



**LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS**

**TOWN COUNCIL MEETING  
MARCH 12, 2020 7:00 P.M.**

**REGULAR SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

**B. VISITOR/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. The council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.

**C. PUBLIC HEARING:** A public hearing is scheduled to provide an opportunity for citizen comment on the proposed comprehensive plan.

**D. CONSENT AGENDA:** All the items on the Consent Agenda are considered to be self-explanatory and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests an item be removed from the Consent Agenda.

1. Minutes of February 13, 2020 Council Meeting (Asbell)
2. Minutes of February 27, 2020 Council Meeting (Asbell)

**E. REGULAR AGENDA:**

1. Ordinance Cancelling General Election and Declaring Winners (Asbell)
2. Discussion of S&P Global Credit Rating (Vargus)
3. Discussion and consideration of all matters incident and related to the issuance and sale of "Town of Lakewood Village, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020", including the adoption of an ordinance authorizing the issuance of such certificates of obligation
4. Consideration of Award of Bid for Phase 2 Street Rehabilitation Project to Ed Bell Construction in the amount of \$4,444,797.75 (Vargus)
5. Consideration of Contract for Electric Service Provider for Rocky Point Water System (Asbell)

**F. EXECUTIVE SESSION:** – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

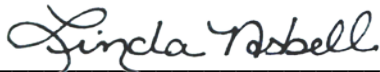
1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards;
2. § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, Project Lightning Bolt, and Project Waffle; and
3. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, Project Lightning Bolt, and Project Waffle.

**G. RECONVENE:** Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

**H. REPORTS:** Reports about items of community interest. No formal action may be taken on these items.

**I. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 4:40 p.m. on Friday, March 6, 2020.



Linda Asbell, TRMC, CMC, Town Secretary



The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development), 418.183 (Homeland Security)

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more board members of the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.

# **LAKEWOOD VILLAGE TOWN COUNCIL**

## **COUNCIL MEETING**

**FEBRUARY 13, 2020**

### **Council Members:**

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

### **Town Staff:**

Linda Asbell, TRMC, CMC – Town Secretary

### **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, February 13, 2020 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)**

Roy Davenport, Sanger Texas, stated that in October 2019 the council passed an electioneering ordinance. Mr. Davenport stated that the ordinance appears to address only local town elections. Mr. Davenport stated that agenda item F.6. “Ryan Williams on Denton County Precinct 1” seems to be an unequal political platform. Mr. Davenport complemented Mr. Williams’ public service and stated he is not here to criticize Mr. Williams or the town’s actions, but he is concerned the council might inadvertently allow a one-sided view of a political candidate to be presented.

### **PUBLIC HEARING**

**(Agenda Item C)**

A public hearing was held to provide an opportunity for citizen comment on the petition filed by The Sanctuary Texas, LLC requesting the creation of Public Improvement District 1. Mayor Vargus opened the public hearing at 7:05 p.m.

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Tim Green stated he is an attorney representing The Sanctuary Texas. The Sanctuary has 64 acres and wishes to develop approximately 275 lots. Mr. Green stated The Sanctuary has been negotiating with the town for approximately 16 months and they have approached the town to have their property removed from the Town's Certificate of Convenience and Necessity and removed from the Town's extraterritorial jurisdiction, but The Sanctuary would like to be a long-term utility customer of the town. The Sanctuary understands that in the short-term they might have to purchase water and sewer from Little Elm and eventually transfer that service to Lakewood Village. The Sanctuary needs to have a decision from the town to move forward with financing for developing the project. The Sanctuary would like to create the Public Improvement District and partner with the town.

Mayor Vargus reported the property was purchased in August of 2019 and submitted a plat that has problems with overlapping jurisdictions and no easements. Attorney Green stated his understanding is The Sanctuary has made two proposals to the Town: creation of the public improvement district, or removal from the extraterritorial jurisdiction and creation of a municipal utility district.

Mayor Vargus reported the sanctuary currently has no utilities and no easements. They have not done a well study and provided no engineering. The Sanctuary has submitted one document that shows water service from a well that is not able to serve their development and the sewer service crosses an area in which they do not have easements.

**MOTION:** Upon a motion made by Matt Bissonnette and seconded by Mayor Pro-Tem West council voted four (4) "ayes" and no (0) "nays" to continue the public hearing until the April 9, 2020 council meeting. The motion carried.

**PUBLIC HEARING**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizen comment on the proposed Comprehensive Plan. Mayor Vargus opened the public hearing at 7:12 p.m.

Mayor Vargus reported on the history of the comprehensive plan and the process for updating the plan. Councilman Bushong reported that projects listed in the current plan have largely been completed. The council will review projects that need to be included in the next plan.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette council voted four (4) "ayes" and no (0) "nays" to close the public hearing. The motion carried.

**CONSENT AGENDA:**

**(Agenda Item E)**

Mayor Vargus reported on efforts to obtain a Standard and Poor's rating for the bond sale.

1. Minutes of January 8, 2020 Council Meeting (Asbell)
2. Minutes of January 16, 2020 Council Meeting (Asbell)
3. Minutes of November 14, 2019 Council Meeting (Asbell)
4. Engagement Agreement with Standard and Poor's Global Ratings (Vargus)

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilwoman Lepley, council voted four (4) "ayes", no (0) "nays" to approve the consent agenda items as presented. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item F)**

**Consideration of Resolution Creating Public  
Improvement District No. 1 (Asbell)**

**(Agenda Item F.1)**

No action was taken

**Consideration of Agreement with P3Works  
(Asbell)**

**(Agenda Item F.2)**

Mayor Vargus reported that P3Works was engaged as a Public Improvement District consultant related to The Sanctuary Texas' execution of a Professional Services Agreement. Mayor Vargus reported that Marlon McMakin has terminated the professional services agreement, therefore the town has no reason to continue the contract with P3Works to consult on this matter.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted four (4) "ayes", no (0) "nays" to terminate the contract with P3Works. *The motion carried.*

**Discussion of Concrete Road Project  
(Vargus)**

**(Agenda Item F.3)**

Mayor Vargus reported that the concrete road designs will be available to the public at any time town hall is open. Mayor Vargus will be available to review the plans with citizens. Plans show

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the road profile, location, grading plans and other elements associated with the road project. The bid documents have been placed online and over 30 companies have downloaded the document. Mayor Vargus reported that LandPlan has given permission for the contractor to stage their equipment on the property to the northwest of Town Hall. Mayor Vargus reported on the mandatory pre-bid meeting scheduled for February 17, 2020. Mayor Vargus reviewed the timeline for bidding and the bond sale. Mayor Vargus reported that approximately 25 properties have a structure of some sort in the town's right-of-way which will need to be moved or removed. Information will be provided to the property owners and will be included in the Mayor's letter next month. Mayor Vargus reviewed the process of construction of the roads and stated the town does not have the ability to require the contractor to follow a specific construction route. There was some discussion about widening the intersection at Lakecrest and Highridge. Lakecrest will not be converted to a concrete road until LandPlan develops.

**Consideration of Engagement of Fugro for  
Materials Testing and Inspection (Vargus)**

**(Agenda Item F.4)**

Mayor Vargus reported during the concrete road construction the contractor will test compaction of the road and the quality of the concrete approximately every ten feet. One option is to allow the contractor to monitor the quality control and have the town engineer review the results, another is to hire a company to oversee quality control.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette council voted four (4) "ayes" and no (0) "nays" to approve the engagement of Fugro for materials testing and inspection. The motion carried.

**EXECUTIVE SESSION:**

**(Agenda Item G)**

At 7:36 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: Agenda Item F.6.

**RECONVENE:**

**(Agenda Item H)**

Mayor Vargus reconvened the regular session at 7:39 p.m. No action was taken.

**Consideration of North Texas Groundwater  
Conservation District Well Monitoring  
Program (Vargus)**

**(Agenda Item F.5)**

Town Secretary Asbell reviewed the well monitoring program and reported that Mark Patterson of Patterson Professional Services supports participation in the program. The monitoring equipment is not intrusive, and the town would only need to provide access a few times each year for the North Texas Groundwater Conservation District to install equipment and retrieve data.

**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Mayor Pro-Tem West council voted four (4) “ayes” and no (0) “nays” to approve participation in the well monitoring program. The motion carried.

**Discussion with Ryan Williams on Denton  
County Precinct 1 (Vargus)**

**(Agenda Item F.6)**

No action taken

**Discussion of Investment Report (Vargus)**

**(Agenda Item F.7)**

Mayor Vargus reviewed the investment report which included the fund balances at the end of the first quarter of 2020. Mayor Vargus reviewed the reimbursement plan for expenses paid toward the concrete road project prior to the sale of the bonds. Mayor Vargus reported the interest rate received on investments have gone down from 2.2% to 1.83%. While it is not desirable to have interest rates go down on investments that means the town will benefit from low interest rates on the bonds sold for the concrete roads. The first payment on the bonds will not be made for one year and the bond proceeds will be in the investment account accruing interest for the town.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item B)**

Council returned to Visitor/Citizens Forum. Mayor Vargus reported that Mr. Ryan Williams will not be permitted to speak to the council on Agenda Item F.6, but Mr. Williams is permitted to speak during a visitor citizen forum.

Mr. Williams stated that he is not a politician, he comes from a business background. Mr. Williams stated that he has been a volunteer law enforcement officer for 18 years and he understands the concerns of the citizens of precinct 1. Mr. Williams stated his family started a medical business which was sold recently which allowed him to retire and focus on family and

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service. After his retirement he discovered that Denton County was paying a \$119,000 salary to the current county commissioner who is providing only part-time hours to the county. In the last 10 years precinct has had a 39% increase in population. Mr. Williams stated he has the freedom to serve as commissioner full time. Mr. Williams is not supportive of high density, he supports good projects and holding developers accountable for the product they develop. Mr. Williams stated that he highly values the input of citizens and the current commissioner does not listen to individuals. The current commissioner only pays attention to high density areas like Frisco. Mr. Williams stated he will not always be able to do what a citizen wants but he will always listen and provide information.

Roy Davenport, Sanger, spoke again and stated the he appreciates that the town council has taken the advice of the town attorney by not allowing Mr. Williams speech to be a separate agenda item. Mr. Davenport stated that Mr. Williams has no knowledge of politics because he has not voted in 16 years. Mr. Davenport stated that Mr. Williams has no experience in county government. Mr. Davenport stated that the town council should not allow one candidate to speak when the other candidate is not here to defend himself.

**REGULAR AGENDA:**

**(Agenda Item F)**

**Discussion of Water and Wastewater  
Infrastructure (Vargus)**

**(Agenda Item F.8)**

Attorney Messer stated the comprehensive plan is a planning tool. A zoning ordinance is adopted after the comprehensive plan is adopted. The comprehensive plan is updated every five years. The comprehensive plan does not adopt zoning, but the zoning must be consistent with the comprehensive plan. Property owners can request a zoning change which, if approved by council, would trigger a change in the comprehensive plan. Attorney Messer stated a comprehensive plan is a very important tool and it is good that the council is reviewing the plan and allowing the public to see the process. Mayor Vargus stated the council will review the comprehensive plan over the next several months to make the required updates.

**Discussion of Fence Ordinance (Vargus)**

**(Agenda Item F.9)**

Mayor Vargus reported that often an ordinance is adopted and then later amended to reflect operational application of the ordinance. Mayor Vargus stated that because council never anticipated a resident would concrete their entire front yard it was not prohibited in the zoning ordinance. The council had to go back and adopt a permeable surface coverage ratio to prevent anyone else from making their entire front yard a parking lot. Mayor Vargus reported the same thing has happened with the fence ordinance. A property in town has installed a temporary "rental" fence, the house went into foreclosure, the tenant has moved out, and the temporary

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fence was left on the property. The fence is an eye-sore and has caused concerns about who has responsibility to remove the fence. Councilman Bushong reviewed the proposed language.

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted four (4) “ayes”, no (0) “nays” to approve the fence ordinance as discussed. *The motion carried.*

**Consideration of Utility policies ordinance  
(Vargus)**

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**(Agenda Item F.10)**

Mayor Vargus reviewed the proposed changes to the utilities policy. Mayor Vargus reported that a “sight order” is recognition of an electronic check and applies to automatic e-checks and online payments.

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted four (4) “ayes”, no (0) “nays” to approve the Utilities Policy Ordinance as presented. *The motion carried.*

**Consideration of Lighting Ordinance  
(Asbell)**

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**(Agenda Item F.11)**

Town Secretary Asbell reported on the recent passage of a state law which allows official Dark Sky Communities to extend their lighting ordinances to cover the extraterritorial jurisdiction. Town Secretary reviewed the changes with the council. There was some discussion about including specific language in Section 7 to specify new facilities constructed in the town or the extraterritorial jurisdiction will adhere to the requirements.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted four (4) “ayes”, no (0) “nays” to approve the Lighting Ordinance as discussed. *The motion carried.*

**Consideration of Subdivision Ordinance  
(Asbell)**

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**(Agenda Item F.12)**

Town Secretary Asbell reported on the proposed changes to the subdivision ordinance. Council discussed the proposed language within the subdivision ordinance requiring developers to comply with the lighting ordinance.



