

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

The Lake Dallas City Council met in a Regular meeting on May 14, 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, Director of Public Works Jeremy Wilks, Administrative Assistant Cole Howell 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 Lucas Pinkerton led the invocation and the pledges.

3. Presentation:

- a. Proclamation for "National Public Works Week, May 17–23, 2026".**

4. Citizen Agenda & Public Comments:

Terry Lantrip, of 109 Market St. provided Council with a brief history of a telephone company in Garza, which was established in the early 1900s and operated until it was eventually bought out in the 1940s by a larger company. After the company was sold, the owner's family kept one of the switchboards for a period of time. Later, Mr. Lantrip stated he discovered the switchboard at Two-Steppin' Towing on Hundley Dr, whom he said was in possession of the switchboard for a few years until its whereabouts became unknown. He said that just recently; while browsing Facebook Marketplace, he stumbled across the very same switchboard and purchased it. Mr. Lantrip said the switchboard is now on display at the Gotcher St. Farmhouse and encouraged Council, City Staff, and residents to visit and schedule a tour.

Scott Griffin, 312 Plantation Oak Ave. expressed his frustration with City leadership, stating that "enough is enough." Mr. Griffin claimed that the City is putting out "disinformation"

and that he does not want his tax dollars to go towards training Councilmembers on disinformation. He said that citizens are not getting their “money’s worth” for the salary he claims is paid to the City Manager and City Secretary. Mr. Griffin criticized the Council’s April 23rd vote against terminating the City Manager, and for holding their discussion in a closed session. He demanded a public vote on the termination of the City Manager.

Claude LeBrun, of 516 Oak Lake said that around April 23rd, contractors working near his home were spraying chemicals, and two days later, the plants in his garden started to die off. He said that weather reports for that day indicated wind was blowing from the direction of the contractors’ jobsite towards his property. Mr. LeBrun stated he was concerned about “contamination, health, and safety” of his property and his neighbors. He said that his neighbor’s dog is now sick. He said that his garden has been used to feed himself and his wife, and to sell crops to others, and that he’s unsure if any produce will be safe to use this year. Mr. LeBrun requested that the City test his soil for contaminants and offer guidance.

James Bragg, of 712 Lake Dr. thanked the City and said that he “sees improvements” in the wake of recent events. Mr. Bragg expressed concerns about zoning issues near his property, claiming that RVs have been “setting up” next to houses and that there have been people living in them. He said he’s observed this issue in a spot on Lakeview for over a year now. Mr. Bragg stated that he did not want this happening next to his house for fear of it lowering his property value. He also said that he opposed the addition of more Tiny Homes because they might also lower property values.

Christina Watson, of 5422 Prince Dr. asked Council to reconsider painting lines at the intersection of Overly Dr. and Shady Shores Rd. due to persistent traffic issues occurring there. She claimed that the lack of visible lines has caused “near-accidents.” Ms. Watson also thanked the Police Department for posting a flyer about E-Bike requirements but said that they should consider re-posting during the school year and “partnering” with the school district to raise awareness. She thanked the City for their timely communication with recent issues but suggested that the City pay closer attention to Lake Cities MUA’s Facebook page for water and plumbing-related issues. Ms. Watson gave “props” to the City’s recent website redesign but stated that there was a “glitch” with agendas not being posted. She thanked the City for getting Council meeting recordings posted on the website and expressed hope that the recordings would encourage greater public attendance in the future.

Mary Freeman, of 308 Owen Oaks Dr. said she wanted to remind Councilmembers of the safety concerns in Jackson Ranch, which she said, “has not been resolved yet.” Ms. Freeman stated that there were two pets killed this week by reckless drivers, adding that “these are not children, but it will be if nothing gets done.” Ms. Freeman requested an update on traffic studies, bus stops, and stop signs from the City Manager, City Engineer, and Police Chief.

5. Mayor & Council Member Announcements

Councilmember Wohr-	Discussion on creation of “Public Affairs” position
Councilmember Fitzpatrick-	Repainting road lines at Overly and Shady Shores
	Update on Jackson Ranch discussion
Councilmember Lewelling-	Discussion on Code Enforcement regulations and recent actions concerning RVs

Councilmember Vrba-	Discussion on Ordinances pertaining to residential / commercial use of RVs
Councilmember Evans-	Work session on website updates Monthly updates on road construction and Atmos activity through the summer
Mayor Bleau-	National Police Week this week Thanked Chief and Staff for hosting Kids-N-Cops in April Next week is Public Works Week Thanked City Manager and Public Works Director for responding to Atmos incident last week Visited DDM Construction to meet staff and tour facilities Thanked Jonathan Graves for attending regional planting event at Lake Dallas Elementary Thanked Councilmember Wohr for attending Boys & Girls Club groundbreaking in Lewisville Shore-To-Shore cleanup event is this Saturday at Willow Grove Park

6. City Manager's Report:

- Hundley/Shady Shores crews testing water lines and installing sanitary sewer lines
- Temporary access road being added from Alamo Ave for access to Lake Shore Baptist Church due to upcoming Hundley closures
- Congratulations to Kevin Lively and Mrs. Lively's Cajun Konnection for highest-grossing receipts during Lake Cities Chamber of Commerce Restaurant Week

Planning & Development:

- 7. Conduct a public hearing and provide recommendation for a Planned Development, on property currently zoned District C-3 in the I35 Business Corridor, to allow for the redevelopment of a gas station building, on approximately 0.6800 acres of land being a part of the Lot 1, Blk A of the Kim Addition situated in the City of Lake Dallas, Denton County, Texas. Also known as 631 S. Lake Dallas Drive.**

Council received a presentation from Marissa Brewer, City Planner regarding the Planned Development for 631 S. Lake Dallas Drive.

