



**City of Lake Dallas
City Council
Regular Meeting
Thursday, February 25, 2021 at 7:00 p.m.
Conducted by Videoconference
Agenda**

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, this meeting is being conducted by video conference. Members of the public who desire to only listen to proceedings of the meeting may dial the following toll-free number and, when prompted, enter the following Meeting ID #, beginning at 6:40 p.m. to join the meeting. Any person wishing to view the video conference may go to the Internet link shown below and enter the password shown.

Toll Free Number: 877-853-5257

Meeting ID#: 875 3312 3710

Passcode: 806804

Video Conference: <https://us02web.zoom.us/j/87533123710?pwd=TUVjWjZHYUU4aStqZ24zTnFicFlpZz09>

Members of the public are entitled to participate remotely via Videoconference. To speak remotely at the City Council Meeting, speakers must:

- Register with the City Secretary by either email cdelcambre@lakedallas.com or calling 940-497-2226 ext. 102 by 3:00 p.m. on Thursday, February 25, 2021.
- Registered speakers will receive an email or phone call providing the meeting link and/or telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Registered speakers will not be allowed to speak until recognized by the Mayor and unmuted by the City Secretary.
- Speakers will be limited to 5 minutes each.
- Handouts or other information that a member of the public desires to provide to the City Council must be emailed to cdelcambre@lakedallas.com by 3:00 p.m. on Thursday, February 25, 2021.
- Any person wishing to provide only written comments during Item 4 – Citizen Agenda & Public Comment, or on any other matter to be considered on this agenda, should email such comments to the City Secretary at cdelcambre@lakedallas.com by 3:00 p.m. on Thursday, February 25, 2021.

Section I – Presentations

- 1. Call to Order & Determination of Quorum**
- 2. Invocation & Pledges of Allegiance**
- 3. Announcements & Special Recognitions**

A. City Manager's Report

The City Manager's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, departmental operations and capital improvement project status. No action will be taken with respect to this report.

4. Citizen Agenda & Public Comment

An opportunity for citizens to address the Mayor and City Council on matters which are not scheduled for consideration by the City Council. In order to address the Council, please send your comments to the City Secretary before 3:00 p.m. on the date of this meeting. Comments sent by e-mail will be read aloud so that they are included in the recorded record of the meeting. In keeping with the Council's procedures for limiting speaking time to five (5) minutes per speaker, any written comments provided for this item should be kept short enough so that they can be read aloud in five (5) minutes or less.

Section II – Consent Agenda

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

5. Consider and Act on the Consent Agenda

- A. Approval of February 9, 2021 and February 10, 2021 City Council Minutes.

Section III – Planning & Development:

- 6.** Conduct a public hearing and consider an ordinance amending the development and use regulations applicable to the property described as Lot 7, Block 1, Providence Addition generally located at the northwest corner of Betchan Street and Main Street by changing the zoning classification from Retail (C-1) with a Downtown Overlay to Planned Development Residential R-1-6000 and adopting a site plan and development regulations (Z-20-006).

Section IV- General Items

- 7.** Receive a report and hold a discussion regarding the City's handling of the inclement weather event that took place from February 14 through February 19, 2021.
- 8.** Consider and Act on a Resolution authorizing the negotiation and execution of a professional services agreement with The Lion Strategy Group, LLC for the implementation of an organizational development and leadership management norms action plan.

Section V – Elected Official Requested Items

9. Mayor & Council Member Announcements

The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited a proposal to place the subject on an agenda for a subsequent meeting.

Section VI – Executive Session As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed above or herein. A closed executive session will also be conducted for the following purposes:

- 10.** Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate and evaluate the duties, responsibilities, and performance of the City Manager.

Section VII – Return to Open Session

- 11.** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session.

Section VIII – Adjournment

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on February 22, 2021 at 5:00 p.m.



Codi Delcambre, TRMC
City Secretary

If you plan to attend this public meeting telephonically and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas City Council met in a special called meeting on February 9, 2020 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Mayor Barnhart called the meeting to order at 5:07 p.m.

1. Roll Call

Michael Barnhart	Mayor
Megan Ray	Councilmember 1
Brian Bailey	Councilmember 2
Cheryl McClain	Councilmember 3
Charlie Price	Councilmember 4
Andi Nolan	Councilmember 5

Absent:

Staff Present: City Manager John Cabrales, City Secretary Codi Delcambre.

2. Invocation and Pledges of Allegiance

Mayor Barnhart led the invocation and the pledges.

3. Citizen Agenda & Public Comments

Mayor Barnhart opened the Visitors/Citizens Agenda.

4. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the duties and responsibilities of the City Manager.

Council convened into Executive Session at 5:07 p.m.

5. Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session

Council reconvened into Open Session at 9:25 p.m. No action was taken.

6. Adjournment

Mayor Barnhart adjourned the meeting at 9:26 p.m.

Approved:

Michael Barnhart, Mayor

Attest:

Codi Delcambre, City Secretary

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas City Council met in a special called meeting on February 10, 2020 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Mayor Barnhart called the meeting to order at 5:06 p.m.

1. Roll Call

Michael Barnhart	Mayor
Megan Ray	Councilmember 1
Brian Bailey	Councilmember 2
Cheryl McClain	Councilmember 3
Charlie Price	Councilmember 4
Andi Nolan	Councilmember 5

Absent:

Staff Present: City Manager John Cabrales, City Secretary Codi Delcambre, Public Works Superintendent Layne Cline, Police Chief Dan Carolla, Director of Library Services Natalie McAdams, Development Services Director Angie Manglaris, Development Services Coordinator Lancine Bentley, Lt. Mark Stone, Lt. Alan Sawyer, Code Compliance Office Daniel Rusnak, Court Administrator Maria Fernandez.

