

**LAKWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JANUARY 20, 2009**

**Council Members:**

Mike Schnittker, Mayor  
Mark Vargus, Mayor Pro-Tem  
Ken Guthrie  
Harold Wood  
Carolyn Coleman  
Dave Getka

**Town Staff:**

Linda Asbell, Town Secretary

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

With a quorum of the Council Members present, Mayor Schnittker called the Town Council to order at 7:00 p.m. on Tuesday, January 20, 2009, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**Pledge to the Flag**

**(Agenda Item A)**

Mayor Schnittker

**Proclamation:**

**(Agenda Item B)**

- A. Mayor Schnittker presented a proclamation designating February 14, 2009 as Scouting for Food Day. Eagle Scout, Nathan Vivian, accepted the proclamation on behalf of the Boy Scouts of America.
- B. Mayor Schnittker read a proclamation naming January 2009 as School Board Recognition Month.

**Visitor/Citizens Forum:**

**(Agenda Item C)**

No one requested to speak

**Regular Agenda:**

**(Agenda Item D)**

**Consideration of Water and Wastewater Ordinance**

**(Agenda Item D.1)**

Mayor Schnittker stated the language in the prior ordinance was not clear with regards to the responsibility of the property owner paying for the extension of the water service to their property. This ordinance clarifies that language. Mayor Pro-Tem Vargus explained the exemption from the service requirement when taking water directly from the lake for irrigation purposes. Councilman Getka expressed concerns about the apparent inequity in permitting lake front properties to pull water from the lake, and yet prohibiting interior lots from drilling a well for irrigation purposes. Councilman Getka stated the Town is losing revenue by allowing lake front properties to pull water from the lake. Councilman Getka suggested a possible rate differential or separate metering for properties for irrigation purposes. There was some discussion about the wording of the ordinance and the allowances for taking water directly from the lake. There was some discussion about tap fees.

**MOTION:** Upon a motion made by Councilman Wood and seconded by Councilman Guthrie, the Council voted five (5) “ayes” and no (0) “nays” to approve the proposed Water and Wastewater Ordinance. The motion carried.

Mayor Schnittker reported that he found a sanitary easement ordinance that had been passed in 2004.

**Discussion on Update received from LandPlan**

**(Agenda Item D.2)**

Doug Mosel representing LandPlan, 5400 Dallas Pkwy, Frisco Texas, reported that LandPlan supports Lakewood Village’s efforts to implement Land Use Plans, and Impact Fee Schedules. Mr. Mousel reported that he would like to serve on the impact fee committee. Mr. Mousel stated that LandPlan is waiting for the economy to turn prior to beginning the building process. In the meantime, LandPlan is eager to work with Lakewood Village on the changes coming with regard to a Master Plan. Mr. Mousel outlined several of the current and very recent projects LandPlan has been working on. Mr. Mousel reported that LandPlan’s vision for the Lakewood Village development is to be architecturally very compatible with the recent projects completed. Mr. Mousel stated that they will work with the builders and have some commitments in place.

**Discussion on Public Hearing/Survey on Land Use**

**(Agenda Item D.3)**

Mayor Schnittker asked Council what they had in mind for additional public hearings and surveys. Councilman Guthrie stated he provided input for the survey but has not seen a final

version yet. Mayor Pro-Tem Vargus stated that he is concerned about sending out a survey. Mayor Pro-Tem Vargus stated that the planning process is taking to long and the Town is way behind the expected completion date of last October. Mayor Pro-Tem Vargus reported on all the steps involved and the years it will take to complete the process. Councilman Wood stated that the Council has received input from the citizens at the workshop sessions hosted by the Engineer, and the Council needs to make a decision. Councilman Getka agreed that the citizens have had ample opportunity to provide input. Mayor Schnittker stated he would like to have the impact fee committee, the thoroughfare plan, and the land use plan in-place in the next couple of months, well before the bridge opening in July. Mr. Mousel reported that the local government code requires the impact fees be paid at the time of building permit issuance, however, sometimes the developers and the Town can come to an agreement where some of the fees are paid prior to the permit issuance.

Councilman Getka asked Mr. Mousel if he had an opinion on the most recent thoroughfare plan. Mr. Mousel distributed a copy of some modifications he would like to suggest to the thoroughfare plan. Mr. Mousel stated that he would like to remove a 4-lane divided road from the residential section in the current plan and replace it with a collector sized street with parking on either side. Mr. Mousel reported his suggestion to remove the east/west connection and allow the current entrance to serve as the only east/west connection. Mr. Mousel stated that he left the north/south roadway to join the current "body" of Lakewood village to provide for fire service and ingress/egress needs. Councilman Wood confirmed that LandPlan would provide a walking path along the north/south and the east/west collector streets.

Mayor Schnittker reported that the Council could modify the thoroughfare plan at the same time as the Land Use Plan is adopted, which should happen no later than the May Council Meeting.

Mr. Mousel also distributed copies of his suggested Land Use Plan. Mr. Mousel stated that he suggested moving the residential use further south and change the width of the commercial designation to allow for more residential. Mayor Pro-Tem Vargus confirmed with Mr. Mousel that typical retail depth is between 300 and 400 feet.

Councilman Wood expressed concern with retail companies going out of business and suggested concentrating on more residential. There was some discussion about the viability of residential directly against the Eldorado thoroughfare along the areas currently indicated as potentially light commercial use.

#### **Discussion on Impact Fee Timeline**

**(Agenda Item D.4)**

Mayor Schnittker reported that the timeline discussions has been covered and he would like to adopt something by February or March. Mayor Schnittker stated he would like to take the ideas Mr. Mousel proposed to the Engineer and incorporate the suggestions.

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Mayor Pro-Tem Vargus asked the Council how they envision committee appointments being made. Councilman Getka stated that he would prefer people apply with their qualifications and a letter of interest. Councilman Getka suggested putting a line on the marquee, and post notices on the bulletin boards to solicit applications for the committee

Mr. Eric Hancock stated that he is willing to donate the land needed for a nice entrance for the Town.

There was some discussion on the qualifications of the applicants wanting to serve on the committee.

**Discussion on Lewisville Toll Bridge Opening  
Event**

**(Agenda Item D.5)**

Councilwoman Coleman reported that either a 4mile or a 5K run will be held, but there will be no rain day provided. The event will be held on the west side of the bridge. The working date will be the middle of July. Between 2,500 and 3,000 runners with a \$30 race fee. The number of runners might be restricted in the event that parking provisions cannot be made for larger numbers. The race will begin at 8am, with the walk beginning at 10am. There was some discussion on Lakewood Village having a tent to promote the Town during the event.

**Discussion on Sales Tax**

**(Agenda Item D.6)**

Mayor Schnittker reported that the Town should have been collecting sales tax on the garbage services the Town is providing to residents. Mayor Pro-Tem reviewed the method sales tax is implemented and distributed. There was some discussion on enacting a local-option sales tax via an election. Mayor Pro-Tem Vargus reported that with the retail development expected it would be beneficial to have the sales-tax requirements already in place. Mayor Pro-Tem Vargus reviewed some of the most common sources of sales-tax revenue for municipalities. There was some discussion on the application of special districts.

**Adjournment**

**(Agenda Item E)**

**MOTION:** Upon a motion made by Mayor Pro-Tem Vargus and seconded by Councilman Guthrie, the Council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 9:06 on Tuesday January 20, 2009. The motion carried.

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These minutes approved by the Lakewood Village Town Council on the 12th day of February, 2009.

APPROVED

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Mike Schnittker  
MAYOR

ATTEST:

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Linda Asbell  
TOWN SECRETARY