALL OF LOT 1, BLOCK A, SHREEYA ADDITION, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE NO. D224058407 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
Total Acreage	1.03
Addition Name (Legal Description)	
Block	A
Description of Request	CONSTRUCTION OF A NEW-SINGLE STORY SHELL BUILDING CONSISTING OF 5 INDIVIDUAL RETAIL SUITES ON A EXISTING DEVELOPED SITE.
Existing Zoning	C-1 Neighborhood business district
Lot	1
Project Name	EULESS CENTER
Proposed Use	RETIAL STORES
Proposed Zoning	C-1 Neighborhood business district
Survey (Legal Description)	SHREEYA ADDITION Block A Lot 1
TAD ID	43189078
Total # of Lots	44,853.00

STATE HIGHWAY No. 360
 A VARIABLE WIDTH PUBLIC R.O.W.
 THE STATE OF TEXAS
 VOL. 8362, PG. 522
 D.R.T.C.T.

CURVE DATA
 $\Delta = 53^\circ 09'43''$
 $R = 170.00'$
 $L = 157.73'$
 $CHD = 152.14'$
 $CHB = S64^\circ 16'22'' E$

NOTE
 THIS SITE PLAN CONFORMS TO THE RECORDED PLAT (D224058407)

SITE DATA SUMMARY TABLE
 LOCATION: EDWARD TAYLOR SURVEY
 ITEM: ABSTRACT NO. 1550

LEGAL DESCRIPTION: SHREEYA ADDITION, BLOCK A, LOT 1
 ADDRESS: 400 E GLADE RD, EULESS, TX
 ZONING DISTRICT: C-2 COMMUNITY BUSINESS DISTRICT
 PROPOSED USE: RETAIL CENTER

SITE AREA: 44,853 SQ.FT.
 PROPOSED BUILDING AREA: 7197 SQ.FT.

	REQUIRED/ALLOWABLE	PROVIDED
BUILDING HEIGHT	1 STORY	20' (1 STORY)
PARKING	36 (1 PER 200SQ.FT.)	48
ACCESSIBLE PARKING:	4	4

DESIGN CONSULTANT



ENGINEERING CONSULTANTS

STAMP

CLIENT

CITY CASE NO.

25-06-SP

PROJECT

EULESS CENTER

400 E GLADE RD
 EULESS, TX 76039

PROJECTNUMBER: 2052

DRAWNBY: A.L.J

SCALE: 1/32" = 1'-0"

PAPER SIZE: 36" X 24"

