

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

The Lake Dallas City Council met in a regular called meeting on July 22, 2021, 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 Nolan called the meeting to order at 5:37 p.m.

1. Roll Call

Andi Nolan
Megan Ray
Brian Bailey
Cheryl McClain
Charlie Price
Adam Peabody

Mayor
Councilmember 1
Councilmember 2
Councilmember 3
Councilmember 4
Councilmember 5

Absent:

Staff Present: City Secretary Codi Delcambre, City Attorney Kevin Laughlin, Public Works Superintendent Layne Cline, Lt. Alan Sawyer, Development Services Director Angie Manglaris, Community Development Coordinator Lancine Bentley, Interim Finance Director Jennifer Fung, Animal Services Director Cindy Uber, and Interim City Manager Mike Wilson.

Open Session

1. Call to Order & Determination of Quorum.

Mayor Nolan called the meeting to order at 5:37 p.m.

2. Invocation and Pledges of Allegiance

Councilmember Peabody led the invocation and the pledges.

2. 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.

Council convened into Executive Session at 5:39 p.m.

- Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment or employment of a City Manager.
- Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the duties and responsibilities of the Interim City Manager.

Council reconvened into open session at 8:06 p.m.

3. Return to Open Session

No action taken.

6. Announcements & Special Recognitions.

a. City Manager's Report

7. Citizen Agenda & Public Comments

Mayor Nolan opened the Visitors/Citizens Agenda.

No one spoke.

8. Consider and Act on the Consent Agenda

a. Approval of the May Financials.

b. Approval of minutes for the regular council meeting held on June 24, 2021 and July 8, 2021.

Motion: to approve a consent agenda item 5A and 5B was made by Councilmember Ray and second by Councilmember McClain.

Ayes: Councilmembers Ray, Bailey, Peabody, McClain, and Price

Noes: None

Motion Passed 5-0.

9. Consider and take appropriate action on 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 Residential R-1-6000 with a Downtown Overlay (Z-21-005).

Council received a presentation from Director of Development Service Angie Manglaris regarding 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 Residential R-1-6000 with a Downtown Overlay.

Mayor Nolan opened the public hearing at 8:18 p.m.

Tomas Castucca of 401Betchan stated that he was in favor of the proposed development. He stated that the Perry's construct great homes.

Mayor Nolan closed the public hearing at 8:19 p.m.

Motion: to approve 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 Residential R-1-6000 with a Downtown Overlay was made by Councilmember Bailey and second by Councilmember McClain.

Ayes: Councilmembers Ray, Bailey, Peabody, McClain, and Price

Noes: None

Motion Passed 5-0.

10. Consider and take appropriate action on a resolution approving a Site Plan for Lot 1R-1, Block 1, Gotcher Addition (commonly known 118 Gotcher Avenue) generally located at the southeast intersection of East Hundley Drive and Gotcher Avenue (SP-21-002).

Council received a presentation from Director of Development Service Angie Manglaris regarding a Site Plan for Lot 1R-1, Block 1, Gotcher Addition (commonly known 118 Gotcher Avenue).

Motion: to table any action on a resolution approving a Site Plan for Lot 1R-1, Block 1, Gotcher Addition (commonly known 118 Gotcher Avenue) was made by Councilmember Ray and second by Councilmember McClain.

Ayes: Councilmembers Ray, Bailey, Peabody, McClain, and Price

Noes: None

Motion Passed 5-0.

11. Conduct a public hearing and take appropriate action on an ordinance changing the zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey, Abstract No. 424; generally located on the north side of Swisher Road and approximately 1,095 feet east of North Shady Shores Road from Retail (C-1) and Residential R-1-10000 to Planned Development Multi-family (PD-R-3).

Council received a presentation from Director of Development Service Angie Manglaris regarding a zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey.

Mayor Nolan opened the public hearing at 8:47 p.m.

Charlotte Bolivar of 520 N. Shady Shore Dr. stated that she was in favor of the development.

Kayla Kaupp of 752 Oak Trail stated that this proposed apartment complex would have a negative impact on the school district. She was not in favor of the proposed apartment complex.

Amy Rigall of 518 Meadowbrook St. stated that he was concerned about the increase of vehicle traffic to the already congested morning and evening traffic. She stated she was very concerned about the over all increase in the traffic.

Tiffanie Graves of 716 Lake Drive stated that the current infrastructure was awful in Lake Dallas. She stated that the current streets, drainage and sidewalks need to be addressed before new development was approved.

Pete Holland of 701 Lakebridge Drive stated that this development would increase the traffic on Swisher Road. He stated that apartment across from this development has had a murder along with the hotel down the road within the last year. He stated that he was not in favor of this development.

Mayor Nolan closed the public hearing at 8:58 p.m.

Motion: to approve ordinance changing the zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey, Abstract No. 424 was made by Councilmember Price and second by Councilmember Bailey.

Ayes: None

Noes: Councilmembers Ray, Bailey, Peabody, McClain, and Price

Motion Failed 5-0.

12. Consider and Act on a Resolution for the appointment of one member to the Board of Managers of the Denco 9-1-1 District.

Motion: to approve a Resolution for the appointment of Sue Tejmi to the Board of Managers of the Denco 9-1-1 District was made by Councilmember Ray and second by Councilmember McClain.

Ayes: Councilmembers Ray, Bailey, Peabody, McClain, and Price

Noes: None

Motion Passed 5-0.

13. Consider and take appropriate action of a Resolution authorizing an interlocal agreement with the City of Corinth regarding police services.

Council received a presentation from Interim City Manager Mike Wilson regarding authorizing an interlocal agreement with the City of Corinth regarding police services.

Kristy Bleau of 301 S. Lakeview Dr. stated that she was a 911 Dispatcher. She stated a good night was when her guys make it back home. She said that was disappointed on how this was rolled out. Ms. Bleau stated that she has done her research and she supports the study. She said that the city needs to be proactive and reactivated.

Motion: to approve a Resolution authorizing an interlocal agreement with the City of Corinth regarding police services was made by Councilmember Bailey and second by Councilmember Price.

Ayes: Councilmembers Bailey, Peabody, McClain, and Price

Noes: Ray

Motion Passed 4-1.

14. Hold a discussion regarding the proposed Fiscal Year (FY) 2021-22 Budget Overview.

Council received a presentation from Interim Finance Director regarding the proposed Fiscal Year (FY) 2021-22 Budget Overview.

15. Mayor & Council Member Announcements

No Announcements

16. Adjournment

Mayor Nolan adjourned the meeting at 11:27 p.m.

Approved:

Andi Nolan
Andi Nolan, Mayor

Attest:

Codi Delcambre
Codi Delcambre, City Secretary

