

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JANUARY 13, 2022**

**Council Members:**

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

**Town Staff:**

Linda Asbell, TRMC, CMC – 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, January 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

**CONSENT AGENDA:**

**(Agenda Item C)**

1. Minutes of November 10, 2021 Council Meeting (Ruth)
2. Minutes of November 17, 2021 Council Meeting (Ruth)
3. Minutes of December 9, 2021 Council Meeting (Ruth)
4. Minutes of December 13, 2021 Council Meeting (Ruth)
5. Engagement Letter with Standard & Pours (Ruth)
6. Rate Depository Agreement with Point Bank (Ruth)
7. Variance Request for front Yard Fence at 820 Carrie Lane (Ruth)

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

**REGULAR AGENDA:**

**(Agenda Item D)**

**Consideration of Preliminary Plat from First Texas Homes (Vargus)**

**(Agenda Item D.1)**

Mayor Vargus introduced, Justin from First Texas Homes. Justin will be in charge of the construction of the development. Mayor Vargus reviewed the platting process.

**MOTION:** Upon a motion made by Mayor Pro-Tem West seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the preliminary plat from First Texas Homes. *The motion carried.*

**Consideration of Engineering Task Order for Ground Storage Tank (Ruth)**

**(Agenda Item D.2)**

Mayor Vargus reported this item will be considered at a future meeting.

No Action Taken

**Consideration of Engineering Task Order for Trinity Aquifer Well (Vargus)**

**(Agenda Item D.3)**

Mayor Vargus reported this item will be considered at a future meeting.

No Action Taken

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

**(Agenda Item D.4)**

Councilman Bushong reviewed proposed changes on flatwork and driveway permits along with clarification on some definitions. Mayor Vargus reviewed utility cashflows from 2017 through January 2022. Mayor Vargus reported that income generated by the utility system is reinvested back into the system with repairs, improvements, and expansions. Mayor Vargus reviewed the revenue loss in 2021 due to the loss of the large well and issues with the previous water system

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operator. Lakewood Village will be on water restrictions in 2022 until the new well is constructed which will result in reduced cashflow during 2022. Mayor Vargus reviewed the anticipated bond revenue and the cashflow necessary to cover the bond payments. The first houses in the new developments are not expected to be completed until the end of 2024. Mayor Vargus discussed setting the bond payment schedule to increase in step with the new houses coming online. Mayor Vargus proposed a utility rate adjustment now to increase reserves in preparation for the bond payments. There was some discussion about the timeline for paying off the bonds and the possibility for refinancing the bonds in the future. Mayor Vargus reviewed the proposed water rate changes and proposed additional changes. Mayor Vargus recommended adjusting the solid waste rate to \$24 per month and the franchise fee to 10%. There was some discussion about ground storage and water production capacity.

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

**Consideration of Extended Water Emergency  
Ordinance (Vargus)**

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**(Agenda Item D.5)**

Mayor Vargus reported the town will be under intense water restrictions this summer due to the large well being inoperable. Mayor Vargus is working on a two-day-a-week outdoor water rationing policy based on street rather than an even/odd address system. The well failure is considered a “temporary extended serious water emergency”. Water rates will be set to curb excessive water use during the water emergency. Citations will still be issued for serious violations of the ordinance. The water emergency would be triggered by the number of hours the well pumps run and will likely be triggered in April and last through October.

*No action was taken*

**Discussion of Short-Term Rental Ordinance  
(Vargus)**

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**(Agenda Item D.6)**

Mayor Vargus reported the town does not have an interest in prohibiting short-term rentals, however the town would like to require registration which would provide the town with contact information for the owners. The owners would have to acknowledge awareness of various ordinances, i.e., nuisance ordinance, animal control ordinance, etc. on the registrations. Mayor Vargus reported the property owners would be responsible for paying the emergency response fees incurred by the short-term rental properties. Mayor Vargus stated that it is unfair to require Lakewood Village citizens to incur the cost of the extra fees caused by additional emergency response to short-term rentals.

**Discussion of Investment Report (Vargus)**

**(Agenda Item D.7)**

Mayor Vargus reviewed the investment report and the types of approved investments. Mayor Vargus reviewed the rates received by TexPool investments. Mayor Vargus reviewed investment options for bond proceeds. There was some discussion about paying off the balance of the 2014 bonds in April 2022. Mayor Vargus reviewed staggering the 2020 road bond payments with the 2022 utility bond payments.

**EXECUTIVE SESSION:**

**(Agenda Item E)**

At 8:00 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 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
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Sanctuary at Sunset Cove, Project Lakewood Village Partners; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Sanctuary at Sunset Cove, and Project Lakewood Village Partners.

**RECONVENE:**

**(Agenda Item F)**

Mayor Vargus reconvened the regular session at 8:24 p.m. No action was taken.

**ADJOURNMENT**

**(Agenda Item I)**

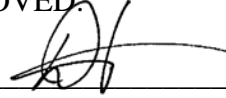
**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:24 p.m. on Thursday September 9, 2021. The motion carried.

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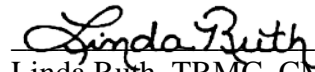
These minutes approved by the Lakewood Village Town Council on the 10th day of February 2022.

APPROVED:



Darrell West  
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