DATE: 06/10/2025

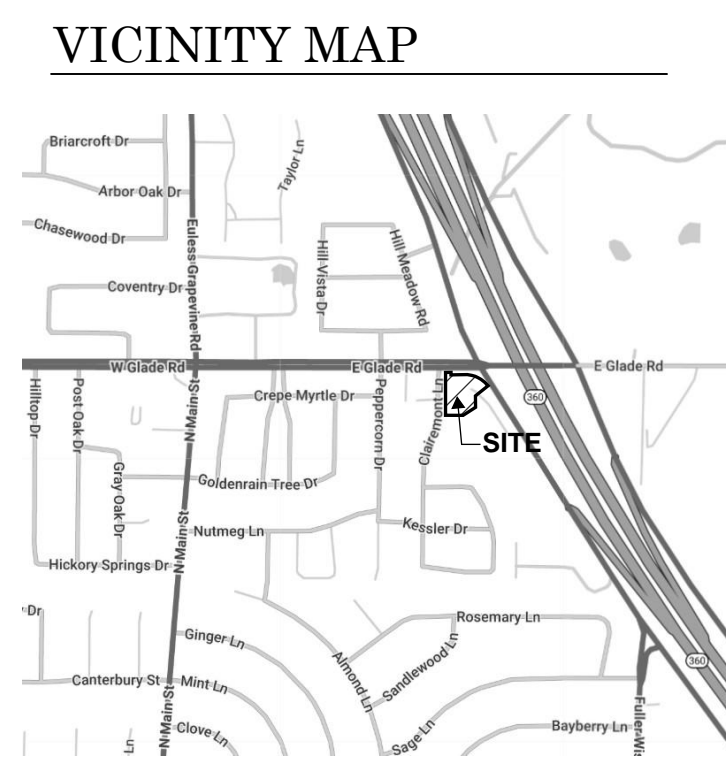
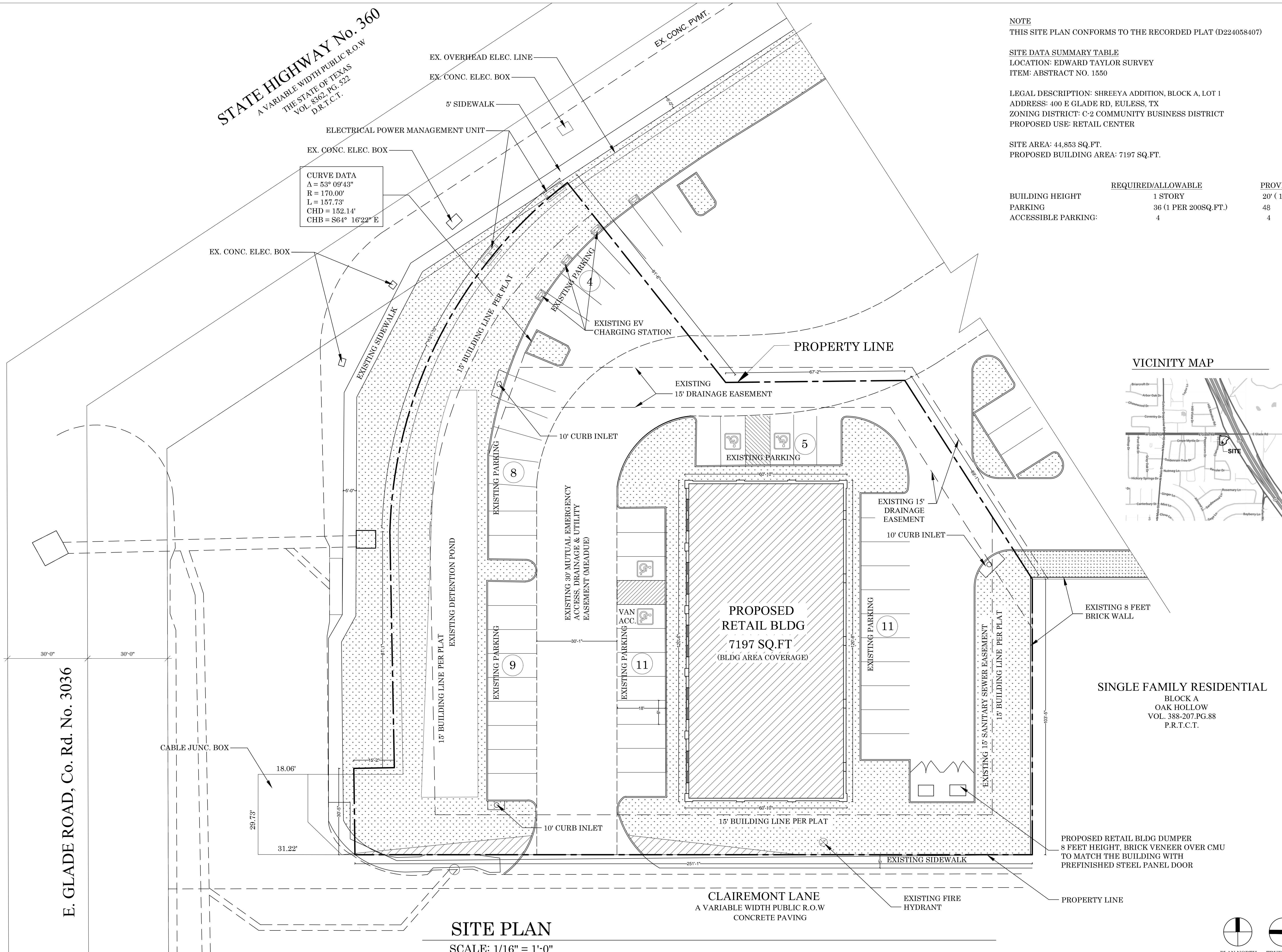
DATE REVISION INITIALS

SHEETTITLE

SITE PLAN

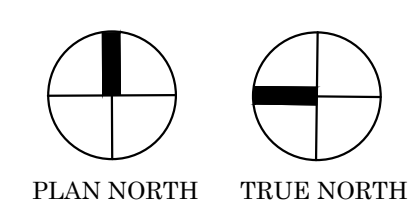
SHEETNUMBER

A100



SITE PLAN

SCALE: 1/16" = 1'-0"



E. GLADE ROAD, Co. Rd. No. 3036

CLAIREMONT LANE
 A VARIABLE WIDTH PUBLIC R.O.W.
 CONCRETE PAVING

SINGLE FAMILY RESIDENTIAL
 BLOCK A
 OAK HOLLOW
 VOL. 388-207.PG.88
 P.R.T.C.T.