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**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve the Subdivision Ordinance as presented. *The motion carried.*

**Discussion of Animal Control Ordinance  
(Vargus)**

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**(Agenda Item F.13)**

Mayor Vargus reported that it is an owner’s responsibility to keep their animal under control at all times. Operationally the town does not cite owners who keep their animals under control but do not have them on a leash. Mayor Vargus reported he would like to see language that permits owners to keep dogs off-leash but under their control. Mayor Pro-Tem West reported that he was recently accosted by a dog that was on a leash but had gotten away from the owner. There was some discussion about the town’s process for registering animals and the resident’s responsibility for keeping the records updated with current rabies vaccine information. Councilwoman Lepley reported on interest within the State to support backyard chickens. Municipalities have the ability to place restrictions on the keeping of chickens. There was some discussion about the intrusions of odor and mess into neighbors. There was some discussion about the need to inspect coops and register the keeping of chickens to assure the maintenance and cleanliness of the area. There was some discussion about language that would allow owners of smaller lots to also keep chickens. Attorney Messer reported that many municipalities are passing ordinances regulating the keeping of chickens. The ordinances are very specific and can be highly customized to reflect the local community.

**EXECUTIVE SESSION:**

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**(Agenda Item G)**

At 8:37 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; (2) § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; and § 551.076 Texas Government Code to wit: Deliberations about Security Devices.

**RECONVENE:**

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**(Agenda Item H)**

Mayor Vargus reconvened the regular session at 9:45 p.m. No action was taken.

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**REPORTS:**

**(Agenda Item I)**

Mayor Vargus reported the next council meeting will be February 27, 2020.

Town Secretary Asbell reported the Municipal Development District is working on the Volunteer Appreciation Dinner which will be held in March.

**ADJOURNMENT**

**(Agenda Item J)**

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilwoman Lepley council voted five (5) “ayes” and no (0) “nays” to adjourn the Special Meeting of the Lakewood Village Town Council at 9:47 p.m. on Thursday, January 16, 2020. The motion carried.

These minutes approved by the Lakewood Village Town Council on the XXth day of March 2020.

**APPROVED**

\_\_\_\_\_  
Darrell West  
MAYOR PRO-TEM

**ATTEST:**

\_\_\_\_\_  
Linda Asbell, TRMC, CMC  
TOWN SECRETARY

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**FEBRUARY 27, 2020**

**Council Members:**

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

**Town Staff:**

Linda Asbell, TRMC, CMC – Town Secretary  
Andy Messer, Town Attorney

**SPECIAL SESSION - 6:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 6:03 p.m. on Thursday, February 27, 2020 in the 3<sup>rd</sup> floor conference room, 6351 Preston Rd. Frisco, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the Pledge of Allegiance

**VISITOR/CITIZENS FORUM:**

**(Agenda Item D)**

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 Comprehensive Plan. Mayor Vargus opened the public hearing at 6:04 p.m. No one requested to speak.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilman Bissonnette council voted five (5) “ayes” and no (0) “nays” to close the public hearing. The motion carried.

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**EXECUTIVE SESSION:**

**(Agenda Item B)**

At 6:04 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; (2) § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; and § 551.076 Texas Government Code to wit: Deliberations about Security Devices.

**RECONVENE:**

**(Agenda Item C)**

Mayor Vargus reconvened the special session at 6:07 p.m. No action was taken.

Council then returned to the Visitor/Citizens Forum

**VISITOR/CITIZENS FORUM:**

**(Agenda Item D)**

Brian Banner, Partner in The Sanctuary Texas, LLC, reported The Sanctuary would like to create a Property Improvement District with Lakewood Village. Alternatively, Lakewood Village could receive wholesale water from the Town of Little Elm to use to service The Sanctuary. Mr. Banner stated he has other options he could pursue but he wants to be good neighbors with Lakewood Village. Mr. Banner stated he would like to open communications and meet with Mayor Vargus to see how Lakewood Village and The Sanctuary can work together.

Mayor Vargus indicated he looked forward to hearing from Mr. Banner and working toward a resolution.

Council then returned to Executive Session

**EXECUTIVE SESSION:**

**(Agenda Item B)**

At 6:14 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; (2) § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; (3) § 551.087 Texas

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Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; and § 551.076 Texas Government Code to wit: Deliberations about Security Devices.

**RECONVENE:**

**(Agenda Item C)**

Mayor Vargus reconvened the special session at 9:11 p.m. No action was taken.

**REPORTS:**

**(Agenda Item F)**

No reports were made.

**ADJOURNMENT**

**(Agenda Item G)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Special Meeting of the Lakewood Village Town Council at 9:12 p.m. on Thursday, February 27, 2020. The motion carried.

These minutes approved by the Lakewood Village Town Council on the XXth day of March 2020.

APPROVED

\_\_\_\_\_  
Darrell West  
MAYOR PRO-TEM

ATTEST:

\_\_\_\_\_  
Linda Asbell, TRMC, CMC  
TOWN SECRETARY

**TOWN OF LAKEWOOD VILLAGE**

**ORDINANCE NO: 20-XX**

**AN ORDINANCE CANCELLING THE TOWN OF LAKEWOOD VILLAGE GENERAL ELECTION CURRENTLY SCHEDULED FOR MAY 2, 2020, DECLARING UNOPPOSED CANDIDATES, AND SETTING AN EFFECTIVE DATE.**

WHEREAS, a General Election is currently scheduled for Saturday, May 2, 2020 for the purpose of electing one Mayor and two Council members; and

WHEREAS, the Town Secretary has given certification in accordance with Texas Election Code, that no candidate in the general election is opposed on the ballot, EC §2.052, or by a declared write-in candidate, EC §146.052, and no proposition is to appear on the ballot; and

WHEREAS, the Election Code provides for the cancellation of an election and the declaration of the unopposed candidates as elected to office; and

WHEREAS, the Council does not desire to incur public expense by conducting an unopposed election.

**NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS:**

The General Election scheduled for Saturday, May 2, 2020 is hereby cancelled, and that Dr. Mark E. Vargus, Serena Lepley, and Darrell West are declared to be elected to their respective offices with the terms to begin in the same manner as if an election had taken place.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, on this XX<sup>th</sup> day of March 2020.

APPROVED:

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Dr. Mark E. Vargus,  
Mayor

ATTEST:

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Linda Asbell, TRMC, CMC  
Town Secretary

March 4, 2020

Town of Lakewood Village  
100 Highridge Dr.  
Lakewood Village, TX 75068  
Attention: Dr. Mark Vargus, Chief Financial Officer

**Re: US\$4,500,000 Town of Lakewood Village, Texas, Combination Tax and Limited Pledge Revenue  
Certificates of Obligation, Series 2020, dated: February 28, 2020, due: February 1, 2040**

Dear Dr. Vargus,:

Pursuant to your request for an S&P Global Ratings rating on the above-referenced obligations, S&P Global Ratings has assigned a rating of "AA-". S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on [standardandpoors.com](http://standardandpoors.com). Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to: [pubfin\\_statelocalgovt@spglobal.com](mailto:pubfin_statelocalgovt@spglobal.com). If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:  
S&P Global Ratings  
Public Finance Department  
55 Water Street  
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

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Sincerely yours,

S&P Global Ratings  
a division of Standard & Poor's Financial Services LLC

SC

enclosures

cc: ***Mr. Mark M. McLiney, Senior Managing Director  
SAMCO Capital Markets***



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**TOWN OF LAKEWOOD VILLAGE  
ORDINANCE NO. 20-\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF “TOWN OF LAKEWOOD VILLAGE, TEXAS, COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020”; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE TOWN AND A LIMITED PLEDGE OF THE NET REVENUES DERIVED FROM THE OPERATION OF THE TOWN’S WATERWORKS AND SEWER SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY, SALE AND DELIVERY OF SAID CERTIFICATES; INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT; THE APPROVAL AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL STATEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas, (the “Council”) has determined that certificates of obligation should be issued in one or more series in an aggregate principal amount not to exceed \$4,500,000 for the purpose of paying contractual obligations to be incurred for (i) constructing street improvements (including utilities repair, replacement, and relocation), including drainage incidental thereto, traffic signalization and monitoring equipment and other traffic controls, street lighting and the purchase of materials, supplies, equipment, machinery, land, and rights-of-way for authorized needs and purposes relating to the aforementioned improvements and (ii) professional services rendered in connection therewith; and

**WHEREAS**, a “Town of Lakewood Village, Texas Notice of Intention to Issue Certificates of Obligation” was (a) duly published in the *Denton Record-Chronicle*, a newspaper hereby found and determined to be of general circulation in the Town of Lakewood Village, Texas, on January 15, 2020 and January 22, 2020, the date of the first publication of such notice being not less than forty-six (46) days prior to the tentative date stated therein for the passage and adoption of this Ordinance and (b) duly published continuously on the Town’s website for at least forty-five (45) days before the tentative date stated therein for the passage of this Ordinance; and

**WHEREAS**, no petition protesting the issuance of such certificates of obligation and bearing valid petition signatures of at least 5% of the qualified electors of the Town, has been presented to or filed with the Mayor, Mayor Pro Tem, Town Secretary or any other official of the Town on or prior to the date of the passage of this Ordinance; and

**WHEREAS**, the Council hereby finds and determines that \$\_\_\_\_\_ in principal amount of the certificates of obligation described in the aforesaid notice should be issued and sold at this time,

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:**

**SECTION 1. Authorization – Designation – Principal Amount - Purpose.**

Certificates of obligation of the Town shall be and are hereby authorized to be issued in the aggregate principal amount of \$\_\_\_\_\_ to be designated and bear the title “TOWN OF LAKEWOOD VILLAGE, TEXAS, COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020” (the “Certificates”) for the purpose of paying contractual obligations to be incurred for (i) constructing street improvements (including utilities repair, replacement, and relocation), including drainage incidental thereto, traffic signalization and monitoring equipment and other traffic controls, street lighting and the purchase of materials, supplies, equipment, machinery, land, and rights-of-way for authorized needs and purposes relating to the aforementioned improvements and (ii) professional services rendered in connection therewith pursuant to authority conferred by and in conformity with the Constitution and laws of the State of Texas, including Texas Local Government Code, Subchapter C of Chapter 271, as amended.

**SECTION 2. Fully Registered Obligations – Certificate Date - Authorized Denominations - Stated Maturities - Interest Rates**

The Certificates are issuable in fully registered form only; shall be dated April 1, 2020 (the “Certificate Date”), shall be in denominations of \$5,000 or any integral multiple thereof (within a Stated Maturity), and the Certificates shall become due and payable on February 1 in each of the years and in principal amounts (the “Stated Maturities”) and bear interest at per annum rates in accordance with the following schedule:

<u>Year of Stated Maturity</u>	<u>Principal Amount (\$)</u>	<u>Interest Rate (%)</u>
2021		
2022		
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2039		
2040		

The Certificates shall bear interest on the unpaid principal amounts from the Certificate Date at the rates per annum shown in the Schedule above (calculated on the basis of a 360-day year consisting of twelve 30-day months). Interest on the Certificates shall be payable on February 1 and August 1 of each year, commencing February 1, 2021, until maturity or prior redemption.

### **SECTION 3. Terms of Payment - Paying Agent/Registrar**

The principal of, premium, if any, and the interest on the Certificates, due and payable by reason of maturity, redemption, or otherwise, shall be payable only to the registered owners or holders of the Certificates (the “Holders”) appearing on the registration and transfer books maintained by the Paying Agent/Registrar and the payments shall be in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts, and shall be without exchange or collection charges to the Holders.

The selection and appointment of BOKF, NA, Dallas, Texas, or its assigns, to serve as Paying Agent/Registrar for the Certificates is hereby approved and confirmed. The Town agrees and covenants to cause to be kept and maintained at the Designated Payment/Transfer Office (defined below) of the Paying Agent/Registrar, books and records relating to the registration, payment, transfer and exchange of the Certificates (the “Security Register”), as provided herein and in accordance with the terms and provisions of a “Paying Agent/Registrar Agreement,” substantially in the form attached hereto as **Exhibit A**, and such reasonable rules and regulations as the Paying Agent/Registrar and the Town may prescribe. The Mayor and Town Secretary of the Town are hereby authorized to execute and deliver such Agreement in connection with the delivery of the Certificates. The Town covenants to maintain and provide a Paying Agent/Registrar at all times until the Certificates are paid and discharged, and any successor Paying Agent/Registrar shall be a commercial bank, trust company, financial institution or other entity qualified and authorized to serve in such capacity and perform the duties and services of Paying Agent/Registrar. Upon any change in the Paying Agent/Registrar for the Certificates, the Town agrees to promptly cause a written notice of the change to be sent to each Holder by United States mail, first-class postage prepaid, and such notice shall also give the address of the new Paying Agent/Registrar.

Principal of and premium, if any, on the Certificates shall be payable at the Stated Maturities, or on a date of earlier redemption thereof, only upon presentation and surrender of the Certificates to the Paying Agent/Registrar at its designated offices, initially St. Paul, Minnesota or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the “Designated Payment/Transfer Office”). The Paying Agent/Registrar shall pay interest on the Certificates only to the Holder whose name appear in the Security Register at the close of business on the Record Date (the fifteenth (15<sup>th</sup>) day of the month next preceding each interest payment date) and shall be paid either by: (i) check sent United States mail, first-class postage prepaid, to the address of the Holder recorded in the Security Register or (ii) such other method, acceptable to the Paying Agent/Registrar, requested by the Holder at the Holder’s risk and expense. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to be closed, then, the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close; and

payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a “Special Record Date”) will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Town. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

#### **SECTION 4. Redemption.**

(a) Optional Redemption.

The Certificates having Stated Maturities on and after February 1, 2028 shall be subject to redemption prior to maturity, at the option of the Town, on February 1, 2027, or any date thereafter, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), at the redemption price of par plus accrued interest to the date fixed for redemption.

(b) Exercise of Optional Redemption Option.