2. Invocation and Pledges of Allegiance

Mayor Barnhart led the invocation and the pledges.

3. Joint City Council and Staff leadership training and conflict management workshop led and facilitated by Lion Strategy Group.

City Council and Staff leadership training and conflict management workshop led and facilitated by Lion Strategy Group. No action was taken.

4. Adjournment

Mayor Barnhart adjourned the meeting at 8:43 p.m.

Approved:

Michael Barnhart, Mayor

Attest:

Codi Delcambre, City Secretary



CITY COUNCIL
AGENDA MEMO

Prepared By: Angie Manglaris, Director of Development Services

February 25, 2021

Lot 7, Block 1, Providence Addition Zoning Change

DESCRIPTION:

Consider an ordinance amending the development and use regulations applicable to the property described as Lot 7, Block 1, Providence Addition generally located at the northwest corner of Betchan Street and Main Street by changing the zoning classification from Retail (C-1) with a Downtown Overlay to Residential R-1-6000 with a Downtown Overlay (Z-20-006).

EXISTING CONDITIONS:

The property is zoned Retail (C-1) and is situated in the Downtown Overlay District. The subject tract is currently undeveloped and consists of open pasture with several mature trees on the site.

ADJACENT LAND USES AND ZONING:

North: Single-family residences zoned R-1-6000 with a Downtown Overlay

East: Main Street Right-of-Way

South: Betchan Street Right-of-Way

West: Single-family Residences zoned R-1-6000 with Downtown Overlay – R-1-6000

BACKGROUND INFORMATION:

The applicant, Mr. Paul Perry, has applied to rezone Lot 7, Block 1, Providence Addition, an approximately .22-acre tract of land situated at the northwest corner of Betchan and Main Street. The initial concept plan and request was to rezone the property to Planned Development R-1-6000 to allow for three (3) single-family homes on the site. After reviewing this proposal at the January 14, 2021 City Council Meeting, Council discussed the lot layout, the amount of impervious surface coverage that would be created with the construction of three new homes, traffic concerns, and long-term drainage effects of the project. After discussion, Council recommended the project be tabled to a later meeting and that the applicant revise the concept plan to include two (2) new homes rather than three (3) single-family homes. At the following meeting, on January 28, 2021, City Council reviewed the two (2) lot design. Council determined that the concerns remained the same for the development and that one (1) lot with access from Betchan would be a better alternative.

The applicant stated at the January 28th City Council meeting he was amenable to a one (1) lot development. The proposed zoning change would be to R-1-6000 with a Downtown Overlay. The single-home development will be required to meet all minimum design requirements of the R-1-6000 zoning district and the additional regulations stipulated as part of the Downtown Overlay

District. Since this is a one (1) lot development that can meet all the minimum criteria of the R-1-6000 Zoning District with a Downtown Overlay, there is no longer a need, nor would it be appropriate, for this project to be considered as a Planned Development project. The proposed rezoning case is now a straight zoning case.

The regulations as required in R-1-6000 with a Downtown Overlay are as follows:

	R-1-6000 with a Downtown Overlay
Front yard	10 feet from back of curb
Side yards	No side setbacks required in Downtown Overlay
Rear yards	No rear setbacks required in Downtown Overlay
Minimum Lot Width	50 feet
Minimum Lot Depth	90 feet
Minimum Lot Area:	6,000 square feet
Minimum dwelling size	1,200 square feet

CONFORMANCE WITH COMPREHENSIVE PLAN

The recently adopted Lake Dallas Vision 2030 Comprehensive Plan designates this area as a “Mixed-Use Development,” which is intended to include a mixture of uses (vertically or horizontally) including residential, retail, commercial and office uses in a walkable setting. The proposed zoning change would be in line with the Vision 2030 Plan, as it is a residential development.



PLANNING ANALYSIS

Land Use:

The proposed project is required to conform to all land use regulations as specified in the Lake Dallas Code of Ordinances.

Traffic

The project is not large enough to require a traffic impact analysis.

Drainage

The property is situated in an area of minimal flood hazard. Any on-site drainage will be addressed and reviewed during the permitting process.

Regulatory Issues

The subject property is platted and there will be no need for a replat for this project.

FINANCIAL CONSIDERATION:

The proposed development, when built out, would generate additional property and sales taxes. It would also require additional costs in police, fire, and other city services. The City has not made a detailed fiscal assessment of the impact of the development.

Recommended Motion:

I make a motion **APPROVE/DENY** an ordinance amending the development and use regulations applicable to the property described as Lot 7, Block 1, Providence Addition generally located at the northwest corner of Betchan Street and Main Street by changing the zoning classification from Retail (C-1) with a Downtown Overlay to Residential R-1-6000 with a Downtown Overlay (Z-20-006).

Attachments:

- Draft Ordinance

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2021 – __**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING ORDINANCE AND ZONING MAP RELATING TO THE USE AND DEVELOPMENT OF LOT 7, BLOCK 1, PROVIDENCE ADDITION, BY CHANGING THE ZONING FROM RETAIL (C-1) DISTRICT WITH DOWNTOWN OVERLAY DISTRICT TO RESIDENTIAL R-1-6000 WITH DOWNTOWN OVERLAY DISTRICT; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Lake Dallas Zoning Ordinance and Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Lake Dallas Zoning Ordinance as set forth in Chapter 122 of the Lake Dallas Municipal Code, and the Zoning Map of the City of Lake Dallas, Texas, (collectively “the Zoning Ordinance”) as previously amended, be further amended relating to the use and development of Lot 7, Block 1, Providence Addition, an addition to the City of Lake Dallas, Denton County, Texas, according to the plat thereof recorded as Document No. 2018-464, Plat Records, Denton County, Texas (“the Property”), by changing the zoning from Retail (C-1) with Downtown Overlay District to Residential R-1-6000 with Downtown Overlay District.