PROPOSED RETAIL BLDG DUMPER
 8 FEET HEIGHT, BRICK VENEER OVER CMU
 TO MATCH THE BUILDING WITH
 PREFINISHED STEEL PANEL DOOR

PLANTING SCHEDULE

SHADE TREES	BOTANICAL NAME	COMMON NAME	QTY
	Existing trees	Live Oaks	06
	Ulmus crassifolia	Cedar elm	02
	Quercus rubra	Red oak	01

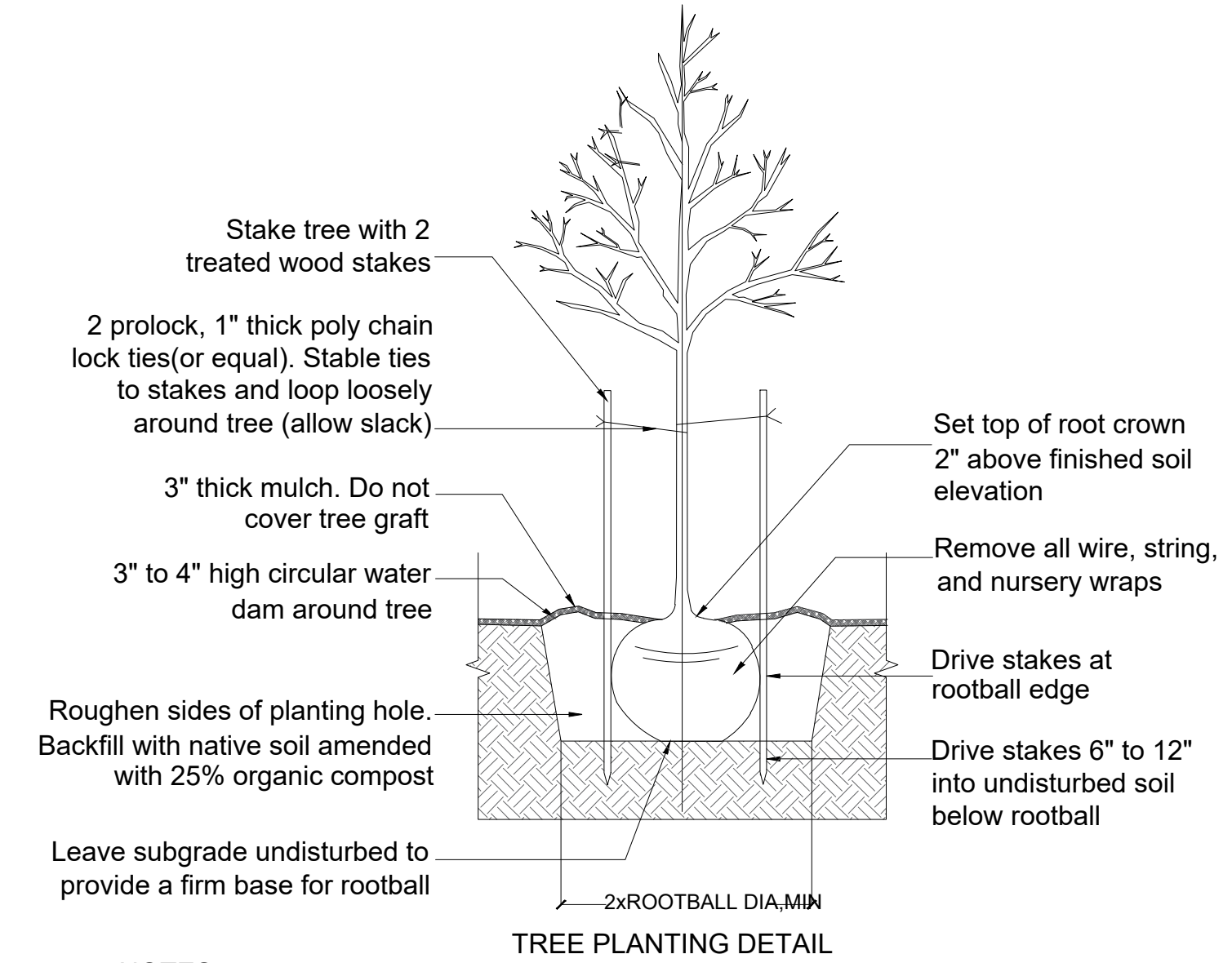
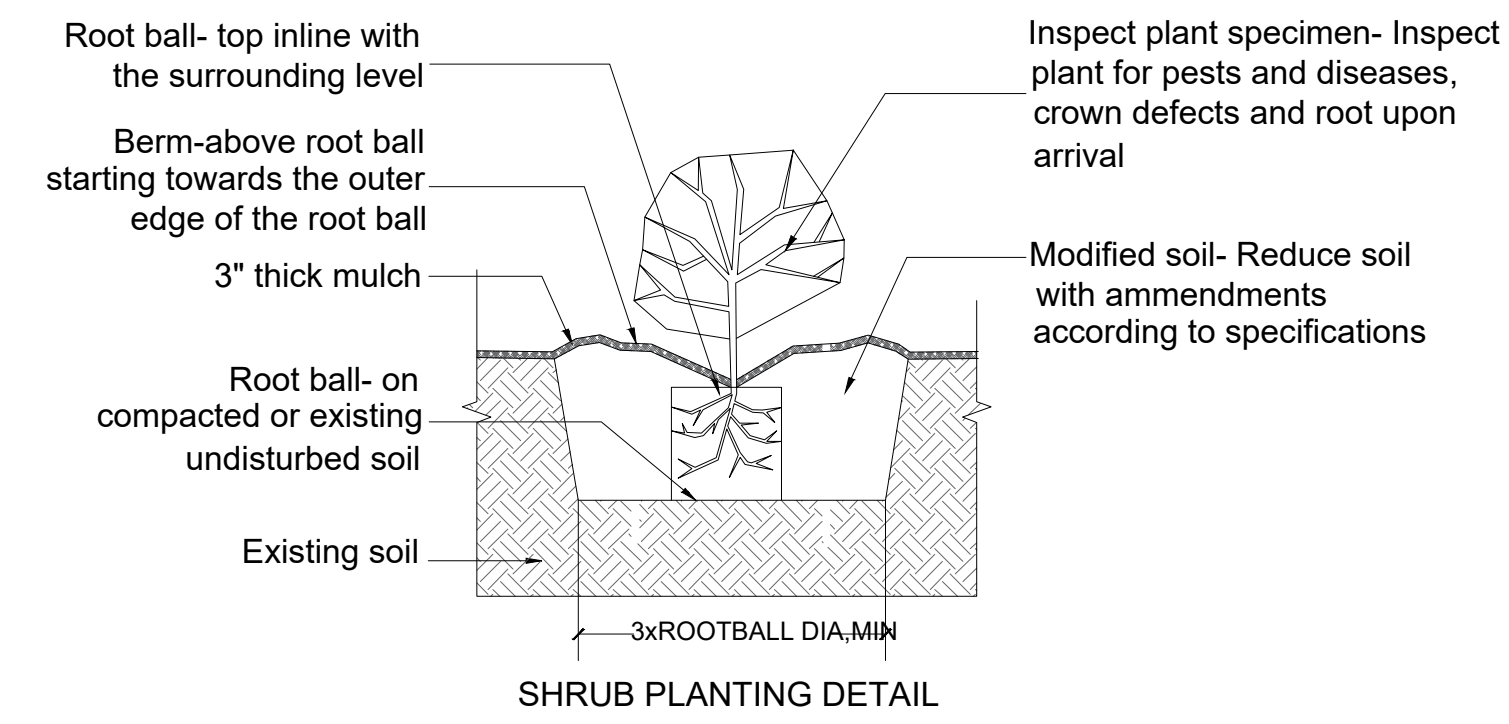
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	QTY
	Lagerstroemia indica 'Alba'	Crape myrtle- white	06
	Ilex x attenuata 'Savannah'	Savannah Holly	08
	Sophora secundiflora	Texas mountain-laurel	06

SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	Abelia x grandiflora 'Edward Goucher'	Abelia 'Edward Goucher'	35
	Ilex cornuta 'Burfordii Nana'	Dwarf burford holly	26
	Nandina domestica 'Gulf Stream'	Gulf stream nandina	29
	Rhaphiolepis indica 'Enchantress'	Indian hawthorn 'enchantress'	21
	Ilex 'Nellie R. Stevens' dwarf	Nellie R. Stevens Holly dwarf	02

GROUND COVER	BOTANICAL NAME	COMMON NAME	QTY
	Liriope spicata	Creeping liriope	-

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	QTY
	Carex lindleyana	Lindley's Sedge	35

LAWN GRASSES	BOTANICAL NAME	COMMON NAME	QTY
	Cynodon dactylon	Bermuda grass	-



- NOTES-
1. Installation includes removal of stakes one year after installation
 2. Shape soil surface to provide watering ring
 3. Adjust tree ties to allow room for growth during establishment (allow slack)
 4. Tree pit depth shall equal rootball depth (measure before digging to avoid over-excavation)



LANDSCAPE REQUIREMENTS BUILDING 1 SHOPPING CENTER		
ITEM	REQUIRED	PROVIDED
STREET YARD AREA- 24,725SQFT.		
15% of streetyard	3708.75sqft.	3959sqft.
LANDSCAPE TREES		
18-Large trees and 1 large tree per 2000sqft. over 10000sqft. of streetyard	18 large trees	6 existing large trees = 12 large trees. 14 proposed ornamental trees = 7 large trees. Plus 3 proposed large trees. Equals the equivalent of 22 large trees. (An additional 6 evergreen ornamental trees proposed on site for residential screening.)
SHRUBS		
30 shrubs and 1 shrub per 100sqft. over 1,500 sq ft of required landscape area.	53	115
GROUND COVER		
150sqft. and 5% of required landscape area over 1500sqft.	336 sq ft.	3472.5 sq ft.

NOTE: Per Section 84-334(b) of the Code of Ordinances, existing trees that are a minimum of 15 feet in height and 6 inches in trunk diameter may receive double credit toward required shade trees. The six (6) existing Live Oak trees along Clairemont Drive therefore count as twelve (12) required shade trees. Per Section 84-334(b) of the Code of Ordinances, two (2) ornamental trees with minimum 6-foot height may be credited as one (1) shade tree, not to exceed fifty percent (50%) of the required shade trees. Fourteen (14) ornamental trees are counted toward seven (7) shade tree equivalents.

DESIGN CONSULTANT



ENGINEERING CONSULTANTS

STAMP

CLIENT

CITY CASE NO.
25-06-SP

PROJECT
EULESS CENTER

400 E GLADE RD
EULESS, TX 76039

PROJECTNUMBER: 2052
DRAWNBY: A.L.J
SCALE: N.T.S

PAPER SIZE: 36" X 24"

