

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on November 3, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:00 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Francesco Murga	Member 4
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Rick Lewelling Member 3

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson, Finance Director Sarah Cochran and Administrative Assistant Cole Howell.

2. Citizen Agenda & Public Comment: None

3. Discuss and consider any action regarding the resurfacing and painting of the tennis courts.

Motion to authorize the City Manager to negotiate and execute a contract for the resurfacing of the tennis courts and the removal of one light pole in an amount not to exceed \$40,000 was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Francesco Murga and Cheryl McClain.

Noes: None

Motion Passed 6-0

4. Discuss and consider any action regarding asbestos removal and demo of 109 and 111 S. Lake Dallas Drive.

The CDC received an update from City Manager Luke Olson regarding the estimated cost of asbestos removal. Mr. Olson stated that an asbestos survey has not yet been conducted; however, he noted that the cost is expected to be similar to the property located north of the site, which was approximately \$15,000. He stated that quotes would be required to determine the actual cost and that he could arrange for a company to conduct an asbestos survey, with results available for the next meeting.

5. **Discuss and consider any action regarding contract for drainage study and conceptual plan for 109 and 111 S. Lake Dallas Drive.**

CDC received a presentation regarding the cost to do a drainage study and conceptual plan for 109 and 111 S. Lake Dallas Drive. The Board discussed the drainage study and conceptual plan, but no action was taken.

6. **Discuss and consider any action regarding project at 312 Main Street.**

The CDC received an update from Isabel Ramos regarding the status of her project at 312 Main Street. Ms. Ramos stated that the only remaining requirement is to secure the loan through the SBA; however, she noted that the current government shutdown has delayed the process.

7. **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
8. **Return to Open Session** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session
9. **Announcements or requests for future agenda items.**

10. **Adjourn**

Mike Mayberry adjourned the meeting at 6:43p.m.



Mike Mayberry, Chairperson



Codi Delcambre, City Secretary