

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

NOVEMBER 12, 2015

Council Members:

Dr. Mark Vargus, Mayor
Carl Menckhoff, M.D., Mayor Pro-Tem
Clint Bushong
Dave Getka
Gary Newsome
Ed Reed

Town Staff:

Linda Asbell, TRMC, Town Secretary

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Regular Session of the Town Council to order at 7:00 p.m. on Thursday, November 12, 2015, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:

(Agenda Item A)

Mayor Vargus led the pledge of allegiance

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one requested to speak.

PUBLIC HEARING:

(Agenda Item C)

A public hearing was held to provide an opportunity for citizen commend on the proposed Parks Master Plan.

No one requested to speak.

CONSENT AGENDA:

(Agenda Item D)

1. Minutes of the October 21, 2015 Council Meeting (Asbell)
2. Contract Extension with Point Bank (Asbell)
3. Replat for Lot 89R, Block 1, Sunrise Bay on Autumn Mist Cove (Asbell)

MOTION: Upon a motion made by Mayor Pro-Tem Menckhoff and seconded by Councilman Reed, council voted five (5) “ayes” and no (0) “nays” to approve the items on the consent agenda as presented. *The motion carried.*

REGULAR AGENDA

(Agenda Item E)

**Consideration of Impact Fee Study Proposal
from Kimley Horn, Town Engineer
(Bushong)**

(Agenda Item E.1)

Mayor Vargus introduced Todd Strouse with Kimley Horn. Mayor Vargus reported that impact fees can be assessed for water, sewer, and roads. The Town has good water data and would like to move forward with a water impact fee study and follow with the sewer impact fee study at a later time. There was some discussion about the additional cost of doing a water impact fee study at a separate time from the sewer impact fee study. Mr. Strouse reported there would be an additional cost of approximately \$5,000 to \$10,000 by doing the studies separately. Mr. Todd Strouse reviewed the process of the study. There was some discussion regarding the creation of the Capital Improvements Advisory Committee and the approval process. Mr. Strouse reviewed the process for calculating the impact fee and reported the entire process would take between eight and ten months to complete. There was some discussion about the cost for the tasks. Council clarified that impact fees are only assessed to undeveloped properties; there is no assessment to existing platted properties.

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Bushong, council voted five (5) “ayes” and no (0) “nays” to authorize Mayor Vargus to execute a contract with Kimley Horn to complete the Impact Fee Study as proposed. *The motion carried.*

**Discussion of Fire Code Ordinance
(Bushong)**

(Agenda Item E.2)

Mayor Vargus reported that after council discusses changes to the proposed ordinance, Bryan Ausenbaugh, Lakewood Village Fire Investigator will review the ordinance and then Brian Roach, Little Elm Fire Chief will review the ordinance. Council discussed the difference between the Fire Investigator and Fire Marshall positions. Council discussed the need for the code to be updated and match the code adopted by the Town of Little Elm since Little Elm provides fire response services to the Town. Mayor Pro-Tem Menckhoff asked for a review of the penalty language in Section 4 of the Ordinance and Section 319.7 of the code. There was

some discussion about the exception on propane tanks. Council will invite Fire Chief Brian Roach to attend, and will consider adopting the ordinance at, the December meeting.

Discussion of Parks Master Plan (Vargus)

(Agenda Item E.3)

Mayor Vargus reviewed the process for adoption of a Parks Master Plan. Mayor Vargus reviewed the proposed plan. There was some discussion about connectivity and access to the old YMCA camp, Garza Lane, and each of the parks already in Town. There was some discussion about easements for trail access.

Consideration of Park Land Dedication Ordinance (Vargus)

(Agenda Item E.4)

Mayor Vargus reviewed the proposed ordinance. There was some discussion about giving a developer the ability to provide funds in lieu of providing land. Councilman Bushong thanked Mayor Vargus for doing the work on this much needed ordinance.

MOTION: *No motion made.*

Discussion of Preliminary Audit Results and 2015 Financial Review (Vargus)

(Agenda Item E.5)

Mayor Vargus reviewed the audit process. Mayor Vargus reported on the major increase in electronic payments being received for water bills when causes a lag of between three and five days on receiving the funds. There has been a dramatic decrease in the number of accounts on the monthly cut-off list. Mayor Vargus reported that the General Fund had a planned spend-down due to engineering on the concrete roads. There was some discussion about the Municipal Development District (MDD) capital improvements. Mayor Vargus reported that the road maintenance fund is being funded by the franchise fees and MDD and Economic Development Corporation (EDC) contributions. Mayor Vargus reported that Melody Lane and Carrie Lane need repairs. The funds are available but the town has had difficulty locating a vendor willing to work on this “small” a project. Mayor Vargus was able to contact a vendor that will look at the roads next week and make a proposal. A bond payment of \$145,000 will be due in February. Mayor Vargus reported that the audit process went very smoothly and reported that Town Secretary Linda Asbell and office assistant Summer Paulsen did a great job preparing and supporting the audit process.

**Discussion of Appointments to the Municipal
Development District and Town Council
(Vargus)**

(Agenda Item E.6)

Mayor Vargus reported this item will be discussed in Executive Session

**Consideration of Park/Playground
Maintenance (Newsome)**

(Agenda Item E.7)

Councilman Newsome showed pictures of the steps of the playground equipment. Councilman Newsome reported that the condition of the steps is dangerous and that part needs to be replaced. The company that made the equipment provided an estimate for a replacement part of \$1,200.00 and installation cost of \$750.00. Mayor Vargus reported on the requirement to use a certified installer for playground equipment. There was some discussion about other improvements to be made to the town hall playground. There was some discussion about replacement of the playground ground surface.

MOTION: Upon a motion made by Mayor Pro-Tem Menckhoff and seconded by Councilman Bushong, council voted five (5) “ayes” and no (0) “nays” to authorize Councilman Newsome to spend up to \$8,000 for repair and improvements to the park equipment at Town Hall as discussed. *The motion carried.*

EXECUTIVE SESSION:

(Agenda Item F)

At 8:50 p.m. Mayor Vargus recessed into executive session in compliance with (1) § 551.071 Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Harry Bizios; (2) § 551.072 Texas Government Code to wit: Deliberations about Real Property; (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations; and, (4) § 551.074 Texas Government Code to wit: Personnel – Town Secretary Benefits

RECONVENE:

(Agenda Item G)

Mayor Vargus reconvened the regular session of the Lakewood Village Town Council at 10:44 PM.

**LAKWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
NOVEMBER 12, 2015**

Page 5

COUNCIL AND STAFF COMMENTS

(Agenda Item H)

No comments were made

ADJOURNMENT

(Agenda Item I)

MOTION: Upon a motion made by Mayor Pro-Tem Menckhoff and seconded by Councilman Bushong, council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 10:45 p.m. on Thursday, November 12, 2015. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 10th day of December 2015.

APPROVED

Dr. Mark E. Vargus
MAYOR

ATTEST:

Linda Asbell, TRMC
TOWN SECRETARY