



**City of Lake Dallas
City Council
Regular Called Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, January 8, 2026 at 6:00 PM
Agenda**

Open Session

City Council Chambers-6:00 P.M.

Section I. - Call to Order & Determination of Quorum:

Section II. - Invocation & Pledges of Allegiance:

Section III. - Presentation: None:

Section IV. - Public Comment:

1. Citizen Agenda & Public Comment

An opportunity for citizens to address the Mayor and City Council on matters which are not scheduled for consideration by the City Council on this agenda. In order to address the Council, a Public Meeting Appearance Card must be completed and presented to the City Secretary prior to the start of the Council meeting. The Texas Open Meeting Act prohibits deliberation by the City Council of any subject which is not on the posted agenda, therefore the Council will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentations will be limited to 5 minutes per person. Persons wishing to provide comments on an item appearing on this agenda must complete a Public Meeting Appearance Card and present it to the City Secretary prior to the item being called on the agenda and wait until recognized by the Mayor or other presiding officer before speaking on the item when that item is called for discussion.

Section V. - Elected Official Requested Items & Comments:

1. Mayor & Council Member Announcements and Requests for Future Agenda Items

The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Section VI. - City Manager's Report:

1. The City Manager's Report may provide information on status of current city projects and

other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, departmental operations and capital improvement project status. No action will be taken with respect to this report.

Section VII. - Work Session :

1. Received an update and hold a discussion regarding Garza Days.
2. Hold a discussion regarding rebranding the City's logo.
3. Hold a discussion regarding future road project.
4. Receive an update and hold a discussion on 312 Main Street.

Section VIII. - Planning & Development:

Section IX. - Action items:

1. Consider and act on an Ordinance adopting amendments to the Fiscal Year 2024-2025 Budget.
2. Consider and act on a contract with McAdams to serve as our City Planner and City Engineer and authorize the City Manager to negotiate and execute said contract.
3. Consider and Act on a resolution appointing members to various positions on the Board of Directors of the Lake Dallas Community Development Corporation.
4. Consider and Act on a Resolution appointing members to various positions on the Planning and Zoning Commission.
5. Receive a report, hold a discussion, and consider approval of the City Manager's appointment and employment of the Public Works Director.

Section X. - Consent Agenda:

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, or member of the public submits a Public Meeting Appearance Card identifying the item on which such person wished to comment prior to this item being called on the agenda, in which event the item will be removed from the consent agenda and considered in its normal sequence.

1. Consider and act on the approval of the City Council minutes for October 9, 2025, and November 13, 2025.

Section XI. - 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.

1. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate on the appointment of people to the Lake Dallas CDC Board of Directors and

Planning and Zoning Commission.

2. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the appointment and/or employment of a public officer or employee: Public Works Director.
3. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the duties and conduct the annual evaluation of the City Manager.

Section XII. - Return to Open Session:

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

Section XIII. - Adjournment:

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on January 2, 2026 at 5:00 p.m.

Codi Delcambre

Codi Delcambre, TRMC
City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least 2 working days prior to the meeting so that appropriate arrangements can be made.



City Council
Agenda Memo

Prepared By: Codi Delcambre,
Director of Administrative
Services/City Secretary

January 8, 2026

Received an update and hold a discussion regarding Garza Days.

Description:

Received an update and hold a discussion regarding Garza Days.

Background Information:

Several months ago, Council held a discussion regarding Garza Day, as this year marks the 100th anniversary of Garza/Lake Dallas. During that discussion, Council decided to reinstate the Park Board and have the Board plan the event.

Staff advised at that time that the City was accepting applications for the Park Board. One application was received; however, the applicant withdrew after learning they would no longer be able to serve as a vendor with the City of Lake Dallas.

Staff is now returning to Council to seek direction regarding Garza Day.

Financial Consideration:

Recommended Motions:

No action.

Attachments:

None



City Council
Agenda Memo

Prepared By: Luke Olson, City
Manager

January 8, 2026

Hold a discussion regarding rebranding the City's logo.

Description:

Hold a discussion regarding rebranding the City's logo.

Background Information:

Staff would like to have a discussion with Council regarding potential interest in rebranding the City's logo. This timing would be especially beneficial, as staff is currently working on the redesign of the City's website. Coordinating any potential logo update with the website redesign would allow for a more cohesive visual identity and help ensure consistency across all City platforms, including digital, print, and promotional materials.

A discussion at this time would also allow Council to provide direction on the scope of any rebranding effort, including whether the City wishes to pursue a full logo redesign, minor updates, or retain the existing logo. Staff seeks Council's input before moving forward so that any changes align with the City's long-term vision and branding goals.

Financial Consideration:

Recommended Motions:

No action.

Attachments:

None



City Council
Agenda Memo

Prepared By: Sarah Cochran,
Director of Finance

January 8, 2026

**Consider and act on an Ordinance adopting amendments to the Fiscal Year
2024-2025 Budget.**

Description:

Consider and act on an Ordinance amending the fiscal year 2024-2025 budget and annual program of services of the City of Lake Dallas to allow for adjustments to the funds outlined in Exhibit A in the amount of \$140,243.

Background Information:

City staff is proposing to amend the City's FY 2024-2025 Budget for the 2025 CO and Revenue Bonds Fund.

Financial Consideration:

This budget amendment is necessary for expenditures that have already been incurred due to the cost of issuance on the 2025 CO and Revenue Bonds. It will increase the FY 2024 – 2025 expenditures by \$140,243.

Recommended Motions:

Staff recommends approval of the proposed FY 2024 – 2025 budget amendment for the 2025 CO and Revenue Bonds Fund.

Attachments:

1. FY 2024-2025 Budget Amendment Ordinance#2
2. FY 2024-2025 Budget Amendment#2

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 20XX-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, ADOPTING AMENDMENTS TO THE FISCAL YEAR 2024-2025 BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance No. 2024-08 the City Council of the City of Lake Dallas, Texas has lawfully adopted a budget for Fiscal Year 2024-2025 (the “FY 24-25 Budget”); and

WHEREAS, the City Council of the City of Lake Dallas has determined that this budget amendment is necessary and appropriate to preserve and protect the health, safety and welfare of the citizens of the City of Lake Dallas as well as other persons in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. The FY 24-25 Budget is hereby amended as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 2. If any section, subsection, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared severable.

SECTION 3. This Ordinance shall take effect immediately from and after its passage on second reading.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS ON, THIS THE 08TH DAY OF JANUARY 2026.

APPROVED:

Kristy Bleau, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida JR., City Attorney

Exhibit "A"

Fund	Original Budget	Revised Budget
2025 CO & Revenue Bond	\$0	\$140,243



**Fiscal Year 2024 – 2025
Budget Amendment
January 08, 2025**

**Sarah Cochran
Finance Director**

Fiscal Year 2024-2025 Proposed Budget Amendment

Background Information:

- In Fiscal Year (FY) 2024 – 2025, the budget was developed quickly after a transition in staffing. The budget contained line items that were reduced or not budgeted in line with the trends of prior years actuals. This resulted in expenditures being over budget.
- The 2025 CO & Revenue Bond Fund was not budgeted in FY 2024 – 2025. As a result of the bond issuance, cost were incurred that need to be recorded in the appropriate year.

