

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JUNE 13, 2013

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 7:01 p.m. on Thursday, June 13, 2013, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PRESENTATION OF COLORS AND
PLEDGE TO THE FLAG**

(Agenda Item A)

Boy Scout Troup 45 presented the colors and lead the Pledge of Allegiance to the flag.

PRESENTATIONS

(Agenda Item B)

Town Secretary, Linda Asbell, administered the oaths of office and presented the certificates of election to re-elected Councilman Vargus, Councilman Wood, and Councilman Getka.

VISITOR/CITIZENS FORUM

(Agenda Item C)

Dave Sykes, 430 Peninsula, stated that the southeast portion of his property allows for drainage to the lake. Mr. Sykes reported that when he purchased the property it was overgrown and he spent a significant amount of time cleaning it up. Mr. Sykes reported that the drainage area has several felled trees that he believes will cause problem with drainage. He distributed pictures of trees that are in the drainage ditch and asked the Town Council to consider cleaning that area up to provide for good drainage and safety. Mr. Sykes reported that he talked to the United States

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Army Corps of Engineers when he purchased the property and the USACE told him they were not going to do anything to manage that property and does not pay attention to it because they consider that area to be quasi-Lakewood Village Town property.

PUBLIC HEARING

(Agenda Item D)

A public hearing was held on proposed subdivision ordinance amendments to provide an opportunity for citizen comment on the proposed rules and regulations regarding subdivision and other property, application of uniform codes, and building construction permitting and fees in the Town limits and the Extra Territorial Jurisdiction.

Mayor Schnittker opened the public hearing at 7:13 p.m.

No one requested to speak

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Getka the Council voted five (5) “ayes” and no (0) “nays” to the close the public hearing at 7:13 p.m. *The motion carried.*

REGULAR AGENDA:

(Agenda Item E)

Consideration of Election of Mayor Pro-Tem

(Agenda Item E.1)

Councilman Guthrie nominated current Mayor Pro-Tem Vargus to continue to serve in that capacity.

MOTION: Upon a motion made by Councilman Guthrie and seconded by Councilman Getka the Council voted five (5) “ayes” and no (0) “nays” to elect Councilman Vargus as Mayor Pro-Tem. *The motion carried.*

Consideration of Subdivision Ordinance

(Agenda Item E.2)

Mayor Pro-Tem Vargus reported that the changes in the ordinance require concrete roads and incorporates the currently separate ordinance including the extra territorial jurisdiction. Council discussed the savings and repealer sections.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Getka the Council voted five (5) “ayes” and no (0) “nays” to approve the subdivision ordinance as discussed. *The motion carried.*

**Consideration of Fiscal Year 2012-2013
Budget Amendment Ordinance**

(Agenda Item E.3)

Mayor Pro-Tem Vargus reviewed the budget amendments as presented. Mayor Pro-Tem Vargus discussed the administrative fee for services which the utility fund is paying to the general fund. There was some discussion on whether the administrative fee will be made as an annual payment or as a monthly payment. Mayor Pro-Tem Vargus reported that Councilman Guthrie worked out a formula to calculate the administrative fee based on administrative salaries, audit service fee, and town hall overhead. There was some discussion about the Municipal Development District repaying the General Fund for the legal fees incurred for acquiring the Rocky Point Water System.

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 Fiscal Year 2012-2013 Budget Amendment Ordinance as presented. *The motion carried.*

**Consideration of Fiscal Year 2013-2014
Budget**

(Agenda Item E.4)

Mayor Pro-Tem Vargus reviewed the timetable he distributed for the concrete roads project. Mayor Pro-Tem Vargus reviewed the process for both the financing and the bidding/construction process for the roads. Mayor Schnittker stated that after discussions with the Town Engineer it will be approximately \$1,100,000.00 to install concrete roads in the original section of town and down Highridge Drive to Melody Lane. There was some discussion on the engineering process for the design of the roads. Mayor Pro-Tem Vargus explained that the town can pay off the debt early, and can pay the debt without increasing the tax rate but it will be a very tight budget. Council discussed the LandPlan Development allowing for paying off the debt early and building phase two of the project. Council discussed increasing the tax rate for the time of the debt and then lowering the rate when the debt is retired. Mayor Pro-Tem Vargus provided examples of a budget with allowing for a tax rate increase and a budget without a tax rate increase. Council discussed a debt servicing tax rate of \$.05 which would automatically be eliminated when the debt is retired. There was some discussion about using an assessment against each property for the cost of the roads based on the linear feet of road touching that property. Mark Patterson stated, from a contractor point of view, the roads in the original part of town will be much more expensive because there will be more work to bring the culverts up to standard.

