

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

OCTOBER 14, 2013

Council Members:

Mike Schnittker, Mayor
Dr. Mark Vargus, Mayor Pro-Tem
Ken Guthrie - ABSENT
Clint Bushong
Carl Menckhoff, M.D. Arrived at 9:37 p.m.
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 Monday, October 14, 2013, 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)

No one requested to speak.

REGULAR AGENDA:

(Agenda Item C)

**Legislative Update by State Representative
Pat Fallon**

(Agenda Item C.1)

meeting at Griffin Middle school at 6:30 on October 22nd.

a Town Hall

Representative Pat Fallon thanked the council for inviting him to attend the council meeting. Denton County has had only 3 representatives in the last 10 years and recently due to

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redistricting a 4th position was created and Representative Fallon was elected to that seat to represent 170,000 citizens. Representative Fallon reviewed some basic information about how the budget process works at the State level and reviewed some of the actions taken in the House regarding adopting the current budget. Representative Fallon stated that he will remain consistent in his representation of his constituents. He reviewed some of the changes in the Teachers Retirement System and the funding of water projects for local entities. Representative

fund. He reviewed the level of Medicaid fraud and the focus on reducing fraudulent claims by funding the Office of Attorney General for investigations. Representative Fallon reviewed the pro-life bills that were considered by the Texas House and reviewed the laws that were actually passed.

bill (Bill 308). HJR62 is a constitutional amendment (proposition 1) states if you are a spouse of a member of the military who was killed in the line of duty the spouse will not ever pay property taxes in the State of Texas again. Representative Fallon reviewed a few bills regarding government transparency that failed to pass (one regarding lobbyists and one that would prohibit representatives from collecting their retirement if they are convicted of a felony).

**Consideration of Appointments to the
Municipal Development District**

(Agenda Item C.2)

Mayor Schnittker stated that he initially was going to recommend that all four candidates be appointed to the MDD which would allow Councilman Menckhoff and himself to resign from the board, however, Town Secretary Linda Asbell pointed out that there are also three council members who are serving on the EDC.

Mayor Pro-Tem Vargus stated that he would prefer to allow the candidates indicate their preference for the board on which they would like to serve.

Dave Sykes indicated preference for the MDD
Maggie Walloch indicated a preference for the MDD
Ed Reed indicated a preference for the MDD
Bill Schocknecht indicated a preference for the EDC

There was some discussion on the need for the creation of a scope of purpose for the MDD.

Councilman Bushong indicated that he would like to resign his position on the EDC.

MOTION: Upon a motion made by Councilman Getka and seconded by Mayor Pro-Tem
appoint Dave
Sykes, Maggie Walloch, and Ed Reed to the Board of the Municipal Development
District. The motion carried.

**Consideration of Appointments to the
Lakewood Village Economic Development
Corporation**

(Agenda Item C.3)

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Bushong Schoknecht to the Board of the Economic Development Corporation. The motion carried.

**Consideration of Award of Bid for Hydro-
Pneumatic Tank**

(Agenda Item C.7)

Mayor Schnittker reviewed the bid for the pressure tank. Sam Morgan indicated that he believes the bid amount is a fair price.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman the hydro-pneumatic tank to Bulldog Steel. The motion carried.

**Discussion of Water Infrastructure Planned
Improvements**

(Agenda Item C.4)

**Discussion of Sewer Infrastructure Planned
Improvements**

(Agenda Item C.5)

Council discussed the option of obtaining the surplus tanks from the City of Prosper. There was discussion about the difficulty of finding a company to transport the tanks from Prosper to Lakewood Village making it unlikely that this option would be workable. There was some discussion about the cost of purchasing new water storage tanks. Mayor Pro-Tem Vargus reported that he received an estimate of \$60,000 from USA tank for a delivered and installed tank. Sam Morgan recommends the town purchase two 150,000 gallon tanks.

There was some discussion on the configuration and location of tanks within the well site and getting a new survey which will allow for full use of the footprint of the land around the water plant. There was some discussion about the need to increase ground storage which would increase the ability to fully utilize the capability of the wells.

Council requested Mr. Morgan find out information about the liner, the foundation, bonding, fill gauge, and verify exactly what is included in the bid for the new tank.

There was some discussion about the timeline for construction of the pad and the plumbing for the new booster pumps and preparing for new storage tanks.

**Consideration of Approval of Additional
Infrastructure Related to Installation of
Hydro-Pneumatic Tank**

(Agenda Item C.8)

Sam Morgan stated that he can get started on preparing for the tank in the next week. Mr. Morgan recommends that the Town plumb the site to accommodate the larger pumps to plan for the demand at build out and install plumbing to allow for additional storage in the future.