Fiscal Year 2024-2025 Proposed Budget Amendment

Actions Implemented:

- FY 2025-2026 adopted budget was reviewed and trued up to account for the overage/underage of the prior year budget lines.
- Staff is working to analyze all FY 2024-2025 expenditures to ensure they are coded properly.
- Staff is reviewing all contracts, subscriptions, and memberships to locate any monetary savings moving forward.
- Staff has implemented a new chart of accounts to assist in better classification of expenditures as we move into the new Enterprise Resource Program (ERP).

Proposed 2025 CO & Revenue Bond Fund Amendment

- The proposed budget amendment will increase the expenditure budget for the FY 2024-2025 in the 2025 CO & Revenue Bond Fund by \$140,243 from \$0 to \$140,243.
- The major items driving the additional expense include:
 - Unbudgeted expenses for cost of bond issuance



Questions?



City Council
Agenda Memo

Prepared By: Codi Delcambre,
Director of Administrative
Services/City Secretary

January 8, 2026

Consider and act on a contract with McAdams to serve as our City Planner and City Engineer and authorize the City Manager to negotiate and execute said contract.

Description:

Consider and act on a contract with McAdams to serve as our City Planner and City Engineer and authorize the City Manager to negotiate and execute said contract.

Background Information:

The City of Lake Dallas has been in contract with McAdams

Financial Consideration:

The cost for planning and engineering services will be \$190.00 per hour, \$150.00 per hour for on-call development services, and \$140.00 per hour for on-call surveying services. Staff is currently in the process of updating the master fee schedule, which will be presented to Council in the near future and will reflect these new rates.

Recommended Motions:

I move to approve/deny contract with McAdams to serve as our City Planner and City Engineer and authorize the City Manager to negotiate and execute said contract.

Attachments:

1. 2025-12-15 Lake Dallas On-Call MSA



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

CLD26001.00 City of Lake Dallas On-Call

December 15, 2025

Ms. Codi Delcambre
Director of Administration Services / City Secretary
City of Lake Dallas
212 Main Street
Lake Dallas, Texas 75065

**RE: Master Services Agreement
City of Lake Dallas On-Call Services
Lake Dallas, Texas
CLD26001.00**

Dear Ms. Delcambre,

We are pleased to offer this proposal for Planning, Engineering, Surveying, Subsurface Utility Engineering, and Construction Observation/Administration services for the City of Lake Dallas On-Call Services located in Lake Dallas, Texas, as outlined in the tasks below. McAdams will be the prime consultant for this on-call.

Project Understanding

Master Services Agreement

The purpose of this Master Services Agreement is to establish a collaborative and responsive framework through which McAdams, or an affiliated company will provide a comprehensive range of on-call professional services to the City of Lake Dallas on one or more projects. These services are intended to support the City's ongoing and future development, infrastructure, and community planning initiatives in a timely and efficient manner.

McAdams understands that the City of Lake Dallas values responsiveness, technical expertise, and clear communication. Our team is committed to providing flexible, high-quality services tailored to the City's evolving needs, and to serving as an extension of City staff. Through this agreement, we aim to help the City maintain a high standard of development, infrastructure reliability, and quality of life for its residents.

The specifics of requested service engagements may or may not be set forth in an executed Individual Project Order (IPO). If the IPO is executed by an affiliated company of McAdams, the IPO shall incorporate the terms and conditions of this Agreement as if signed by the affiliated company.

The undertaking of the Firm to perform professional services under this agreement extend only to the services set forth in IPO's. However, if requested by the Client and agreed to by the Firm, the Firm will perform services which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Firm for the performance of any services an amount based upon the Firm's then-current negotiated hourly rates plus an amount to cover certain direct expenses including telecommunication, in-house reproduction, postage, supplies, project related computer time, and local mileage.

Assumptions

This Master Services Agreement is based on the following assumptions:

- I The terms Client and City of Lake Dallas and the terms Firm and McAdams are used interchangeably throughout this agreement.
- I If any requested On-Call Service requires a subconsultant, McAdams will provide the City with a separate proposal detailing the subconsultant services and fees.
- I If any requested On-Call Service exceeds the typical scope of described On-Call Services McAdams will provide a separate proposal detailing the scope and fees related to requested services. McAdams reserves the right, at its sole discretion, to determine if requested services exceed typical services. The separate proposal must be approved by the City of Lake Dallas prior to commencement of work.
- I Invoices will be prepared by McAdams and include detailed accounting of time and related costs for each project monthly to the City.
- I Should there be a significant increase in the cost of labor, McAdams may request a rate increase not more often than once per 12-month period. The rate increase request of the rates herein are not to exceed the lesser of (i) CPI-W market rate adjustments or (ii) four percent (4%). McAdams must provide to City appropriate documentation 30 days in advance of the expected effective date to support such request, which are not guaranteed to be approved. All pricing changes will require advance written approval from City, which if mutually agreed must be set forth and memorialized during the following month of approval date after Contract Amendment is executed.
- I This Agreement shall have an initial term of three (3) years, commencing on the Effective Date. Upon expiration of the initial term, this Agreement shall automatically renew, yearly, for an additional two (2) years, unless either party provides written notice of non-renewal at least sixty (60) days prior to the expiration of the initial term. The total term of this Agreement shall not exceed five (5) years.
- I The Effective Date is October 1, 2025.
- I A new agreement shall be negotiated and executed by the parties no later than sixty (60) days prior to October 1 of the fifth year of this Agreement. If a new agreement is not executed by that date, the services under this Agreement shall not continue beyond the five-year maximum term unless otherwise agreed to in writing by both parties

Proposed Services + Fees

We propose the following services (Alphanumeric task numbers are for internal coding purposes):

On-Call Services

A8.10 ON-CALL DEVELOPMENT APPLICATION REVIEW SERVICES:

FEE: By hourly charges at \$150 per hour

Provide Technical review and analysis of private and public development proposals, including site plans, plats, zoning requests, and associated documentation to ensure compliance with applicable City codes, ordinances, development standards, and regional regulations.

On-Call Development Application Review Services including the following:

- | McAdams will review and comment on development applications pursuant to City of Lake Dallas Code of Ordinances and Engineering and Design Standards Manual.
- | McAdams will prepare staff reports for development applications.
- | McAdams will prepare legal notices required for development applications, to include providing addresses to which notices need to be mailed, and mailed by McAdams. City shall be responsible for costs related to printing, mailing and/or postage for these notices.
- | McAdams will prepare legal notices required to be posted in the City's record of publication (e.g., newspaper). City shall incur the publication costs for these legal notices.
- | McAdams will provide expertise, technical assistance, regarding inquiries for proposed development projects.
- | McAdams will attend meetings with City staff with developers and/or applicants as requested.
- | McAdams will attend DRC meetings as requested and/or required.
- | McAdams will provide, attend, and make presentations on development applications to the Planning & Zoning Commission and City Council under Task A1.10 scope detailed below.

A2.10 ON-CALL SURVEY, SUE, AND CO/CA SERVICES:

FEE: By hourly charges at \$140 per hour

Provide On-Call Survey, Subsurface Utility Engineering, and Construction Observation/Administration Services for miscellaneous requests provided by the City of Lake Dallas.

