

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**SEPTEMBER 11, 2014**

**Council Members:**

Mayor - Vacant  
Dr. Mark Vargus, Acting Mayor  
Ken Guthrie, Deputy Mayor Pro-Tem  
Clint Bushong  
Carl Menckhoff, M.D.  
Dave Getka

**Town Staff:**

Linda Asbell, TRMC, Town Secretary

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Acting Mayor Vargus called the Town Council to order at 7:05 p.m. on Thursday, September 11, 2014, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Acting Mayor Vargus led the pledge of allegiance.

**PRESENTATION:**

**(Agenda Item B)**

Acting Mayor Vargus presented a proclamation designating September 17th through September 23<sup>rd</sup> as Constitution Week. The proclamation will be sent to Dawn Ventre, Vice Regent of the Preston Ridge Chapter of the Daughters of the American Revolution.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item C)**

No one requested to speak.

**PUBLIC HEARING:**

**(Agenda Item D)**

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A public hearing was held on the proposed property tax rate of \$0.30/\$100 to provide an opportunity for citizen comment.

Acting Mayor Vargus opened the Public Hearing at 7:08 p.m.

Mr. Dan Tantalo expressed concern that raising the tax by only \$0.05 would not cover the debt needs. Acting Mayor explained some of the dedicated fees in addition to the tax that will fund road repairs. Councilman Menckhoff reported that the tax increase covers only about 25% of the debt and the rest of the funds will be covered by a combination of pro-active savings and making cuts in the budget. Councilman Bushong reported that when the debt is paid-off the extra \$0.05 would be removed.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Deputy Mayor Pro-Tem Guthrie the Council voted five (5) “ayes” and no (0) “nays” to close the public hearing at 7:14 p.m. *The motion carried.*

**CONSENT AGENDA:**

**(Agenda Item E)**

1. Minutes of the July 8, 2014 Council Meeting
2. Minutes of the August 14, 2014 Council Meeting
3. Acceptance of the Economic Development Corporation Donation of the Mail Facility at Town Hall

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Menckhoff the Council voted five (5) “ayes” and no (0) “nays” to approve the consent agenda items as presented. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item F)**

**Consideration of Ordinance Adopting the  
2014 Property Tax Rate of \$0.30/\$100**

**(Agenda Item F.1)**

There was some discussion about the language of the ordinance which assesses the tax rate to defray debt in general rather than specifically referring to the debt related to the concrete road project.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Deputy Mayor Pro-Tem Guthrie the Council voted five (5) “ayes” and no (0) “nays” to increase the property tax rate by the adoption of a tax rate of \$0.30/\$100 valuation, which is effectively a 20 percent in the tax rate. *The motion carried.*

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Acting Mayor Vargus	X			
Deputy Mayor Pro-Tem Guthrie	X			
Councilman Menckhoff	X			
Councilman Getka	X			
Councilman Bushong	X			

**Consideration of Ratification of Ordinance  
14-09 Adopting the Fiscal Year 2014-2015  
Budget**

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**(Agenda Item F.2)**

Acting Mayor reported that a few housing starts are imminent.

**MOTION:** Upon a motion made by Acting Mayor Vargus and seconded by Councilman Menckhoff the Council voted five (5) “ayes” and no (0) “nays” to ratify Ordinance 14-09 adopting the fiscal year 2014-2015 budget. *The motion carried.*

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Acting Mayor Vargus	X			
Deputy Mayor Pro-Tem Guthrie	X			
Councilman Menckhoff	X			
Councilman Getka	X			
Councilman Bushong	X			

**Discussion of Status of the Rehab/Repair of  
the Waste Water Treatment Plant**

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**(Agenda Item F.3)**

David Patterson of Patterson Professional Services was unable to attend the meeting. Town Secretary, Linda Asbell reviewed pictures of the progress of Waste Water Treatment Plant rehabilitation and repair. There was some discussion of the process and functions of the components of the plant. Acting Mayor Vargus reported that the proposed cost was between \$35,000 and \$42,000. The actual cost of the repair was \$34,250.00. Acting Mayor Vargus reported that this repair should last approximately 20 years. Acting Mayor Vargus reported that Sam Morgan is in the process of redesigning some of the plumbing at the waste water plant to reclaim and recirculate chlorinated water within the system. Mr. Morgan is designing a system to also use reclaimed water to create a spray to clean the “teeth” in the clarifier weir. There was some discussion about using fine gas diffusers rather than air-drops which would be more efficient and allow the blower motors to be put on timers which will result in an approximate 30% savings on the electric bill. There was some discussion about throttling the blower motors down and then throttling them up as opposed to turning them off and on to protect some of the

life span of the motors. There was some discussion about back-up power at the waste water treatment plant.

**Discussion of Status of Phase I of Concrete Road Project**

**(Agenda Item F.4)**

Deputy Mayor Pro-Tem Guthrie reported that the road contractor has finished pouring the concrete on the North end of Peninsula, the sod will be placed along the edges of Lakecrest, and reviewed the pouring plan for the next week. Acting Mayor Vargus reported that based on the contract with the Town Engineer, the town is responsible for paying for any errors made by the Town Engineer up to the first 2% which is approximately \$30,000. There was some discussion about problems with the placement of culverts. Acting Mayor Vargus reported that the Town Engineer has agreed to finish this concrete road project but has declined to serve as the Town Engineer for any future projects. There was some discussion about a lack of turning radius at Shoreline and Hillside in the design plan and a conflict with an existing fire hydrant. There was some discussion about the procedure used for connecting with existing driveways and the additional cost of \$2,700 for concrete. There was some discussion about the change orders which are expected to cost approximately \$30,000.