There was some discussion on the proposals received from Little Elm Services and C&S Well Service to prepare for the new pressure tank and plan for future equipment. Mark Patterson stated that Lakewood Village is at 80% capacity right now. Mr. Patterson stated that as Lakewood Village grows the well capacity is lower than our ability to put water into the system. Mr. Patterson recommended putting one 20hp booster pump at this time and add another later. There was some discussion about reduced cost of installing only one pump at this time.

There was some discussion about approving the bid for Little Elm Services and asking Al Stewart of C&S Well Service to revise his bid for the installation of only one booster pump at this time.

MOTION: Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman

proposal of Little Elm Plumbing for work related to the installation of the hydro-pneumatic tank. The motion carried.

**Consideration of Wastewater Plant
Maintenance Projects**

(Agenda Item C.9)

Mark Patterson stated that TCEQ noted corrosion in the inlet and outlet structures and those are minimum to be corrected. Another option would be to supply TCEQ with a firm timeline, that the Town would be held to, for a more complete rehab of the wastewater plant. There was some discussion on the options for rehabilitating the wastewater plant. Mr. Patterson indicated that TCEQ also indicated this issue on the 2010 inspection. Mr. Patterson stated that TCEQ will send an official letter which we will receive in approximately two weeks and they will provide a deadline for the Town to provide a response. Council asked Mr. Patterson to provide council with a couple of options for consideration at the next council meeting

**Discussion of Rocky Point Infrastructure
Planned Improvements**

(Agenda Item C.6)

Mayor Pro-Tem Vargus reported on the current status of the Rocky Point equipment and the plan to move the current Lakewood Village 3,000 gallon pressure tank to Rocky Point. There was some discussion on the storage tank and the plan to move one of the fiberglass tanks from Lakewood Village to Rocky Point which would solve the ground storage requirements. Mr. Morgan indicated he would get a bid for pouring pads for both the Lakewood Village pressure tank and for moving the existing pressure tank over to Rocky Point.

**Consideration of Drought Contingency
/Water Management Plan Ordinance**

(Agenda Item C.10)

Councilman Bushong reviewed the proposed ordinance and reviewed the need for a change from the current ordinance. Councilman Bushong reviewed the different stages. Mr. Patterson stated that no one will be checking the equipment at 4am so a problem would not be noticed until several hours later. Mr. Patterson recommended an odd/even regulation for watering which would better protect the water storage. Mayor Pro-Tem Vargus stated that he does not believe an odd/even regulation would work in Lakewood Village due to the number of properties on the lake throwing off the consumption on their designated day. Mr. Patterson recommends the emergency regulations be triggered by the capacity of the wells. There was some discussion on management of emergencies and management of general water use during high demand periods.

Councilman Getka expressed concern about the Stage 3 restriction on the ability of residents to top-off pools because pools have minimum fill requirements to maintain the integrity of the pool.

There was some discussion about administering a variance on the water management plan. Councilman Bushong asked Town Secretary Linda Asbell if Councilman Menckhoff and Councilman Guthrie had submitted any comments. Secretary Asbell indicated that no comments were received.

MOTION: Upon a motion made by Councilman Getka and seconded by Mayor Pro-Tem Ordinance 13-13 - Drought Contingency/Water Management Plan. The motion carried.

**Consideration of Utility Billing Software –
MuniBilling**

(Agenda Item C.11)

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Mayor Pro-Tem Vargus stated that Councilman Guthrie was responsible for software evaluation and procurement at Hewlett Packard and he would like Councilman Guthrie to review and make an official recommendation

Town Secretary Linda Asbell reviewed the status of the test run and the plans for progressive implementation of the software

There was some discussion about the capabilities of the e-billing and the auto payment of the bill.

EXECUTIVE SESSION:

(Agenda Item D)

At 9:32 p.m. Mayor Schnittker recessed into executive session in compliance with Section 551.087: to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

Councilman Menckhoff took his place on the dais at 9:37.

RECONVENE:

(Agenda Item E)

Mayor Schnittker reconvened into the regular session at 10:25 p.m.

No action taken

COUNCIL AND STAFF COMMENTS:

(Agenda Item F)

No comments were made

ADJOURNMENT

(Agenda Item G)

MOTION: Upon a motion made by Councilman Bushong and seconded by Mayor Pro-Tem Vargus the Council voted four (4) nays to adjourn the Regular Session of the Lakewood Village Town Council at 10:27 p.m. on Monday, October 14, 2013. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 14th day of November 2013.

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APPROVED

Mike Schnittker
MAYOR

ATTEST:

Linda Asbell, TRMC
TOWN SECRETARY.