Not less than 45 days prior to an optional redemption date for the Certificates (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the Town shall notify the Paying Agent/Registrar of: (i) the decision to redeem Certificates, (ii) the principal amount of each Stated Maturity to be redeemed, and (iii) the date of redemption.

(c) Mandatory Redemption.

The Certificates having a Stated Maturity of February 1, 20[REDACTED] (the “Term Certificates”) shall be subject to mandatory redemption in part prior to maturity at the redemption price of par and accrued interest to the date of redemption on the respective dates and in principal amounts as follows:

<u>Redemption Date</u>	<u>Principal Amount (\$)</u>
February 1, 20[REDACTED]	[REDACTED],000
February 1, 20[REDACTED]	[REDACTED],000
February 1, 20[REDACTED] (maturity)	[REDACTED],000

At least forty-five (45) days prior to the mandatory redemption date for the Term Certificates, the Paying Agent/Registrar shall select by lot the numbers of the Term Certificates to be redeemed on the next following February 1 from moneys set aside for that purpose in the Certificate Fund (as hereinafter defined). Any Term Certificate not selected for prior redemption shall be paid on the date of its Stated Maturity.

The principal amount of the Term Certificates required to be redeemed on a mandatory redemption date may be reduced, at the option of the Town, by the principal amount of Term Certificates which, at least fifty (50) days prior to the mandatory redemption date, (1) shall have been acquired by the Town at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation or (2) shall have been redeemed pursuant to the optional redemption provisions set forth in paragraph (a) of this Section and not theretofore credited against a mandatory redemption requirement.]

(d) Selection of Certificates for Redemption.

If less than all Outstanding (as hereinafter defined) Certificates of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall treat such Certificates as representing the number of Certificates Outstanding, which is obtained by dividing the principal amount of such Certificates by \$5,000, and shall select by lot the Certificates to be redeemed within such Stated Maturity.

(e) Notice of Redemption.

Not less than 30 days prior to a redemption date for the Certificates, a notice of redemption shall be sent by United States mail, first-class postage prepaid, in the name of the Town and at the Town's expense, to each Holder of a Certificate to be redeemed in whole or in part at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

All notices of redemption shall (i) specify the date of redemption for the Certificates, (ii) identify the Certificates to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (iii) state the redemption price, (iv) state that the Certificates, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Certificates, or the principal amount thereof to be redeemed, shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender thereof. If a Certificate is subject by its terms to prior redemption, and has been called for redemption, and notice of redemption has been duly given as hereinabove provided, such Certificate (or the principal amount thereof to be redeemed) shall become due and payable and interest thereon shall cease to accrue from and after the redemption date; provided moneys sufficient for the payment of such Certificate (or of the principal amount thereof to be redeemed) at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

(f) Conditional Notice of Redemption.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Town, state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the Town shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

#### **SECTION 5. Registration - Transfer - Exchange of Certificates - Predecessor Certificates.**

A Security Register relating to the registration, payment, and transfer or exchange of the Certificates shall at all times be kept and maintained by the Town at the Designated Payment/Transfer Office of the Paying Agent/Registrar and at a place within the State of Texas, as provided herein and in accordance with the provisions of an agreement with the Paying Agent/Registrar and such rules and regulations as the Paying Agent/Registrar and the Town may prescribe. The Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each and every Holder of the Certificates issued under and pursuant to the provisions of this Ordinance or, if appropriate, the nominee thereof. Any Certificate may, in accordance with its terms and the terms hereof, be transferred or exchanged for Certificates of like kind, or other authorized denominations by the Holder, in person or by his duly authorized agent, upon surrender of such Certificate to the Paying Agent/Registrar for cancellation, accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon surrender for transfer of any Certificate (other than the Initial Certificate authorized in Section 8 hereof) at the Designated Payment/Transfer Office of the Paying Agent/Registrar, the Paying Agent/Registrar shall register and deliver, in the name of the designated transferee or transferees, one or more new Certificates, executed on behalf of, and furnished by, the Town, of authorized denominations and of like Stated Maturity and of a like aggregate principal amount as the Certificate or Certificates surrendered for transfer.

At the option of the Holders, Certificates (other than the Initial Certificate authorized in Section 8 hereof) may be exchanged for other Certificates of authorized denominations and having the same Stated Maturity, bearing the same rate of interest and of like aggregate principal amount as the Certificates surrendered for exchange upon surrender of the Certificates to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Certificates are so surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Certificates, executed on behalf of, and furnished by, the Town, to the Holder requesting the exchange.

All Certificates issued upon any transfer or exchange of Certificates shall be delivered at the Designated Payment/Transfer Office of the Paying Agent/Registrar, or sent by United States mail, first-class postage prepaid, to the Holder and, upon the registration and delivery thereof, the same



shall be valid obligations of the Town, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Certificates surrendered in such transfer or exchange.

All transfers or exchanges of Certificates pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Certificates canceled by reason of an exchange or transfer pursuant to the provisions of this Ordinance are hereby defined to be "Predecessor Certificates," evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Certificate or Certificates registered and delivered in the exchange or transfer. Additionally, the term "Predecessor Certificates" shall include any mutilated, lost, destroyed, or stolen Certificate for which a replacement Certificate has been issued, registered and delivered in lieu thereof pursuant to Section 28 hereof and such new replacement Certificate shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Certificate.

Neither the Town nor the Paying Agent/Registrar shall be required to issue or transfer to an assignee of a Holder any Certificate called for redemption, in whole or in part, within 45 days of the date fixed for the redemption of such Certificate; provided, however, such limitation on transferability shall not be applicable to an exchange by the Holder of the unredeemed balance of Certificate called for redemption in part.

#### **SECTION 6. Execution – Registration**

The Certificates shall be executed on behalf of the Town by the Mayor or Mayor Pro Tem under its seal reproduced or impressed thereon and countersigned by the Town Secretary. The signature of said officers on the Certificates may be manual or facsimile. Certificates bearing the manual or facsimile signatures of said individuals who are or were the proper officers of the Town on the Certificate Date shall be deemed to be duly executed on behalf of the Town, notwithstanding that such individuals or any of them no longer hold such offices at the time of delivery of the Certificates to the initial purchaser(s), and with respect to Certificates delivered in subsequent exchanges and transfers, all as authorized and provided in Chapter 1201, Texas Government Code, as amended.

No Certificate shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Certificate either a certificate of registration substantially in the form provided in Section 9(c), manually executed by the Comptroller of Public Accounts of the State of Texas or his duly authorized agent, or a certificate of registration substantially in the form provided in Section 9(d), manually executed by an authorized officer, employee or representative of the Paying Agent/Registrar, and either such certificate upon any Certificate shall be conclusive evidence, and the only evidence, that such Certificate has been duly certified, registered and delivered.

#### **SECTION 7. Book-Entry-Only Transfers and Transactions**

Notwithstanding the provisions contained in Sections 3, 4, and 5 of this Ordinance relating to the payment, and transfer/exchange of the Certificates, the Town hereby approves and authorizes the use of “Book-Entry-Only” securities clearance, settlement and transfer system provided by The Depository Trust Company (“DTC”), a limited purpose trust company organized under the laws of the State of New York, in accordance with the operational arrangements referenced in the Blanket Issuer Letter of Representations by and between the Town and DTC (the “Depository Agreement”).

Pursuant to the Depository Agreement and the rules of DTC, the Certificates shall be deposited with DTC who shall hold said Certificates for its participants (the “DTC Participants”). While the Certificates are held by DTC under the applicable Depository Agreement, the Holder of the Certificates on the Security Register for all purposes, including payment and notices, shall be Cede & Co., as nominee of DTC, notwithstanding the ownership of each actual purchaser or owner of each Certificate (the “Beneficial Owners”) being recorded in the records of DTC and DTC Participants.

In the event DTC determines to discontinue serving as securities depository for the Certificates or otherwise ceases to provide book-entry clearance and settlement of securities transactions in general or the Town determines that DTC is incapable of properly discharging its duties as securities depository for the Certificates, the Town covenants and agrees with the Holders of the Certificates to cause Certificates to be printed in definitive form and provide for appropriate Certificate certificates to be issued and delivered to DTC Participants and Beneficial Owners, as the case may be. Thereafter, Certificates in definitive form shall be assigned, transferred and exchanged on the appropriate Security Register maintained by the Paying Agent/Registrar and payment of such Certificates shall be made in accordance with the provisions of Sections 3, 4, and 5 of this Ordinance.

## **SECTION 8. Initial Certificate(s)**

The Certificates herein authorized shall be initially issued as a single fully registered certificate in the aggregate principal amount shown in Section 1 hereof with principal installments to become due and payable as provided in Section 2 hereof and numbered T-1 (the “Initial Certificate”) and shall be registered in the name of the initial purchaser(s) or their designee thereof. The Initial Certificate shall be the Certificate submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas and delivered to the initial purchaser(s). Any time after the delivery of the Initial Certificate, the Paying Agent/Registrar, pursuant to written instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Certificate and exchange it for definitive Certificates of authorized denominations, Stated Maturities, principal amounts and bearing applicable interest rates for transfer and delivery to the named Holders at the addresses identified for such purpose; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

## **SECTION 9. Forms**

### **(a) Forms Generally**

The Certificates, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Registration Certificate of Paying Agent/Registrar, and the form of Assignment to be printed on each of the Certificates, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends in the event the Certificates, or any maturities thereof, are purchased with insurance and any reproduction of an opinion of counsel) thereon as may, consistent with this Ordinance, be established by the Town or determined by the officers executing such Certificates as evidenced by their execution of the Certificates. Any portion of the text of any Certificate may be set forth on the reverse side of the Certificate with an appropriate reference on the face of the Certificate.

The definitive Certificates and the Initial Certificates shall be typewritten, printed, lithographed, engraved, photocopied, or otherwise reproduced in any other similar manner, all as determined by the officers executing such Certificates as evidenced by their execution.

The Town may provide (i) for the issuance of one fully registered Certificate for each Stated Maturity in the aggregate principal amount of each Stated Maturity and (ii) for the registration of such Certificates in the name of a securities depository, or the nominee thereof. While any Certificate is registered in the name of a securities depository or its nominee, references herein and in the Certificates to the Holder or registered owner of such Certificates shall mean the securities depository or its nominee and shall not mean any other person.

(b) Form of Definitive Certificates.

REGISTERED  
NO. R-\_\_\_\_\_

REGISTERED  
\$\_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF TEXAS  
TOWN OF LAKEWOOD VILLAGE, TEXAS  
COMBINATION TAX AND LIMITED PLEDGE REVENUE  
CERTIFICATE OF OBLIGATION  
SERIES 2020

Certificate Date:  
April 1, 2020

Interest Rate:  
\_\_\_\_\_

Stated Maturity:  
February 1, 20\_\_

CUSIP NO:  
\_\_\_\_\_

Registered Owner:

Principal Amount

DOLLARS

The Town of Lakewood Village (hereinafter referred to as the “Town”), a body corporate and municipal corporation in the County of Denton, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above the Principal Amount stated above (or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid principal amount hereof from the interest payment date next preceding the “Registration Date” of this Certificate appearing below (unless this Certificate bears a “Registration Date” as of an interest payment date, in which case it shall bear interest from such date, or unless the “Registration Date” of this Certificate is prior to the initial interest payment date in which case it shall bear interest from the Certificate Date) at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 1 and August 1 of each year, commencing February 1, 2021, until maturity or prior redemption. Principal of this Certificate is payable at its Stated Maturity or on a redemption date to the registered owner hereof upon presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar executing the registration certificate appearing hereon, or its successor. Interest is payable to the registered owner of this Certificate (or one or more Predecessor Certificates, as defined in the Ordinance hereinafter referenced) whose name appears on the “Security Register” maintained by the Paying Agent/Registrar at the close of business on the “Record Date,” which is the fifteenth (15<sup>th</sup>) day of the month next preceding each interest payment date and interest shall be paid by the Paying Agent/Registrar by check sent by first-class United States mail, postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. All payments of principal of, premium, if any, and interest on this Certificate shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payments was due.

This Certificate is one of the series specified in its title issued in the aggregate principal amount of \$ [REDACTED] ( the “Certificates”) for the purpose of paying contractual obligations to be incurred for (i) constructing street improvements (including utilities repair, replacement, and relocation), including drainage incidental thereto, traffic signalization and monitoring equipment and other traffic controls, street lighting and the purchase of materials, supplies, equipment, machinery, land, and rights-of-way for authorized needs and purposes relating to the aforementioned improvements and (ii) professional services rendered in connection therewith, under and in strict conformity with the Constitution and laws of the State of Texas, particularly Subchapter C of Chapter 271, Texas Local Government Code, as amended, and pursuant to an ordinance adopted by the governing body of the Town (hereinafter referred to as the “Ordinance”).

[Certificates maturing on February 1, 20\_\_ (the “Term Certificates”) are subject to mandatory redemption prior to maturity with funds on deposit in the Certificate Fund established and maintained for the payment thereof in the Ordinance, and shall be redeemed in part prior to maturity at the price of par and accrued interest thereon to the mandatory redemption date on the respective dates and in principal amounts as follows:

<u>Redemption Date</u>	<u>Principal Amount (\$)</u>
February 1, 20__	____,000
February 1, 20__	____,000
February 1, 20__ (maturity)	____,000

The particular Term Certificates to be redeemed on each redemption date shall be chosen by lot by the Paying Agent/Registrar; provided, however, that the principal amount of Term Certificates for a stated maturity required to be redeemed on a mandatory redemption date may be reduced, at the option of the Town, by the principal amount of Term Certificates of like stated maturity which, at least fifty (50) days prior to the mandatory redemption date, (1) shall have been acquired by the Town at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation or (2) shall have been redeemed pursuant to the optional redemption provisions appearing below and not theretofore credited against a mandatory redemption requirement.]

