

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

The Lake Dallas City Council met in a Regular meeting on July 10, 2025, at 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 Bleau called the meeting to order at 6:00 p.m.

1. Roll Call

Kristy Bleau	Mayor
Stephen Wohr	Councilmember 1 (arrived at 6:03 p.m.)
Rachel Fitzpatrick	Councilmember 2
Rick Lewelling	Councilmember 3 (left at 10:55 p.m.)
Rudy Glynn Vrba	Councilmember 4
Randy Evans	Councilmember 5

Absent: None

Staff Present: City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, City Attorney Joe Gorfida, Finance Director Sarah Cochran and Interim Police Chief Alvarado.

EARLY WORK SESSION

1. Call to Order and Determination of Quorum:

Mayor Bleau called to order at 6:00 p.m.

2. Clarification of Consent or General Items listed on Today's City Council Meeting Agenda for July 10, 2025.

No discussion.

3. Receive a presentation and hold a discussion regarding Downtown parking.

City Manager Luke Olson stated that staff had been looking into several options regarding the downtown parking. He stated that staff was looking into getting quotes for restriping of the Fire Department parking. He stated that staff had discussed signage for City Hall for public parking.

4. Receive a presentation and hold a discussion regarding Way finding signs.

City Manager Luke Olson stated that staff started discussing and reaching way finding signs.

Adjournment 6:32 p.m.

Open Session

1. Call to Order & Determination of Quorum.

Mayor Bleau called the meeting to order at 6:32 p.m.

2. Invocation and Pledges of Allegiance

Pastor Josue Maldonado led the invocation and the pledges. **Presentation: None**

3. Citizen Agenda & Public Comments:

Scott Griffin of 312 Plantation Oak Ave. expressed frustration with the City's progress on infrastructure and accountability. He asked if Council was "embarrassed yet," and stated that, although he is not a legal expert, the City is now issuing bonds to address issues that have been neglected for years. He expressed concern that taxes will increase as a result of this neglect and stated that "nothing gets done." Mr. Griffin questioned how many City Managers it would take before progress is made. He also referenced an incident in which a woman hit a mailbox in Thousand Oaks while texting and driving, and claimed that no action was taken by the Police. He criticized the purchase of a Police ATV as a waste of money, especially given the poor condition of sidewalks and streets. Mr. Griffin stated that it is difficult to walk safely around town due to the lack of sidewalks, often forcing pedestrians into the street.

Stan and Kemper Carter of 718 E. Hundley Drive stated that they own and operate Lone Star Fountains. Mr. Carter shared that they purchased the historic property at 718 E. Hundley for \$1.5 million and invested approximately \$300,000 in renovations. He stated that they have met all City requirements; however, due to a change in ownership, they are now being required to install a \$250,000 fire sprinkler system. Mr. Carter requested a variance or guidance on possible alternatives to meet the requirement.

Jeremy Hardin of 531 Meadowbrook Street stated that he is the owner of The Battery Company, located next to the tire shop. He shared that he is a proud longtime resident and now a business owner in Lake Dallas. Mr. Hardin explained that his initial application included battery sales, but that use is currently not permitted in his zoning district. He requested consideration for an amendment to allow limited battery sales at his location and expressed interest in maintaining a small stock of batteries for sale on-site.

Neve Sudderth of 702 Glen Rhea Drive stated that she was here the night Mr. Peabody spoke. She stated that there was so much anger that night. She stated that you bought your property in Lake Dallas. She stated that she doesn't support the disannexation of the property.

Tracy Lewelling of 516 Clancy Lane expressed concern that the streaming equipment purchased in February has not yet been utilized, noting that it is now July and meetings are still not being streamed. She emphasized that the equipment was purchased with taxpayer dollars and stated that the lack of progress is a slap in the face to the community. Ms. Lewelling urged the City to "get it together" and move forward with implementation.

Terry Lantrip of 109 Market Street expressed frustration with the City's approach to business development. He questioned whether residents and business owners should have to continually appear before Council to address concerns, referencing The Battery Company as an example.

Mr. Lantrip stated that the City seems to resist new businesses and attributed the lack of an animal shelter to this pattern of opposition. He urged the City to stop looking for reasons to block or delay business opportunities, stating that his personal motto for Lake Dallas has become: “hinder, delay, and block.”

4. Mayor & Council Member Announcements

Councilmember Wohr-	Review the Downtown Overly District Review parking on narrow streets
Councilmember Fitzpatrick-	Thanked staff for all of their hard work for the 4 th July Event Would like to have Code of Conduct, Sexual Harassment policy and Professional Conduct policy for City Council.
Councilmember Lewelling-	Clarification on who is Plan Review Department Restriping of Community Park
Councilmember Vrba-	Thanked everyone for the 4 th of July Event Review Downtown and I-35 Overlay District Staff works hard to implement the rules passed by Council and must follow them without discretion. The public is encouraged to extend grace to staff, as they are required to enforce the established regulations.
Councilmember Evans-	Volunteer at the Library Trade Days
Mayor Bleu	Fire Department Fundraiser this Saturday for LDFD member fighting a rare form of cancer Visited the Duck Inn Reached out the Mayor of Kerrville

5. City Manager’s Report: None

- 6. Consideration and possible action taken on an Ordinance of the City of Lake Dallas, Texas, authorizing the issuance and sale of City of Lake Dallas, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025; Levying an annual Ad Valorem Tax and providing for the security for and payment of said Certificates of Obligation; providing an effective date; and enacting other provisions relating to the subject.**

Motion: to approve an Ordinance of the City of Lake Dallas, Texas, authorizing the issuance and sale of City of Lake Dallas, Texas Combination Tax and Revenue Certificates of Obligation, Series 2025; Levying an annual Ad Valorem Tax and providing for the security for and payment of said Certificates of Obligation; providing an effective date; and enacting other provisions relating to the subject was made by Councilmember Wohr and second by Councilmember Vrba.

Ayes: Councilmember Wohr, Fitzpatrick, Lewelling, Vrba, and Evans.
Noes: None

Motion Passed 5-0.

- 7. Consider and act on a petition for disannexation from Gregory Adam and Elisabeth Marie Peabody for 508 Carlisle Road as known as A0284A COBB, TR 2.401 acres (Lake Dallas) Old DCAD, TR#12.**

Adam Peabody stated that he was requesting to be disannexed from the City of Lake Dallas.

Council convened into Executive Session under 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 at 7:54 p.m.

Council reconvened into Open Session at 8:15 p.m.

Motion: to deny a petition for disannexation from Gregory Adam and Elisabeth Marie Peabody for 508 Carlisle Road as known as A0284A COBB, TR 2.401 acres (Lake Dallas) Old DCAD, TR#12 was in the best interest of the City was made by Councilmember Vbra and second by Councilmember Wohr.

Ayes: Councilmember Wohr, Fitzpatrick, Lewelling, and Vrba.

Noes: Councilmember Evans.

Motion Passed 4-1

8. Budget Workshop- Receive a presentation and overview of the FY25-26 Budget.

Council received a presentation from Finance Director Sarah Cochran regarding the FY 25-26 Budget.

9. Consider and Act on the Consent Agenda- None.

10. 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 items listed above or herein.

- a. 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 10:00 p.m.

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

Council reconvened into Open Session at 10:59 p.m. No action taken.

Adjournment

Mayor Bleau adjourned the meeting at 10:59 p.m.

Approved:

Kusty Bleau

Kristy Bleau, Mayor

Attest:

Codi Delcambre
Codi Delcambre, City Secretary

