

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

APRIL 12, 2012

Council Members:

Mike Schnittker, Mayor
Dr. Mark Vargus, Mayor Pro-Tem
Ken Guthrie
Harold Wood
Carl Menckhoff, M.D.
Dave Getka

Town Staff:

Linda Asbell, Town Secretary

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Schnittker called the Town Council to order at 7:00 p.m. on Thursday, April 12, 2012, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG

(Agenda Item A)

Mayor Schnittker led the pledge of allegiance

VISITOR/CITIZENS FORUM:

(Agenda Item B)

Michele Stapleford, 419 Shady Oaks Lane, in Rocky Point spoke and requested the Council waive the \$100 deposit required for 417 Shady Oaks Lane because the property has hardly any water consumption as it only contains a building used for storage. Ms. Stapleford also asked about the 291.84 TCEQ regulation that restricts water deposits to \$50 and requires the deposit be refunded after 18 months. Mayor Pro-Tem Vargus explained the different regulations on for-profit water systems and municipal water system.

CONSENT AGENDA:

(Agenda Item C)

1. Minutes of the January 19, 2012 Council Meeting
2. Minutes of the February 16, 2012 Council Meeting
3. Minutes of the March 8, 2012 Council Meeting
4. Resolution Adoption of Official Town Map
5. Ratification of Contract between Lakewood Village MDD and AquaMat of Texas

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Mayor Pro-Tem Vargus explained that the ratification of the contract between the MDD and AquaMat is not a requirement, however, he wanted council to see and approve it as good practice.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Guthrie the Council voted five (5) “ayes” and no (0) “nays” to approve the items on the consent agenda. The motion carried.

REGULAR AGENDA: (Agenda Item D)

Discussion of Water/Wastewater Report by Gary Barnes of AquaMat of Texas (Agenda Item D.1)

Mayor Schnittker reported that due to illness Mr. Barnes is unable to attend the meeting therefore this item will be tabled until the next council meeting.

Consideration of Ordinance Denying Rate Increase Requested by AquaTexas (Agenda Item D.2)

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Wood the Council voted five (5) “ayes” and no (0) “nays” to approve the ordinance denying the rate increase requested by AquaTexas. The motion carried.

Consideration of On-Street Parking (Agenda Item D.3)

Mayor Schnittker reviewed the current regulations and the problems with people parking on the street impeding traffic. There was some discussion about possible alternatives. Councilman Getka reported on a problem with people attending practices in the baseball field and parking along Lakecrest. Councilman Menckhoff recommended the baseball league be contacted to see if they would be willing to distribute information to their participants about appropriate parking alternatives.

Discussion of Concrete Streets Proposal from Freese and Nichols (Agenda Item D.4)

Mayor Pro-Tem Vargus reviewed the proposal received from Freese and Nichols for a concrete street project. Mayor Schnittker introduced George Stuyck a resident of Lakewood Village who is a licensed surveyor and has experience in road projects. Mr. Stuyck reviewed the typical process for road projects and the methods used. Mr. Stuyck stated that it would be important for the project to be phased properly. Mr. Stuyck stated that the road leading into Town could be completed pretty quickly; however, residential roads will be more difficult as the road will have to be done one side at a time to allow for residential access. There was some discussion on the

benefits in using Freese and Nichols to handle the entire project versus handling the project in-house and utilizing the inside engineer associated with the street contractor. There was some discussion on the phasing priorities for the project and the funding options. There was some discussion on the bidding process and pricing. Council discussed the length of the financing term. Mayor Pro-Tem Vargus reported that he will discuss financing options with a few banks. Councilman Getka asked about the possibility of grants to assist with this project. Mayor Schnittker is going to contact Freese and Nichols to inform them of Council's desire to phase the project and request a revised proposal.

Discussion of Zoning Ordinance

(Agenda Item D.5)

Mayor Schnittker stated that this item is to discuss how council will revise the zoning ordinance. Mayor Pro-Tem Vargus reviewed the need for updating this ordinance in conjunction with the recent updating of the building and subdivision related ordinances. Councilman Guthrie stated that he would be part of a team to look at writing the zoning ordinance but he does not feel qualified to make zoning ordinance changes as an individual. There was some discussion on future development as regulated via planned developments. Councilman Getka stated he would also be a part of a zoning ordinance team. Councilman Getka and Councilman Guthrie will review the ordinance and report back at the next council meeting.