The Certificates maturing on and after February 1, 2028 may be redeemed prior to their Stated Maturities, at the option of the Town, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 1, 2027, or any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption.

At least thirty (30) days prior to an optional redemption date, the Town shall cause a written notice of such redemption to be sent by United States mail, first class postage prepaid, to the registered owners of the Certificates to be redeemed at the address shown on the Security Register and subject to the terms and provisions relating thereto contained in the Ordinance. If this Certificate (or any portion of its principal sum) shall have been duly called for redemption and notice of such redemption duly given, then upon such redemption date this Certificate (or the portion of its principal sum to be redeemed) shall become due and payable, and, if moneys for the payment of the redemption price and the interest accrued on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar, interest shall cease to accrue and be payable from and after the redemption date on the principal amount redeemed.

In the event a portion of the principal amount of a Certificate is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance

of the principal sum thereof will be issued to the registered owner, without charge. If a Certificate is selected for redemption, in whole or in part, the Town and the Paying Agent/Registrar shall not be required to transfer this Certificate to an assignee of the registered owner within forty-five (45) days of the redemption date; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance hereof in the event of its redemption in part.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Town, state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the Town shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

The Certificates are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the Town and are additionally payable from and secured by a lien on and limited pledge of the Net Revenues (as defined in the Ordinance) of the Town's Waterworks and Sewer System (the "System"), such lien and pledge being limited to an amount not in excess of \$1,000 and being junior and subordinate to the lien on and pledge of the Net Revenues of the System securing the payment of "Prior Lien Obligations" (identified and defined in the Ordinance) now outstanding and hereafter issued by the Town. In the Ordinance, the Town reserves and retains the right to issue Prior Lien Obligations while the Certificates are outstanding without limitation as to principal amount but subject to any terms, conditions or restrictions as may be applicable thereto under law or otherwise, as well as the right to issue additional obligations payable from the same sources as the Certificates and, together with the Certificates, equally and ratably secured by a parity lien on and pledge of the Net Revenues of the System.

Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all the provisions of which the Holder by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Certificates; the Net Revenues of the System pledged to the payment of the principal of and interest on the Certificates; the nature and extent and manner of enforcement of the limited pledge; the terms and conditions relating to the transfer or exchange of this Certificate; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Holders; the rights, duties, and obligations of the Town and the Paying Agent/Registrar; the terms and provisions upon which the tax levy and the liens, pledges, charges and covenants made therein may be discharged at or prior to the maturity of this Certificate, and this Certificate deemed to be no longer Outstanding thereunder; and for the other terms and provisions contained therein. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Certificate, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the registered owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The Town and the Paying Agent/Registrar, and any agent of either, may treat the registered owner hereof whose name appears on the Security Register (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to payment of principal hereof at its Stated Maturity or its date of redemption, in whole or in part, and (iii) on any other date as the owner for all other purposes, and neither the Town nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented and covenanted that the Town is a body corporate and political subdivision duly organized and legally existing under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Certificates is duly authorized by law; that all acts, conditions and things required to exist and be done precedent to and in the issuance of the Certificates to render the same lawful and valid obligations of the Town have been properly done, have happened and have been performed in regular and due time, form and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Certificates do not exceed any constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Certificates by the levy of a tax and a limited pledge of the Net Revenues of the System as aforestated. In case any provision in this Certificate or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

**IN WITNESS WHEREOF**, the Town Council of the Town has caused this Certificate to be duly executed under the official seal of the Town as of the Certificate Date.

TOWN OF LAKEWOOD VILLAGE,  
TEXAS

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Dr. Mark E. Vargus  
MAYOR

COUNTERSIGNED:

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Linda Asbell, TRMC, CMC  
TOWN SECRETARY

(TOWN SEAL)

- (c) Form of Registration Certificate of Comptroller of Public Accounts to appear on Initial Certificates only.

REGISTRATION CERTIFICATE OF  
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	(	
OF PUBLIC ACCOUNTS	(	
	(	REGISTER NO. _____
THE STATE OF TEXAS	(	

I HEREBY CERTIFY that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this \_\_\_\_\_.

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Comptroller of Public Accounts  
of the State of Texas

(SEAL)



- (d) Form of Certificate of Paying Agent/Registrar to appear on Definitive Certificates only.

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Certificate has been duly issued and registered in the name of the Registered Owner shown above under the provisions of the within-mentioned Ordinance; the certificate or certificates of the above entitled and designated series originally delivered having been approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The designated offices of the Paying Agent/Registrar in St. Paul, Minnesota is the Designated Payment/Transfer Office for this Certificate.

BOKF, NA, Dallas, Texas  
as Paying Agent/Registrar

By \_\_\_\_\_  
Authorized Signature

Registration date:

\_\_\_\_\_

- (e) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee: ) \_\_\_\_\_

\_\_\_\_\_  
(Social Security or other identifying number \_\_\_\_\_) the within Certificate of Obligation and all rights thereunder, and hereby irrevocably constitutes and appoints

\_\_\_\_\_  
attorney to transfer the within Certificate of Obligation on the books kept for registration thereof, with full power of substitution in the premises.

DATED:

Signature Guaranteed:

NOTICE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular

(f) Form of Initial Certificate.

The Initial Certificates shall be in the form set forth in paragraph (b) of this Section except that the form of a single fully registered Initial Certificate shall be modified as follows:

The heading and first paragraph shall be amended as follows:

REGISTERED  
NO. T-1

PRINCIPAL AMOUNT  
\$       ,000

UNITED STATES OF AMERICA  
STATE OF TEXAS  
TOWN OF LAKEWOOD VILLAGE, TEXAS  
COMBINATION TAX AND LIMITED PLEDGE REVENUE  
CERTIFICATE OF OBLIGATION  
SERIES 2020

Certificate Date: April 1, 2020

Registered Owner: \_\_\_\_\_

Principal Amount \_\_\_\_\_ MILLION \_\_\_\_ HUNDRED \_\_\_\_\_ THOUSAND DOLLARS

The Town of Lakewood Village (hereinafter referred to as the "Town"), a body corporate and municipal corporation in the County of Denton, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above, the Principal Amount stated above on February 1 in the years and in the principal installments in accordance with the following schedule:

<u>Year of</u> <u>Stated Maturity</u>	<u>Principal</u> <u>Amount (\$)</u>	<u>Interest</u> <u>Rate (%)</u>
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(Information to be inserted from schedule in Section 2.)

(or so much principal as shall not have been prepaid prior to maturity) and to pay interest on the unpaid principal amount from the interest payment date next preceding the "Registration Date" of this Certificate appearing below (unless this Certificate bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the "Registration Date"

of this Certificate is prior to the initial interest payment date in which case it shall bear interest from the Certificate Date) at the per annum rates of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 1 and August 1 of each year, commencing February 1, 2021, until maturity or prior redemption. Principal of this Certificate is payable at its Stated Maturity or upon prior redemption to the registered owner by BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"), upon the presentation and surrender, at its designated offices, initially in St. Paul, Minnesota, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office.") Interest shall be payable to the registered owner of this Certificate whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the fifteenth (15<sup>th</sup>) day of the month next preceding the interest payment date hereof and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first-class postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method acceptable to the Paying Agent/Registrar, requested by and at the risk and expense of the registered owner. All payments of principal of, premium, if any, and interest on this Certificate shall be without exchange or collection charges to the owner hereof and in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

## **SECTION 10. Definitions**

For purposes of this Ordinance and for clarity with respect to the issuance the Certificates herein authorized, and the levy of taxes and appropriation of Net Revenues for the Certificates, the following definitions are provided:

- (a) The term "Additional Certificates" shall mean tax and revenue obligations hereafter issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, or any similar or law hereafter enacted, and payable from ad valorem taxes and additionally payable from and secured by a lien on and pledge of the Net Revenues of the System on a parity with and of equal rank and dignity with the lien and pledge securing the payment of the Certificates.
- (b) The term "Certificate Fund" shall mean the special Fund created and established under the provisions of Section 11 of this Ordinance.
- (c) The term "Certificates" shall mean the "Town of Lakewood Village, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020" authorized by this Ordinance.

(d) The term “Collection Date” shall mean, when reference is being made to the levy and collection of annual ad valorem taxes, the date the annual ad valorem taxes levied each year by the Town become delinquent.

(e) The term “Fiscal Year” shall mean the twelve-month period ending on September 30 of each year.

(f) The term “Net Revenues” shall mean the gross revenues of the System, less the expense of operation and maintenance, including all salaries, labor, materials, interest, repairs and extensions necessary to render efficient service; provided, however, that only such repairs and extensions, as in the judgment of the Council, reasonably and fairly exercised, are necessary to keep the System in operation and render adequate service to the Town and the inhabitants thereof, or such as might be necessary to meet some physical accident or condition which would otherwise impair the security of any obligations payable from and secured by a lien on the Net Revenues of the System, shall be deducted in determining “Net Revenues”.

(g) The term “Outstanding” when used in this Ordinance with respect to Certificates means, as of the date of determination, all Certificates theretofore issued and delivered under this Ordinance, except:

- (1) those Certificates canceled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;
- (2) those Certificates deemed to be duly paid by the Town in accordance with the provisions of Section 27 hereof; and
- (3) those Certificates that have been mutilated, destroyed, lost, or stolen and replacement Certificates have been registered and delivered in lieu thereof as provided in Section 28 hereof.

(h) The term “Prior Lien Obligations” shall mean all bonds or other similar obligations now outstanding and hereafter issued that are payable from and secured by a lien on and pledge of the Net Revenues of the System which is prior in right and claim to the lien on and pledge of the Net Revenues securing the payment of the Certificates.

(i) The term “System” shall mean the Town’s combined Waterworks and Sewer System, including, but not limited to, all properties, facilities and plants currently owned, operated and maintained by the Town for the supply, treatment and transportation of treated potable water and for the collection, treatment and disposal of water-carried wastes, together with all future extensions, improvements, replacements and additions to the System.

## **SECTION 11. Certificate Fund**

For the purpose of paying the interest on and to provide a sinking fund for the payment, redemption and retirement of the Certificates, there shall be and is hereby created a special account on the books of the Town to be designated “SPECIAL 2020 TAX AND REVENUE CERTIFICATE OF

OBLIGATION FUND” (the “Certificate Fund”), and all moneys deposited to the credit of such account shall be kept and maintained in a banking fund maintained at the Town’s depository. Any one or more of the Mayor, Mayor Pro Tem, Chief Financial Officer and Town Secretary are hereby authorized and directed to make withdrawals from the Certificate Fund sufficient to pay the principal of and interest on the Certificates as the same become due and payable, and, shall cause to be transferred to the Paying Agent/Registrar from moneys on deposit in the Certificate Fund an amount sufficient to pay the amount of principal and/or interest falling due on Certificates, such transfer of funds to the Paying Agent/Registrar to be made in such manner as will cause immediately available funds to be deposited with the Paying Agent/Registrar on or before the last business day next preceding each interest and principal payment date for the Certificates.

Pending the transfer of funds to the Paying Agent/Registrar, money in the Certificate Fund may, at the option of the Town, be invested in obligations identified in, and in accordance with the provisions of the “Public Funds Investment Act” (Chapter 2256, Texas Government Code, as amended) relating to the investment of “bond proceeds”; provided that all such investments shall be made in such a manner that the money required to be expended from said Fund will be available at the proper time or times. All interest and income derived from deposits and investments in the Certificate Fund shall be credited to, and any losses debited to, the said Certificate Fund. All such investments shall be sold promptly when necessary to prevent any default in connection with the Certificates.

## **SECTION 12. Tax Levy**

To provide for the payment of the “Debt Service Requirements” on the Certificates being (i) the interest the Certificates and (ii) a sinking fund for their redemption at maturity or a sinking fund of 2% (whichever amount shall be the greater), there shall be and there is hereby levied for the current year and each succeeding year thereafter while said Certificates or any interest thereon shall remain Outstanding, a sufficient tax on each one hundred dollars’ valuation of taxable property in said Town, adequate to pay such Debt Service Requirements, full allowance being made for delinquencies and costs of collection; said tax shall be assessed and collected each year and applied to the payment of the Debt Service Requirements, and the same shall not be diverted to any other purpose. The taxes so levied and collected for the Certificates shall be paid into the Certificate Fund. The Council hereby declares its purpose and intent to provide and levy a tax legally and fully sufficient to pay the said Debt Service Requirements, it having been determined that the existing and available taxing authority of the Town for such purpose is adequate to permit a legally sufficient tax in consideration of all other outstanding indebtedness.

The amount of taxes to be provided annually for the payment of the principal of and interest on the Certificates shall be determined and accomplished in the following manner:

- (a) Prior to the date the Council establishes the annual tax rate and passes an ordinance levying ad valorem taxes each year, the Council shall determine:
  - (1) The amount on deposit in the Certificate Fund after (a) deducting the total amount of Debt Service Requirements to become due on Certificates prior to the Collection Date for the ad valorem taxes to be levied and (b) adding to that amount the amount of the Net Revenues of the System appropriated and allocated to pay

such Debt Service Requirements prior to the Collection Date for the ad valorem taxes to be levied.

(2) The amount of Net Revenues of the System, appropriated and to be set aside for the payment of the Debt Service Requirements on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

(3) The amount of Debt Service Requirements to become due and payable on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

(b) The amount of taxes to be levied annually each year to pay the Debt Service Requirements on the Certificates shall be the amount established in paragraph (3) above less the sum total of the amounts established in paragraphs (1) and (2), after taking into consideration delinquencies and costs of collecting such annual taxes.

