

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

SEPTEMBER 21, 2021

Council Members:

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

Town Staff:

Linda Asbell, TRMC, CMC – Town Secretary

SPECIAL SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 7:00 p.m. on Thursday, September 21, 2021 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.

PRESENTATIONS:

Mayor Vargus reported on a problem with allowing traffic to continuous access to Highridge Drive during the road construction project. Mr. and Mrs. Usury allowed the of their property as a temporary road during the construction of the concrete roads. Mayor Vargus presented a street sign “Usury Drive” to Mr. and Mrs. Usury in appreciation of generous use of their land.

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one requested to speak

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
SEPTEMBER 21, 2021**

Page 2

PUBLIC HEARING:

(Agenda Item C)

A public hearing was held to provide an opportunity for citizen comment on the proposed combined property tax rate of \$0.45/\$100.

No one requested to speak. Mayor Vargus opened the floor to questions from the audience. Mayor Vargus explained the property tax rate calculation. Mayor Vargus reported on the bond debt and the expected rate to pay off that debt.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:15 p.m. *The motion carried.*

REGULAR AGENDA:

(Agenda Item D)

**Consideration of Variance 404 Green
Meadow Roof Pitch (Ruth)**

(Agenda Item D.1)

Mayor Vargus reviewed the request for a variance on roof pitch. Mayor Pro-Tem West asked about sections of the roof on the submission for variance showing less than the requested 4 inches for every 12 inches of rise. Mayor Pro-Tem West stated concerns about the use of parapet walls which give the look of a flat roofed house which would be counter to the spirit of the zoning ordinance. Councilman Bushong reported on the history of the roof pitch requirements in town ordinances.

MOTION: Upon a motion made by Councilwoman Lepley seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the variance for a roof pitch of 4 inches for every 12 inches of rise. *The motion carried.*

**Consideration of Ordinance Adopting the
2021-2022 Property Tax Rate of \$0.45/\$100
(Ruth)**

(Agenda Item D.2)

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

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
SEPTEMBER 21, 2021**

Page 3

ROLLCALL VOTE

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

Consider and discuss all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto (Vargus)

(Agenda Item D.3)

Mayor Vargus reported that the Town will be issuing debt in March 2022 for water and sewer upgrades. The town has already incurred expenses related to the project in engineering fees. If the town wants to reimburse itself for those related expenses using the proceeds of the bonds, the council must approve the resolution.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the resolution authorizing reimbursement from the proceeds of future debt as presented. *The motion carried.*

Consideration of CO/CSI Inspection Ordinance (Vargus)

(Agenda Item D.4)

Mayor Vargus reported that no changes have been made since council reviewed it at the last council meeting.

MOTION: Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the certificate of occupancy and customer service inspection ordinance as presented. *The motion carried.*

**Discussion of Construction of Athletic Fields
(Farage)**

(Agenda Item D.5)

Councilman Farage reported on his efforts to get quotes for the construction of athletic fields. Councilman Farage reviewed a quote received for construction of a standard size softball infield and an outfield fence. The quote does not include backstops. There was some discussion about use of the land owned by Little Elm Independent School District. There was some discussion about athletic fields being a desirable addition to the town amenities.

**Consideration of Engagement of Nabors CPA
Services for Annual Audit Services (Vargus)**

(Agenda Item D.6)

Mayor Vargus reported the audit this year will be November 1st through 3rd with the goal of the audit report being presented to the council at the December council meeting. This engagement is the standard 3-year contract with Mr. Nabors for audit services.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the engagement of Nabors CPA Services for annual audit services. *The motion carried.*

Discussion of Concrete Road Project (Vargus)

(Agenda Item D.7)

Mayor Vargus reported that Ed Bell is still refusing to respond to the town’s attempts to communicate, and they have not called for a final inspection of the roads. The contracted penalty is \$500 for every day they go over the final deadline. There was some discussion about next steps.

EXECUTIVE SESSION:

(Agenda Item E)

At 7:46 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.

RECONVENE:

(Agenda Item F)

Mayor Vargus reconvened the regular session at 8:06 p.m. No action was taken.

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
SEPTEMBER 21, 2021**

Page 5

REGULAR AGENDA:

(Agenda Item D)

**Consider and act upon a resolution
approving and authorizing the Mayor to
execute a Development Agreement by and
between the Town of Lakewood Village and
The Sanctuary, LLC, in connection with the
Lakewood Village Public Improvement
District No. 1. (Vargus)**

(Agenda Item D.8)

Mayor Vargus introduced Mr. Larry Corson and Mr. Brian Cramer, prospective buyers of The Sanctuary property. The expectation is that the development will be an extension of the Taylor Morrison, South Oak development. Mr. Corson reported that Little Elm has released of the portion of the development that was in their extraterritorial jurisdiction which now puts the entire development in Lakewood Village extraterritorial jurisdiction and makes it possible to develop the area. Mr. Corson reviewed some of the development standards and reported on the history of Taylor Morrison. The expected home pricing will be between \$350,000 and \$450,000. Mr. Corson stated the first homes are expected to finish near the end of 2023.

MOTION: Upon a motion made by Mayor Pro-Tem West seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the resolution authorizing the mayor to execute a development agreement between the Town of Lakewood Village and The Sanctuary LLC in connection with the Lakewood Village Public Improvement District No. 1. *The motion carried.*

EXECUTIVE SESSION:

(Agenda Item E)

At 8:17 p.m. Mayor Vargus recessed into executive session in accordance with

2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Lakewood Village Partners; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Lakewood Village Partners.

RECONVENE:

(Agenda Item F)

Mayor Vargus reconvened the regular session at 8:45 p.m. No action was taken.

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
SEPTEMBER 21, 2021**

Page 6

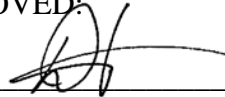
ADJOURNMENT

(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 Regular Meeting of the Lakewood Village Town Council at 8:46 p.m. on Thursday September 9, 2021. The motion carried.

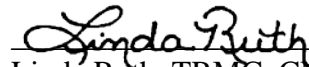
These minutes approved by the Lakewood Village Town Council on the 10th day of November 2021.

APPROVED:



Darrell West
MAYOR PRO-TEM

ATTEST:



Linda Ruth, TRMC, CMC
TOWN SECRETARY

