

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**DECEMBER 9, 2021**

**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

**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, December 9, 2021, at 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 to receive a report, hold a discussion, conduct public hearing on an Ordinance annexing property, as requested by the owner, presently located within the extraterritorial jurisdiction of Lakewood Village, Texas; providing for amending of the Official Town Map; providing for municipal services; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the Lakewood Village, Texas; and providing for other matters related thereto for the following property of 0.0057 acres of Denton County Parcel 205956, Lot 1 of Cardinal Ridge Estates

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No one requested to speak.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

**PUBLIC HEARING**

**(Agenda Item D)**

A public hearing was held to receive a report, hold a discussion, conduct public hearing on an Ordinance annexing property, as requested by the owner, presently located within the extraterritorial jurisdiction of Lakewood Village, Texas; providing for amending of the Official Town Map; providing for municipal services; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the Lakewood Village, Texas; and providing for other matters related thereto for the following property of lots 55 through 67 and 94 of Rocky Shore, and subdivision to Denton County, Texas, according to the amended plat thereof recorded in Volume 2, page 172 of the Plat Records of Denton County.

No one requested to speak

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:06 p.m. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E)**

**Consideration of Ordinance annexing  
approximately 0.0057 acres of Denton  
County Parcel 205956, Lot 1 of Cardinal  
Ridge Estates (Vargus)**

**(Agenda Item E.1)**

Mayor Vargus reviewed the request for annexation.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the ordinance annexing approximately 0.0057 acres of Denton County Parcel 205956, Lot 1 of Cardinal Ridge Estates. *The motion carried.*

**Consideration of Ordinance annexing lots 55  
through 67 and 94 of Rocky Shore (Vargus)**

**(Agenda Item E.2)**

Mayor Vargus reviewed the request for annexation.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilman Bissonnette, council voted four (4) “ayes”, one (1) “nays” (Councilman Bushong) to approve the ordinance annexing lots 55 through 67 and 94 of Rocky Shore. *The motion carried.*

**Discussion and consideration of all matters  
incident and related to approving and  
authorizing publication of notice of intention  
to issue certificates of obligation, including the  
adoption of a resolution pertaining thereto.  
(Vargus)**

**(Agenda Item E.3)**

Mayor Vargus introduced Mr. Andrew Friedman the town’s financial advisor. Mayor Vargus reported the dollar amount, \$20,000,000 in the resolution in the packet was a “place-holder”. After reviewing the project with the engineer, it was determined the amount to be borrowed will be closer to \$10,000,000. Mayor Vargus reported the current wastewater plant will be expanded to triple the current size. Town Administrator, Linda Ruth, has been in touch with the Witt family, and they have tentatively agreed to swap the land from the area in front of the sewer plant to the waterfront lot north of the sewer plant. This will allow for expansion of the sewer plant and protect lake access for citizens in the future. A 10-year build-out goal was discussed. There was some discussion about the need to have an additional 250,000 gallon ground storage water tank at the existing water plant. Mayor Vargus discussed the urgent need to drill a new well to replace the well that went down in October. At build-out the town needs to have 500 gallons per minute capacity. A Trinity aquifer well is the only viable option that will provide enough gallons per minute. Mr. Friedman reported the action council will take tonight is simply issuing notice and setting a date for a public hearing. The council is not obligated to take on any debt with the vote tonight. The bonds will likely be 20-year notes with a 10-year call option. Mayor Vargus reported the structure of the payments will be weighted more heavily in later years as more houses are built creating a very cost-effective payment stream. Mr. Friedman reported the Town of Lakewood Village has a bond rating of AA- which is a high rating. Mr. Friedman reported that issuing certificates of obligation allows the town more flexibility than revenue bonds. Issuing revenue bonds would require the town to set utility rates at a much higher level. Mr. Friedman reported the action tonight starts a 46-day clock which would make the council eligible to take action to issue bonds on February 10, 2022. Mayor Vargus reported the Public Improvement District for the development in the extra territorial jurisdiction will reimburse the town for their portion of the

required improvements. Mr. Friedman reviewed the way a credit rating is determined prior to selling bonds.

**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 publication of notice of intention to issue certificates of obligation as amended. *The motion carried.*

**Consideration of Resolution to Vote for a  
Candidate for the Denton Central Appraisal  
District Board of Directors (Vargus)**

**(Agenda Item E.4)**

Mayor Vargus reported several people are running for a position on the board of directors at the Denton Central Appraisal District.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve a resolution casting a vote for David Johnson. *The motion carried.*

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

**(Agenda Item E.5)**

Mayor Vargus introduced Leigh Collins with Republic Waste Services. Ms. Collins reported the current contract calls for a slight rate increase which are included in the amendment of the contract. Ms. Collins reported the commercial rates included in the contract are the same rates as Oak Point is charged. There was some discussion about the rates charged by CWD in Little Elm being higher than Lakewood Village rates. There was some discussion about franchise fees.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the amendment of contract with Republic Waste Services. *The motion carried.*

**Consideration of Amendment to the  
Consolidated Fee Ordinance (Vargus)**

**(Agenda Item E.6)**

Mayor Vargus reported on a few items that need to be updated related to building fees. Mayor Vargus reported that utility rates need to be adjusted to fund the bonds for the required infrastructure construction. Mayor Vargus reviewed rate structures for surrounding municipalities and compared Lakewood Village’s rate structure. Mayor Vargus reviewed his proposal to change

the base rate and reviewed the breakdown based on meter size. Mayor Vargus proposed changing the franchise fee from a flat rate to a percentage based on consumption. There was some discussion about considering adoption of the changes at the council meeting in January.

**MOTION:** *No motion was made.*

**Consideration of Variance Request for Front  
Yard Gate at 830 Carrie Lane (Ruth)**

**(Agenda Item E.7)**

Mayor Vargus reviewed the request for a variance. Mayor Vargus reported the property owner originally attempted to build columns in the right-of-way but has moved them onto his property.

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West, council voted five (5) “ayes”, no (0) “nays” to approve a variance allowing a five-foot tall vehicle gate at 820 Carrie Lane. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item F)**

At 8:16 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt; 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 Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt

**RECONVENE:**

**(Agenda Item G)**

Mayor Vargus reconvened the regular session at 9:34 p.m. No action was taken.

**ADJOURNMENT**

**(Agenda Item H)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonette council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular

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Meeting of the Lakewood Village Town Council at 9:50 p.m. on Thursday  
December 9, 2021. The motion carried.

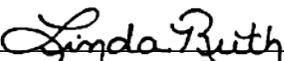
These minutes approved by the Lakewood Village Town Council on the 13th day of January 2022.

APPROVED:



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Darrell West  
Mayor Pro-Tem

ATTEST:

  
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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