On-Call Survey, SUE, and CO/CA Services including the following:

- | Provision of boundary, topographic, right-of-way, and easement surveys, as well as legal descriptions and mapping products to support planning, design, and construction phases of City projects.
- | Identification, location, and mapping of existing underground utilities using quality level B, as defined by ASCE standards, to support design efforts and minimize utility conflicts during construction.
- | Field observation of public infrastructure and private development construction to confirm conformance with approved plans, specifications, and City standards; review of contractor pay applications; coordination of RFIs and submittals; and preparation of project documentation and reports.

A1.10 ON-CALL PLANNING + MEETING SUPPORT SERVICES:

FEE: By hourly charges at \$190 per hour

Provide On-Call Planning Services for miscellaneous requests provided by the City of Lake Dallas.

On-Call Planning Services include the following:

- | McAdams will provide, attend, and make presentations on development applications to the Planning & Zoning Commission and City Council.
- | Update or draft new, zoning codes or subdivision regulations as needed.
- | Assistance with comprehensive planning, zoning, ordinance development, land use studies, and public engagement to support the City's long-range vision and policy goals.

A13.10 ON-CALL ENGINEERING SERVICES:

FEE: By hourly charges at \$190 per hour

Provide On-Call Engineering Services for miscellaneous requests provided by the City of Lake Dallas.

On-Call Engineering Services include the following:

- | General civil engineering support includes conceptual design of plan and specification preparation, cost estimating, feasibility studies, drainage and utility design, and coordination with regulatory agencies as needed for capital improvement and maintenance projects.

Extra Services**J. ADDITIONAL SERVICES:**

When requested by the Client and confirmed by the Client and/or Firm in writing, the Firm shall perform services in addition to those described above in this Agreement and the Client shall compensate the Firm by hourly charges in accordance with the attached Rate Schedule.

Project Schedule

The Firm's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the project. The following is the expected schedule for completion of work on this project:

Schedule to be mutually agreed upon between Client and Firm.

The time limits and schedule set forth above have been agreed to by the Client and Firm, but the time limits and schedule shall be extended for (1) reasonable cause, or for (2) any delays associated with the Firm's work on the project that are not the sole responsibility of the Firm.

Client Responsibilities

In addition to other responsibilities described in this Agreement or imposed by law, the Client shall have the following responsibilities:

- I Designate in writing a person to act as the Client's representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- I Provide all criteria and full information as to the Client's requirements, objectives, and expectations for the Project, including all numerical criteria that are to be met and all standards of development, design or construction.
- I Assist the Firm by placing at its disposal all available information pertinent to the Project including previous reports and any other data relative to studies, design, or construction or operation of the Project.
- I Furnish to the Firm, as required for performance of the Firm's services (except to the extent provided otherwise in the IPO in questions) (i) data prepared by or services of others, including without limitation borings, probings, and subsurface explorations, hydrographic surveys, laboratory tests and inspection of samples, materials and equipment; (ii) appropriate professional interpretations of all of the foregoing; (iii) environmental assessment and impact statements; (iv) property, boundary, easement, right-of-way, topographic and utility surveys; (v) property descriptions; (vi) zoning, deed and other land use restrictions, and (vii) other special data or consultations; all of which Firm may use and rely upon.
- I Provide Firm surveys to establish reference points for construction (except to the extent provided otherwise in the IPO in question).
- I Arrange for access to and make all provisions for the Firm to enter upon public and private property as required for the Firm to perform services under this Agreement.
- I Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by the Firm, obtain advice of an attorney, insurance counselor and other consultants as the Client deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the Firm. The Firm shall have no liability to the Client for delays resulting from Client's failure to review documents promptly.
- I Furnish approvals and permits for all government authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
- I Provide such accounting, independent cost estimating and insurance counseling services as the Client may require.
- I Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job-related meetings and substantial completion inspections and final payment inspections.
- I Give prompt written notice to the Firm whenever the Client observes or otherwise becomes aware of any development that affects the scope, timing, or payment of Firm's services, or any defect or nonconformance in any aspect of the Project.
- I Notification to proceed;
- I Timely approval of sketches presented for Client approval;
- I Timely providing of information from other professional services (architect, geotechnical engineer, etc.), as described hereinabove;
- I Payment of all applications, permit and filing fees, as well as any other required fees incurred;
- I Payment of invoices in accordance with Item 1 of Terms and Conditions; and
- I Notification to Firm of any problems, in accordance with Item 2 of Terms and Conditions.
- I Bear all costs incidental to compliance with the requirements of Client Responsibilities.

Coordination with any subconsultants related to this Agreement will be provided by Firm as additional services based on subconsultant fee(s) plus 12.5%.

If the project is put on hold for a period longer than 1 month after design has commenced, Firm reserves the right to revise fees and schedule.

Exclusions

The following services are not included in this Agreement:

- | All documents, including drawings, specifications, reports, etc are for each specific related project only and cannot be reused without written authorization;
- | Since the Firm does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, and all opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and qualifications and represent its best judgement as an experienced and qualified professional, familiar with the industry. The Firm cannot and does not guarantee that proposals, bids or actuals costs will not vary from opinions of cost prepared by it. If at any time the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator to make such determination. Firm's services required to bring costs within any limitation established by the Client will be paid for as Additional Services by the Client;
- | Any electronic files provided by Firm are for the convenience of the Client and are not intended for reuse or modification without Firm's written authorization. Firm does not guarantee the integrity of electronic files, as data stored in electronic media format can deteriorate or be modified without Firm's authorization. In the event of any discrepancy between electronic files and hardcopy documents prepared by Firm, the hardcopy shall govern. Client shall perform acceptance tests within thirty (30) days of receipt of electronic files, after which the files shall be deemed accepted.
- | Color graphics for meetings or marketing purposes (will be quoted if required);
- | Permit application, plans review or re-review fees;
- | Detailed landscape, hardscape, irrigation or lighting design (can be quoted separately);
- | Revised directives from Client after design has begun;
- | Acquisition of easements; preparation of off-site easements;
- | Court appearances for litigation, or preparation for same;
- | Legal advertisements for construction contracts;

General Conditions

- | The attached "Terms and Conditions" shall apply to this Agreement.
- | This proposal is valid for 30 days from the above date.
- | Reimbursable expenses will be billed in accordance with the attached Rate Schedule.
- | Client is responsible for all application and permit fees.

Conclusion

We appreciate this opportunity to propose our services. We are eager to pursue this project further and thank you for your consideration.

Sincerely,
McAdams



Justin Lansdowne | PE, CFM
jlansdowne@mcadamsco.com | 972. 436. 9712

JL/md

Acceptance

By: _____

Date: _____

Name: _____

Title: _____

Accounting Information

Billing Contact: _____

Billing Contact Email Address: _____

Billing Contact Phone Number: _____

Billing Address: _____

Individual Project Order Number ____

Describing a specific agreement between McAdams (Firm) and the Town of Double Oak (Client) in accordance with the terms of the Master Services Agreement for Continuing Professional Services dated _____, which is incorporated herein by reference.

