

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

The Lake Dallas City Council met in a Regular meeting on April 9, 2026 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.

1. Roll Call

Kristy Bleau	Mayor
Stephen Wohr	Councilmember 1
Rachel Fitzpatrick	Councilmember 2
Rick Lewelling	Councilmember 3
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, Chief Daniel Robb, Finance Director Sarah Cochran, Randi Rivera, City Planner and Marissa Brewer, City Planner

Open Session

1. Call to Order & Determination of Quorum.

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

2. Invocation and Pledges of Allegiance

Pastor Shannon Grubbs led the invocation and the pledges.

3. Presentation:

- a. Proclamation for "National Public Safety Telecommunicators Week, April 12–18, 2026".
- b. Proclamation for April as "Child Abuse Prevention Month".

4. Citizen Agenda & Public Comments:

Paul Grubbs, of 605 E. Hundley Dr., addressed the Council regarding the recent house explosion and the April 1st special called meeting. He thanked the Mayor and Council for their service during the "trying times" following the incident, but stated he was "not satisfied" with the outcome of the meeting due to the public's inability to ask questions directly to Atmos representatives. Mr. Grubbs stated the community had more questions following the meeting than they did prior and claimed Atmos had "kicked the can" to a company with prior control over the area. He further stated that the Mayor, Sheriff, and County Judge have a "constitutional authority to respond," and that residents felt it was "every man for himself" in the days following the explosion. Mr. Grubbs also stated it was "very insulting" to hear the incident referred to as a 'fire' rather than an 'explosion.' He additionally expressed frustration about being "lectured" by a Councilmember regarding

posting “false information” while not being permitted to ask questions at the April 1st special called meeting.

Mary Freeman, of 308 Owen Oaks Dr., addressed concerns regarding the proposed addition of sidewalks and a traffic light at Swisher Rd. and Briar Oaks Dr. She stated that safety concerns within the Jackson Ranch subdivision are “not being addressed” and expressed concern that Council’s focus was on what she described as an “unnecessary” traffic light. Ms. Freeman stated that priority should instead be given to addressing cut-through traffic, speeding, and the resulting “safety risk” before considering a traffic light and sidewalk improvements. She stated that exiting Jackson Ranch through the main entrance on Swisher has become “very dangerous” and “frustrating” due to vehicles blocking the intersection and reducing visibility. Ms. Freeman recounted an incident earlier in the week in which she spent approximately ten minutes attempting to make a left turn off Briar Oaks and was unable to see oncoming traffic once she exited. She stated that although a traffic light may appear to be a solution, it would come with its “own set of problems.” Ms. Freeman further stated that cut-through traffic is “out of control,” causing damage to streets previously repaired by the City and creating ongoing safety concerns. She also recounted several eyewitness accounts of incidents caused by cut-through traffic since last September and urged the Council to reconsider the addition of a traffic light at Briar Oaks and Owen Oaks and instead install speed bumps to deter speeding.

Stacey Chapman, of 501 Briar Oaks Dr., introduced herself as the HOA President for the Jackson Ranch subdivision and stated that she was speaking on behalf of both herself and the residents of Jackson Ranch. Ms. Chapman stated that the concerns being discussed are not secondhand experiences, but issues she encounters “every single day” within the neighborhood. She described the situation as “not just frustrating, it’s dangerous” and stated that the concerns are “not a new issue” or an “isolated complaint,” noting that they have been presented to several past and present Mayors, City Managers, and Police Chiefs. Ms. Chapman stated that the intersection at Swisher and Briar Oaks experiences “heavy traffic, excessive speed, and drivers using the center lane to bypass traffic,” which she believes creates “hazardous conditions” for residents attempting to exit the neighborhood. She recounted several examples of these concerns, including incidents referenced earlier by Ms. Freeman. Ms. Chapman acknowledged that officers stationed in the area during peak hours “absolutely” help deter these behaviors while present, but stated that the enforcement does not create lasting change. She further stated that the addition of a traffic light at Swisher and Briar Oaks would create a traffic “bottleneck,” criticized the Council’s lack of action on the matter, and asked, “What are you going to do to help us?”