SECTION 2. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 3. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Lake Dallas Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Lake Dallas Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 4. SAVINGS CLAUSE.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Lake Dallas Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS ON THIS THE 25TH DAY OF FEBRUARY 2021.

APPROVED:

Michael Barnhart, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin., City Attorney
(kbl:2/16/21:119637)



Hold
OK

212 Main Street · Lake Dallas, Texas 75065 · (940) 497-2226 · Fax (940) 497-4485
www.lakedallas.com · lakedallas@lakedallas.com

December 11, 2020

Dear Sir or Madam:

This letter is to inform you that a property owner in your area has requested approval of a request to rezone their property from C-1 Retail with a Downtown Overlay to R-1-6000 Planned Development Residential providing for the development of three (3) residential homes. You are being notified by State law because you own one or more properties that are within 200 feet of the property for which this application has been requested. The public notice below provides detailed information:

PUBLIC NOTICE

Notice is hereby given that the City of Lake Dallas Planning and Zoning Commission will conduct a public hearing on December 17, 2020 at 7:00 p.m. and the Lake Dallas City Council will conduct a public hearing on January 14, 2021 at 7:00 p.m. to receive public comment and act on the following items:

A Zoning Change request for .224 acres of land being located at Block 1, Lot 7, Providence Addition, and being located in the City of Lake Dallas, Denton County, Texas; generally located at the northwest corner of Betchan Street and Main Street from Retail (C-1) to Planned Development Residential R-1-6000 providing for development of three (3) residential homes (Z-2020-006).

By state law, if the owners of twenty percent (20%) of the area of the property within two-hundred feet (200') of the subject property are opposed to the rezoning request permit application, then an affirmative vote of three-fourths of the City Council is required to approve the rezoning request permit application. For your opposition to count, it must be written and must be signed. Emails do not count as official written opposition. Signatures must be in accordance with the official tax roll for the City of Lake Dallas. For example, because Texas is a community property state, the tax roll typically lists both spouses as the owners of a residence. Therefore, individual original signatures from both spouses must be on the written opposition for the opposition to be valid. ***Please note that written opposition toward initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law.*** The attached location map will indicate the subject property and two hundred-foot (200') notification buffer.

You may return this form with your written comments or attend the public hearing virtually. Instructions on how to attend the public hearing can be found below. You may scan and email this form to the email address below, drop it off in person at 212 Main St., or mail it to City Hall:

Lake Dallas City Hall
Attn: Angie Manglaris
212 Main St.
Lake Dallas, Texas 75065
amanglaris@lakedallas.com

These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The City Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Signature: _____

Printed Name: _____

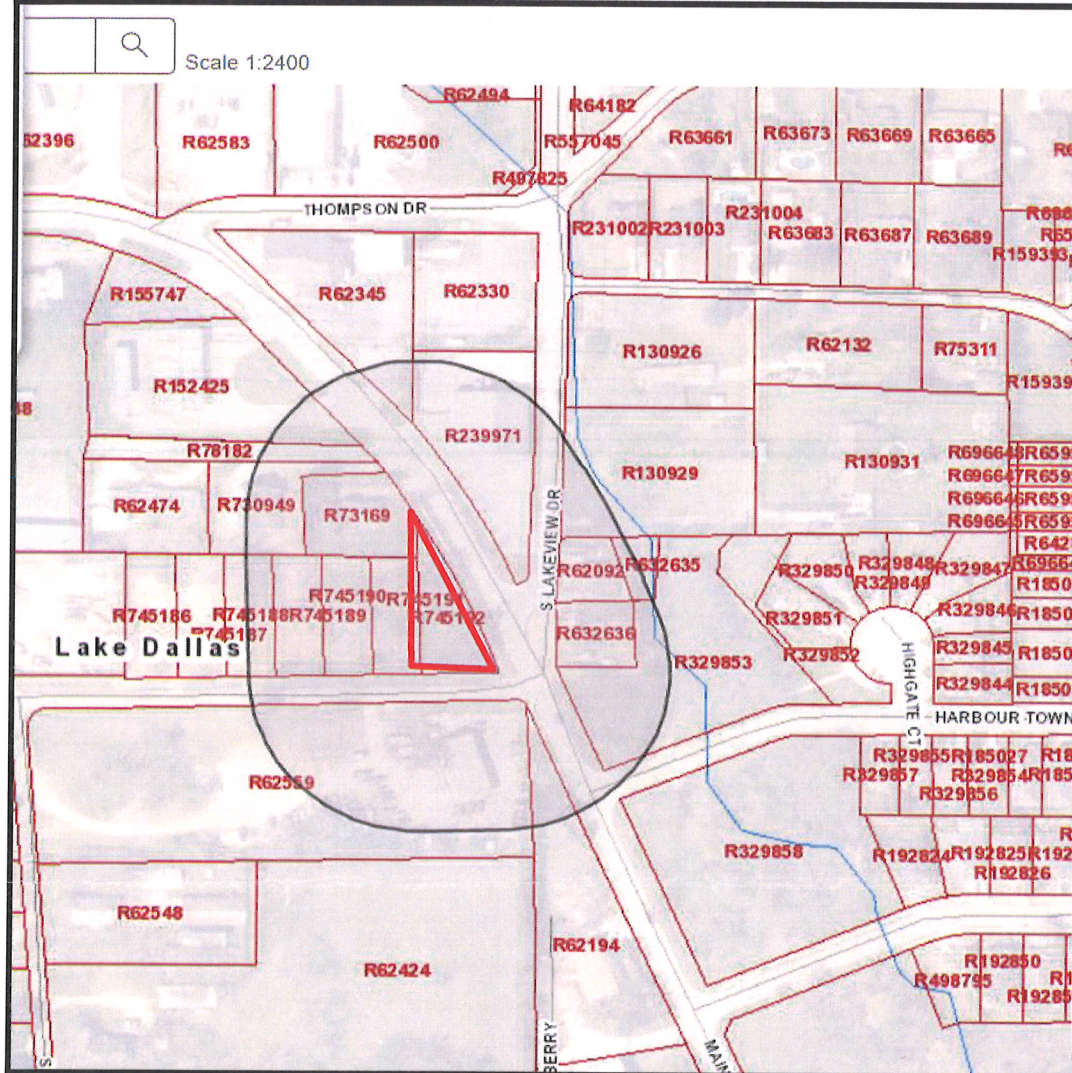
Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act this meeting will be conducted via videoconference. Information and instructions on how to participate in the public hearing will be included with the agendas for the respective Planning and Zoning and City Council Meetings which will be posted on the City's website not later than 5:00 p.m. on Monday, December 14, 2020, and Monday January 11, 2021 at:
<https://www.lakedallas.com/AgendaCenter>