### **SECTION 13. Limited Pledge of Net Revenues**

The Town hereby covenants and agrees that, subject to the prior lien on and pledge of the Net Revenues of the System to the payment and security of Prior Lien Obligations, the Net Revenues of the System in an amount not to exceed \$1,000 are hereby irrevocably pledged, equally and ratably, to the payment of the principal of and interest on the Certificates. This limited pledge of \$1,000 of the Net Revenues of the System made for the payment of the Certificates shall constitute a lien on the Net Revenues of the System until such time as the Town shall pay all of such \$1,000, after which time the pledge shall cease, all in accordance with the terms and provisions of this Ordinance; this limited pledge shall be junior and subordinate to the lien on and pledge of the Net Revenues of the System securing the payment of "Prior Lien Obligations" (identified and defined above in Section 10(h)) now outstanding and hereafter issued by the Town.

Texas Government Code, Chapter 1208, as amended, applies to the issuance of the Certificates and the pledge of the Net Revenues of the System granted by the Town under this Section 13, and such pledge is therefore valid, effective and perfected from and after the date of adoption of this Ordinance without physical delivery or transfer or transfer of control of the Net Revenues, the filing of this Ordinance or any other act. If Texas law is amended at any time while the Certificates are Outstanding such that the pledge of the Net Revenues of the System granted by the Town under this Section 13 is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the Town agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

### **SECTION 14. Revenue Fund**

The Town hereby covenants and agrees that all revenues derived from the operation of the System shall be kept separate and apart from all other funds, accounts and moneys of the Town, and all such revenues shall be deposited as collected into the "Town of Lakewood Village, Texas, Water Utility System and Sanitary Sewer System Fund" (heretofore created and established and

hereinafter called the “Revenue Fund”). All moneys deposited to the credit of the Revenue Fund shall be pledged and appropriated to the extent required for the following purposes and in the order of priority shown, to wit:

First: To the payment of the reasonable and proper operating and maintenance expenses as defined herein or required by statute to be a first charge on and claim against the gross revenues of the System.

Second: To the payment of all amounts required to be deposited in the special funds created and established for the payment, security and benefit of Prior Lien Obligations in accordance with the terms and provisions of any ordinance authorizing the issuance of Prior Lien Obligations.

Third: To the payment, equally and ratably, of the limited amounts pledged to the payment of the limited amounts required to be deposited in the special funds and accounts created and established for the payment of the debt service requirements of the Certificates and Additional Certificates.

Any Net Revenues remaining in the Revenue Fund after satisfying the foregoing payments, or making adequate and sufficient provision for the payment thereof, may be appropriated and used for any other Town purpose now or hereafter permitted by law.

#### **SECTION 15. Deposits to Certificate Fund**

The Town hereby covenants and agrees to cause to be deposited to the credit of the Certificate Fund the amount required to fully pay the interest and/or principal, then due and payable on the Certificates, such deposits to pay maturing principal and accrued interest on the Certificates to be made on or before the 1st day of each February and August, beginning February 1, 2021.

The deposits to be made to the credit of the Certificate Fund, as provided above, shall be made until such time as such Fund contains amounts equal to pay the principal of and interest and premium, if any, on the Certificates to maturity. Accrued interest, if any, and premium, if any, received from the purchaser of the Certificates deposited to the Certificate Fund and ad valorem taxes levied, collected and deposited in the Certificate Fund for and on behalf the Certificates may be taken into consideration and reduce the amount of the deposits otherwise required to be deposited in the Certificate Fund from the Net Revenues of the System. In addition, any surplus proceeds from the sale of the Certificates not expended for authorized purposes shall be deposited in the Certificate Fund, and such amounts so deposited shall reduce the sums otherwise required to be deposited in said Fund from ad valorem taxes and the Net Revenues of the System.

#### **SECTION 16. Security of Funds**

All moneys on deposit in the Funds for which this Ordinance makes provision (except any portion thereof as may be at any time properly invested) shall be secured in the manner and to the fullest extent required by the laws of Texas for the security of public funds, and moneys on deposit in such Funds shall be used only for the purposes permitted by this Ordinance.

#### **SECTION 17. Maintenance of System – Insurance**

The Town covenants and agrees that while the Certificates remain Outstanding it will maintain and operate the System with all possible efficiency and maintain casualty and other insurance on the properties of the System and its operations of a kind and in such amounts customarily carried by municipal corporations in the State of Texas engaged in a similar type business; that it will faithfully and punctually perform all duties with reference to the System required by the Constitution and laws of the State of Texas.

#### **SECTION 18. Rates and Charges**

The Town hereby covenants and agrees with the Holders of the Certificates that rates and charges for water and sewer services afforded by the System will be established and maintained to provide revenues sufficient at all times to pay:

- (a) all operating, maintenance, depreciation, replacement, betterment and interest charges and other costs incurred in the maintenance and operation of the System;
- (b) To produce Net Revenues sufficient to pay (i) the interest on and principal of the Prior Lien Obligations as the same becomes due and payable and the amounts required to be deposited in any special fund created and established for the payment and security thereof and (ii) the amounts, if any, required to be deposited in the special funds created and established for the payment of the Certificates; and
- (c) To pay other legally incurred indebtedness payable from the revenues of the System and/or secured by a lien on the System or the revenues thereof.

#### **SECTION 19. Records and Accounts - Annual Audit**

The Town further covenants and agrees that while any of the Certificates remain Outstanding, it will keep and maintain separate and complete records and accounts pertaining to the operations of the System in which complete and correct entries shall be made of all transactions relating thereto, as provided by law. The Holder or Holders of the Certificates or any duly authorized agent or agents of such Holders shall have the right to inspect the System and all properties comprising the same. The Town further agrees that following the close of each Fiscal Year, it will cause an audit of such books and accounts to be made by an independent firm of Certified Public Accountants.

#### **SECTION 20. Remedies in Event of Default**

In addition to all the rights and remedies provided by the laws of the State of Texas, the Town covenants and agrees particularly that in the event the Town (a) defaults in the payments to be made to the Certificate Fund, or (b) defaults in the observance or performance of any other of the covenants, conditions or obligations set forth in this Ordinance, the owner or owners of any of the Certificates shall be entitled to a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the Town and other officers of the Town to observe and perform any covenant, condition or obligation prescribed in this Ordinance.

No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may



be deemed expedient. The specific remedies provided under this Ordinance shall be cumulative of all other existing remedies and the specification of such remedies shall not be deemed to be exclusive.

## **SECTION 21. Special Covenants**

The Town hereby further covenants as follows:

(a) It has the lawful power to pledge the Net Revenues of the System supporting this issue of Certificates, and it has lawfully exercised said powers under the Constitution and laws of the State of Texas, including said power existing under Chapter 1502 of the Texas Government Code, as amended, and Texas Local Government Code, Subchapter C of Section 271, as amended.

(b) Other than for the payment of: (i) the Prior Lien Obligations, and (ii) the limited pledge on the Certificates and the “Town of Lakewood Village, Texas Certificates of Obligation, Series 2014” dated April 1, 2014, the Net Revenues of the System have not in any manner been pledged to the payment of any debt or obligation of the Town or of the System.

(c) While the pledge of the Net Revenues supporting the Certificates is outstanding, the Town will not sell, lease or encumber the System or any substantial part thereof, provided that this covenant shall not be construed to prohibit the sale of such machinery, or other properties or equipment which has become obsolete or otherwise unsuited to the efficient operation of the System.

(d) To the extent that it legally may, while any of the Certificates are Outstanding, no franchise shall be granted for the installation or operation of any competing waterworks and sanitary sewer systems other than those owned by the Town, and the operation of any such systems by anyone other than the Town shall be prohibited.

## **SECTION 22. Issuance of Prior Lien Obligations and Additional Certificates**

The Town hereby expressly reserves the right to issue Prior Lien Obligations, without limitation as to principal amount but subject to any terms, conditions or restrictions applicable under law or otherwise, and, also reserves the right to issue Additional Certificates which, together with the Certificates, shall be secured by a parity lien on and pledge of the Net Revenues of the System.

## **SECTION 23. Application of Prior Lien Obligations Covenants and Agreements**

It is the intention of this governing body and accordingly hereby recognized and stipulated that the provisions, agreements and covenants contained in this Ordinance bearing upon the management and operations of the System, and the administering and application of revenues derived from such operations, shall to the extent possible be harmonized with like provisions, agreements and covenants contained in the ordinances authorizing the issuance of the Prior Lien Obligations. To the extent of any irreconcilable conflict between the provisions contained in this Ordinance and in the prior ordinances authorizing the issuance of the Prior Lien Obligations, the provisions, agreements and covenants contained in the prior ordinances shall prevail to the extent of such

conflict and shall be applicable to this Ordinance but in all respects subject to the priority of rights and benefits, if any, conferred thereby to the holders of the Prior Lien Obligations. Notwithstanding the above, any change or modification affecting the application of revenues derived from the operation of the System shall not impair the obligation of contract with respect to the pledges of revenues made in this Ordinance for the payment and security for the Certificates.

#### **SECTION 24. Notices to Holders – Waiver**

Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by United States mail, first-class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the business day next preceding the mailing of such notice.

In any case where notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Certificates. Where this Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

#### **SECTION 25. Cancellation**

All Certificates surrendered for payment, redemption transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly canceled by it and, if surrendered to the Town, shall be delivered to the Paying Agent/Registrar and, if not already canceled, shall be promptly canceled by the Paying Agent/Registrar. The Town may at any time deliver to the Paying Agent/Registrar for cancellation any Certificates previously certified or registered and delivered which the Town may have acquired in any manner whatsoever; and, all Certificates so delivered shall be promptly canceled by the Paying Agent/Registrar. All canceled Certificates held by the Paying Agent/Registrar shall be returned to the Town.

#### **SECTION 26. Covenants to Maintain Tax-Exempt Status**

##### **(a) Definitions.**

When used in this Section , the following terms have the following meanings:

“*Closing Date*” means the date on which the Certificates are first authenticated and delivered to the initial purchaser against payment therefor.

“*Code*” means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

“*Computation Date*” has the meaning set forth in Section 1.148-1(b) of the Regulations.

“*Gross Proceeds*” means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Certificates.

“*Investment*” has the meaning set forth in Section 1.148-1(b) of the Regulations.

“*Nonpurpose Investment*” means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Certificates are invested and which is not acquired to carry out the governmental purposes of the Certificates.

“*Rebate Amount*” has the meaning set forth in Section 1.148-1(b) of the Regulations.

“*Regulations*” means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Certificates. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary, or final Income Tax Regulation designed to supplement, amend, or replace the specific Regulation referenced.

“*Yield*” of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations and (2) the Certificates has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable

The Town shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Certificate to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the Town receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Certificate, the Town shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments

Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the Town shall at all times prior to the last Stated Maturity of Certificates:

- (1) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Certificates, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality

thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Certificates or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the Town or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan

Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the Town shall not use Gross Proceeds of the Certificates to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be “loaned” to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(e) Not to Invest at Higher Yield.

Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the Town shall not at any time prior to the final Stated Maturity of the Certificates directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Certificates.

(f) Not Federally Guaranteed

Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the Town shall not take or omit to take any action which would cause the Certificates to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report

The Town shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits

Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(1) The Town shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Certificate is discharged. However, to the extent permitted by law, the Town may commingle Gross Proceeds of the Certificates with other money of the Town, provided that the Town separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(2) Not less frequently than each Computation Date, the Town shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The Town shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Certificates until six years after the final Computation Date.

(3) As additional consideration for the purchase of the Certificates by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the Town shall pay to the United States out of its general fund, or appropriate fund, or, if permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the Certificate Fund, the amount that when added to the future value of previous rebate payments made for the Certificates equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(4) The Town shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits

Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the Town shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Certificates, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Certificates not been relevant to either party.

(j) Elections

The Town hereby directs and authorizes the Mayor, Mayor Pro Tem, Chief Financial Officer and Town Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Certificates, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

(k) Qualified Tax-Exempt Obligations

In accordance with the provisions of paragraph (3) of subsection (b) of Section 265 of the Code, the Town hereby designates the Certificates to be "qualified tax-exempt obligations" in that the Certificates are not "private activity bonds" as defined in the Code and the reasonably anticipated amount of "qualified tax-exempt obligations" to be issued by the Town (including all subordinate entities of the Town) for the calendar year 2020 will not exceed \$10,000,000.

**SECTION 27. Satisfaction of Obligations of Town**

If the Town shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Certificates, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and the Net Revenues of the System (to the extent such limited pledge of Net Revenues shall not have been discharged or terminated by prior payment of principal of or interest on the Certificates) and all covenants, agreements, and other obligations of the Town to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

Certificates or any principal amount(s) thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Certificates or the principal amount(s) thereof at maturity or the redemption date therefor, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting or consulting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Certificates, or the principal amount(s) thereof, on and prior to the Stated Maturity thereof or (if notice of redemption has been duly given or waived or if irrevocable arrangements therefor acceptable to

the Paying Agent/Registrar have been made) the redemption date thereof. The Town covenants that no deposit of moneys or Government Securities will be made under this Section and no use made of any such deposit which would cause the Certificates to be treated as “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, or an authorized escrow agent, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Certificates, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the Town or deposited as directed by the Town. Furthermore, upon the Town’s request, the Paying Agent/Registrar shall remit to the Town along with a written receipt, any moneys deposited and held in trust by the Paying Agent/Registrar for the payment of the principal of and interest on the Certificates which remain unclaimed for a period of three years after being so deposited and held on the Stated Maturity or applicable redemption date on the Certificates. Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the Town shall be subject to any applicable unclaimed property laws of the State of Texas.