DATE: 02/26/2026

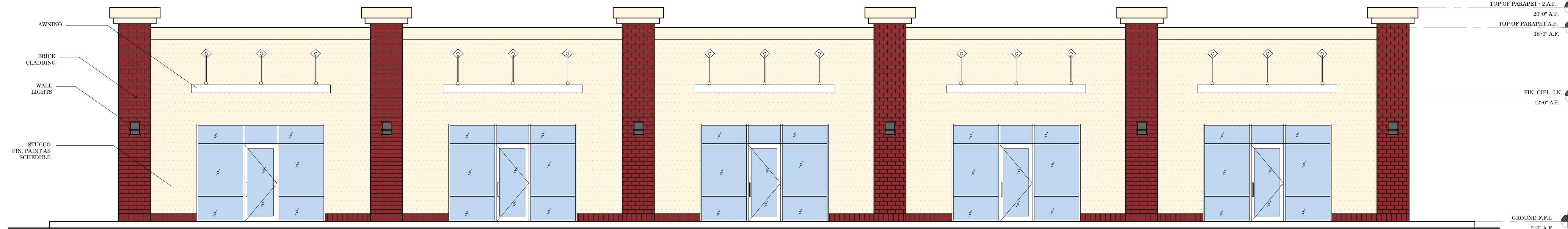
DATE	REVISION	INITIALS

SHEETTITLE

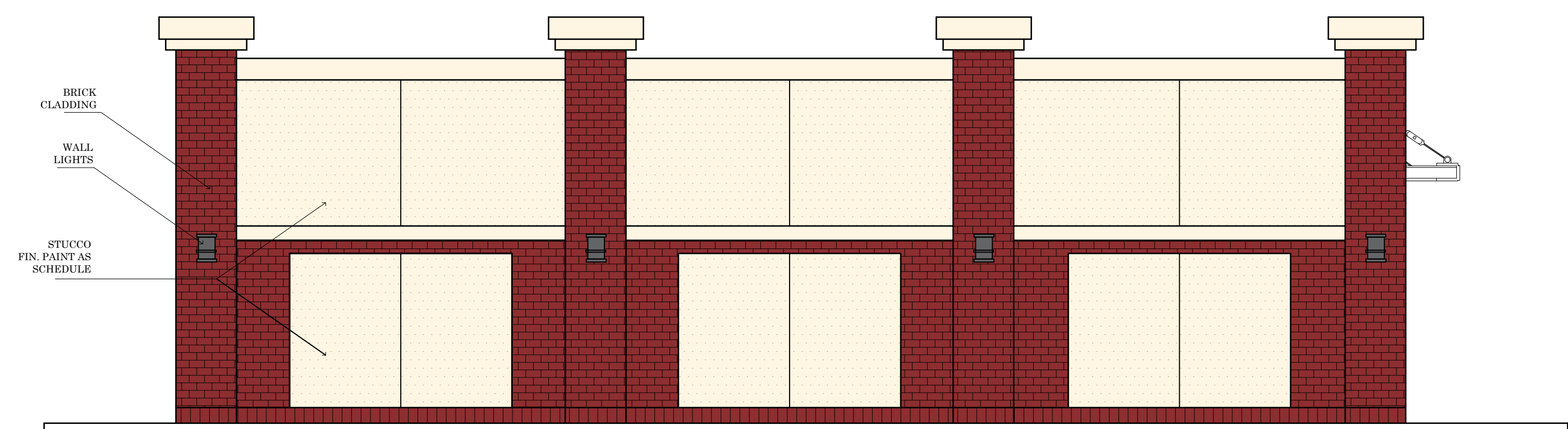
PLANTING
SCHEDULE

SHEETNUMBER

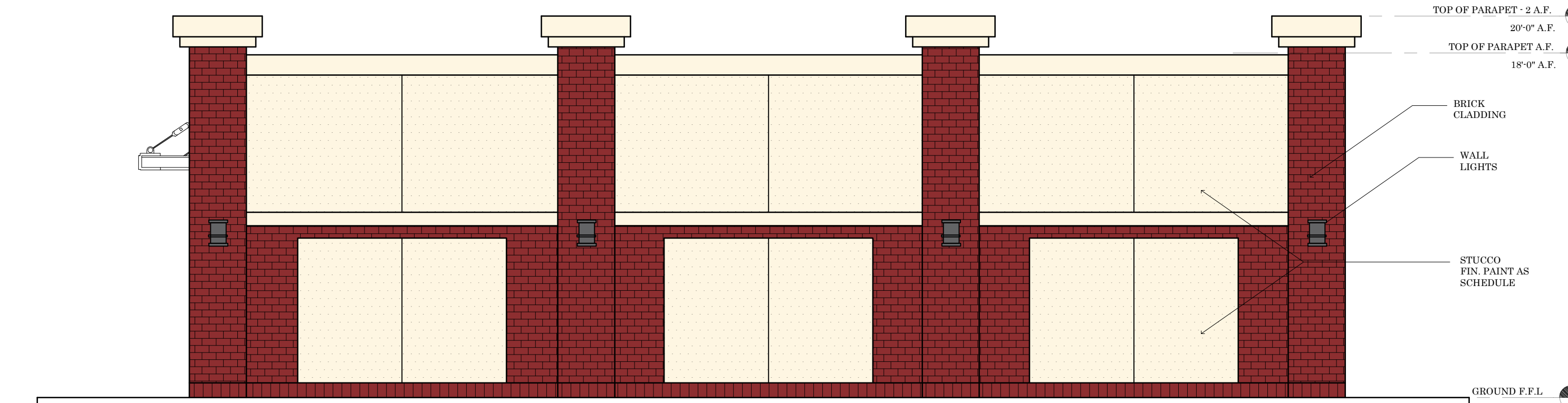
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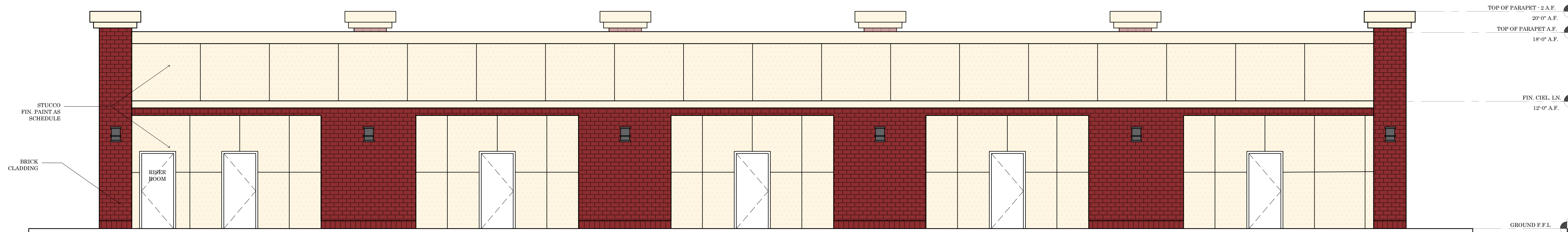
E1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