[illegible]

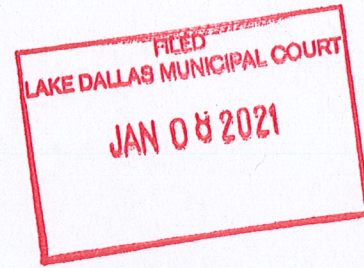
Betchan st development

Paul Forgey <forgey80@yahoo.com>

Thu 1/7/2021 11:18 AM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]



To whom it may concern,

The current development is causing erosion down stream.

This will cause more erosion and potential property damage.

Developments on this property need to contain the water runoff as to prevent erosion down stream.

I have included pictures that confirm the erosion of the current development on Betchan st.

Thank you

Concerned citizen

Lake Dallas Texas

Paul Forgey

These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The City Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

The current development is causing erosion down stream.
This will cause more erosion and potential property
damage. Developments on this property need to control the
water runoff as to prevent erosion down stream.

Signature:

Paul Forney

Printed Name:

Paul Forney

Mailing Address:

402 S. Leander

City, State Zip:

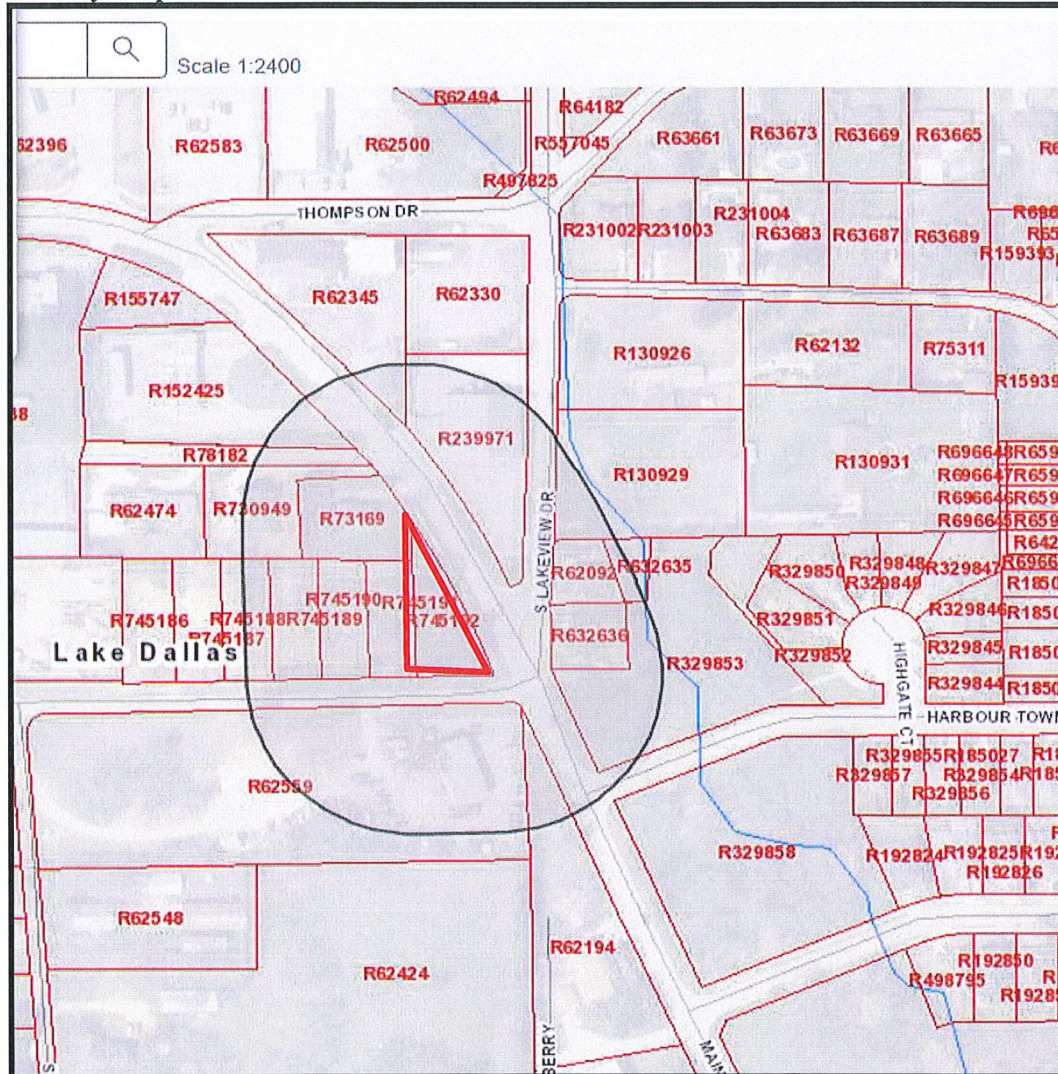
Lake Dallas Texas 75065

Telephone Number:

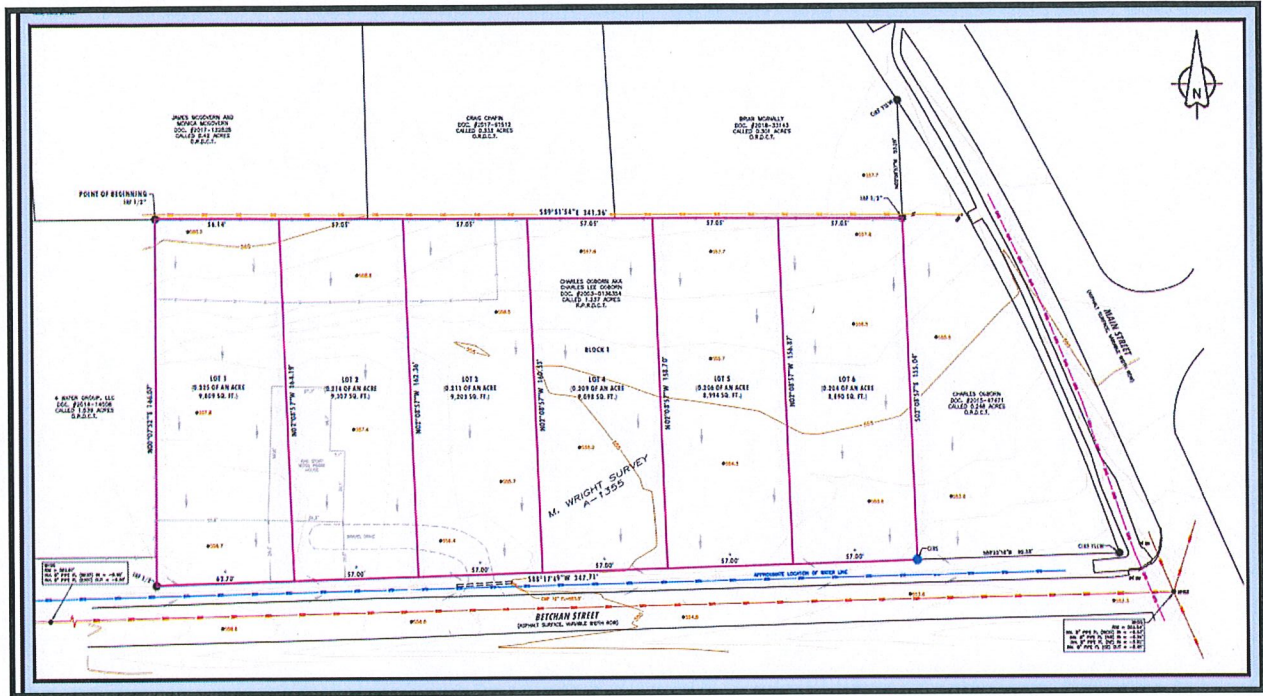
Physical Address of Property within 200 feet:

402 S. Leander Dr.

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act this meeting will be conducted via videoconference. Information and instructions on how to participate in the public hearing will be included with the agendas for the respective Planning and Zoning and City Council Meetings which will be posted on the City's website not later than 5:00 p.m. on Monday, December 14, 2020, and Monday January 11, 2021 at:
<https://www.lakedallas.com/AgendaCenter>



Vicinity Map







Paul Forgey
940-231-5426





Fwd:

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:52 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]

Paul Forgey
940-231-5426

Begin forwarded message:

From: Paul Forgey <forgey80@yahoo.com>

Date: December 30, 2020 at 9:22:49 AM CST

To: forgey80@yahoo.com



Fwd:

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:53 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]

Paul Forgey
940-231-5426

Begin forwarded message:

From: Paul Forgey <forgey80@yahoo.com>

Date: December 30, 2020 at 9:21:14 AM CST

To: forgey80@yahoo.com



Fwd:

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:55 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]

Paul Forgey
940-231-5426

Begin forwarded message:

From: Paul Forgey <forgey80@yahoo.com>

Date: December 30, 2020 at 9:07:59 AM CST

To: forgey80@yahoo.com



Fwd:

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:53 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]

Paul Forgey
940-231-5426

Begin forwarded message:

From: Paul Forgey <forgey80@yahoo.com>

Date: December 30, 2020 at 9:11:41 AM CST

To: forgey80@yahoo.com





Paul Forgey
940-231-5426

Fwd:

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:54 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]

Paul Forgey
940-231-5426

Begin forwarded message:

From: Paul Forgey <forgey80@yahoo.com>

Date: December 30, 2020 at 9:10:53 AM CST

To: forgey80@yahoo.com



Fwd:

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:56 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]

