

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

OCTOBER 13, 2022

Council Members:

Dr. Mark Vargus, Mayor
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette
Eric Farage

Town Staff:

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, October 13, 2022, 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.

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one requested to speak.

PUBLIC HEARING:

(Agenda Item C)

A public hearing was held to provide an opportunity for citizen comment on the critical water emergency.

No one requested to speak.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:01 p.m. *The motion carried.*

REGULAR AGENDA:

(Agenda Item D.)

**Update on Critical Water Emergency
(Vargus)**

(Agenda Item D.1)

Mayor Vargus reported the well pumps are running approximately 20 hours per day. There is no improvement in the status of the water emergency and no significant reduction in water consumption. Council discussed leaving the restrictions in place until the new well construction is complete.

**Consideration of Contract Amendment with
Republic Waste Services (Vargus)**

(Agenda Item D.2)

Mayor Vargus reported our previous contract with Republic Waste Services did not include any commercial rates, which are now needed due to the gas station and landscaping materials company. Cheryl Brock with Republic Waste Services reported that recycling service will be increased to a weekly pick up. Ms. Brock reported the commercial and industrial rates would be set for a two-year fixed rate cycle to match the residential rate cycle. Commercial customers pay monthly directly to Republic Services and receive a weekly service. Franchise fees are collected by Republic Services and remitted to the town. Ms. Brock reported the contract renewal would take effect January 1st but the weekly recycling will begin as soon as council approves the renewal.

MOTION: Upon a motion made by Councilman Bissonnette seconded by Councilman Farage council voted five (5) “ayes”, no (0) “nays” to approve the proposed contract amendment with Republic Waste Services.

**Consideration of Award of Contract for the
New Drinking Water Well Project (Vargus)**

(Agenda Item D.3)

Mayor Vargus reported the bid came in at a lower rate than expected. There was some discussion about the projected cost savings on the project.

MOTION: Upon a motion made by Mayor Pro-Tem West seconded by Councilwoman Lepley council voted five (5) “ayes”, no (0) “nays” to award the contract for the new drinking water well to Hydro Resources Mid-Continent based on the contracted engineer’s recommendation.

Discussion of Investment Report (Vargus)

(Agenda Item D.4)

Mayor Vargus reviewed the investment report. The town has approximately \$1,000,000 more in the bank than this time last year. This is due largely to the Public Improvement District fee paid to the town. The town has approximately half of the funds needed to pay off the road bonds. The town sold bonds at 3.17 percent interest and the town is receiving 3.16 percent on the funds in the bank. The general fund is set to receive approximately \$50,000 in interest this year. The town will make payments of approximately \$420,000 for both bonds issuances. Mayor Vargus reported the town funds are invested only in TexPool and at Point Bank.

Discussion of Subdivision Ordinance (Vargus)

(Agenda Item D.5)

Mayor Vargus reported on the 30-day shot clock required by the legislature for plat submittals. The town attorney has provided proposed language requiring developers to attend a pre-submittal meeting prior to submitting a preliminary plat. Mayor Vargus reported that he and Councilman Bushong will review the subdivision ordinance in detail and submit it to council for consideration at a future meeting.

**Discussion of Water/Wastewater Capital
Improvement Projects (Vargus)**

(Agenda Item D.6)

Mayor Vargus reported the regional lift station apportionment notifications were distributed to developers earlier this week. The pressure sewer line has been nearly completed on Green Meadow from the sewer plant to Highridge Drive. The new lift station has been installed at the sewer plant. Town Administrator/Town Secretary Ruth reported the Land Use Agreement with Little Elm Independent School District for the new well has been preliminarily approved by Town Staff and school district staff. The school board will consider the land use agreement at their next meeting.

**Consideration of Consolidated Fee Ordinance
(Bushong)**

(Agenda Item D.7)

Councilman Bushong reported that South Oak will be on the Town of Lakewood Village utility billing system and that will be included in the fee ordinance. Councilman Bushong stated he would provide council with a redline copy of the ordinance for consideration at a future meeting. Mayor Vargus reported the South Oak water and sewer infrastructure will be under the roads. The town will maintain the water and sewer lines but any related road repairs will be covered by the Public Improvement District. The water and sewer rates in South Oak will be the same as the rates paid by customers inside the corporate limits of the town.

Councilman Bushong reported the pool permit and the pool barrier used to be separate permits. Those items have been combined so the pool barrier is now permitted at the same time as the pool. Those inspections are all combined in the pool permit. Councilman Bushong will adjust the pool barrier permit to a lower rate to reflect the single inspection with no required plan review.

**Consideration of Stop Sign Ordinance
(Vargus)**

(Agenda Item D.8)

Mayor Vargus reported on a problem with speeding on Carrie Lane. Councilwoman Lepley reported that vehicles are speeding through the yield sign at the intersections of Carrie Lane and Melody Lane and at Carrie Lane and Stowe Lane. The proposed additional stop signs at those intersections will serve as a deterrent and provide an enforcement option for law enforcement. Council discussed including a stop sign at the intersection of Stowe Lane and Melody Lane. There was some discussion about dangerous conditions created when vehicles fail to yield. There was some discussion about posting of signs.

MOTION: Upon a motion made by Councilman Farage seconded by Mayor Pro-Tem West council voted five (5) “ayes”, no (0) “nays” to approve the stop sign ordinance as discussed.

**Consideration of withdrawal of the
Northshore Preliminary Plat Submittal
(Ruth)**

(Agenda Item D.9)

Mayor Vargus reported this was intended to be a concept plan not a submittal.

MOTION: Upon a motion made by Councilwoman Lepley seconded by Councilman Farage council voted five (5) “ayes”, no (0) “nays” to approve the withdrawal of the Northshore Preliminary Plat Submittal.

**Consideration of Minutes of October 6, 2022
Council Meeting (Ruth)**

(Agenda Item D.10)

MOTION: Upon a motion made by Councilwoman Lepley seconded by Councilman Bissonnette council voted five (5) “ayes”, no (0) “nays” to approve the October 6, 2022 Council Meeting minutes as presented.

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EXECUTIVE SESSION:

(Agenda Item E)

At 7:46 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, Project Lightning Bolt; and
2. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

RECONVENE:

(Agenda Item F)

Mayor Vargus reconvened the regular session at 8:19 p.m.

MOTION: Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley council voted five (5) “ayes” and no (0) “nays” to reject the preliminary plat submittal from the Villas of Lakewood Village for failure to comply with zoning requirements. The motion carried.

Mayor Vargus reported that he will not be available for the November scheduled council meeting. Council discussed scheduling a special meeting or cancelling the November meeting.


ADJOURNMENT

(Agenda Item G)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:23 p.m. on Thursday October 13, 2022. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 17th day of November 2022.

APPROVED:



Darrell West
Mayor Pro-Tem

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ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