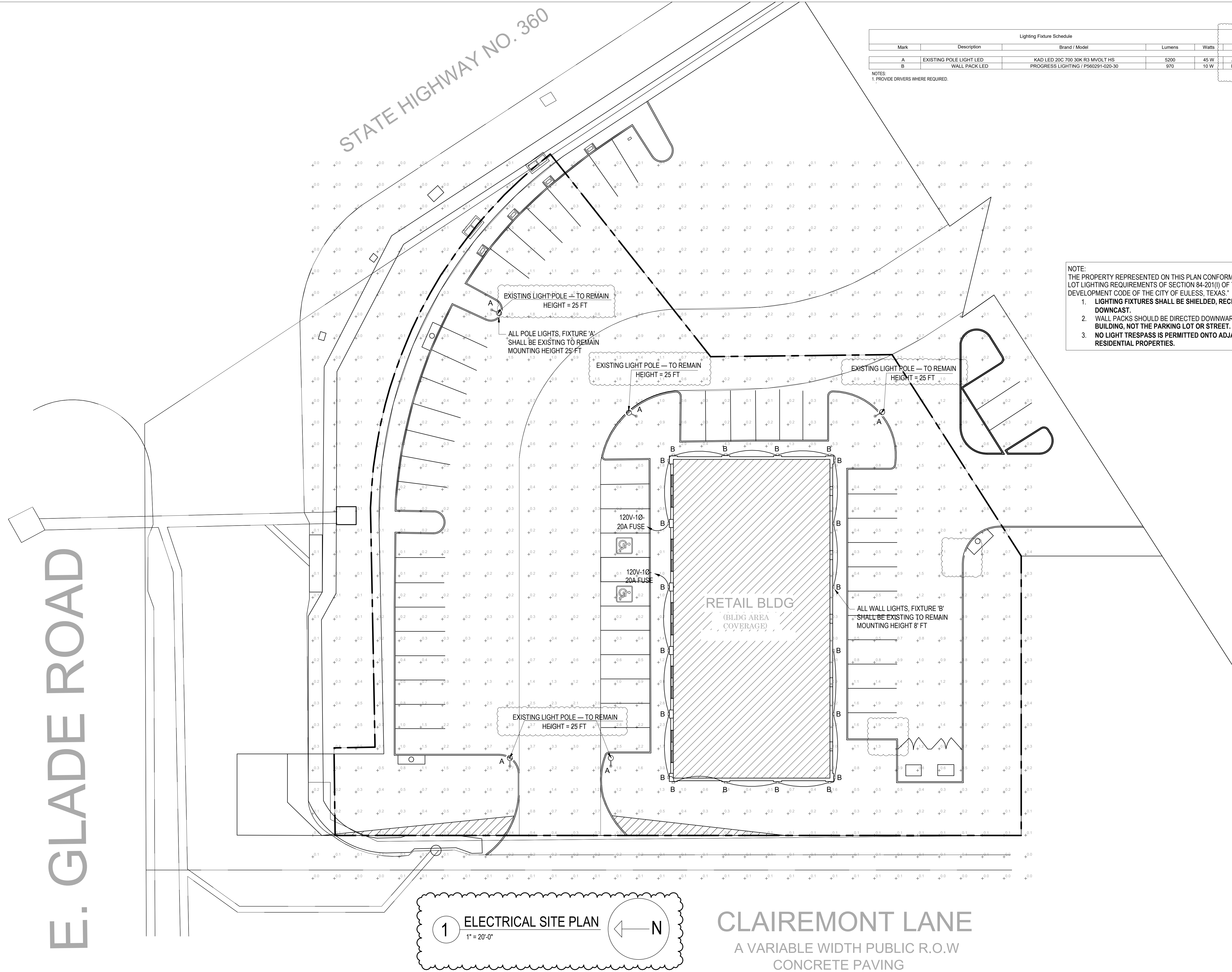
E2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



E3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



E4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



Lighting Fixture Schedule						
Mark	Description	Brand / Model	Lumens	Watts	Status	Mounting Height
A	EXISTING POLE LIGHT LED	KAD LED 20C 700 30K R3 MVOLT HS	5200	45 W	ALL EXISTING	25 Feet
B	WALL PACK LED	PROGRESS LIGHTING / P560291-020-30	970	10 W	PROPOSED	8 Feet

NOTES:
1. PROVIDE DRIVERS WHERE REQUIRED.

NOTE:
THE PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201(I) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.
1. LIGHTING FIXTURES SHALL BE SHIELDED, RECESSED, FLUSH, OR DOWNCAST.
2. WALL PACKS SHOULD BE DIRECTED DOWNWARD OR TOWARD THE BUILDING, NOT THE PARKING LOT OR STREET.
3. NO LIGHT TRESPASS IS PERMITTED ONTO ADJACENT OR RESIDENTIAL PROPERTIES.