Paul Forgey
940-231-5426

Begin forwarded message:

From: Paul Forgey <forgey80@yahoo.com>

Date: December 30, 2020 at 8:53:28 AM CST

To: forgey80@yahoo.com





Paul Forgey
940-231-5426

Erosion

Paul Forgey <forgey80@yahoo.com>

Wed 1/6/2021 12:59 PM

To: Lake Dallas Staff <LakeDallasStaff@lakedallas.com>

[EXTERNAL]



Angie Manglaris

From: Laird Lind <laird@lairdlind.com>
Sent: Wednesday, January 13, 2021 11:07 AM
To: Michael Barnhart; Megan Ray; Brian Bailey; Cheryl McClain; Charlie Price; A Nolan; Angie Manglaris; John Cabrales
Subject: Perry/Betchan/Main Street proposal-

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL]

I just reviewed the city council meeting packet and saw the agenda item for the subject development. I am a bit surprised at the lack of responses to this proposal.

First off, Paul and Theresa Perry are building some cool homes here in Lake Dallas. I also appreciate that their building sites are very well kept while under construction.

However the request to build three homes facing Main Street seems excessive given the land area that exists for that development. From what I can tell it will convert precious commercial property in our city into more residential zoned property. It will add three more driveways out on to one of the busiest arteries of our city (Main Street), it would appear to lack any provisions that would allow overflow parking if property owners were to have guests. An average lot size in Oak Lakes subdivision is approximately the same land area that is being considered for 3 lots here.

I have watched some of the heavy rains too (I believe Mr. Forgey pointed that out as well in the city council packet) and the housing density along Bethchan is accelerating the sheet flow across Main street into the drainage gulley on the east side of Main Street.

A compromise, while it still reduces any commercial development, would be to rezone that lot to residential but create only one home site last lot that fronts Betchan. I am not against the Perrys (or anyone for that matter) building more upscale homes in our city, I am opposed to the proposed density and what that may produce down the road in traffic flow and drainage.

Thanks for all you do down there at city hall.

Laird



CITY COUNCIL AGENDA MEMO

Prepared By: John Cabrales Jr, City Manager

February 25, 2021

Response to Inclement Weather Event

DESCRIPTION:

Receive a report and hold a discussion regarding the City's handling of the inclement weather event that took place from February 14 through Feb. 19.

BACKGROUND INFORMATION:

This past week, for the first time in Texas, all 254 counties were under a winter storm warning. As Texas faced record-low temperatures and snow and ice made roads impassable, the state's electric grid operator lost control of the power supply, leaving millions without access to electricity. At 1:25 a.m. Monday, February 15, the Electric Reliability Council of Texas (ERCOT) initiated rotating outages due to emergency conditions statewide. Extreme weather conditions caused many generating units to trip offline and become unavailable. An estimated 30,000 MW of generation was forced off the system. This caused power loss to several homes and businesses including the Lake Cities area.

The outages were intended to be implemented on a rolling basis — up to 45 minutes per affected area, according to the ERCOT. Instead, some areas of Texas, including several homes and businesses in the Lake Cities area were without power for days. At one point, more than 4 million households were without power, and as many as 13 million people were in places on Thursday afternoon where tap water, if it was even available, was not safe until it was boiled. The Lake Cities Municipal Utility Authority (LCMUA) was able to maintain electric power to its water infrastructure and did not have disruption to their service, nor did they have to issue a "Boil Water Notice". The Corinth Water Department suffered loss of power to their water pump stations and were not able to provide water to their customers. They did receive some water from LCMUA and were able to get some electric generator delivered to restore power to their water pumps and resume water service after a couple of days.

With one exception impacting two subdivisions in Grand Prairie, Atmos did not curtail any residential or commercial customers in its Mid-Tex Division, of which the Lake Cities are a part of. They experienced no other operational issues. Although they faced challenges and "worked around the clock," Atmos did not experience any gas supply issues. Atmos does not supply gas to electric generating stations so they were not involved in the shortages to power plants.

Staff worked with Denton County officials and our utility providers to advocate for rolling blackouts and not continuous blackouts. Denton County, Lake Dallas and several local governments closed their facilities through Friday due to the ERCOT emergency status during the ongoing winter storm. Power was restored to most Lake Cities locations on Wednesday and Thursday. Unfortunately, Oncor did not have very good explanations on their lack of communication with local elected officials or the reasons why power took so long to be restored to the Lake Cities.

Electric power was restored to City Hall and the Library at approximately 4 am on Thursday. Fortunately, we did not sustain any frozen pipes or damage to the City Hall server. The PD had some issues getting their server back up. The Animal Shelter never lost power or water to their facility. The Lake Dallas Public Library was closed but before staff left for the week on Saturday, February 13, they ensured the heat was on and that faucets were dripping. They coordinated with Public Works to have the building checked on to ensure there was no damage to the building, equipment, or plumbing. Library staff has reassured library card holders that any and all fines or fees accrued during the week of the Winter Storm would be waived.

We also had a couple of water lines bust at Fire Station #1 due to loss of power at the station during the inclement weather event. Staff was contacted on Monday morning of a leak in the equipment room attached to the garage area, and the Lake Cities Fire Department (LCFD) cut into the wall and capped the leak. The second leak occurred roughly Tuesday evening in the men's restroom/shower area. LCFD cut into the tile and wall to cap the water line. After the first leak on Monday, staff contacted several plumbers in the area to respond, but due to the nature of the weather event and call volume, no one was able to make permanent repairs immediately. On Friday, a plumber was able to make necessary repairs and return water services back to the facility.

