

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**NOVEMBER 9, 2023**

**Council Members:**

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

**Town Staff:**

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary

**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, November 9, 2023, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the Pledge of Allegiance.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item B)**

No one requested to speak.

**PUBLIC HEARING:**

**(Agenda Item C)**

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

No one requested to speak.

**MOTION:** Upon a motion made by Councilman Eric Farage and seconded by Mayor Pro-Tem West the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:01 p.m. *The motion carried.*

**CONSENT AGENDA:**

**(Agenda Item D)**

Mayor Vargus requested item D.2 be removed from the consent agenda and be considered separately.

1. Minutes of October 12, 2023 Council Meeting (Ruth)
2. Final Plat and Construction Plans for Northshore (Ruth)
3. Submission of Qualified Person for TX Health Benefits Pool Region 8 Trustee (Ruth)

**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to approve consent agenda items D.1 and D.3 as presented. *The motion carried.*

There was some discussion about logistics for the construction of the water lines for the Northshore development. Northshore will need approximately 500,000 gallons of water over two months for earthwork construction. Earthwork is expected to start immediately.

**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to approve the Northshore development final plat as presented. *The motion carried.*

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to approve the Northshore development construction drawings as presented. *The motion carried.*

**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to approve the Northshore development lift station plans as presented. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E.**

**Consideration of Variance for 404 Green  
Meadow – Fence (Ruth)**

**(Agenda Item E.1)**

There was some discussion about an eight-foot fence being required around the wastewater plant. The owners at 404 Green Meadow will build the fence but need a variance to allow a solid fence to be constructed. No other variances requested will be considered at this time.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to approve the variance to

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allow a solid eight-foot fence to be constructed along the north property line of 404 Green Meadow. *The motion carried.*

**Consideration of Agreement with Corson &  
Cramer - Stop Light and Batch Plant  
(Vargus)**

**(Agenda Item E.2)**

Mayor Vargus reported that this item will be considered at a future meeting. There was some discussion about a temporary road and discussion about school traffic. Corson & Cramer will expedite the new entry road and stop light construction.

**Consideration of Subdivision Ordinance  
(Vargus)**

**(Agenda Item E.3)**

Mayor Vargus reported this will be considered at a future meeting.

**Consideration of Franchise Ordinance Atmos  
Energy (Ruth)**

**(Agenda Item E.4)**

Mayor Vargus reported this will be considered at a future meeting.

**Consideration of Atmos Rate Review  
Mechanism Resolution (Ruth)**

**(Agenda Item E.5)**

Mayor Vargus reported this will be considered at a future meeting.

**Consideration of Repealing the Critical  
Water Emergency Ordinance (Vargus)**

**(Agenda Item E.6)**

Mayor Vargus reported this ordinance will have to stay in place until the emergency approval for use of the new well is received from the Texas Commission on Environmental Quality.

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**Discussion of Capital Improvement Projects  
(Vargus)**

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**(Agenda Item E.7)**

Mayor Vargus reported that the only change is that the town hall playground will likely need to be disassembled to allow for construction of the new groundwater storage tank.

**EXECUTIVE SESSION:**

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**(Agenda Item F)**

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

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore, The Villas; and
2. § 551.071, Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Hydro Resources Mid-Continent, Inc
3. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development, zoning standards, and eminent domain; and
4. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas.

**RECONVENE:**

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**(Agenda Item G)**

Mayor Vargus reconvened the regular session at 7:45 p.m. No action was taken.

**ADJOURNMENT**

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**(Agenda Item H)**

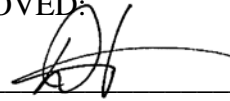
**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 7:45 p.m. on Thursday, November 9, 2023. The motion carried.

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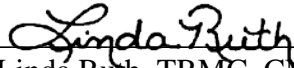
These minutes were approved by the Lakewood Village Town Council on the 11th day of January 2024.

APPROVED:



Darrell West  
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