Identification of Project: _____

Specific Scope of basic Services: _____

Additional Services if required: _____

Schedule: _____

Deliverables: _____

Terms of compensation: _____

Other special terms of Individual Project Order: _____

Acceptance :

Town of Double Oak

McAdams

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



McADAMS

Collection Schedule

- | **Issuance** Client will be issued their invoice by McAdams within 30 days of the last day of the month in which the services were rendered.

- | **Net 30 Days** Invoices are due in full within 30 days after issuance. Exceptions to this policy must be discussed with and agreed upon by a McAdams representative **prior** to the due date of any issued invoice. Exceptions must be made in writing and acknowledged by both parties.

- | **Past 30 Days** Invoices that lapse 30 days without payment or notification are considered **past due**. McAdams will notify the client via email and confirm that invoices have been received, as well as advise that payment is due.

- | **Past 45 Days** Invoices that lapse 45 days without payment or notification are considered **overtly past due**. McAdams will notify the client via email and as well as make contact via phone.

- | **Past 60 Days** Invoices that lapse 60 days without payment or notification will have submittals for the project halted, and a formal letter issued to the client. This letter will:
 - Outline the services rendered and state the client's past due balance.
 - Notify a work hold for **all client projects** starting in 15-days (75 days from issuance).
 - State the procedures for payment to remove halts and ratify current account status.

- | **Past 75 Days** Invoices that lapse 75 days without payment or notification will result in the respective project AND all other projects placed on work hold on a case-by-case basis.

- | **Past 90 Days** Invoices that lapse 90 days from issuance without payment or notification will be pursued by McAdams on a case-by-case basis with the potential for a lien to be placed on the property.

Client

Initials:

Date:



McADAMS

Terms + Conditions - TX

The proposal submitted by THE JOHN R. McADAMS COMPANY (“CONSULTANT”) is subject to the following terms and conditions (collectively referred to as the “Agreement”) and, by accepting the proposal or any part thereof, CLIENT agrees and accepts the terms and conditions outlined below:

1. Payment:

CLIENT will pay CONSULTANT for services and expenses in accordance with periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due if not paid in full after 30 days. Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.

In an effort to ensure prompt resolution of questions and disputes regarding CONSULTANT’s services and invoices, CLIENT agrees to notify CONSULTANT, in writing / email, of any questions or concerns CLIENT may have regarding the cost, quality or appropriateness of services provided related to an invoice within fifteen (15) days of the invoice date. If CLIENT fails to provide such notice to CONSULTANT, CLIENT waives its right to dispute the accuracy and appropriateness of any portion of such invoice for which notice was not provided.

If CLIENT fails to make payment to CONSULTANT within 30 days after the invoice date, CONSULTANT may, after giving 7 days written notice to CLIENT, suspend services under this Agreement until all amounts due are paid in full. If an invoice remains unpaid after 60 days from invoice date, CONSULTANT may terminate the Agreement, file a lien as allowed by applicable law, and/or initiate legal proceedings to collect the fees owed, plus other reasonable expenses of collection including attorney’s fees.

2. Notification of Breach or Default:

CLIENT shall provide prompt written / email documentation to CONSULTANT if CLIENT becomes aware of any breach of contract, defect, fault, error, omission or inconsistency arising out of or related to CONSULTANT’s services. The failure of CLIENT to provide such written notice within fifteen (15) days from the time CLIENT became aware of such breach of contract, defect, fault, error, omission or inconsistency, shall constitute a waiver by CLIENT of any claims against CONSULTANT arising out of such breach of contract, defect, fault, error, omission or inconsistency.

3. Ownership of Instruments of Service:

All reports, plans, specifications, instruments of service, field data, notes and other documents, including all documents on electronic media, prepared by CONSULTANT shall remain the property of CONSULTANT. CONSULTANT shall retain all common law, statutory and other rights, including intellectual property rights. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT, CONSULTANT shall make available to CLIENT copies of all completed plans, specifications, and electronic files.

4. Change Orders:

CONSULTANT will treat as a change order request any documented or oral order (including directions, instructions, interpretations or determinations) from CLIENT which requests additional services not included in the Agreement or alters CONSULTANT's scope of work. If CONSULTANT is willing to proceed with such change, CONSULTANT will give CLIENT written notice within fifteen (15) days of a change order request of any resulting increase in CONSULTANT's fees and/or time of performance (a "Change Order"). Unless CLIENT objects in writing within ten (10) days, the Change Order becomes a part of this Agreement.

5. Site Operations:

CLIENT will arrange for right-of-entry to the property for the purpose of performing studies, tests and evaluations pursuant to the agreed services. CLIENT represents that it possesses necessary permits and licenses required for all ongoing activities at the site. If CONSULTANT is advised or given data in writing that shows the presence of underground or overground obstructions, such as utilities, CONSULTANT will give special instructions to our field personnel. However, CONSULTANT is not responsible for any damage or losses due to undisclosed or unknown surface or subsurface conditions, owned by CLIENT or third parties. CONSULTANT will take reasonable precautions to minimize damage to the property caused by our operations. CONSULTANT's fee does not include any cost of restoration due to any damage which may result and CONSULTANT is not responsible for any such repairs unless CONSULTANT fails to take reasonable precautions. If CLIENT desires CONSULTANT to repair such damage, CONSULTANT will comply and add the cost to our fee. Field tests or boring locations described in CLIENT's reports or shown on sketches prepared by CONSULTANT are based on specific information furnished by others or estimates made in the field by CONSULTANT's personnel. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in CONSULTANT's proposal or report.

6. Project Site:

Should CLIENT not be owner of the project site, then CLIENT agrees to notify the owner(s) of the possibility of alteration and damage to the site and to obtain written permission from the owner(s) for such alteration and damage. CLIENT FURTHER AGREES TO INDEMNIFY, DEFEND AND HOLD CONSULTANT HARMLESS FROM AND AGAINST ANY CLAIMS BY THE OWNER(S), OR PERSONS HAVING POSSESSION OF THE SITE THROUGH THE OWNER(S), WHICH ARE IN ANY WAY RELATED TO ANY ALTERATION OR DAMAGE FOR WHICH WRITTEN PERMISSION WAS NOT OBTAINED.

7. Hazardous Substance:

The CLIENT agrees to advise the CONSULTANT upon execution of this Agreement of any hazardous substances or any condition existing in, on or near the Project Site presenting a potential danger to human health, the environment or equipment. By virtue of entering into this Agreement or of providing Services hereunder, the CONSULTANT does not assume control of, or responsibility for, the Project Site or the person in charge of the Project Site or undertake responsibility for reporting to any federal, state or local public agencies, any conditions at the project site that may present a potential danger to the public, health, safety or environment except where required of the CONSULTANT by law. In the event CONSULTANT encounters hazardous or toxic substances or contamination significantly beyond that originally represented by CLIENT, CONSULTANT may suspend or terminate the Agreement. CLIENT acknowledges that CONSULTANT has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site and CLIENT agrees to defend, indemnify, and hold harmless CONSULTANT, from any claim or liability, arising out of CONSULTANT's performance of work under this Agreement and made or brought against CONSULTANT for any actual or

threatened environmental pollution or contamination except to the extent that CONSULTANT has negligently caused such pollution or contamination.