The Lake Dallas Police Department provided uninterrupted 24/7 service in patrol despite having to evacuate the police department due to lack of power. The PD set up remotely at Corinth Police Department, one time in the chief's home living room, and at the Animal Shelter. We had to guard the municipal building because we had to use an extension cord to tie shut the back door which is secured by a magnetic lock. No overtime was spent on bringing in additional personnel other than supervisors. Several of our officers who drove in from Dallas made arrangements to be at work on time each day. We were able to work with local businesses to get gasoline for the patrol cars. Lieutenant Sawyer and Sergeant Farrell both self-dispatched during their time off and traded off shifts to make sure the department had consistent on-site supervision so problems could be assessed, and decisions could be made in real time.

The Public Works Department was able to provide around the clock service 24 hours a day, to clear debris from the roadway, respond to emergency situations and spread sand on all the main thoroughfares, throughout the City. In order to combat the frozen street conditions and maintain traction for the traveling public and public safety, Public Works successfully spread eighteen (18) tons of sand, mixed with an environmentally friendly ice-melting material. On February 16th, the Public Works Superintendent made an ask from local entities on the availability of sanding materials for the City in order to keep the City's operations in motion. He was contacted by two organizations, North Texas Tollway Authority and the City of Denton, who were able to provide materials. These actions reflect greatly upon the organizations, in keeping up with the local partnerships in the area. We are grateful for their assistance during the inclement weather event.

Also, the City's fleet replacement program paid off because having a newer fleet, and keeping up on maintenance of equipment, allowed the department to be successful in our sanding operations throughout the entire weather event. Obtaining fuel for vehicles and equipment was acquired early in the week to avoid conflicts later with access or distribution. The Public Works Superintendent balanced the work schedule into two shifts and delegated a lead to each shift to make decisions accordingly. Public Works ended up purchasing two-way radios to assist in communication with the lead and follow vehicle during sanding operations.

Our Code Compliance Officer, Daniel Rusnak, went well above and beyond his daily duties and conducted welfare checks of senior citizens in the city and delivered hot QT coffee on Wednesday and Thursday with a focus on Harbortown, Lakehaven Mobile Home Park and Kingswood Mobile Home Park. Daniel also assisted Public Works with traffic control on Thompson after semi got stuck making delivery to Best Hardware.

Development Services realized there was going to be the potential for a considerable uptick in permitting needs for plumbing permits and mechanical permits as the true damage from the storm starts to come into the light. The Department worked together to come up with a way in which we can work together to prioritize these permitting needs and cut fees so that we are able to lessen the load on already hurting homeowners and business owners. Staff also took time on Friday to reach out to contractors we know work in the area on a regular basis to let them know of the expedited processes and reduced permit rates. Expedited permitting information is on the City's website and Facebook Page and will be updated as needed. While the Department plans to keep this process in place until March 12, 2021, the need for permits due to the storm will be monitored and the cut-off date may be modified based on the needs of the community.

Social Media, Marketing, and Website staff worked diligently to ensure information about weather conditions, power conditions, Warming Stations, FEMA information, facility closures, and Internet connectivity issues were relayed to the public in a timely manner. Due to the power outages and Internet outages in the area, staff created the 22 graphics used in these posts and made the posts themselves using a Smart Phone only. During the week of February 15 through February 21, staff made 8 posts on NextDoor, 24 posts on Twitter, and 58 posts on Facebook informing the public of critical information related to the above-mentioned issues. Staff also relayed information from County meetings to the public via social media.

Part of the communication with the City also included responding to direct messages or tweets from the public to explain or elaborate on the information the City shared. On Twitter, staff responded to 4 tweets made to the City. On Facebook, staff conducted 68 conversations (of which there were multiple back and forth responses) with members of the public via the Facebook Messenger app.

As part of their public information campaign, staff also made 120 edits to the website, adjusting information regarding closures, updating the Power Outage Alert, cancelling public meetings, updating expediting permitting process information, and making notice of closures for various departments and facilities.

The response to these updates included a total Facebook post reach of 20,866 individuals (up 839% over the previous week), a gain of 148 new followers to the City's Facebook, 13,300 engagements from the public (up 3,546% from the week prior) on the City's Facebook posts, and a responsiveness rate of 2 minutes with 100% of messages responded to once received. On Twitter, the City's impressions or reach grew to 12,900 (an increase of 165%) and a gain of 45% new followers (507 new followers). During this week on the City's website, there were 3,416 page visits with 1,048 of those visitors viewing the Alert Page to get information on the Winter storm.

In order to relay pertinent information to the public, social media/website staff stayed in constant communication with department heads, responding to text messages, calls, and emails at all hours of the day and night. Staff kept their phone charged and on them so that they could reply to questions from the public or their coworkers, make posts to share vital information, speak with local agencies about service restoration, and research information on various state and local agencies that could be of assistance to members of the Lake Dallas community. The amazing part of all of this communication is that this work was conducted by one staff member on their phone for the entire week, as Internet service was unavailable.

Staff has a "hot wash" scheduled for Feb. 23 to debrief on the incident and find out what worked and where we need improvements. However, as you can see from the City's response staff was operational and creative in responding to challenges that were thrown at them during this inclement weather incident. I do want to commend all staff for their long work hours to keep operations afloat and communicating with one another and the public. I especially want to thank Police, Public Works, Animal Shelter, Code Compliance, and others who were out in the freezing weather providing services to our residents.