Mark Patterson reported that the water operation is within TCEQ limits, however due to usage on some of the larger lots the water levels run low during the summer. Mr. Patterson reported that the TCEQ is still reviewing the pressure tank submission. He believes the pressure tank project will begin during this fiscal year but it is not certain that it will be complete before the year ends.

Mr. Patterson reported that the sewer plant needs to be refurbished and stated that it would be prudent to have the work performed prior to LandPlan beginning development. Mr. Patterson stated that he believes the cost of the project will be approximately \$30,000. There was some discussion about the process of the refurbishment and operations of the sewer plant during the project. There was some discussion on the status and condition of the Rocky Point Water System. There was some discussion about digging a new well into the Trinity Aquifer and the location of the well. Mr. Patterson reported that TCEQ has not performed a wastewater inspection during his contract term and he expects that to be scheduled in the near future. Mr. Patterson stated that the Town did very well on the water inspection.

MOTION: *No motion was made.*

Consideration of Fencing Bids for Water Plant

(Agenda Item E.5)

There was some discussion on the bids received.

MOTION: Upon a motion made by Councilman Menckhoff and seconded by Mayor Pro-Tem Vargus the Council voted five (5) “ayes” and no (0) “nays” to approve the bid from Long’s Fencing of North Texas. *The motion carried.*

Consideration of No Parking Zone at the Intersection of Highridge Drive and Melody Lane

(Agenda Item E.6)

Mayor Pro-Tem Vargus reported on a safety problem with parking on the road at Highridge Drive and Melody Lane. Council discussed enforcement options. Councilman Menckhoff stated that he has not noticed that parking in this location has caused a problem. Councilman Wood reported on a near accident he experienced at that intersection due to the parking. Councilman Menckhoff stated that he does not believe that this ordinance will resolve any issue at this location and is against passing this ordinance. There was some discussion about the process and allowances for prohibiting street parking. Councilman Getka recommended making only the East side of Highridge for 30 feet from the intersection up to the driveway of the home at that location be made no parking. Councilman Guthrie reported that he has not personally seen much parking on the homeowner side but he has seen parking in front of the fire hydrant. Mayor Pro-Tem Vargus reported that he has spoken to the sheriff department and they stated they will not issue tickets or enforce the state no-parking areas of the intersections. Councilman Menckhoff requested Town Secretary Asbell to contact the owner of the home at that location and report that the town council has considered passing a no-parking zone and installing signs and re-request their voluntary compliance.

MOTION: *No motion was made.*

Discussion of Community Blood Drive

(Agenda Item E.7)

Councilman Getka reported that he felt this would be a good community activity. Councilman Menckhoff reported that there are several organizations which will set up a truck for a blood drive and there is a large need for blood at this time. Councilman Getka reported that he will volunteer to organize the blood drive and will attempt to set up the blood drive to coincide with the July 25th CPR class.

Consideration of April 25, 2013 Council Meeting Minutes

(Agenda Item E.8)

MOTION: Upon a motion made by Councilman Menckhoff and seconded by Councilman Getka the Council voted five (5) “ayes” and no (0) “nays” to approve the April 25, 2013 minutes as presented.. *The motion carried.*

EXECUTIVE SESSION:

(Agenda Item F)

Mayor Schnittker stated that an executive was not necessary and the discussion would be held in open session. Mayor Pro-Tem Vargus reported on a discussion with the adjacent property owner to the Town’s half-lot. Mayor Pro-Tem Vargus stated that the owner offered to purchase the town’s half-lot for \$9,000. Council discussed waiving the replat fee provided the owner will pull a building permit within a defined period of time.

RECONVENE:

(Agenda Item G)

No action was taken.

COUNCIL AND STAFF COMMENTS:

(Agenda Item H)

Councilman Wood stated that the weeds on the property at the entrance to town are higher than 48”.

Councilmen Guthrie and Wood both asked about the status of the Town Hall park improvements. Council discussed that the improvements were an EDC project and the EDC has not met again.

ADJOURNMENT

(Agenda Item I)

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Menckhoff the Council voted five (5) “ayes” and no (0) “nays” to adjourn the

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Regular Session of the Lakewood Village Town Council at 9:06 p.m. on Thursday, June 13, 2013. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 8th day of August 2013.

APPROVED

Mike Schnittker
MAYOR

ATTEST:

Linda Asbell
TOWN SECRETARY