8. **Assignment and Third Parties:**

There are no Third-Party Beneficiaries of this Agreement. Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of CLIENT and CONSULTANT and not for the benefit of any other party. Neither CLIENT nor CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other which shall not be unreasonably withheld. However, nothing contained herein shall prevent or restrict CONSULTANT from employing independent subconsultants as CONSULTANT may deem appropriate to assist in the performance of services hereunder.

9. **Survival:**

All of CLIENT's payment obligations and liabilities, including but not limited to, its indemnification obligations and limitations, and CONSULTANT's rights and remedies with respect thereto, as well as the terms of Sections 6, 11, 12, and 14, shall survive completion of and the expiration or termination of this Agreement.

10. **Force Majeure:**

Should completion of any portion of the services or any obligation under the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance of the service or any deadline under the Agreement shall be extended for a period at least equal to the delay. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and severe weather conditions.

11. **Standard of Care:**

The services provided by CONSULTANT are purely professional services, the essence of which is the providing of advice, judgment, opinion, or similar professional skill. CONSULTANT shall perform its services under the Agreement in a professional manner, using the degree of care and skill ordinarily exercised by and consistent with the standards of similarly licensed professionals providing the same services in the same or a similar locality as the project under the same or similar circumstances. **THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARISING OUT OF OR RELATING TO THE SERVICES PROVIDED BY CONSULTANT UNDER THIS AGREEMENT, AND CLIENT WAIVES ANY RIGHT TO ASSERT SUCH CLAIMS AGAINST CONSULTANT.**

12. **Limitation of Liability:**

CLIENT AGREES THAT THE TOTAL COLLECTIVE AND AGGREGATE LIABILITY OF CONSULTANT AND ITS EMPLOYEES, OFFICERS, AND DIRECTORS FOR ANY AND ALL CLAIMS THAT MAY BE ASSERTED BY CLIENT ARISING OUT OF OR RELATED TO THIS AGREEMENT, EXCEPT FOR CLAIMS FOR WILLFUL OR INTENTIONAL MISCONDUCT BY CONSULTANT, IS LIMITED TO \$50,000 OR TO THE FEE PAID TO CONSULTANT UNDER THIS AGREEMENT, WHICHEVER IS GREATER.

13. **Project Enhancement:**

If, due to an error or omission by CONSULTANT, any required item or component of the Project is omitted from the design of the Project, the cost of adding such item or component shall be the responsibility of the CLIENT to the extent that a) such item or component would have been otherwise necessary to the Project, b) the cost incurred to add such item or component does not exceed the cost that would have been incurred by the CLIENT if the item or component had not been omitted, or c) the item or component otherwise adds value or betterment to the Project.

14. **Waiver of Consequential Damages:**

BOTH CLIENT AND CONSULTANT HEREBY WAIVE ANY RIGHT TO PURSUE CLAIMS FOR CONSEQUENTIAL DAMAGES AGAINST ONE ANOTHER, INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR LOST PROFITS, LOST REVENUE, LOSS OF USE, LOSS OF FINANCING, INCREASES COSTS OF FINANCING, LOSS OF OR CHANGE IN PROPERTY VALUE, AND CARRYING COSTS.

15. **Safety:**

Except with respect to CONSULTANT's own employees, CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents or employees.

16. **Arbitration:**

Any claim or other dispute arising out of or related to this Agreement shall initially be subject to non-binding mediation, with an agreed upon mediator. If a mediator cannot be agreed upon, then mediation shall be conducted through the American Arbitration Association. If mediation is unsuccessful, any claim or dispute shall be subject to binding Arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then-in effect. Any demand for Arbitration shall be filed in writing with the American Arbitration Association and concurrently provided to the other party. The Arbitration hearing shall be held in Denton County, Texas, unless the parties agree on another location. Nothing in this provision shall prevent CONSULTANT from acting to secure any lien rights it may have under applicable law.

17. **Independent Contractor:**

In carrying out its obligations, CONSULTANT shall be acting at all times as an independent contractor and not as an employee, agent, partner or joint venturer of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees or agents to properly or correctly perform their work. CONSULTANT will be responsible only for its own work, and not for defects in the work designed or constructed by others, including, but not limited to, any contractors or other consultants retained by CLIENT.

18. **Termination:**

Either party may terminate the Agreement with cause after providing written notice which provides the cause or cause(s) for seeking such relief. The other party shall have ten (10) days to cure or taken reasonable steps to cure the breach giving rise to termination. The party seeking to terminate the Agreement may do so after the expiration of ten (10) days following the written notice if the breach is not cured or if reasonable steps to cure have not been

implemented by the other party. Either party may terminate the Agreement without cause upon thirty (30) days advance written notice to the other party. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all services performed, costs incurred, non-cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as reasonable demobilization costs.

19. Severability:

If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by the law.

20. No Waiver:

No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

21. Sole Recourse:

The parties intend that consultant's services shall not subject consultant's individual employees, officers or directors to any personal legal exposure. Therefore, client agrees that as its sole and exclusive remedy for any claim, demand, or arbitration arising out of this Agreement or the services provided by consultant shall be directed and/or asserted only against consultant, a North Carolina corporation, and not against any of its employees, officers or directors.

22. Merger, Amendment:

This Agreement constitutes the entire Agreement between CONSULTANT and CLIENT, and all negotiations, written and oral understandings between the parties are merged herein. In entering into this Agreement, neither party to this Agreement is relying upon a statement or representation made by the other that is not incorporated into this Agreement. This Agreement can be supplemented and/or amended only through the procedures set forth in Paragraph 4, above, or by a written document executed by both CONSULTANT and CLIENT.

23. Choice of Law:

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

24. Indemnity:

TO THE FULLEST EXTENT PERMITTED BY LAW, CLIENT SHALL INDEMNIFY AND HOLD HARMLESS CONSULTANT FROM ALL CLAIMS FOR BODILY INJURY AND PROPERTY DAMAGE (OTHER THAN TO THE PROJECT ITSELF AND OTHER PROPERTY INSURED BY CLIENT OR CONSULTANT), INCLUDING REASONABLE ATTORNEYS' FEES, COSTS, AND EXPENSES, BUT ONLY TO THE EXTENT CAUSED BY THE NEGLIGENT OR INTENTIONALLY WRONGFUL ACTS OR OMISSIONS OF CLIENT OR ANYONE EMPLOYED DIRECTLY OR INDIRECTLY BY CLIENT. TO THE FULLEST EXTENT PERMITTED BY LAW, CONSULTANT SHALL INDEMNIFY AND HOLD HARMLESS CLIENT FROM ALL CLAIMS FOR BODILY INJURY AND PROPERTY DAMAGE (OTHER THAN TO THE PROJECT ITSELF AND OTHER PROPERTY INSURED BY CLIENT OR CONSULTANT), INCLUDING

REASONABLE ATTORNEYS' FEES, COSTS, AND EXPENSES, BUT ONLY TO THE EXTENT CAUSED BY THE NEGLIGENT OR INTENTIONALLY WRONGFUL ACTS OR OMISSIONS OF CONSULTANT OR ANYONE EMPLOYED DIRECTLY OR INDIRECTLY BY CONSULTANT.

