

**LAKWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**NOVEMBER 17, 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  
W. Andrew Messer – Town Attorney

**SPECIAL SESSION - 6:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 6:00 p.m. on Thursday, November 17, 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 Councilman Farage and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 6:01 p.m. *The motion carried.*

**CONSENT AGENDA:**

**(Agenda Item D)**

1. Minutes of October 13, 2022 Council Meeting (Ruth)
2. Land Use Agreement with Little Elm Independent School District (Ruth)
3. Ratification of Authorization for Sawko & Burroughs to File Suit for Unpaid Taxes (Ruth)
4. Contract with MuniBilling for South Oak Utility Billing (Bushong)
5. Point Bank Depository Agreement Rate Extension (Ruth)

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West the council voted five (5) “ayes”, no (0) “nays” to approve the consent agenda items as presented. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E.**

**Consideration of Appointments and Reappointments to the Municipal Development District Board (Ruth)**

**(Agenda Item E.1)**

Council discussed appointing Barry Burkhardt, Lynn Burkhardt, and Sheryl France to the board of directors.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded Councilman Farage voted five (5) “ayes”, no (0) “nays” to appoint Barry Burkhardt, Lynn Burkhardt, and Sheryl France to the Municipal Development District Board of Directors. *The motion carried.*

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

**(Agenda Item E.2)**

Mayor Vargus reported the wells are running and the tanks are full. Mayor Vargus reported the pre-construction meeting with the well drillers will take place on December 1<sup>st</sup>.

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

**(Agenda Item E.3)**

No action was taken on this item.

**Consideration of Subdivision Ordinance  
(Vargus)**

**(Agenda Item E.4)**

Mayor Vargus reviewed the ordinance requiring a pre-submittal meeting, adoption of the Little Elm drainage requirements, and adopting construction standards that are more specific than the standards Lakewood Village currently has in place. Early next year, the council will do a comprehensive review of the subdivision regulations.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the ordinance amending the subdivision ordinance as presented. *The motion carried.*

**Consideration of Health and Food Safety  
Ordinance (Ruth)**

**(Agenda Item E.5)**

Town Administrator Ruth reviewed the ordinance and reported on requirements for inspections of food service establishments.

**MOTION:** Upon a motion made by Councilman Farage and seconded Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the health and food safety ordinance as presented. *The motion carried.*

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

**(Agenda Item E.6)**

Mayor Vargus reported all projects are underway. There was some discussion about interest received on the bond funds.

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

**(Agenda Item E.7)**

Councilman Bushong reviewed the proposed ordinance. He reviewed the inspection rates for pool barriers for replacement or repair. Councilman Bushong reviewed the addition of utility rates for South Oak subdivision. There was some discussion about adjusting the utility consumption rate tiers. Council discussed adding an additional tier for water consumption of 20,000 gallons to 35,000 gallons each month.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the Consolidated Fee ordinance. *The motion carried.*

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

**(Agenda Item E.8)**

There was some discussion.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to deny the Northshore Lakewood Village Preliminary Plat dated November 11, 2022 due to failure to comply with Town Ordinance 20-05 Subdivision Regulations 6.2.C.1. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item F)**

At 6:18 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 G)**

Mayor Vargus reconvened the regular session at 6:30 p.m.

**ADJOURNMENT**

**(Agenda Item H)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Special

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Meeting of the Lakewood Village Town Council at 6:30 p.m. on Thursday  
November 17, 2022. The motion carried.

These minutes were approved by the Lakewood Village Town Council on the 12th day of January  
2023.

APPROVED:



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Darrell West  
Mayor Pro-Tem

ATTEST:

  
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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