DESIGN CONSULTANT



ENGINEERING CONSULTANTS

STAMP



CLIENT

CITY CASE NO.
25-06-SP

PROJECT
EULESS CENTER

400 E GLADE RD
EULESS, TX 76039

PROJECT NUMBER: 2052
DRAWN BY: A.L.J
SCALE: 1/32" = 1'-0"

PAPER SIZE: 36" X 24"

DATE: 02/11/2026

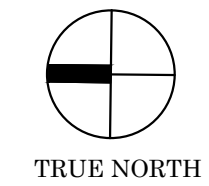
DATE	REVISION	INITIALS

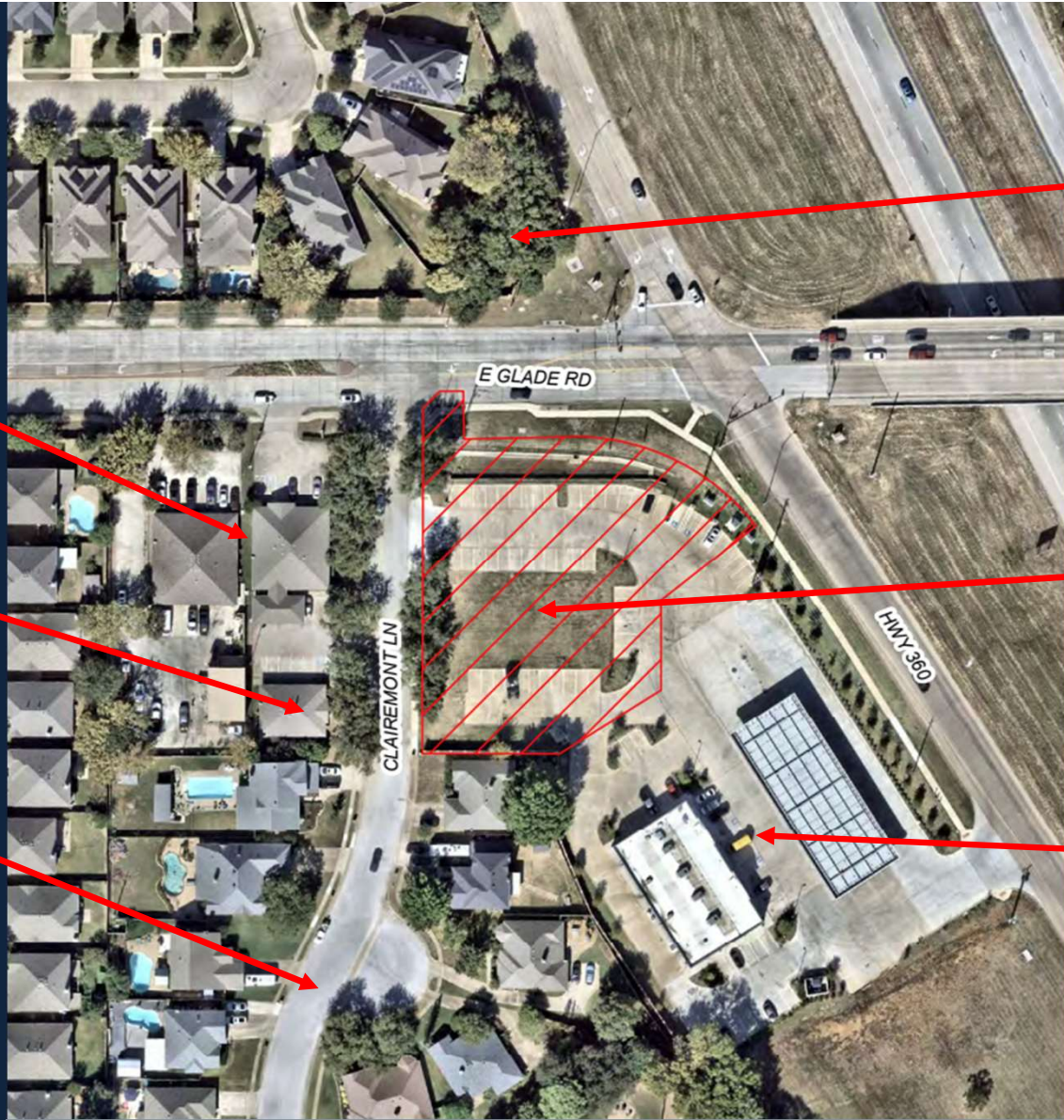
SHEET TITLE

ELECTRICAL
SITE PLAN

SHEET NUMBER

E100





Terradyne Engineering

Vacant Office

Oak Hollow subdivision

City of Grapevine

SUBJECT PROPERTY

Chevron Station

Location Map