25. **Insurance:**

Professional Liability Insurance with limits of no less than One Million Dollars (\$1,000,000), issued by an insurance carrier licensed to provide such coverage in the state where the Project is located for all negligent acts, errors, and omissions by CONSULTANT and its employees, that arise out of this Agreement.

Commercial General Liability Insurance covering bodily injury and property damage (including the property of the CLIENT and Indemnitees) with minimum limits of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate. This policy shall be primary to any policy or policies carried by or available to the CLIENT and/or any Indemnitee(s).

Workers' Compensation/Employer's Liability Insurance in full accordance with the statutory requirements of the state or states where the services are to be performed and shall include bodily injury, occupational illness or disease coverage.

Automobile Liability Insurance covering all operations of CONSULTANT pursuant to this Agreement involving the use of motor vehicles, including all owned, non-owned and hired vehicles with minimum limits of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury, death and property damage liability.

Excess Liability Insurance. CONSULTANT shall maintain excess liability insurance with a limit of not less than Two Million Dollars (\$2,000,000). Such insurance shall be excess of the Commercial General Liability insurance, Business Auto Liability insurance and Employers Liability insurance. This insurance will apply as primary insurance with respect to any other insurance or self-insurance programs maintained by CLIENT and shall be provided on a "following form basis". Continuing commercial excess coverage, if any, shall include liability coverage for damage to the insured's completed work equivalent to that provided under ISO form CG 00 01. Upon execution of this Agreement and at every date of renewal of that policy, CONSULTANT shall cause a Certificate of Insurance to be issued. Provision of a valid Certificate of Insurance that meets the requirements of this Agreement is a condition precedent to the payment of any amounts due to CONSULTANT by the CLIENT.

Waiver of Subrogation:

TO THE EXTENT DAMAGES ARE COVERED BY PROPERTY INSURANCE, CONSULTANT AND CLIENT AGREE TO WAIVE ALL RIGHTS AGAINST EACH OTHER FOR SUCH DAMAGES, EXCEPT THE RIGHTS AS THEY MAY HAVE TO THE PROCEEDS OF SUCH INSURANCE. CONSULTANT AND CLIENT, RESPECTIVELY, SHALL REQUIRE THEIR CONTRACTORS, CONSULTANTS, AND AGENTS TO EXECUTE A SIMILAR WAIVER IN FAVOR OF THE OTHER.



City Council
Agenda Memo

Prepared By: Codi Delcambre,
Director of Administrative
Services/City Secretary

January 8, 2026

Consider and Act on a resolution appointing members to various positions on the Board of Directors of the Lake Dallas Community Development Corporation.

Description:

Consider and Act on a resolution appointing members to various positions on the Board of Directors of the Lake Dallas Community Development Corporation.

Background Information:

There are three places whose terms are expiring at the end of September: Place 2, Place 4, and Place 6. The current board membership and their term ending dates are as follows:

Current Board Members Place Term

Megan Ray	Member, Place 1	September 30, 2026
Terry Tuck	Member, Place 2	September 30, 2025
Rick Lewelling	Member, Place 3	September 30, 2026
Francesco Murga	Member, Place 4	September 30, 2025
Cheryl McClain	Member, Place 5	September 30, 2026
Mike Mayberry	Member, Place 6	September 30, 2025
Rudy Vrba	Member, Place 7	September 30, 2026

Financial Consideration:

Recommended Motions:

I move to approve an Resolution appointing _____, Place 2, _____ Place 4, and _____, Place 6 on the Board of Directors of the Lake Dallas Community Development Corporation.

Attachments:

1. LD Res Appointing CDC Board Members 2026

**CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 2026-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS APPOINTING MEMBERS TO THE BOARD OF DIRECTORS OF THE LAKE DALLAS COMMUNITY DEVELOPMENT CORPORATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, appointments to vacancies on the City’s various Boards, Commissions and Committees are made each year for terms effective on October 1; and

WHEREAS, the Board of Directors of the Lake Dallas Community Development Corporation has three (3) vacancies as the result of resignations or completion of terms that need to be filled; and

WHEREAS, the City Council of the City of Lake Dallas, Texas, finds it to be in the public interest to make an appointment to fill said vacancies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. The following are hereby appointed to the following positions on the Board of Directors of the Lake Dallas Community Development Corporation with terms ending as follows:

<u>Name</u>	<u>Position</u>	<u>Term Expiration</u>
	Place 2	September 30, 2027
	Place 4	September 24, 2027
	Place 6	September 30, 2027

SECTION 2. This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED this the 8th day of January 2026..

Kristy Bleau, Mayor

ATTEST:

APPROVED AS TO FORM

Codi Delcambre, TRMC, City Secretary

Joseph J. Gorfida, Jr., City Attorney



City Council
Agenda Memo

Prepared By: Codi Delcambre,
Director of Administrative
Services/City Secretary

January 8, 2026

**Consider and Act on a Resolution appointing members to various positions on
the Planning and Zoning Commission.**

Description:

Consider and Act on a Resolution appointing members to various positions on the Planning and Zoning Commission.

Background Information:

There are five positions on the Planning and Zoning Commission with terms expiring at the end of 2025, or until successors are appointed. These positions include Place 1, Place 3, Place 5, and Alternate Place 1. In addition, there is currently a vacancy in Alternate Place 2, which is an unexpired term ending September 30, 2026. Therefore, a total of five (5) appointments are required for the Planning and Zoning Commission.

Current Board Members

Member Name	Position	Term Expiration
Vacant	Member, Place 1	September 30, 2025
David James	Member, Place 2	September 30, 2026
Annette Fuller	Member, Place 3	September 30, 2025
Cheryl McClain	Member, Place 4	September 30, 2026
Andi Nolan	Member, Place 5	September 30, 2025
Vacant	Alternate Place 1	September 30, 2025
Vacant	Alternate Place 2	September 30, 2026

The Planning and Zoning Commission has not met since May 2025 due to a lack of cases. At this time, there are no cases scheduled for January. Given this inactivity, staff is bringing the appointment process directly to Council for consideration.

Financial Consideration:

Recommended Motions:

I make a motion approving a resolution appointing _____ Place 1, _____ Place 3 and _____ Place 5, _____ Aternate Place 1 and _____ Alternate Place 2 to the Planning and Zoning Commission.

Attachments:

1. 2 LD Res Appointing PZ Commission 2026

**CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 2026-____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, APPOINTING MEMBERS TO VARIOUS POSITIONS ON THE PLANNING AND ZONING COMMISSION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has a vacancy in Alternate Place 2 as the result terms that ended September 30, 2026; and

WHEREAS, the Planning and Zoning Commission Place 1, Place 3, Place 5, and Alternate 1 term will expire on September 30, 2025, or until the successor is appointed; and

WHEREAS, the City Council of the City of Lake Dallas, Texas, finds it to be in the public interest to make appointments to fill such vacancies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. The following is hereby appointed to the following position on the Planning and Zoning Commission for term ending as stated below and until her successors are appointed and qualified:

<u>Name</u>	<u>Position</u>	<u>Term Expiration</u>
	Place 1	September 30, 2027
	Place 3	September 30, 2027
	Place 5	September 30, 2027
	Alt. Place 1	September 30, 2027
	Alt. Place 2 (if needed)	September 30, 2026

SECTION 2. This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED this the 8th day of January 2026.