Discussion of Water Efficiency Study

(Agenda Item D.6)

Mayor Pro-Tem Vargus reviewed the water efficiency study he recently completed. Mayor Pro-Tem Vargus reported according to the study in the month of November the old meters are only reading about 45% of the actual water usage. Based on the results of the study the average water consumption which was not being recorded was approximately 5,000 gallons per house. Mayor Pro-Tem Vargus reported the well meters have been replaced so those measurements will also be accurate.

Mayor Pro-Tem Vargus reviewed the efficiency plan for well usage. Mayor Pro-Tem Vargus reported that the wells should be sequenced so the smaller well comes on first, and the other wells come on only as needed. Based on a modified sequencing study a ten percent energy savings was realized. Several new floats will need to be purchased to regulate the sequencing and a chlorination revision will be required. Mayor Pro-Tem Vargus reported that he will put together a proposal to submit to CoServ to ask for a grant to cover the expense of this project.

Consideration of Water/Wastewater Ordinance

(Agenda Item D.7)

Mayor Schnittker reported that the Rocky Point well building has been completely rebuilt, two pressure tanks are now operational, the storage tank has been sanitized and is now online. The

Rocky Point system is now fully operational. Michele Stapleford reported that she has noticed more pressure in her water service and she does not notice the bleach smell in the mornings.

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Wood the Council voted five (5) “ayes” and no (0) “nays” to approve the Water/Wastewater Ordinance. The motion carried.

Discussion of Park Improvements

(Agenda Item D.8)

Mayor Pro-Tem Vargus reported that he would like to see some park benches or tables in the park. Councilman Getka reported the EDC discussed purchasing a park benches and an awning covering the playground equipment. Councilman Guthrie stated the EDC would like to partner with the Town to share the expense of this project.

Discussion of Annexation

(Agenda Item D.9)

Mayor Schnittker reported to council that annexation of Sunrise Bay has been discussed off and on over the years and the time has come to make a decision. Mayor Schnittker reported that the Town will initiate contact with the residents of Sunrise Bay to begin the process. Sunrise Bay is currently an unrealized asset of the Town of Lakewood Village and the Town needs to make use of the asset by either annexation or “selling” it to the Town of Little Elm.

**Consideration of Appointment to Lakewood
Village Municipal Development District
Board (MDD)**

(Agenda Item D.10)

Mayor Pro-Tem Vargus stated the concern is the difficulty of consistently meeting a quorum of members of the MDD. Mayor Pro-Tem Vargus reported that the appointment of Linda Asbell to the MDD would be a benefit.

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Guthrie the Council voted five (5) “ayes” and no (0) “nays” to appoint Linda Asbell to the Town of Lakewood Village Municipal Development District. The motion carried.

COUNCIL AND STAFF COMMENTS:

(Agenda Item E)

Linda Asbell reported on the condition of 506 Billy lane and the improvements on the property

Mayor Schnittker reported that the conflict with the property owner in the ETJ that was challenging the Town’s ability to regulate building has been resolved.

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Mayor Pro-Tem Vargus reported that the meter replacement program was placed on hold while the Rocky Point Water System was rehabilitated and will resume soon.

Councilman Guthrie asked for assurances that the water in Rocky Point was safe to drink.

Councilman Getka stated the vacant lots need to be mowed and the landscaping lighting at the entrance needs to be adjusted.

Mayor Schnittker stated the roll-off trash container in Rocky Point was still located on the property and the property owners are welcome to use it until it is removed.

Councilman Guthrie thanked the Mayor and anyone else involved in placing the plants around the water plant.

ADJOURNMENT

(Agenda Item F)

MOTION: Upon a motion made by Councilman Getka and seconded by Councilman Wood the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 8:51 p.m. on Thursday, April 12, 2012. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 11th day of June 2012

APPROVED

Mike Schnittker
MAYOR

ATTEST:

Linda Asbell
TOWN SECRETARY