The term “Government Securities,” as used herein, shall mean any securities and obligations now or hereafter authorized by state law that are eligible to discharge obligations such as the Certificates. Current state law permits defeasance with the following types of securities: (i) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Town authorizes the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that, on the date the Town authorizes the defeasance of the Certificates, have been refunded and are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Certificates under the then applicable laws of the State of Texas.

## **SECTION 28. Mutilated, Destroyed, Lost, and Stolen Certificates**

In case any Certificate shall be mutilated, or destroyed, lost or stolen, the Paying Agent/Registrar may execute and deliver a replacement Certificate of like form and tenor, and in the same denomination and bearing a number not contemporaneously outstanding, in exchange and substitution for such mutilated Certificate, or in lieu of and in substitution for such destroyed, lost or stolen Certificate, only upon the approval of the Town and after (i) the filing by the Holder thereof with the Paying Agent/Registrar of evidence satisfactory to the Paying Agent/Registrar of the destruction, loss or theft of such Certificate, and of the authenticity of the ownership thereof and (ii) the furnishing to the Paying Agent/Registrar of indemnification in an amount satisfactory to hold the Town and the Paying Agent/Registrar harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Certificate shall be borne by the Holder of the Certificate mutilated, or destroyed, lost or stolen.

Every replacement Certificate issued pursuant to this Section shall be a valid and binding obligation, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Certificates; notwithstanding the enforceability of payment by anyone of the destroyed, lost, or stolen Certificates.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Certificates.

## **SECTION 29. Ordinance a Contract – Amendments**

This Ordinance shall constitute a contract with the Holders from time to time, be binding on the Town, and shall not be amended or repealed by the Town so long as any Certificate remains Outstanding except as permitted in this Section and in Section 33 hereof. The Town, may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. Additionally, with the written consent of Holders holding a majority in aggregate principal amount of the Certificates then Outstanding, the Town may, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Holders of Outstanding Certificates, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of, premium, if any, and interest on the Certificates, reduce the principal amount thereof, the redemption price, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Certificates, (ii) give any preference to any Certificate over any other Certificate, or (iii) reduce the aggregate principal amount of Certificates required to be held by Holders for consent to any such amendment, addition, or rescission.

## **SECTION 30. Sale of the Certificates – Official Statement Approval**

Pursuant to a public sale for the Certificates, the bid submitted by \_\_\_\_\_ (herein referred to as the “Purchaser”) is declared to be the best bid received producing the lowest true interest cost rate to the Town, and the sale of the Certificates to said Purchaser at the price of \$\_\_\_\_\_ plus accrued interest from the Certificate Date to the date of delivery is hereby determined to be in the best interests of the Town and is approved and confirmed. Delivery of the Certificates to the Purchaser shall occur as soon as possible upon payment being made therefor in accordance with the terms of sale.

Furthermore, the Preliminary Official Statement and the Official Notice of Sale prepared in connection with the public offering and sale of the Certificates are hereby ratified, confirmed and approved in all respects. The final Official Statement reflecting the terms of the sale (together with such changes approved by any one or more of the Mayor, Mayor Pro Tem, Chief Financial Officer, and Town Secretary), is hereby approved as to form and content, and the Council hereby finds that the information and data contained in such Official Statement, dated March 12, 2020, pertaining to the Town and its financial affairs is true and correct in all material respects and no material facts have been omitted which are necessary to make the statements contained in the Official Statement, in the light of the circumstances under which they were made, not misleading. The use of such Official Statement in the reoffering, sale and delivery of the Certificates by the



Purchaser is hereby approved and authorized. The Mayor and Town Secretary are further authorized and directed to manually execute and deliver for and on behalf of the Town copies of said Official Statement in final form as may be required by the Purchasers, and such Official Statement in the final form and content manually executed by said officials shall be deemed to be approved by the Council and constitute the Official Statement authorized for distribution and use by the Purchasers.

### **SECTION 31. Proceeds of Sale**

The proceeds of sale of the Certificates, excluding the accrued interest received from the Purchaser and amounts to pay costs of issuance, shall be deposited in a construction fund maintained at a Town depository bank. Pending expenditure for the authorized projects and purposes set forth herein, such proceeds of sale may be invested in authorized investments in accordance with the provisions of Texas Government Code, Chapter 2256, as amended, including guaranteed investment contracts permitted by Section 2256.015 et seq., and the Town's investment policies and guidelines, and any investment earnings realized may be expended for such authorized projects and purposes or deposited in the Certificate Fund as shall be determined by the Town Council. Accrued interest as well as all surplus proceeds of sale of the Certificates, including investment earnings, remaining after completion of all authorized projects or purposes shall be deposited to the credit of the Certificate Fund. \$ [REDACTED] of the cash premium will be deposited to the construction fund and the remaining cash premium of \$ [REDACTED] will be used to pay costs of issuance.

### **SECTION 32. Control and Custody of Certificates**

The Mayor or Mayor Pro Tem of the Town shall be and is hereby authorized to take and have charge of all necessary orders and records pending the sale of the Certificates, the investigation by the Attorney General of the State of Texas, including the printing and supply of definitive Certificates, and shall take and have charge and control of the Initial Certificate pending the approval thereof by the Attorney General and its registration thereof by the Comptroller of Public Accounts.

Furthermore, any one or more of the Mayor, Mayor Pro Tem, Chief Financial Officer, and Town Secretary, are hereby authorized and directed to furnish and execute such documents and certifications relating to the Town and the issuance of the Certificates, including a certification as to facts, estimates, circumstances and reasonable expectations pertaining to the use and expenditure and investment of the proceeds of the Certificates as may be necessary for the approval of the Attorney General and their registration by the Comptroller of Public Accounts. In addition, such officials, together with the Town's financial advisor, bond counsel and the Paying Agent/Registrar, are authorized and directed to make the necessary arrangements for the delivery of the Initial Certificate(s) to the initial purchaser.

### **SECTION 33. Continuing Disclosure Undertaking**

#### **(a) Definitions**

As used in this Section, the following terms have the meanings ascribed to such terms below:

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“MSRB” means the Municipal Securities Rulemaking Board.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

(b) Annual Reports.

The Town is exempt from certain of the continuing disclosure obligations set forth in the Rule pursuant to the exemption under subsection (d)(2), which applies to certain small issuers such as the Town who are not an “obligated person” (as defined in the Rule) responsible for the repayment of municipal securities outstanding (including the Certificates) in an aggregate principal amount exceeding \$10,000,000. The Town shall provide annually to the MSRB financial information and operating data with respect to the Town of the general type included in the Official Statement and Appendix A of the Official Statement, but only to the extent that such information is customarily prepared and publicly available. Currently, the only information that is customarily prepared by the Town and publicly available consists of an annual audit of the Town’s financial statements. The Town will provide such information within twelve months after the end of each fiscal year ending in or after 2020. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Town will file unaudited financial statements by the required time and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so provided shall be prepared in accordance with the accounting principles described in Appendix D of the Official Statement, or such other accounting principles as the Town may be required to employ from time to time pursuant to state law or regulation, and audited, if the Town commissions an audit of such statements and the audit is completed within the period during which they must be provided.

If the Town changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Town otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB’s Internet website or filed with the SEC.

(c) Notice of Certain Events

The Town shall provide notice of any of the following events with respect to the Certificates to the MSRB in a timely manner and not more than ten (10) business days after occurrence of the event:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
- (7) Modifications to rights of holders of the Certificates, if material;
- (8) Certificate calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Certificates, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Town, which shall occur as described below;
- (13) The consummation of a merger, consolidation, or acquisition involving the Town or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) Incurrence of a Financial Obligation of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Town, any of which affect security holders, if material; and
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Town, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding subsection (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Town in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or

business of the Town, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Town and (b) the Town intends the words used in the immediately preceding paragraphs (15) and (16) in this Section to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The Town shall notify the MSRB, in a timely manner, of any failure by the Town to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such Section.

(d) Filings with the MSRB

All financial information, operating data, financial statements, notices and other documents provided to the MSRB in accordance with this Section shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

(e) Limitations, Disclaimers, and Amendments.

The Town shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Town remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the Town in any event will give the notice required by subsection (c) of this Section of any Certificate calls and defeasance that cause the Town to be no longer such an “obligated person.”

The provisions of this Section are for the sole benefit of the Holders and beneficial owners of the Certificates; and, nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Town undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section. Except as expressly provided within this Section, the Town does not undertake to provide any other information, whether or not it may be relevant or material to a complete presentation of the Town’s financial results, condition, or prospects; nor does the Town undertake to update any information provided in accordance with this Section or otherwise. Furthermore, the Town does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE TOWN BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE TOWN, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the Town in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Town under federal and state securities laws.

Notwithstanding anything herein to the contrary, the provisions of this Section may be amended by the Town from time to time to adapt to changed circumstances resulting from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Town, but only if (i) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (b) a person that is unaffiliated with the Town (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and beneficial owners of the Certificates. The provisions of this Section may also be amended from time to time or repealed by the Town if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the Town's right to do so would not prevent underwriters of the initial public offering of the Certificates from lawfully purchasing or selling Certificates in such offering. If the Town so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided pursuant to subsection (b) of this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

#### **SECTION 34. Further Procedures**

Any one or more of the Mayor, Mayor Pro Tem, Chief Financial Officer and Town Secretary are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the Town all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance of the Certificates. In addition, prior to the initial delivery of the Certificates, the Mayor, Mayor Pro Tem, Chief Financial Officer or Bond Counsel (as defined below) to the Town are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in the Ordinance or such other document; or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Certificates by the Attorney General and if such officer or counsel determines that such changes are consistent with the intent and purpose of the Ordinance, which determination shall be final. In the event that any officer of the Town whose signature shall appear on any document shall cease to be such officer before the delivery of such document, such signature

nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

### **SECTION 35. Bond Counsel's Opinion**

The Purchaser's obligation to accept delivery of the Certificates is subject to being furnished a final opinion of Norton Rose Fulbright US LLP, Dallas, Texas, approving the Certificates as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for the Certificates. The Town Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the Town's bond counsel.

### **SECTION 36. Contracts with Financial Advisor**

The Town Council authorizes any authorized official of the Town, or the designee thereof, to take all actions necessary to execute any necessary financial advisory contracts with SAMCO Capital Markets, Inc., as the financial advisor to the Town (the "Financial Advisor"). The Town understands that under applicable federal securities laws and regulations that the Town must have a contractual arrangement with its Financial Advisor relating to the sale, issuance, and delivery of the Certificates.

### **SECTION 37. CUSIP Numbers**

CUSIP numbers may be printed or typed on the definitive Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the definitive Certificates shall be of no significance or effect as regards the legality thereof and neither the Town nor attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed or typed on the definitive Certificates.

### **SECTION 38. Benefits of Ordinance**

Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the Town, the Paying Agent/Registrar, and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the Town, the Paying Agent/Registrar and the Holders.

### **SECTION 39. Inconsistent Provisions**

All ordinances, orders, or resolutions, or parts thereof which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

### **SECTION 40. Governing Law**

This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

### **SECTION 41. Effect of Headings**

The Section headings herein are for convenience only and shall not affect the construction hereof.

**SECTION 42. Severability**

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

**SECTION 43. Construction of Terms**

If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

**SECTION 44. Incorporation of Findings and Determinations**

The findings and determinations of the Town Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

**SECTION 45. Public Meeting**

It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

**SECTION 46. Effective Date**

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

*[remainder of page intentionally left blank]*

**PASSED AND APPROVED** by the Town Council of the Town of Lakewood Village, Texas this the 12th day of March, 2020

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Dr. Mark E. Vargus  
MAYOR

ATTEST:

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Linda Asbell, TRMC, CMC  
Town Secretary

(Town Seal)



**EXHIBIT A**  
**PAYING AGENT/REGISTRAR AGREEMENT**



March 4<sup>th</sup>, 2020

Dr. Mark Vargus, Mayor  
Town of Lakewood Village  
100 Highridge Drive  
Lakewood Village, TX 75068

**RE:** Lakewood Village Phase 2 Street Rehabilitation Project  
KHA No. 064487105

Dear Dr. Mark Vargus:

On February 27, 2020, the Town of Lakewood Village received bids for the Phase 2 Street Rehabilitation project. The following bids were received:

<b>Bidder</b>	<b>Base Bid</b>	<b>Calendar Days to Final Completion</b>
Ed Bell Construction	\$4,444,797.75	365
DDM Construction	\$4,667,447.00	645
McMahon Contracting	\$4,723,244.43	360
Pavecon Public Works	\$5,304,523.88	540
Jagoe-Public Company	\$5,372,055.59	365
Tiseo Paving Company	\$6,163,340.65	395

Ed Bell Construction Inc. is the apparent low bidder for this project. Kimley-Horn and Associates, Inc. has reviewed the apparent lowest bidder's qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. A representative from Kimley-Horn spoke with three references provided in the Qualification Statement. The references were positive in nature and recommended Ed Bell Construction, Inc. for future work. Based on these reviews, it appears that Ed Bell Construction, Inc. is the lowest, responsive bidder and Kimley-Horn recommends award of the construction contract to Ed Bell Construction, Inc.

Enclosed is a copy of the Bid Tabulation and a copy of the contractor references.

Should you have any questions or comments, please do not hesitate to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Joseph E. Helmberger, P.E.

