

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JULY 13, 2023

Council Members:

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

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, July 13, 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 Councilwoman Lepley and seconded by Councilman Bissonnette the council voted three (3) “ayes”, no (0) “nays” to close the public hearing at 7:01 p.m. *The motion carried.*

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PUBLIC HEARING:

(Agenda Item D)

A public hearing was held on the proposed fiscal year 2023-2024 budget to provide an opportunity for citizen comment. The Town Council may adopt the budget with or without amendment by ordinance on one (1) reading.

No one requested to speak.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette the council voted three (3) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

PUBLIC HEARING:

(Agenda Item E)

A public hearing was held on the proposed combined property tax rate of \$0.36/\$100 to provide an opportunity for citizen comment.

No one requested to speak.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette the council voted three (3) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

CONSENT AGENDA:

(Agenda Item F)

1. Minutes of June 8, 2023 Council Meeting (Ruth)
2. Variance for 823 Carrie Court for Front Facing Garage (Ruth).
3. Resolution Calling for Public Hearing Related to Levying Operations and Maintenance Assessments on the Lakewood Village Public Improvement District (Ruth)
4. Ordinance approving an Annual Update of the Service and Assessment Plan and Assessment Roll for the Lakewood Village Public Improvement District No. 1; making certain findings related thereto; and resolving other related matters (Ruth)
5. Interlocal Agreement with Denton County Tax Office for Collection of Public Improvement District Operations and Maintenance (Ruth)
6. Interlocal Agreement with Denton County Tax Office for Collection of Public Improvement District Capital Assessments (Ruth)
7. Professional Services Agreement with Corson & Cramer for The Arbors (Ruth)
8. Consideration of Variance for Front Facing Garage for 327 Hillside (Ruth)

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

REGULAR AGENDA:

(Agenda Item G.

Discussion of the New Town Hall (Ruth)

(Agenda Item G.1)

Mayor Vargus introduced Mr. Stephen Hilt of BRW Architects. Mr. Hilt reported that his firm has been tasked with determining the town’s future needs for a new town hall building. Mr. Hilt reported that his firm worked to determine the reasonable needs for building size at town build out. The total size came out to just under 13,000 square feet. Mr. Hilt reviewed a concept site plan and proposed floor plan. Mr. Hilt reviewed the construction cost estimate.

**Discussion of Assignment of Development
Agreement from Lakewood Village Partners
to Skorburg Company (Vargus)**

(Agenda Item G.2)

Mayor Vargus reported that Skorburg Company has the Northshore Property under contract. Mr. Kevin Harrell with Skorburg Company was available to answer any questions. Mayor Vargus reviewed the minor changes in the concept plan. The lots next to Eldorado will be 120 feet deep and will have one additional lot. The lot lines have been straightened to 90 degrees off the adjacent road. Skorburg Company will be finalizing details with David Weekly Homes to build the project. Mayor Vargus reviewed the proposed revisions to the Development Agreement. Council anticipates considering the development agreement at the next council meeting.

**Discussion of Water and Wastewater Capital
Improvements (Vargus)**

(Agenda Item G.3)

Mayor Vargus reported on a meeting with the well construction company that occurred earlier today. The test well pump failed and must be replaced. The construction company only recently contacted CoServ to provide power to the well site. CoServ has a 90 day turnaround time for installation of power for this project. HydroResources is currently constructing a well at the same depth for the Town of Aubrey. The Aubrey well pump failed only two months after it was installed. When HydroResources pulled the failed Aubrey pump they dropped the pump which caused it to fall to the bottom of the nearly 2,000 foot deep well damaging the sides of the well as it fell. It appears likely the Aubrey well has been damaged irreparably and will need to be plugged

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and redug. HydroResources has been put on notice that Lakewood Village will not tolerate shortcuts that cause unnecessary risk or delays. The current projected finish date for the well is sometime in October 2023. The water testing should be completed at the end of July. There is a possibility the well could be ready to pump water in July. The town could require HydroResources to provide a generator to run the well from July until the time CoServ is able to install the electricity.

Mayor Vargus reported the 300,000 gallon Ground Storage Water Tank project is nearly ready to be sent out to bid. Three options are available: concrete, welded steel, or glass. Usually, a glass tank is the most expensive but the preliminary information has revealed that glass will be less expensive than the other options.

Mayor Vargus will be meeting with the engineers regarding the status of the wastewater plant construction. Mayor Vargus reported on the status of the wastewater permit process with Texas Commission on Environmental Quality.

Consideration of the Consolidated Fee Ordinance (Vargus)

(Agenda Item G.4)

Mayor Vargus reviewed the redline changes.

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilwoman Lepley the council voted three (3) “ayes”, no (0) “nays” to approve the consolidated fee ordinance with an additional amendment of \$26 for the garbage rate. *The motion carried.*

Consideration of Utility Policies Ordinance (Vargus)

(Agenda Item G.5)

Mayor Vargus reported this will be discussed next month.

Discussion of the Subdivision Ordinance (Vargus)

(Agenda Item G.6)

Mayor Vargus reported Town Attorney Messer confirmed that school districts do not have to conform to zoning ordinances but they do have to comply with subdivision regulations. The subdivision ordinance will be amended over the next few months.

**Discussion of the Lakewood Village
Operations & Maintenance Public
Improvement District No. 1. Fiscal Year 2024
Budget (Vargus)**

(Agenda Item G.7)

Mayor Vargus that the Town's Public Improvement District Administrator proposes the budget. Mayor Vargus reviewed the procedure for adopting the budget and imposing assessments on properties within the public improvement district.

**Consideration of Lakewood Village Fiscal
Year 2023-2024 Budget (Vargus)**

(Agenda Item G.8)

Mayor Vargus reviewed the properties currently delinquent in property taxes. Mayor Vargus reviewed the properties that have protested their valuation and are still under appeal. Mayor Vargus reviewed the proposed budget which includes a reduction in the property tax rate by 20 percent.

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilman Bushong the council voted three (3) "ayes", no (0) "nays" to approve the Fiscal Year 2023-2024 Budget as presented. *The motion carried.*

ROLLCALL VOTE

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

Discussion of 2024 Tax Rate (Vargus)

(Agenda Item G.9)

Mayor Vargus reported the tax rate will be reduced and will be considered by council at the next council meeting.

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**Discussion of Third Quarter Investment
Report (Vargus)**

(Agenda Item G.10)

Mayor Vargus reviewed the 3rd quarter investment report. The town has approximately one million dollars more in the bank than at the start of the fiscal year.

**Discussion of New Franchise Agreement
(Vargus)**

(Agenda Item G.11)

Mayor Vargus reported that the town is working on franchise agreements with Atmos Energy and OnCor Electric. There was some discussion about the rates being considered.

EXECUTIVE SESSION:

(Agenda Item H)

At 9:06 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding The Arbors, Taylor Morrison-South Oak, Northshore, The Villas; and
2. § 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
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding The Arbors, Taylor Morrison-South Oak, Northshore; The Villas.

RECONVENE:

(Agenda Item I)

Mayor Vargus reconvened the regular session at 9:27 p.m. No action was taken.

ADJOURNMENT

(Agenda Item J)

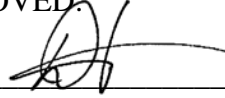
MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette council voted three (3) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 9:28 p.m. on Thursday, July 13 2023. The motion carried.

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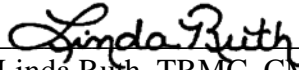
These minutes were approved by the Lakewood Village Town Council on the 10th day of August 2023.

APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

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