Connor Chapman, of 501 Briar Oaks Dr., addressed the Council regarding traffic concerns within Jackson Ranch. He recounted his experience growing up in the neighborhood and stated that the main entrance at Swisher and Briar Oaks has always felt “unsafe,” whether as a passenger or driver. Mr. Chapman stated that issues related to speeding and cut-through traffic have been “ongoing” and have created a “dangerous environment” for residents. He stated that he has witnessed multiple vehicles and mailboxes struck by speeding cut-through drivers over time. Mr. Chapman further stated that he believes adding a traffic light to the intersection would “increase the risk” and, having lost friends to car accidents, does not feel it is “worth the risk.”

Pamela Lowry, of 302 Ravenna Rd., thanked the City on behalf of the Friends of the Library for allowing use of the Community Room for the organization's annual Book & Bake Sale, which enabled library programs to continue without disruption. Ms. Lowry stated that the current week was Library Giving Week and noted that the Book & Bake Sale was ongoing during the Council meeting and would continue through Saturday. She stated that all proceeds from the sale would benefit the Library.

Scott Griffin, of 312 Plantation Oak, thanked the residents who attended the meeting to address the Council and encouraged continued public participation. Mr. Griffin also stated that he believes "it's time" to call for a vote to terminate the City Manager. He stated that the city has experienced leadership issues for some time and that the public's concerns are "falling on deaf ears." Mr. Griffin further stated that the city needs a City Manager willing to "put boots on the ground" and "get the job done." He claimed the city is in "disarray" and that restoring public confidence would require finding a City Manager willing to "think outside the box." Mr. Griffin requested that a public vote regarding the City Manager be placed on the next meeting agenda, including a record of Councilmembers who would "not be in favor," so that the public can elect "good leaders" into City Management and Council.

Christina Watson, of 5422 Prince Dr., thanked the City Manager and Council for listening to residents' concerns during the April 1st special called meeting. She also thanked City staff for posting the recording of the April 1st meeting online for public viewing and expressed hope that future regularly scheduled meetings would also have recordings posted for residents unable to watch livestreams. Ms. Watson stated that she hoped to learn about future "improvements" to the city's Emergency Response Plan in light of recent events. She noted that everyone had likely learned "new lessons" over the past few weeks, particularly regarding "communication," adding that "small steps are better than no steps." Ms. Watson also stated that she was "looking forward" to the discussion regarding sidewalks along Swisher and the upcoming presentation concerning the Street Pavement Assessment.

5. Mayor & Council Member Announcements

Councilmember Wohr-
Councilmember Fitzpatrick

Review the Emergency Response Process
Review the Emergency Response Process
Live Trap Ordinance
Jackson Ranch survey

Councilmember Lewelling
Mayor Bleau-

Agenda item to terminate the City Manager
Arlene was volunteer of the year for Community and Schools
Attended the LDISD Boys soccer state sendoff
Thank PD for assisting with the soccer sendoff
Spent the weekend with Freddy the Falcon, visited several businesses in town and received feedback from a few businesses they received new customer from my Facebook post with Freddy
Thank everyone who worked long hours behind the scenes during the incident.
Thanked the City Manager for paying out of pocket to feed everyone on scene the first night and personal paying to place two resident in hotel rooms.

2. Council response to public comment made by Terry Lantrip from the February 12, 2026, City Council meeting.

Kevin Lively, of 721 E. Hundley Drive addressed the Council regarding a letter he wrote, which was read by Terry Lantrip at the February 12th Council meeting. Mr. Lively said the letter was “one hundred percent [his] wording,” adding that “a lot of thought” was put into it. Mr. Lively claimed he “had no reason to lie” and that he’s worked in Lake Dallas since 1998 and is a vested member of the community. Mr. Lively offered handwritten statements to the Council from eyewitnesses to verify the accuracy of his claims.

Mayor Bleau read the following statement:

“On February 12, 2026, during the citizen comment portion of the City Council meeting, Terry Lantrip presented a letter to City Council that was drafted by Kevin Lively regarding an event that occurred October 24, 2025. In response to the allegations contained in such letter regarding the event, City Council reviewed bank statements, deposits, and credit card statements containing individual line-item purchases for the months of October through December 2025. Based on the evidence reviewed, City Council found no evidence of any transactions from City funds that could be deemed inappropriate or paid towards expenditures relating to the event held on October 24, 2025, or any dates between October through December 2025. The Council considers this matter closed. Thank you.”