**Consideration of Waiving of Flatwork Permit Fees in the Phase I Construction Zone**

**(Agenda Item F.5)**

Acting Mayor Vargus reported that as an incentive for citizens to fix driveways during the construction the council discussed waiving the flatwork fees. Acting Mayor Vargus reported that he has contacted several contractors to provide quotes on driveway repairs. There was some discussion about opening the option to all citizens to participate in the incentive.

**MOTION:** Upon a motion made by Councilman Menckhoff and seconded by Councilman Bushong the Council voted five (5) “ayes” and no (0) “nays” to waive the driveway permit fees in the Phase I construction zone. *The motion carried*

**MOTION:** Upon a motion made by Acting Mayor Vargus and seconded by Deputy Mayor Pro-Tem Guthrie the Council voted five (5) “ayes” and no (0) “nays” to waive the flatwork permit fees, excluding foundations, during the construction phase in the Phase I construction zone. *The motion carried*

**Consideration of Mosquito Abatement Options Related to West Nile Virus Threat**

**(Agenda Item F.10)**

Councilman Getka distributed contact information for a company that provides mosquito abatement services to local municipalities. There was some discussion about some of the ponds in Lakewood Village. There was discussion about the process of regulation and enforcement of aeration or larvicide. Councilman Getka provided an educational video on West Nile Virus. There was some discussion about the cost options. Councilman Menckhoff stated that West Nile Virus is likely already in the mosquitos in the Village. There was some discussion about education and treatment versus testing options. Councilman Getka stated that he would get cost estimates for testing and for treatment. Councilman Menckhoff reported that most of the treatments for abating mosquitos are not benign and can be harmful to wildlife so care must be taken when deciding what to do. It was recommended that the town provide larvicide tablets at no cost to citizens.

**Consideration of New Water Plant  
Administrative/Inventory Building**

**(Agenda Item F.6)**

Acting Mayor Vargus reported that the water main going down Highridge is steel and the town does not have inventory to fix steel piping. The town needs to build a building to house the inventory and provide an administrative area. Acting Mayor Vargus reported that there is approximately \$9,000 left in the budget for this fiscal year. He would like to pay for part of the project in this fiscal year and the rest of the project in the next fiscal year. Acting Mayor Vargus reported that Sam Morgan of Little Elm Services has volunteered to plumb the building at no cost to the town. Council reviewed the cost estimate for constructing the building. There was discussion regarding pouring the foundation for \$5,800 during this fiscal year. Acting Mayor Vargus reported that he would like to work with Mr. Morgan on some changes on the floor plan. Councilman Getka reported that he has concerns about taking on an additional project with the financial concerns and the many projects being undertaken by the town right now.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Councilman Menckhoff the Council voted five (5) “ayes” and no (0) “nays” to table this item until architectural drawings are presented.. *The motion carried.*

**Discussion of Ordinance Establishing  
Council Rules of Procedure**

**(Agenda Item F.7)**

Acting Mayor Vargus reported that Town Secretary Linda Asbell provided this ordinance which formalized some of the procedures currently being used in council meetings. Acting Mayor Vargus stated that he would like to incorporate language that requires any item with a three-to-two vote to be brought back for reconsideration and re-vote at the next council meeting. Council will review the proposed ordinance and consider it at the next council meeting.

**Consideration of Adoption of North Central  
Texas Council of Governments Public Works  
Construction Standards**

**(Agenda Item F.9)**

Councilman Bushong reported that council considered this ordinance at the last council meeting. Councilman Bushong and Councilman Menckhoff discussed some of the concerns about this ordinance and have agreed that no changes are necessary in the wording.

**MOTION:** Upon a motion made by Acting Mayor Vargus and seconded by Deputy Mayor Pro-Tem Guthrie the Council voted five (5) “ayes” and no (0) “nays” to approve the ordinance North Central Texas Council of Governments Public Works Construction Standards. *The motion carried.*

**Consideration of Subdivision Ordinance**

**(Agenda Item F.8)**

Councilman Bushong reported that he has not received needed feedback from the Town Attorney. He has incorporated the language and changes the council has previously discussed and the language the Town Engineer provided. There was some discussion about required access to parks. There was some discussion about the information and feedback needed from the Town Attorney.

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

**EXECUTIVE SESSION:**

**(Agenda Item G)**

No executive session was held.

**RECONVENE:**

**(Agenda Item H)**

**COUNCIL AND STAFF COMMENTS:**

**(Agenda Item I)**

Councilman Getka reported that he has collected the old street signs and would like to hold a silent auction with a minimum starting bid of \$10.00.

**ADJOURNMENT**

**(Agenda Item J)**

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**MOTION:** Upon a motion made by Councilman Getka and seconded by Councilman Bushong, council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 9:32 p.m. on Thursday, September 11, 2014. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 9th day of October 2014.

APPROVED

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Dr. Mark E. Vargus  
ACTING MAYOR

ATTEST:

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Linda Asbell, TRMC  
TOWN SECRETARY