Mayor Bleau opened the Public Hearing at 6:46 p.m.

No public comment was received.

Mayor Bleau closed the Public Hearing at 7:05 p.m.

Council held a discussion regarding the Planned Development for 631 S. Lake Dallas Drive.

Motion: to approve the Planned Development, on property currently zoned District C-3 in the I35 Business Corridor, to allow for the redevelopment of a gas station building, on approximately 0.6800 acres of land being a part of the Lot 1, Blk A of the Kim Addition

situated in the City of Lake Dallas, Denton County, Texas, also known as 631 S. Lake Dallas Drive, as presented, was made by Councilmember Vrba and seconded by Councilmember Wohr.

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

Motion Passed 5-0.

8. **Conduct a public hearing and provide recommendation for a Planned Development, on property currently zoned District C-1 and O-17-02 in the Downtown Overlay District, to allow for the construction of a Tiny Home Park use of approximately 0.815 acres of land situated in the M. Wright Survey, Abstract Number 1355, in the City of Lake Dallas, Denton County, Texas, being a part of Lots 9 and 10, Block 1 of Gotcher Addition, an addition to the City of Lake Dallas, Denton County, Texas..**

Council received a presentation from Marissa Brewer, City Planner, regarding the Planned Development for Phase II of the Tiny Home Park.

Mayor Bleau opened the Public Hearing at 7:07 p.m.

No public comment was received.

Motion: to continue the Public Hearing into the May 28th regular City Council meeting was made by Councilmember Vrba and seconded by Councilmember Wohr.

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

Motion Passed 5-0.

9. **Consider and take appropriate action on a Site Plan for a portion of Lot 1, Block A of Swisher Road Industrial Addition for a parking lot expansion, consisting of +/- 3.6 acres situated in the J.W Simmons Survey, Abstract No. 1162, of the City of Lake Dallas, Denton County, Texas.**

Council received a presentation from Marissa Brewer, City Planner regarding the Site Plans for agenda items 9 & 10.

Motion: to approve the Site Plan for a portion of Lot 1, Block A of Swisher Road Industrial Addition for a parking lot expansion, consisting of +/- 3.6 acres situated in the J.W Simmons Survey, Abstract No. 1162, of the City of Lake Dallas, Denton County, Texas was made by Councilmember Vrba and seconded by Councilmember Wohr

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

Motion Passed 5-0.

10. **Consider and take appropriate action on the Site Plan for Lot 2, Block A of Swisher Road Industrial Addition for a QT Bubble Bath Carwash, consisting of +/- 1.8 acres of land situated in the J.W Simmons Survey, Abstract No. 1162, of the City of Lake Dallas, Denton County, Texas.**

Motion: to approve the Site Plan for a portion of Lot 2, Block A of Swisher Road Industrial Addition for a QT Bubble Bath Carwash, consisting of +/- 1.8 acres situated in the J.W Simmons Survey, Abstract No. 1162, of the City of Lake Dallas, Denton County, Texas was made by Councilmember Vrba and seconded by Councilmember Wohr

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

Noes: None

Motion Passed 5-0.

Work Session:

11. **Presentation from Denton County Tax Assessor-Collector Dawn Waye regarding the tax rate and collections.**

Council received a presentation from Denton County Tax Assessor-Collector Dawn Waye and Chief Deputy Stacey Dvoracek regarding the tax rate and collections.

Consent Agenda:

12. **Consider and act on the April 1, 2026 and April 15, 2026 City Council Minutes.**

Motion: to approve the Consent Agenda was made by Councilmember Vrba and seconded by Councilmember Wohr.

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

Noes: None

Motion Passed 5-0.

13. **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(2), consultation with the City Attorney, regarding a lease agreement between the City and the National Soccer Roots for operation and use at City Park.**

Council convened into Executive Session at 7:55 p.m. under section 551.074 of the Texas Government Code, Section 551.071(2) of the Texas Government Code to consult with the city attorney regarding a lease agreement between the City and the National Soccer Roots for operation and use at City Park.

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

Council reconvened into Open Session at 8:12 p.m.

Motion: to authorize the City Manager to negotiate and execute an agreement with National Soccer Roots for use of the soccer fields at City Park for a period beginning June 1, 2026 until September 30, 2026 was made by Councilmember Vrba and seconded by Councilmember Wohr

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

Noes: None

Motion Passed 5-0.

Motion: to authorize the City Manager to negotiate and execute an agreement with National Soccer Roots for use of the soccer fields at City Park for a period beginning October 1, 2026 and lasting for three years, with two one-year renewals was made by Councilmember Vrba and seconded by Councilmember Wohr

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


Noes: None

Motion Passed 5-0.

Adjournment

Mayor Bleau adjourned the meeting at 8:15 p.m.

Approved:



Kristy Bleau, Mayor

Attest:


Codi Delcambre, City Secretary