Owner: **Town of Lakewood Village**  
Job No.: **064487105**  
Project: **Phase 2 Street Rehabilitation**  
Date: **February 27, 2020**

				BIDDER 1		BIDDER 2		BIDDER 3		BIDDER 4		BIDDER 5		BIDDER 6	
				Ed Bell Construction Company 10605 Harry Hines Boulevard Dallas, Texas 75220 214-358-6581		DDM Construction Corporation 4006 Bell Line Road, Suite 230 Addison, Texas 75001 940-217-5751		McMahon Contracting, L.P. 3019 Roy Orr Boulevard Grand Prairie, Texas 75050 972-263-6907		Pavecon Public Works 3022 Roy Orr Boulevard Grand Prairie, Texas 75050 972-263-3223		Jagoe - Public Company 3020 Fort Worth Drive Denton, Texas 76205 940-382-2581		Tiseo Paving Company 419 U.S. Highway 80 Mesquite, Texas 75150 972-289-0723	
Item No.	Item Description	Quantity	Unit	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
<b>Base Bid - Demolition</b>															
1	Remove Existing Asphalt Pavement and Base Material	38,240	S.Y.	\$ 3.50	\$ 133,840.00	\$ 6.00	\$ 229,440.00	\$ 9.98	\$ 381,635.20	\$ 5.88	\$ 224,851.20	\$ 5.03	\$ 192,347.20	\$ 7.55	\$ 288,712.00
2	Remove Existing Concrete Pavement	2,745	S.Y.	\$ 15.00	\$ 41,175.00	\$ 10.00	\$ 27,450.00	\$ 11.38	\$ 31,238.10	\$ 12.10	\$ 33,214.50	\$ 18.17	\$ 49,876.65	\$ 6.95	\$ 19,077.75
3	Remove Existing Gravel	330	S.Y.	\$ 6.00	\$ 1,980.00	\$ 14.00	\$ 4,620.00	\$ 13.09	\$ 4,319.70	\$ 8.62	\$ 2,844.60	\$ 17.81	\$ 5,877.30	\$ 3.30	\$ 1,089.00
4	Full Depth Sawcut Existing Concrete	2,705	L.F.	\$ 10.00	\$ 27,050.00	\$ 1.20	\$ 3,246.00	\$ 2.12	\$ 5,734.60	\$ 2.50	\$ 6,762.50	\$ 2.37	\$ 6,410.85	\$ 2.75	\$ 7,438.75
5	Remove Existing Concrete Curb	295	L.F.	\$ 10.00	\$ 2,950.00	\$ 8.00	\$ 2,360.00	\$ 7.63	\$ 2,250.85	\$ 9.44	\$ 2,784.80	\$ 12.81	\$ 3,778.95	\$ 3.05	\$ 899.75
6	Remove Existing Rip Rap	100	S.Y.	\$ 20.00	\$ 2,000.00	\$ 7.00	\$ 700.00	\$ 17.33	\$ 1,733.00	\$ 11.32	\$ 1,132.00	\$ 43.23	\$ 4,323.00	\$ 4.65	\$ 465.00
7	Remove Existing River Rock	16	S.Y.	\$ 30.00	\$ 480.00	\$ 19.00	\$ 304.00	\$ 20.25	\$ 324.00	\$ 6.01	\$ 96.16	\$ 132.09	\$ 2,113.44	\$ 22.00	\$ 352.00
8	Remove Existing Stone Flume	13	S.Y.	\$ 30.00	\$ 390.00	\$ 57.00	\$ 741.00	\$ 23.60	\$ 306.80	\$ 6.01	\$ 78.13	\$ 162.67	\$ 2,114.71	\$ 27.40	\$ 356.20
9	Remove Existing Stone Wall	7	L.F.	\$ 50.00	\$ 350.00	\$ 53.00	\$ 371.00	\$ 7.62	\$ 53.34	\$ 27.78	\$ 194.46	\$ 268.38	\$ 1,878.66	\$ 31.45	\$ 220.15
10	Remove Existing Storm Inlet	2	EA.	\$ 1,000.00	\$ 2,000.00	\$ 350.00	\$ 700.00	\$ 912.69	\$ 1,825.38	\$ 416.67	\$ 833.34	\$ 666.39	\$ 1,332.78	\$ 2,420.00	\$ 4,840.00
11	Remove Existing Headwall	40	EA.	\$ 800.00	\$ 32,000.00	\$ 300.00	\$ 12,000.00	\$ 860.69	\$ 34,427.60	\$ 500.00	\$ 20,000.00	\$ 231.62	\$ 9,264.80	\$ 2,420.00	\$ 96,800.00
12	Remove Existing 12" RCP	222	L.F.	\$ 12.00	\$ 2,664.00	\$ 12.00	\$ 2,664.00	\$ 31.77	\$ 7,052.94	\$ 16.67	\$ 3,700.74	\$ 13.25	\$ 2,941.50	\$ 16.50	\$ 3,663.00
13	Remove Existing 15" RCP	53	L.F.	\$ 15.00	\$ 795.00	\$ 24.00	\$ 1,272.00	\$ 24.63	\$ 1,305.39	\$ 16.67	\$ 883.51	\$ 13.27	\$ 703.31	\$ 16.50	\$ 874.50
14	Remove Existing 18" RCP	207	L.F.	\$ 18.00	\$ 3,726.00	\$ 24.00	\$ 4,968.00	\$ 22.66	\$ 4,690.62	\$ 22.22	\$ 4,599.54	\$ 13.74	\$ 2,844.18	\$ 16.50	\$ 3,415.50
15	Remove Existing 24" RCP	522	L.F.	\$ 24.00	\$ 12,528.00	\$ 35.00	\$ 18,270.00	\$ 27.97	\$ 14,600.34	\$ 38.89	\$ 20,300.58	\$ 14.68	\$ 7,662.96	\$ 16.50	\$ 8,613.00
16	Remove Existing 27" RCP	38	L.F.	\$ 27.00	\$ 1,026.00	\$ 20.00	\$ 760.00	\$ 34.35	\$ 1,305.30	\$ 44.44	\$ 1,688.72	\$ 16.02	\$ 608.76	\$ 20.90	\$ 794.20
17	Remove Existing 30" RCP	42	L.F.	\$ 30.00	\$ 1,260.00	\$ 26.00	\$ 1,092.00	\$ 31.08	\$ 1,305.36	\$ 44.44	\$ 1,866.48	\$ 16.00	\$ 672.00	\$ 20.90	\$ 877.80
18	Remove Existing 12" CMP	223	L.F.	\$ 12.00	\$ 2,676.00	\$ 22.00	\$ 4,906.00	\$ 32.74	\$ 7,301.02	\$ 22.22	\$ 4,955.06	\$ 12.84	\$ 2,863.32	\$ 16.50	\$ 3,679.50
19	Remove Existing 15" CMP	40	L.F.	\$ 15.00	\$ 600.00	\$ 24.00	\$ 960.00	\$ 29.32	\$ 1,172.80	\$ 27.78	\$ 1,111.20	\$ 13.54	\$ 541.60	\$ 16.50	\$ 660.00
20	Remove Existing 18" CMP	220	L.F.	\$ 18.00	\$ 3,960.00	\$ 25.00	\$ 5,500.00	\$ 33.19	\$ 7,301.80	\$ 27.78	\$ 6,111.60	\$ 13.56	\$ 2,983.20	\$ 16.50	\$ 3,630.00
21	Remove Existing 24" CMP	402	L.F.	\$ 24.00	\$ 9,648.00	\$ 25.00	\$ 10,050.00	\$ 24.66	\$ 9,913.32	\$ 33.33	\$ 13,398.66	\$ 13.56	\$ 5,451.12	\$ 16.50	\$ 6,633.00
22	Cut and Plug Existing Culvert	8	EA.	\$ 800.00	\$ 6,400.00	\$ 520.00	\$ 4,160.00	\$ 1,618.76	\$ 12,950.08	\$ 500.00	\$ 4,000.00	\$ 247.90	\$ 1,983.20	\$ 5,280.00	\$ 42,240.00
23	Relocate Existing Sign	17	EA.	\$ 400.00	\$ 6,800.00	\$ 370.00	\$ 6,290.00	\$ 1,475.00	\$ 25,075.00	\$ 2,500.00	\$ 42,500.00	\$ 338.72	\$ 5,758.24	\$ 2,475.00	\$ 42,075.00
<b>Total Base Bid - Demolition</b>					<b>\$ 296,298.00</b>		<b>\$ 342,824.00</b>		<b>\$ 557,822.54</b>		<b>\$ 397,907.78</b>		<b>\$ 314,331.73</b>		<b>\$ 537,406.10</b>
<b>Base Bid - Subgrade Preparation</b>															
24	Compact and Scarify Subgrade	9,910	C.Y.	\$ 3.50	\$ 34,685.00	\$ 12.00	\$ 118,920.00	\$ 10.69	\$ 105,937.90	\$ 18.56	\$ 183,929.60	\$ 17.06	\$ 169,064.60	\$ 3.56	\$ 35,279.60
25	6" Type A, Grade I or II Crushed Rock Base	43,950	S.Y.	\$ 12.00	\$ 527,400.00	\$ 10.00	\$ 439,500.00	\$ 8.81	\$ 389,199.50	\$ 11.44	\$ 502,788.00	\$ 17.14	\$ 753,303.00	\$ 13.90	\$ 610,905.00
<b>Total Base Bid - Subgrade Preparation</b>					<b>\$ 562,085.00</b>		<b>\$ 558,420.00</b>		<b>\$ 493,137.40</b>		<b>\$ 686,717.60</b>		<b>\$ 922,367.60</b>		<b>\$ 646,184.60</b>
<b>Base Bid - Earthwork</b>															
26	Unclassified Excavation	10,025	C.Y.	\$ 22.00	\$ 220,550.00	\$ 29.00	\$ 290,725.00	\$ 21.81	\$ 218,645.25	\$ 15.17	\$ 152,079.25	\$ 28.49	\$ 285,612.25	\$ 17.30	\$ 173,432.50
27	Place and Compact Fill	6,635	C.Y.	\$ 4.00	\$ 26,540.00	\$ 15.00	\$ 99,525.00	\$ 3.56	\$ 23,620.60	\$ 26.12	\$ 173,306.20	\$ 22.46	\$ 149,022.10	\$ 30.35	\$ 201,372.25
<b>Total Base Bid - Earthwork</b>					<b>\$ 247,090.00</b>		<b>\$ 390,250.00</b>		<b>\$ 242,265.85</b>		<b>\$ 325,385.45</b>		<b>\$ 434,634.35</b>		<b>\$ 374,804.75</b>
<b>Base Bid - Paving</b>															
28	2" Type D HMAC	160	S.Y.	\$ 40.00	\$ 6,400.00	\$ 36.00	\$ 5,760.00	\$ 47.67	\$ 7,627.20	\$ 65.96	\$ 10,553.60	\$ 30.30	\$ 4,848.00	\$ 46.50	\$ 7,440.00
29	4" Type B HMAC	160	S.Y.	\$ 72.00	\$ 11,520.00	\$ 70.00	\$ 11,200.00	\$ 70.74	\$ 11,318.40	\$ 85.71	\$ 13,713.60	\$ 38.04	\$ 6,086.40	\$ 68.95	\$ 11,032.00
30	Prime Coat	160	S.Y.	\$ 3.00	\$ 480.00	\$ 2.50	\$ 400.00	\$ 5.07	\$ 811.20	\$ 3.47	\$ 555.20	\$ 3.20	\$ 512.00	\$ 4.95	\$ 792.00
31	Tack Coat	160	S.Y.	\$ 0.75	\$ 120.00	\$ 1.00	\$ 160.00	\$ 6.14	\$ 982.40	\$ 0.07	\$ 11.20	\$ 1.60	\$ 256.00	\$ 6.00	\$ 960.00
32	Place Reinforced Concrete Pavement (6" - 4000 PSI)	43,780	S.Y.	\$ 47.00	\$ 2,057,860.00	\$ 53.00	\$ 2,320,340.00	\$ 45.55	\$ 1,994,179.00	\$ 50.84	\$ 2,225,775.20	\$ 48.00	\$ 2,101,440.00	\$ 55.90	\$ 2,447,302.00
33	Place Concrete Sidewalk (4" - 3000 PSI)	15	S.Y.	\$ 100.00	\$ 1,500.00	\$ 100.00	\$ 1,500.00	\$ 106.92	\$ 1,603.80	\$ 46.23	\$ 693.45	\$ 74.31	\$ 1,114.65	\$ 95.00	\$ 1,425.00
34	6" Concrete Curb	130	L.F.	\$ 10.00	\$ 1,300.00	\$ 9.00	\$ 1,170.00	\$ 22.84	\$ 2,969.20	\$ 5.00	\$ 650.00	\$ 15.80	\$ 2,054.00	\$ 4.00	\$ 520.00
35	Concrete Curb Wall	20	L.F.	\$ 50.00	\$ 1,000.00	\$ 18.00	\$ 360.00	\$ 36.10	\$ 722.00	\$ 72.22	\$ 1,444.40	\$ 95.41	\$ 1,908.20	\$ 10.00	\$ 200.00
36	Connect to Existing Concrete Street Pavement	160	L.F.	\$ 35.00	\$ 5,600.00	\$ 6.00	\$ 960.00	\$ 13.89	\$ 2,222.40	\$ 16.86	\$ 2,697.60	\$ 21.86	\$ 3,497.60	\$ 10.00	\$ 1,600.00
37	Connect to Existing Driveway Pavement	2,895	L.F.	\$ 8.00	\$ 23,160.00	\$ 3.00	\$ 8,685.00	\$ 9.38	\$ 27,155.10	\$ 3.29	\$ 9,524.55	\$ 21.71	\$ 62,850.45	\$ 7.00	\$ 20,265.00
<b>Total Base Bid - Paving</b>					<b>\$ 2,108,740.00</b>		<b>\$ 2,350,535.00</b>		<b>\$ 2,049,590.70</b>		<b>\$ 2,265,618.80</b>		<b>\$ 2,184,567.30</b>		<b>\$ 2,491,536.00</b>
<b>Base Bid - Drainage</b>															
38	Connect to Existing Storm	1	E.A.	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 2,531.01	\$ 2,531.01	\$ 944.45	\$ 944.45	\$ 678.66	\$ 678.66	\$ 6,600.00	\$ 6,600.00
39	18" Corrugated Metal Pipe	231	L.F.	\$ 63.00	\$ 14,553.00	\$ 97.00	\$ 22,407.00	\$ 83.20	\$ 19,219.20	\$ 64.66	\$ 14,936.46	\$ 62.71	\$ 14,486.01	\$ 117.70	\$ 27,188.70
40	24" Corrugated Metal Pipe	45	L.F.	\$ 73.50	\$ 3,307.50	\$ 126.00	\$ 5,670.00	\$ 113.90	\$ 5,125.50	\$ 101.87	\$ 4,584.15	\$ 72.44	\$ 3,259.80	\$ 138.60	\$ 6,237.00
41	18" Aluminized Ultraflow Pipe by Contech (or approved equal)	1,010	L.F.	\$ 57.00	\$ 57,570.00	\$ 79.00	\$ 79,790.00	\$ 89.21	\$ 90,102.10	\$ 71.42	\$ 72,134.20	\$ 62.49	\$ 63,114.90	\$ 119.90	\$ 121,099.00
42	24" Aluminized Ultraflow Pipe by Contech (or approved equal)	386	L.F.	\$ 66.00	\$ 25,476.00	\$ 104.00	\$ 40,144.00	\$ 100.72	\$ 38,877.92	\$ 110.80	\$ 42,768.80	\$ 73.54	\$ 28,386.44	\$ 141.90	\$ 54,773.40
43	30" Aluminized Ultraflow Pipe by Contech (or approved equal)	108	L.F.	\$ 88.00	\$ 9,504.00	\$ 132.00	\$ 14,256.00	\$ 116.42	\$ 12,573.36	\$ 159.42	\$ 17,217.36	\$ 86.15	\$ 9,304.20	\$ 168.30	\$ 18,176.40
44	36" Aluminized Ultraflow Pipe by Contech (or approved equal)	149	L.F.	\$ 95.00	\$ 14,155.00	\$ 153.00	\$ 22,797.00	\$ 114.94	\$ 17,126.06	\$ 134.67	\$ 20,065.83	\$ 105.15	\$ 15,667.35	\$ 198.00	\$ 29,502.00
45	42" Aluminized Ultraflow Pipe by Contech (or approved equal)	193	L.F.	\$ 105.00	\$ 20,265.00	\$ 153.00	\$ 29,529.00	\$ 125.28	\$ 24,179.04	\$ 132.43	\$ 25,558.99	\$ 116.06	\$ 22,399.58	\$ 231.00	\$ 44,583.00
46	48" Aluminized Ultraflow Pipe by Contech (or approved equal)	100	L.F.	\$ 126.00	\$ 12,600.00	\$ 192.00	\$ 19,200.00	\$ 161.66	\$ 16,166.00	\$ 184.38	\$ 18,438.00	\$ 141.33	\$ 14,133.00	\$ 282.70	\$ 28,270.00
47	54" Aluminized Ultraflow Pipe by Contech (or approved equal)	48	L.F.	\$ 168.00	\$ 8,064.00	\$ 230.00	\$ 11,040.00	\$ 211.63	\$ 10,158.24	\$ 211.98	\$ 10,175.04	\$ 173.96	\$ 8,350.08	\$ 378.40	\$ 18,163.20
48	18" TxDOT PSET-SC 3:1 Headwall	25	E.A.	\$ 700.00	\$ 17,500.00	\$ 1,150.00	\$ 28,750.00	\$ 1,194.50	\$ 29,862.50	\$ 2,583.33	\$ 64,583.25	\$ 1,087.60	\$ 27,190.00	\$ 3,300.00	\$ 82,500.00
49	24" TxDOT PSET-SC 2:1 Headwall	1	E.A.	\$ 950.00	\$ 950.00	\$ 1,500.00	\$ 1,500.00	\$ 1,684.21	\$ 1,684.21	\$ 3,620.00	\$ 3,620.00	\$ 1,400.30	\$ 1,400.30	\$ 10,560.00	\$ 10,560.00
50	24" TxDOT PSET-SC 3:1 Headwall	5	E.A.	\$ 1,000.00	\$ 5,000.00	\$ 1,500.00	\$ 7,500.00	\$ 1,684.21	\$ 8,421.05	\$ 3,620.00	\$ 18,100.00	\$ 1,399.09	\$ 6,995.45	\$ 3,520.00	\$ 17,600.00
51	24" TxDOT PSET-SC 3:1 Double Headwall	2	E.A.	\$ 2,000.00	\$ 4,000.00	\$ 2,900.00	\$ 5,800.00	\$ 3,368.39	\$ 6,736.78	\$ 6,032.23	\$ 12,064.46	\$ 2,177.71	\$ 4,355.42	\$ 4,840.00	\$ 9,680.00
52	30" TxDOT PSET-SC 3:1 Headwall	2	E.A.	\$ 1,500.00	\$										