FINANCIAL CONSIDERATION:

The response to inclement weather did have some financial impact to the City in the form of personnel overtime, resource expenditures and damages. We will not know the full extent of the cost for a few weeks. The White House signed the FEMA-4586-DR Major Disaster Declaration for Texas, which includes Individual Assistance for Denton County. This means the City may qualify for reimbursement of some of the expenses through the Federal Reimbursement Process. Staff will work with the Denton County of Emergency Management to work through the application process to see if we can get reimburse for some of the expenses.

RECOMMENDED MOTIONS:

None

ATTACHMENT(S):

None



CITY COUNCIL AGENDA MEMO

Prepared By: John Cabrales Jr, City Manager

February 25, 2021

Organizational Assessment and Evaluation

DESCRIPTION:

Consider and Act on a Resolution authorizing the negotiation and execution of a professional services agreement with The Lion Strategy Group, LLC for the implementation of an organizational development and leadership management norms action plan.

BACKGROUND INFORMATION:

The City Council had requested a comprehensive assessment and evaluation of the City of Lake Dallas organization by The Lion Strategy Group ("LSG"). LSG conducted an assessment of Lake Dallas Policies and Culture that included conducting a system-wide survey using various survey instruments, conducting diagnostic meetings with internal stakeholders, and assessing existing ethical codes and policies. It also included conducting diagnostic meetings with external stakeholders, and creation of a leadership organizational action plan.

Based on LSG's findings, LSG recommend development of an organizational development and leadership management norms action plan. The plan is divided into three phases with individual tasks for each phase. Each phase can be taken individually or in total as needed.

LSG has a wealth of experience with developing a variety of broad programs. Their comprehensive training curriculum is comprised of a hybrid of online and onsite training (if necessary), including recorded videos, discussion forums, quizzes, and other state-of-the art resources that reinforce and solidify the learning in ways that contribute to group cohesion and vigorous adherence to the principles and precepts of the comprehensive ethics program.

FINANCIAL CONSIDERATION:

The proposal for the Phase I is \$15,000, Phase II is \$60,000 and Phase III is \$15,000 for a total of \$90,000 for the implementation of the entire plan. Staff will pay for this out of the Administration Department Budget but may need to do a budget amendment later in the fiscal year to cover these costs.

RECOMMENDED MOTIONS:

I move to **approve/deny** a resolution authorizing the negotiation and execution of a professional services agreement with The Lion Strategy Group, LLC for the implementation of an organizational development and leadership management norms action plan.

ATTACHMENT(S):

1. Proposal
2. Resolution

CITY OF LAKE DALLAS, TEXAS

RESOLUTION NO. 02252021-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH THE LION STRATEGY GROUP, LLC, FOR THE IMPLEMENTATION OF AN ORGANIZATIONAL DEVELOPMENT AND LEADERSHIP MANAGEMENT NORMS ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at the request of the City Council, The Lion Strategy Group, LLC (“LSG”) has performed a comprehensive assessment and evaluation of the City organization policies and culture; and

WHEREAS, based on LSG’s findings, LSG recommends and has presented a proposal for the development of an organizational development and leadership management norms action plan (the “City Action Plan”) to provide guidance for future management training and improvement of internal operational relationships within the City organization; and

WHEREAS, the City Council finds it to be in the public interest to negotiate and execute an agreement to procure such professional services from LSG for development and implementation of the City Action Plan.

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

SECTION 1. The City Manager is authorized to negotiate and sign on behalf of the City a professional services agreement with The Lion Strategy Group, LLC for preparation and implementation of the City Action Plan for a fee not to exceed \$90,000.00.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 25TH day of February 2021.

Michael Barnhart, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney
(kbl:2/22/21:120758)

City of Lake Dallas
Leader Action Plan Pricing

PHASE/TASKS	Cost
ACTION PLAN – Organizational Development Leadership New Transitional Management Norms • Organizational Chart Review for Efficiency • Creation of Culture Document and Social Contract Executive Coaching/Advising Life and Leadership Coaching (Personal and Professional) • Providing sounding board for senior management and executive staff • Executive leadership coaching for the City Manager and Key Staff • Prepare executive leadership for the psychological implications of managing around the new transitional norms and processes. Human Resources • The appointment of an individual with qualifications to lead HR • Coaching and Mentoring of the Manager on processes and systems relating to HR Leadership Processes and Tools • Establish workflows promoting transparency and efficiencies throughout the organization. • Assist Managers in creating confidential system for addressing complaints.	The implementation of the entire plan, to include, Phase I, II, and III - \$90,000

Recruitment and Selection • Partner to establish a standardized recruitment and selection program based upon National standards. Promotional Processes • Implementation of a secure and authentic promotional process.	
Phase I – – Individual Team Member Growth and Development • Work life balance (Check-in with key staff) • Over and under investment • Librarian – lead weekly book leadership series. Resilient Training Series • Stress Management – (Nurse Practitioner with Key Staff)	Phase I Cost - \$15,000
Phase II - Team Development • Group Development and Engagement • Building Resilient Teams • Communicating Through Conflict • Implementation of a Mental Model of Resilient Leadership/Employee Life Cycle • Leadership Resilience Training (Police Department and City Manager) • Socialization	Phase II Cost - \$60,000 10,000 per class

PHASE III – Community Engagement Crime through Strategic Planning • Community Engagement • Code Enforcement • Partner with Social Services (include Community Development Coordinator) • Identifying and addressing Systemic Crime and Quality of Life Challenges • Leveraging Community Resources to Enhance Quality of Life	Phase III Cost - \$15,000
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If you have any questions, please contact me at mike.wilson@lionstrategy.group or 682-429-0468.

Mike Wilson

Lion Strategy Group