

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**SEPTEMBER 8, 2022**

**Council Members:**

Dr. Mark Vargus, Mayor  
Darrell West – Mayor Pro-Tem  
Clint Bushong  
Serena Lepley  
Matt Bissonnette  
Eric Farage

**Town Staff:**

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary  
W. Andrew Messer – Town Attorney

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, September 8, 2022 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.

Mayor Vargus presented a proclamation for Constitution Week 2022 to Mary Gough, representing the Daughters of the American Revolution and the American Heritage Society.

**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 comment on the proposed combined property tax rate of \$0.45/\$100.

No one requested to speak.

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**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:03 p.m. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizen comment on the critical water emergency.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:03 p.m. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E.**

**Update on Critical Water Emergency  
(Vargus)**

**(Agenda Item E.1)**

Mayor Vargus reported with the lower temperatures and recent rainfall the water usage has dropped. Mayor Vargus reported he wants to wait until at least sometime in late fall to consider lifting the critical water emergency restrictions. Mayor Vargus reported one of the booster pumps in the pump house needs to be replaced. Councilman Bushong reported the well pumps are running approximately 15 hours each day to keep up with demands.

**Discussion of Water/Wastewater Capital  
Improvement Projects (Vargus)**

**(Agenda Item E.2)**

Mayor Vargus reported that Texas Commission on Environmental Quality has approved expediting the approval for the drilling of the well prior to final approval of the plans. The engineer provided preliminary plans to the town this afternoon. The Town will be constructing the sewer lines from the sewer plant to Highridge. All the lines and connections beyond Highridge will be constructed by developers. The new lift station for the sewer plant has arrived and is ready to be installed next week. The Public Improvement District escrowed funds to pay for their portion of the improvements. There was some discussion about the timeframe for drilling and completion of the new well. The design plan is for the new well to produce 500 gallons of water per minute.

**Discussion of Lakecrest Road Repairs (Vargus)**

**(Agenda Item E.3)**

Mayor Vargus reported that road base has been placed on Lakecrest to widen the driving lanes. One-half of a driving lane for approximately 400 feet of road will be removed and replaced with road base and four to five inches of concrete to create a hard edge to prolong the life of the remaining asphalt. The cost is approximately \$22,000.

**Consideration of Contract Amendment with  
Republic Waste Services (Vargus)**

**(Agenda Item E.4)**

Mayor Vargus introduced Cheryl Brock with Republic Services. Town Attorney Messer reported a supreme court decision was made that impacted municipal franchise fees. Mayor Vargus reported the contract with Republic Services will be updated to include a trip-charge rather than a percentage-based franchise fee. Mayor Vargus reported the town engineer will provide a single-axle-trip-load calculation which will be used to determine the trip charge. There was some discussion about the rate structure and the term of the contract with Republic Services.

**Consideration of Ordinance Adopting the  
2022-2023 Property Tax Rate of \$0.45/\$100  
(Ruth)**

**(Agenda Item E.5)**

Mayor Vargus reported on receipt of the \$1.4 million bond fee and the plans to pay off the 2014 Certificate of Obligation Bonds.

**MOTION:** Upon a motion made by Mayor Pro-Tem seconded by Councilman Farage council voted five (5) “ayes”, no (0) “nays” that the property tax rate be increased by the adoption of a combined property tax rate of \$0.45/\$100. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

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**Ratification of Ordinance 22-19 Adopting  
Fiscal Year 2022-2023 Budget (Ruth)**

**(Agenda Item E.6)**

**MOTION:** Upon a motion made by Councilwoman Lepley seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to ratify the property tax increase reflected in the 2022-2023 budget as adopted. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

**Consideration of Minutes of August 11, 2022  
Council Meeting (Ruth)**

**(Agenda Item E.7)**

Town Administrator/Town Secretary Ruth stated the minutes would be considered at the next council meeting.

**EXECUTIVE SESSION:**

**(Agenda Item F)**

At 7:26 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.074, Texas Government Code to wit: Personnel Matters – Annual Review of Town Administrator/Town Secretary
3. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
4. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

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**RECONVENE:**

**(Agenda Item G)**

Mayor Vargus reconvened the regular session at 8:17 p.m.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley council voted five (5) “ayes” and no (0) “nays” to accept the withdrawal of the plans submitted by North Shore the week of August 8, 2022 and withdrawn by owner/agent Todd Sortor on August 19, 2022. The motion carried.

**ADJOURNMENT**

**(Agenda Item H)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:18 p.m. on Thursday August 11, 2022. The motion carried.

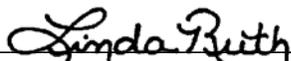
These minutes approved by the Lakewood Village Town Council on the 6th day of October 2022.

APPROVED:



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Darrell West  
Mayor Pro-Tem

ATTEST:

  
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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