APPROVED:

Kristy Bleau, Mayor

ATTEST:

APPROVED AS TO FORM

Codi Delcambre, TRMC, City Secretary

Joseph J. Gorfida, Jr., City Attorney



City Council
Agenda Memo

Prepared By: Luke Olson, City
Manager

January 8, 2026

**Receive a report, hold a discussion, and consider approval of the City Manager's
appointment and employment of the Public Works Director.**

Description:

Please consider the approval of Mr. Jeremy Wilks for the position of Public Works Director.

Mr. Wilks brings an extensive and well-rounded background in public works, having begun his career at the street operations level with the City of Grand Prairie. During his tenure there, he steadily advanced through the organization and ultimately attained the position of Street and Traffic Operations Supervisor, a role he held until May 2022.

In May 2022, Mr. Wilks joined the City of Denton, where he has since served as Streets Operations Manager. In this capacity, he has continued to demonstrate strong leadership, operational expertise, and a comprehensive understanding of street and traffic operations.

Throughout his career, Mr. Wilks has developed extensive knowledge across all facets of street operations and brings a depth of practical and managerial experience to the role. In addition to his professional experience, he has earned a Master's degree in Public Administration from the University of North Texas, further strengthening his qualifications for this leadership position.

Mr. Wilks' combination of hands-on experience, proven leadership, and advanced education makes him well suited to serve as Public Works Director. Your consideration of his appointment is respectfully requested.

Background Information:

Financial Consideration:

Recommended Motions:

Attachments:

None

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

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

1. Roll Call

Kristy Bleau	Mayor
Stephen Wohr	Councilmember 1
Rachel Fitzpatrick	Councilmember 2
Rick Lewelling	Councilmember 3
Randy Evans	Councilmember 5

Absent:

Rudy Glynn Vrba	Councilmember 4
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Staff Present: City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, City Attorney Courtney Morris and Interim Chief Alvarado and Finance Director Sarah Cochran.

1. Call to Order and Determination of Quorum.

Call to order at 6:00 p.m.

2. Clarification of Consent or Action Items listed on Today's City Council Meeting Agenda for October 9, 2025.

Council ask various clarify questions regarding the agenda.

3. Hold a discussion regarding reducing speed limits on certain streets within the city limits.

Council received a presentation from City Manager Luke Olson regarding the reduction of speed limits in certain residential areas. Mr. Olson recommended reducing the speed limit to 25 mph in the Thousand Oaks, Jackson Ranch, Oaks Subdivision, Kings Manor, Legacy Oak, Harbourtown, and Lakebridge neighborhoods. Council directed staff to proceed with preparing an ordinance to amend the speed limits accordingly.

4. Hold a discussion on proposed street improvement projects within the city limits.

Council received a presentation from City Manager Luke Olson regarding proposed street improvements. Mr. Olson stated that staff has been evaluating potential projects on Mosely Street, Noyes Street, and a joint project with LCMUA on Betchan Street. He reported that

preliminary cost estimates are approximately \$1.3 million for Mosely Street and \$1.4 million for Betchan Street. Mr. Olson noted that these figures are preliminary and that staff will return to Council at a later date for further discussion.

Open Session

1. Call to Order & Determination of Quorum.

Mayor Bleau called the meeting to order at 6:30 p.m.

2. Invocation and Pledges of Allegiance

Pastor Lucas Pickard led the invocation and the pledges.

3. Presentation: None

4. Citizen Agenda & Public Comments:

Bobby Wall of Georgian Oak addressed Council during public comment and raised concerns regarding City governance, including allegations of favoritism and the appointment of certain City officials. He also expressed concerns about the candidate application process.

Terry Lantrip of 109 Market Street addressed Council during public comment and stated that Council should not reduce meetings to one per month, expressing that citizens require greater engagement. He further stated that none of the items he had raised at prior meetings have been addressed. Mr. Lantrip reiterated requests related to review of the Lake Dallas Comprehensive Plan 2030, downtown improvements, wayfinding signage, tourism initiatives, City Hall landscaping, re-establishment of the Economic Development Corporation, business outreach, and police services.

Christina Watson of 5422 Prince Drive addressed Council during public comment and expressed concerns regarding increasing traffic congestion in her area. She stated that she was yelled at by a motorist while pulling out of her driveway and suggested that the City consider converting certain streets to one-way traffic. Ms. Watson also requested that staff observe traffic conditions on Shady Shores Road and Hundley Drive between 5:15 p.m. and 5:30 p.m. to better understand the extent of congestion.

5. Mayor & Council Member Announcements

- | | |
|---------------------------|---|
| Councilmember Wohr- | Opening of Duck Inn Again and Walter's
Positive energy around the new Ace Hardware
Appreciate the job for putting the New Chief meet and greet together |
| Councilmember Fitzpatrick | Police Event went well |
| Councilmember Evans | Contract with Corinth for police services
Update on project |
| Mayor Bleau | Town Hall for business |

6. City Manager's Report:

- Attended the LDISD Community Breakfast

- Attended the Hot Fund Seminar
- Parking lot stripping next week
- Closing on the CDC properties tomorrow
- Attended Walter's ribbon cutting last Friday
- Mitch pitches will be installed in December
- Duck Inn Again grand opening

7. Consent Agenda

- 1. Consider and Act on a Resolution authorizing the City Manager to negotiate and execute an Interlocal Agreement for Services between the City of Lake Dallas and Span, Inc. to provide door-to-door transit services for the City's residents who are sixty (60) years of age or older and persons with documented disabilities, or sixty-five (65) years or older and persons with documented disabilities when 5310 Funds are used in the support of this agreement.**
- 2. Consider and act on Amendment No. 1 to the Interlocal Cooperation Agreement between Denton County, Texas and the City of Lake Dallas, Texas**
- 3. Consider and Act on an Ordinance of the City Council of the City of Lake Dallas, Texas amending the Code of Ordinances of Lake Dallas by amending Chapter 2 titled "Administration", Article II, titled "City Council", Division 2, titled "Meetings", Section 2-51, titled "Regular Meetings", Establishing a new start time for the City Council meeting to begin at 6:00 P.M. on the second and fourth Thursday of each month, except in the months of November and December, in which regular meetings shall be conducted on the first Thursday of the month.**

Motion: was made to approve the consent agenda items 1-3 was made by Councilmember Wohr and second by Councilmember Fitzpatrick.

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

Noes: None.

Motion Passed 4-0.

- 8. 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.**

No Executive Session.

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

Adjournment

Mayor Bleau adjourned the meeting at 6:56 p.m.

Approved:

Kristy Bleau, Mayor

Attest:

Codi Delcambre, City Secretary

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

The Lake Dallas City Council met in a Regular meeting on November 11 ,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.