## Dietsch, Jon

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**From:** Robert White <Robert.White@dentoncounty.com>  
**Sent:** Monday, March 2, 2020 10:30 AM  
**To:** Dietsch, Jon  
**Cc:** Shake, Brittany  
**Subject:** Re: Ed Bell Construction Recommendation

**Categories:** External

Has the project been on-schedule thus far?

Yes. 540 day schedule and all schedules have been +/-30 days of the expected completion date last two submissions were about 2-3 weeks ahead and they mostly beat their projected install.

- Have change orders been needed?

No, but we have included some to expand the scope of the projects to include things for our benefit (extend the limits to address an issue where we connect with TXDOT.

- Are they self-performing the work or subbing most of it out?

It is my understanding they are self performing most of the work on our job.

- How has the quality of their work been?

I have not received any complaints or issues about quality, if any soils tests fail they re-work until they get a pass.

- Have they been easy to work with on the administrative side? (ex. Pay applications, coordination, etc.)

Nothing beyond what could be expected. They will argue their point but in the end they accept the owners decision.

- Would you use them again?

yes.

I hope this is helpful in your review.

Thank you,  
Robert White

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** Dietsch, Jon <Jon.Dietsch@kimley-horn.com>  
**Sent:** Monday, March 2, 2020 9:44:29 AM  
**To:** Robert White <Robert.White@dentoncounty.com>  
**Cc:** Shake, Brittany <Brittany.Shake@kimley-horn.com>  
**Subject:** Ed Bell Construction Recommendation

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Good Morning Robert,

Ed Bell Construction has submitted the low bid for a street rehabilitation project in the Town of Lakewood Village, and we are in the process of checking their references for the Town. You were listed as a reference for the South County Line Road project Ed Bell is constructing in Denton County. I have a couple of specific questions below, but any information you could provide about your experience working with them would be appreciated!

- Has the project been on-schedule thus far?
- Have change orders been needed?
- Are they self-performing the work or subbing most of it out?
- How has the quality of their work been?
- Have they been easy to work with on the administrative side? (ex. Pay applications, coordination, etc.)
- Would you use them again?

Thank you,

**Kimley»Horn**

**Jon M. Dietsch, E.I.T.**

**Kimley-Horn** | 260 East Davis Street, Suite 100, McKinney, Texas 75069

Direct: 469 452 2507 | Main: 469 301 2580 | [www.kimley-horn.com](http://www.kimley-horn.com)

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## Dietsch, Jon

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**From:** Clay Lipscomb <Clayl@plano.gov>  
**Sent:** Monday, March 2, 2020 11:20 AM  
**To:** Dietsch, Jon  
**Cc:** Shake, Brittany  
**Subject:** RE: Ed Bell Construction Recommendation

**Categories:** External

Jon,

See my responses in red below. Ed Bell has done a really great job for us in the past, and I'd absolutely hire them again.

Thanks,  
Clay

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



**Engineering  
Department**

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### **Clay Lipscomb, P.E.**

*CIP Engineering Manager*

1520 K Avenue, 2nd Floor  
Suite 250, Plano, Texas 75074  
T 972.941.7767  
F 972.941.7397  
[clayl@plano.gov](mailto:clayl@plano.gov)  
[plano.gov](http://plano.gov)

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**From:** Dietsch, Jon <Jon.Dietsch@kimley-horn.com>  
**Sent:** Monday, March 2, 2020 9:14 AM  
**To:** Clay Lipscomb <Clayl@plano.gov>  
**Cc:** Shake, Brittany <Brittany.Shake@kimley-horn.com>  
**Subject:** Ed Bell Construction Recommendation

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Good Morning Clay,

Ed Bell Construction has submitted the low bid for a street rehabilitation project in the Town of Lakewood Village, and we are in the process of checking their references for the Town. You were listed as a reference for the Russell Creek Drive Phase 2 project Ed Bell completed for TxDOT. I have a couple of specific questions below, but any information you could provide about your experience working with them would be appreciated!

- Did they finish the project on-schedule? They had 100 working days to complete, and they finished in the allotted amount of time.
- Were change orders needed? One change order was completed at the end of the project to address additional scope required by the City, and to clean up minor overruns and items not constructed due to existing field conditions.
- Did they self-perform the work or sub most of it out? They performed all of the work other than landscaping/irrigation.
- How was the quality of their work? Very good. We had to replace some panels during the punch list, but that's typical for nearly every project.
- Were they easy to work with on the administrative side? (ex. Pay applications, coordination, etc.) Yes, their PM and administrative staff were excellent at communicating, providing invoices in our City format, bringing up issues or foreseeing construction issues prior to completing additional work, coordinating with adjacent residents, trash pick-up, etc.
- Would you use them again? Definitely.

Thank you,

**Kimley»Horn**

Jon M. Dietsch, E.I.T.

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## Dietsch, Jon

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**From:** Ashley Brown <ashley.brown@rkci.com>  
**Sent:** Monday, March 2, 2020 4:41 PM  
**To:** Dietsch, Jon  
**Cc:** Shake, Brittany; Bruce Nipp  
**Subject:** RE: Ed Bell Construction Recommendation

**Categories:** External

Jon,  
See my responses below:

- Did they finish the project on-schedule? **The last three projects where I have worked with them they have finished on schedule**
- Were change orders needed? **Change orders are always needed, yet to see a project without change orders. They were always fair in change order negotiations**
- Did they self-perform the work or sub most of it out? **Majority of the work they self-performed**
- How was the quality of their work? **They take pride in the quality of their work. Their work is always above average**
- Were they easy to work with on the administrative side? (ex. Pay applications, coordination, etc.) **No problems on the administrative side even working on Federal Projects**
- Would you use them again? **Yes**

"ASH" ASHLEY BROWN, P.E.  
SENIOR PROJECT MANAGER I



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**From:** Dietsch, Jon [mailto:Jon.Dietsch@kimley-horn.com]  
**Sent:** Monday, March 2, 2020 3:51 PM  
**To:** Bruce Nipp <bruce.nipp@rkci.com>



**Cc:** Shake, Brittany <Brittany.Shake@kimley-horn.com>; Ashley Brown <ashley.brown@rkci.com>

**Subject:** RE: Ed Bell Construction Recommendation

Thank you. That would be great! Looking forward to hearing from Ash.



Jon M. Dietsch, E.I.T.

**Kimley-Horn** | 260 East Davis St., Suite 100, McKinney, TX 75069

Direct: 469-452-2507

---

**From:** Bruce Nipp <[bruce.nipp@rkci.com](mailto:bruce.nipp@rkci.com)>

**Sent:** Monday, March 2, 2020 10:09 AM

**To:** Dietsch, Jon <[Jon.Dietsch@kimley-horn.com](mailto:Jon.Dietsch@kimley-horn.com)>

**Cc:** Shake, Brittany <[Brittany.Shake@kimley-horn.com](mailto:Brittany.Shake@kimley-horn.com)>; Ashley Brown <[ashley.brown@rkci.com](mailto:ashley.brown@rkci.com)>

**Subject:** RE: Ed Bell Construction Recommendation

Jon-

I'll pass this construction recommendation questions onto Ash Brown in our office who is more familiar with working with EDCCC on this project.

BRUCE D. NIPP, P.E.

PSQAM

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**From:** Dietsch, Jon [<mailto:Jon.Dietsch@kimley-horn.com>]

**Sent:** Monday, March 2, 2020 9:36 AM

**To:** Bruce Nipp <[bruce.nipp@rkci.com](mailto:bruce.nipp@rkci.com)>

**Cc:** Shake, Brittany <[Brittany.Shake@kimley-horn.com](mailto:Brittany.Shake@kimley-horn.com)>

**Subject:** Ed Bell Construction Recommendation

Good Morning Bruce,

Ed Bell Construction has submitted the low bid for a street rehabilitation project in the Town of Lakewood Village, and we are in the process of checking their references for the Town. You were listed as a reference for the Terrel Spur 557 project Ed Bell completed for the City of Terrell. I have a couple of specific questions below, but any information you could provide about your experience working with them would be appreciated!

- Did they finish the project on-schedule?
- Were change orders needed?
- Did they self-perform the work or sub most of it out?
- How was the quality of their work?
- Were they easy to work with on the administrative side? (ex. Pay applications, coordination, etc.)
- Would you use them again?

Thank you,



Jon M. Dietsch, E.I.T.

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