

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**FEBRUARY 12, 2015**

**Council Members:**

Dr. Mark Vargus, Mayor  
Carl Menckhoff, M.D., Mayor Pro-Tem  
Clint Bushong  
Dave Getka  
Gary Newsome  
Ed Reed

**Town Staff:**

Linda Asbell, TRMC, Town Secretary

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

With a quorum of the Council Members present, Mayor Vargus called the Regular Session of the Town Council to order at 7:01 p.m. on Thursday, February 12, 2015, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the pledge of allegiance

**SPECIAL PRESENTATION**

**(Agenda Item B)**

State Representative Pat Fallon was unable to attend due to an emergency that required him to be in Austin. Representative Fallon expressed his regrets for missing the meeting and requested Council allow him to make the presentation to the Guthrie family at the council meeting on March 12, 2015.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item C)**

Mike Crow, 1234 Garza Lane, lives in the Lakewood Village extra territorial jurisdiction. Mr. Crow reported that he wants to build a pre-fabricated metal storage building with a gravel base. Mr. Crow was advised that he will need to request two variances (80% masonry requirement, and front facing garage prohibition) and will need to be placed on a future agenda so council can take action on his request. Mr. Crow advised that he is available to provide building inspection services. Mr. Crow is currently a building inspector for the Town of Little Elm.

**REGULAR AGENDA**

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**(Agenda Item D)**

**Consideration of cancellation of Contract  
with Southwest Securities as Financial  
Advisor (Vargus)**

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**(Agenda Item D.1)**

Mayor Vargus reviewed the responsibilities of the financial advisor and reported that the town's primary contact, Mark McLiney, is no longer affiliated with Southwest Securities.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Councilman Bushong, council voted five (5) "ayes" and no (0) "nays" to terminate the contract with Southwest Securities as Financial Advisor. The motion carried.

**Consideration of Appointment of SAMCO as  
Financial Advisor (Vargus)**

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**(Agenda Item D.2)**

Mayor Vargus reported Mr. McLiney has joined SAMCO and would continue to serve as the Town's financial advisor.

**MOTION:** Upon a motion made by Councilman Getka and seconded by Councilman Bushong, council voted five (5) "ayes" and no (0) "nays" to appoint SAMCO as Financial Advisor.

**Consideration of Resolution in Support of  
Amendment to the Definition of  
"Municipality" in the Local Government  
Code (Asbell)**

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**(Agenda Item D.3)**

Mayor Vargus reviewed the need for support of the amendment and Resolution.

**MOTION:** Upon a motion made by Mayor Pro-Tem Menckhoff and seconded by Councilman Reed, council voted five (5) "ayes" and no (0) "nays" to approve the resolution in support of the amendment to the definition of "Municipality" in the Local Government Code. The motion carried.

**Consideration of Adoption of Energy  
Efficiency Goal for Town Operations  
(Vargus)**

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**(Agenda Item D.4)**

Mayor Vargus discussed the need to have a goal for energy efficiency. Mayor Vargus reviewed some of the energy saving measures already adopted, e.g., shutting down the large well during the winter months, and adjusting blower motor operating timing at the sewer plant. Mayor Vargus asked council to consider adopting a goal of reducing energy consumption by 25% over the next 3 years. The town has had an unstated operating goal to reduce energy use and Mayor Vargus reported he would like to have a stated goal to target. There was some discussion about using recycled water from the sewer plant for irrigation. Council discussed the difficulty of tracking the success of meeting the goal. Councilman Reed volunteered to write an energy efficiency/sustainability policy and present it to the council for consideration at a future meeting.