1. Roll Call

Kristy Bleau	Mayor
Stephen Wohr	Councilmember 1
Rick Lewelling	Councilmember 3
Rudy Glynn Vrba	Councilmember 4
Randy Evans	Councilmember 5

Absent: Rachel Fitzpatrick Councilmember 2

Staff Present: City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, City Attorney Courtney Morris Chief Daniel Robb.

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 Pickard led the invocation and the pledges.

3. Presentation:

- a. Trunk or Treat costume winners.
- b. Swearing in and badge pinning of Sgt. Antonio Machorro.
- c. Swearing in and badge pinning of Chief Daniel Robb.

4. Citizen Agenda & Public Comments:

Scott Griffin of 312 Plantation Oaks addressed Council during public comment. He requested, under the Open Meetings Act, all communications with Andi Nolan, Rachel Fitzpatrick, and Kristy Nolan regarding the election. Mr. Griffin also expressed concerns about the condition of Shady Shores Road, stating that it is unsafe and he is awaiting an update from the City Manager on when repairs will be scheduled.

5. Mayor & Council Member Announcements

Councilmember Wohr-	LDISD Gala was great event Schedule meeting with business meeting
Councilmember Lewelling-	Way finding signs
Councilmember Vrba-	Welcome Chief Robb Trunk r Treat was great event

Mayor Bleau

Thanked Luke for helping judge the American Legion Cookoff
Thanked staff for entering chili and beans VFW cook-off
Thanked Luke for assisting a local citizen on Maverick with a drainage issues.

6. City Manager's Report:

- Bids open for Hundley and Shady Shore Road Project in December
- Shady Shores Bridge project will start by the end of the year
- Carlisle Road, LCUMA is working on plans to relocate the water and sewer lines
- Staff is working on the conversion of the new financial software
- Attended the LDISD Gala

Work Session:

7. Receive an update and hold a discussion regarding 312 Main Street.

Council received an update from City Manager Luke Olson. Mr. Olson reported that the developer has completed the zoning and platting processes and has been issued a building permit. He stated that the developer is currently awaiting the opportunity to submit required paperwork to the Small Business Administration, which is closed due to the federal government shutdown. Mr. Olson noted that the developer is expected to return before the CDC in January to provide an update.

8. Receive a update and hold a discussion regarding CDC properties on Lake Dallas Drive.

Council received an update from City Manager Luke Olson. Mr. Olson reported that the CDC has closed on the properties. He stated that staff is in the process of obtaining an asbestos survey and that the CDC is continuing to gather information related to the presence of asbestos and the anticipated costs associated with demolition of the homes.

9. Receive an update and hold a discussion regarding tourism.

Council received an update from City Manager Luke Olson. Mr. Olson reported that the City of Lake Dallas will host a ribbon-cutting event with FIFA in December, noting that this presents a significant opportunity for national, state, and local media coverage. He stated that Lake Dallas will be the first of the four participating cities to hold a ribbon-cutting event.

Mr. Olson also reported that staff is developing a business survey to be delivered to all businesses in the City. The survey will inquire about business availability for meetings and identify any needs or assistance that may be requested from the City.

Additionally, Mr. Olson stated that Lake Dallas ISD has recently opened a new Career and Technical Education (CTE) building, which presents an opportunity for local businesses to collaborate with students on advertising, marketing materials, or social media videos. He noted that the program is seeking to partner with cities and area businesses.

10. Hold a discussion regarding City Council's float for Merry on Main.

Council discussed participation in the Merry on Main parade and plans for the Council float. Council will decorate the float at Councilmember Vrba's residence on Sunday, November 30, 2025, from 11:00 a.m. to 8:00 p.m. Councilmember Wohr will provide the trailer. The agreed-upon theme for the float will be Christmas Vacation. Councilmembers Wohr and Evans will not be in attendance at the parade due to being out of town.

11. Hold a discussion regarding live-streaming meetings.

Council received a presentation from City Manager Luke Olson. Mr. Olson reported that the City is currently streaming Council meetings live and that a "Live Stream" icon is available on the front page of the City's website. Council discussed the possibility of attending Council meetings remotely and concluded that a formal policy addressing remote attendance would be necessary.

Action Items:

12. Discuss and consider adopting an ordinance amending the Code of Ordinances of the City of Lake Dallas by amending Article VII titled "Code of Conduct" by amending Section 2-306 titled "Additional Standards" to include additional rules of decorum for members of the City Council and boards and commissions.

Motion: was made to table to this to the next meeting was made by Councilmember Wohr and second by Councilmember Vrba.

Ayes: Councilmember Wohr, Evans Lewelling, and Vrba.

Noes: None.

Motion Passed 4-0.

13. Consider and take appropriate action to excuse Councilmember's Vrba absence from the October 9, 2025, regular meeting.

Motion: motion to excuse Councilmembers' Vrba absence from the October 9, 2025 for vacation was made by Councilmember Wohr and second by Councilmember Vrba.

Ayes: Councilmember Wohr, Lewelling, and Evans.

Noes: Councilmember Vbra

Motion Passed 3-1.

14. Consider and take appropriate action to excuse Councilmember's Wohr absence from the July 24, 2025, regular meeting.

Motion: motion to excuse Councilmember's Wohr absence from the July 24, 2025, for anniversary trip was made by Councilmember Vbra and second by Councilmember Evans.

Ayes: Councilmember Lewelling, and Evans
Noes: Councilmember Vbra
Abstain: Councilmember Wohr

Motion Passed 2-1-1.

15. Consider and take appropriate action to excuse Councilmember's Evans absence from the September 11, 2025, regular meeting.

Motion: motion to excuse Councilmember's Evans absence from the September 11, 2025 for being out of town was made by Councilmember Vrba and second by Councilmember Wohr.

Ayes: Councilmember Wohr, Lewelling, and Evans.
Noes: Councilmember Vbra

Motion Passed 3-1.

16. Consider and take appropriate action to excuse Councilmember's Evans absence from the October 23, 2025, regular meeting.

Motion: motion to excuse Councilmember's Evans absence from the October 23, 2025 for being out of town was made by Councilmember Vrba and second by Councilmember Wohr.

Ayes: Councilmember Wohr, Lewelling, and Evans.
Noes: Councilmember Vbra

Motion Passed 3-1.

17. Consent Agenda

- 1. Consider and approve on the July and August 2025 Financials.**
- 2. Consider and approve on the Investment Report.**
- 3. Consider and approve the City Council minutes for September 4, 2025, October 15, 2025 and October 23, 2025.**

Council pulled Consent Agenda Item 1 and 2 from the Consent agenda for further discussion.

Motion: was made to approve the consent agenda items 3 was made by Councilmember Vbra and second by Councilmember Wohr.

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

Motion Passed 4-0.

Motion: was made to approve the consent agenda item 1 was made by Councilmember Vbra and second by Councilmember Wohr.

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

Motion Passed 4-0.

Motion: was made to approve the consent agenda item 2 was made by Councilmember Wohr and second by Councilmember Lewelling.

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

Noes: None.

Motion Passed 4-0.

18. **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.
19. **Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session.**

Adjournment

Mayor Bleau adjourned the meeting at 7:24 p.m.

Approved:

Kristy Bleau, Mayor

Attest:

Codi Delcambre, City Secretary