

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

The Lake Dallas City Council met in a regular called meeting on January 13, 2022, 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 6:01 p.m.

**1. Roll Call**

Andi Nolan  
Megan Ray  
Cheryl McClain  
Adam Peabody

Mayor  
Councilmember 1  
Councilmember.3  
Councilmember 5

**Absent: None**

Brian Bailey  
Charlie Price

Councilmember 2  
Councilmember 4

**Staff Present:** City Secretary Codi Delcambre, City Attorney Kevin Laughlin, Public Works Superintendent Layne Cline, Lt. Alan Sawyer, Development Services Director Angie Manglaris, and City Manager Kandace Lesley.

**Early Work Session**

**1. Clarification of Consent or General Items listed on Today's City Council Meeting Agenda for January 13, 2022.**

Council reviewed the Consent or General Items listed on Today's City Council Meeting Agenda for January 13, 2022.

**2. Receive a report and hold a discussion regarding Hundley Drive and Lake Dallas turn signal.**

Council received a presentation regarding Hundley Drive and Lake Dallas turn signal from Public Works Superintendent Layne Cline.

**3. Receive a report and hold a discussion regarding a charter amendment election and name change.**

Council received a presentation regarding a charter amendment election and name change from City Attorney Kevin Laughlin.

**4. Receive a report and hold a discussion regarding wind signs.**

Council received a presentation regarding wind signs from Director of Development Services Angie Manglaris.

**5. Receive a report and hold a discussion regarding Seniors program**

Mayor Nolan discussed moving forward with the Seniors program.

**Open Session**

**1. Call to Order & Determination of Quorum.**

Mayor Nolan called the meeting to order at 7:05 p.m.

**2. Invocation and Pledges of Allegiance**

Pastor Lucas Pinckard led the invocation and the pledges.

**3. Announcements & Special Recognitions.**

**a. City Manager's Report**

- COVID update
- Capstone project for Fire Services

**4. Citizen Agenda & Public Comments**

Mayor Nolan opened the Visitors/Citizens Agenda.

No one signed up to speak.

**5. Consider and Act on the Consent Agenda**

- A. Approval of the October and November Financials.**
- B. Consider and act on approving the City Council minutes for and November 20, 2021 and December 9, 2021.**
- C. Consider and act on approving a Resolution appointing members to various positions on the Youth Advisory Commission.**
- D. Consider and take appropriate action to excuse Councilmember Price's absence from the December 9, 2021, regular meeting.**
- E. Consider and take appropriate action to excuse Councilmember Peabody's absence from the December 9, 2021, regular meeting.**

**Motion:** to approve consent agenda items 5A-5E was made by Councilmember Ray and second by Councilmember Bailey.

**Ayes:** Councilmembers Ray, McClain, Peabody

**Noes:** None

**Motion Passed 3-0**

6. **Consider and take action on a preliminary plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, City of Lake Dallas; generally located at 440 Betchan Street (PP-21-001).**

Council received a presentation on a preliminary plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, City of Lake Dallas; generally located at 440 Betchan Street from Angie Manglaris, Director of Development Services.

**Motion:** approve a preliminary plat for a ±2.752-acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, as presented, contingent upon approval of the Downstream Assessment was made by Councilmember Ray and second by Councilmember McClain.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

7. **Consider and take action on a final plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, City of Lake Dallas; generally located at 440 Betchan Street (FP-21-001).**

Council received a presentation on a final plat for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, City of Lake Dallas; generally located at 440 Betchan Street from Angie Manglaris, Director of Development Services.

**Motion:** approve a final plat for a ±2.752-acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, as presented, contingent upon approval of the Downstream Assessment was made by Councilmember Ray and second by Councilmember McClain.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

8. **Conduct a public hearing and take action on a request to replat the north 1/2 of Lot 25, Block H, Garza Beach Estates Addition. The property is more commonly known as 306 Bolivar Avenue (RP-21-007).**

Council received a presentation regarding a replat the north 1/2 of Lot 25, Block H, Garza Beach Estates Addition. The property is more commonly known as 306 Bolivar Avenue Angie Manglaris, Development Services Director.

Mayor Nolan opened the public hearing at 8:12 p.m.

No one spoke for or against the proposed replat.

Mayor Nolan closed the public hearing at 8:12 p.m.

**Motion:** to move an action request to replat the north 1/2 of Lot 25, Block H, Garza Beach Estates Addition as presented was made by Councilmember Ray and second by Councilmember McClain.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

9. **Consider and take action on a resolution adopting a site plan for Lot 28, Block A, Garza Beach Estates, a proposed 3,000 square foot commercial building, generally located at 104 Adolphus Avenue, located to the west of N. Lakeview Drive (SP-21-003).**

**Motion:** to approve Resolution for an interlocal cooperation agreement for consulting services to evaluate broadband service providers by and among the City of Corinth, the City of Lake Dallas, the Town of Hickory Creek, and the Town of Shady Shores was made by Councilmember McClain and second by Councilmember Peabody.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

10. **Consider and take action on a resolution approving a Site Plan amendment for Lot 1, Block A, Public Works Yard Addition (commonly known as 351 Betchan Drive) generally located on the north side Betchan Street approximately 150 feet east of Goliad Avenue (SP-21-001 - City of Lake Dallas Public Works Yard).**

**Motion:** to approve a resolution approving a Site Plan amendment for Lot 1, Block A, Public Works Yard Addition (commonly known as 351 Betchan Drive) generally located on the north side Betchan Street approximately 150 feet east of Goliad Avenue (SP-21-001 - City of Lake Dallas Public Works Yard) was made by Councilmember Ray and second by Councilmember McClain.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

11. **Consider and take action adopting an ordinance amending Chapter 106 of the Lake Dallas Municipal Code by adding Article IV "Municipal Drainage Utility System", establishing a municipal drainage utility system and adopting a schedule of rates and charges to be assessed.**

Council received a presentation regarding an ordinance amending Chapter 106 of the Lake Dallas Municipal Code by adding Article IV “Municipal Drainage Utility System”, establishing a municipal drainage utility system and adopting a schedule of rates and charges to be assessed from Layne Cline, Public Works Superintendent.

Kristy Bleau of 301 S. Lakeview Dr stated that she wants new development held to the new standards.

Terry Lantrip of 109 Market Street stated the city has wasted a lot of money over the last 20 years that could have paid for this project without having a drainage tax. Mr. Lantrip asked if he would have to pay \$9.50 per rental unit?

Paul Forgey of 402 S. Lakeview stated that there needs to be a variance process for the drainage fee.

**Motion:** to ordinance amending Chapter 106 of the Lake Dallas Municipal Code by adding Article IV “Municipal Drainage Utility System”, establishing a municipal drainage utility system and adopting a schedule of rates and charges to be assessed with an effect date of February 1, 2022, was made by Councilmember Ray and second by Councilmember McClain.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

**12. Receive a report, hold a discussion, and act to approve the City Manager’s appointment and employment of a Police Chief.**

**Motion:** to approve the City Manager’s appointment of Alan Sawyer as the Police Chief was made by Councilmember Ray and second by Councilmember McClain.

**Ayes:** Councilmembers Ray, McClain, and Peabody

**Noes:** None

**Motion Passed 3-0**

**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 item listed above or herein.

A. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. Police Chief

**14. Return to Open Session**

No executive session.

**15. Adjournment**

Mayor Nolan adjourned the meeting at 9:25 p.m.

Approved:

Andi Nolan  
Andi Nolan, Mayor

Attest:

Codi Delcambre  
Codi Delcambre, City Secretary