**MOTION:** No motion made.

**Discussion of Financial Update (Vargus)**

**(Agenda Item D.5)**

Mayor Vargus reviewed the final totals for the cost of the concrete road project. The project was completed approximately \$23,000 under budget. Some of the cost of the change orders was due to the Lakecrest waterline project. Mayor Vargus reported the construction costs will be broken down and the portion of the cost directly related to the waterline project will be paid by the Utility Fund. Mayor Vargus will provide those numbers to council. There was some discussion on the change orders required during the construction project. Mayor Vargus reviewed the reserve funds balances. Mayor Vargus reported that standard reserve funds should cover approximately 3 months of expenses. Every January the town makes a bond payment, in August the town pays interest on the bonds. General fund reserve balance \$210,000, Utility Fund reserve balance \$213,000.

**Discussion of Current Residential  
Construction Progress (Vargus)**

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**(Agenda Item D.6)**

Mayor Vargus reported that a few houses are under construction and a few more are expected to begin in the next several months. Mayor Vargus reported on some concerns with the construction of a property on Hillside. There was some discussion regarding drainage concerns on the property. Mayor Vargus showed a video to council showing that the current drainage on the property is directed onto the neighboring properties. There was some discussion on the width of the driveway and the difficulty the owner will have getting into the driveway. There was some discussion about a self-imposed hardship not qualifying for a variance.

**Discussion of New Town Engineer (Vargus)**

**(Agenda Item D.7)**

Mayor Vargus reported that he met with the principal engineer for Kimley Horn. They toured the town and discussed the engineering needs for the town. Mayor Vargus stated that Kimley Horn was very receptive to providing engineering services to the town. Kimley Horn will provide a fee schedule and will be at the March council meeting. Councilman Menckhoff requested the fee schedule for Freese & Nichols to compare to Kimley Horn's schedule

**Discussion on Status of Concrete Road Project (Reed)**

**(Agenda Item D.8)**

Councilman Reed reported that concrete road is complete. The construction staging area has been cleared with the exception of a water truck and one other piece of equipment. Councilman Reed reported that Jagoe would come back twice a week to water the sod. Jagoe has placed grass seed on the construction area and the Parkwood lots where the fill dirt was distributed. There is a two-year warranty on the sod. There was some discussion about the individual property owners being responsible for any damage or rutting to the sodded areas. There was some discussion about road repairs and maintenance.

**Discussion of Goals and Objectives for 2015 (Vargus)**

**(Agenda Item D.9)**

Mayor Vargus stated he has a few goals he would like council to consider. Mayor Vargus would like to explore impact fees when the new engineers begin; move to the 2012 building codes, and construction of a public works storage building for inventory and equipment. There was some discussion of the mowing costs and the cost savings of owning mowing equipment. There was some discussion about the need to store and track inventory and provide workspace for repairs. Mayor Vargus reported the location of the public works building would be on the town hall side of the pump house, the small pressure tank would be moved to the Rocky Point water system, and the small storage shed will be moved to the sewer plant. Mayor Vargus would like council to consider a new ground storage tank, which is consistent with the water master plan. Mayor Vargus would also like council to consider continuation of the fire hydrant plan by adding hydrants on Hillside. There was some discussion about painting fire hydrants and running a flow test on the hydrants with the fire department. Councilman Menckhoff stated he would like to see some focus on parks and recreation space. Councilman Bushong reported the town would benefit from having a parks master plan. Councilman Getka stated the EDC previously had responsibility for parks improvements and perhaps the EDC should begin focusing on that again.

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**COUNCIL AND STAFF COMMENTS**

**(Agenda Item E)**

Town Secretary, Linda Asbell, reported that she has received confirmation from Denton County that participation in the joint election contract would mean there would not be a polling location in Lakewood Village. The polling location would most likely be at Oak Point Town Hall. Town Secretary Asbell reviewed the costs of lease of election equipment and running an election independent of Denton County.

**ADJOURNMENT**

**(Agenda Item F)**

**MOTION:** Upon a motion made by Mayor Pro-Tem Menckhoff 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 9:08 p.m. on Thursday, February 12, 2015. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 12th day of March 2015.

APPROVED

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Dr. Mark E. Vargus  
MAYOR

ATTEST:

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Linda Asbell, TRMC  
TOWN SECRETARY