6. City Manager’s Report:

- Atmos utility repairs ongoing in various locations, certain areas completed or nearing completion; restoration work will follow
- Staff looking into notification system to better communicate with residents
- April 15 is Council Budget Retreat; Business Association Quarterly Meeting is also that morning
- April 17-26 is Restaurant Week for Chamber of Commerce
- City Park Well should be activated within next few days
- Falcon Dr. work will begin next Monday and last two weeks, coordinating with Lake Dallas ISD for bus routes during this time

Work Session:

7. Discussion on short-term rentals, including current regulations, community impact, enforcement, and potential policy updates.

Council discussed short-term rentals, including what regulations and enforcement options. The City Attorney will present the Council will options on regulations and enforcement options at future meeting in May.

8. Hold a discussion regarding adding sidewalks to Swisher Road.

Council discussed sidewalks along Swisher Road and asked staff to evaluate the extent of sidewalk needed to complete the south side of the roadway, as well as the estimated cost for completion.

Robert Allen, of 519 Ridgewood, addressed the Council regarding pedestrian and cyclist accessibility along Swisher Rd. Mr. Allen stated that he has lived in Lake Dallas for thirty years and recalled when Swisher Rd. was only two lanes and provided adequate space for cyclists to travel safely. He stated that in recent years it has become “very dangerous” for cyclists. Mr. Allen also stated that the Oak Lakes neighborhood has become isolated for pedestrians, cyclists, and disabled individuals due to the lack of sidewalks. He stated that curbs, utility boxes, and rough terrain hidden in the grass force pedestrians and cyclists into the roadway. Mr. Allen claimed that the city is a “desert” within Denton County in terms of sidewalk accessibility and urged the Council to take action to improve safety and make Swisher Rd. more attractive for businesses and pedestrians.

9. Receive a presentation from the Public Works Director regarding Nexco for street pavement assessment.

Council received a presentation from Public Works Director Jeremy Wilks regarding Nexco for street pavement assessment.

10. Receive an update on the Carlisle Road Project.

City Manager Luke Olson stated on March 16, 2026, City staff, engineers, and Mayor Bleau were requested to attend a meeting organized by ITS, who manages Denton County road bond projects, regarding Carlisle Road. During this meeting, a representative from Hickory Creek was also present and participated in the discussion.

At that time, ITS requested that the City of Lake Dallas take over responsibility for the project. The City is currently coordinating with ITS, McAdams Engineering, and Halff

On April 1, 2026, the City held a meeting with Halff Engineering, McAdams, and DART engineers to discuss previously unaddressed comments related to the DCTA/DART line intersection at Carlisle Road that the City of Lake Dallas and McAdams Engineering were unaware of. Which then makes the plans not at 100 percent as led to believe at the March 16 meeting. During this meeting, it was also communicated that construction of the crossing must be completed by the end of December.

McAdams, City staff, and ITS are actively working to resolve all outstanding comments associated with the project. A clear path forward has been established that will allow for completion of the DART/DCTA crossing by the end of December.

At this time, the outstanding issues remain: the acquisition of three sidewalk easements and the completion of hydrology analysis for the DART/DCTA crossing. The only anticipated costs not covered by the project will be those associated with the three easements located outside of the prescriptive right-of-way.

All other project costs are expected to be fully funded through Denton County's 2022 bond program. If progress continues as scheduled, the City anticipates advertising the project for bid by the end of June.

11. Consider and Act on a Resolution appointing members to various positions on the Parks and Recreation Board/ Keep Lake Dallas Beautiful Committee.

Motion: a motion to appoint Thomas Lumbard to the Parks and Recreation Board/ Keep Lake Dallas Beautiful Committee made by Councilmember Vrba and second by Councilmember Wohr.

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

Noes: None

Motion Passed 5-0.

12. 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. The City Council will convene into executive session pursuant to Section 551.071(1)(A) of the Texas Government Code to consult with the city attorney regarding pending litigation: Greeniverse Business Park, LLC v City of Lake Dallas; 26-2972-467.

Council convened into Executive Session at 8:01 p.m. under section 551.074 of the Texas Government Code, Section 551.071(1)(A) of the Texas Government Code to consult with the city attorney regarding pending litigation: Greeniverse Business Park, LLC v City of Lake Dallas; 26-2972-467.

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

Council reconvened into Open Session at 8:57 p.m.

No action taken.

Adjournment

Mayor Bleau adjourned the meeting at 8:57 p.m.

Approved:



Kristy Bleau, Mayor

Attest:



Codi Delcambre, City Secretary

