

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JULY 28, 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
Kevin Ware, Town Engineer

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, July 28, 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 citizens to receive a report, hold a discussion, conduct public hearing on an Ordinance annexing property, as requested by the owner, presently located within the extraterritorial jurisdiction of Lakewood Village, Texas; providing for amending of the Official Town Map; providing for municipal services; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the Lakewood Village, Texas; and providing for other matters related thereto for the following property: 4.7860 acre tract

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
JULY 28, 2022**

Page 2

of land described as A0339A C.C Dickson, TR (1), 4.786 Acres; and being all that certain tract or parcel of land situated in Denton County, Texas with the legal description as follows: 4.6960 acre tract of land described as A0339A C.C Dickson, TR 1(N), 44696 Acres.

No one requested to speak

MOTION: Upon a motion made by Councilman Farage and seconded Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to close the public hearing at 6:01 p.m.
The motion carried.

PUBLIC HEARING:

(Agenda Item D)

A public hearing was held to provide an opportunity for citizen comment on the proposed fiscal year 2022-2023 budget.

Mayor Vargus reported the budget will not be adopted at this council meeting because the Denton Central Appraisal District did not certify the tax roll by the deadline. No one requested to speak.

MOTION: Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to close the public hearing at 6:02 p.m. *The motion carried.*

PUBLIC HEARING:

(Agenda Item E)

A public hearing was held to provide an opportunity for citizen comment on the proposed combined property tax rate of \$0.45/\$100.

No one requested to speak.

MOTION: Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to close the public hearing at 6:03 p.m. *The motion carried.*

PUBLIC HEARING:

(Agenda Item F)

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

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
JULY 28, 2022**

Page 3

Mayor Vargus reported that he put information in the January, February, March, April, May, June, and July mayor's letters. The information has been on the bulletin board, the marquee, and the town website. The council has gone to great lengths to educate the public about the water situation and the efforts needed to conserve while the new well is being constructed. It appears the water consumption has dropped based on the July mid-month reading. Mayor Vargus discussed water reserves in the ground storage tanks and the necessity for irrigation to stop at 9pm to allow the tanks time to refill overnight.

No one requested to speak.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted four (4) "ayes", no (0) "nays" to close the public hearing at 6:08 p.m. *The motion carried.*

CONSENT AGENDA:

(Agenda Item G)

1. Minutes of June 9, 2022 Council Meeting (Ruth)
2. Minutes of June 30, 2022 Council Meeting (Ruth)
3. Minutes of the July 14, 2022 Council Meeting (Ruth)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted four (4) "ayes", no (0) "nays" to approve the consent agenda items as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item H.

**Consideration of Development Agreement with
Mitch Dudley Enterprises (Vargus)**

(Agenda Item H.1)

Mayor Vargus reviewed the development agreement and the exhibits. Mayor Vargus reviewed the property tax abatement section of the agreement. Mayor Vargus reported that Mitch Dudley has approved the agreement and exhibits and has requested that council approve the agreement and the annexation at this council meeting.

MOTION: Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted four (4) "ayes", no (0) "nays" to approve the development agreement with Mitch Dudley Enterprises as presented. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
JULY 28, 2022**

Page 4

Consideration of Ordinance Annexing an approximately the tracts of land described as A0339A C.C. Dickson, Tr 1(N), 4.696 Acres; and A0339A C.C. Dickson, Tr 1(I), 4.786 Acres (Vargus)

(Agenda Item H.2)

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve the ordinance annexing the Mitch Dudley Enterprises property as presented. *The motion carried.*

Consider and act upon a resolution of the Town of Lakewood Village, Texas, determining the costs of certain Authorized improvements to be financed within the Lakewood Village Public Improvement District No. 1; approving a preliminary service plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the Town Secretary; and providing for noticing and calling a public hearing on August 11, 2022, to consider an ordinance levying assessments on property located within the Lakewood Village Public Improvement District No. 1. (Vargus)

(Agenda Item H.3)

Mayor Vargus introduced Larry Corson, the developer, Mr. Mark McKliney, the bond advisor, and Mr. Kirk McDaniel with P3Works, the PID consultant. Mr. Corson reported they are planning on completing the infrastructure development by the second quarter of 2023 to be prepared for houses to begin construction immediately after. Mr. Mcliney reported on the bond documents and the proposed bond sale on August 11, 2022. Mr. Mcliney stated the town of Lakewood Village taxes and assets are not pledged to back these bonds. Only the special lien assessments levied against the South Oak properties will be used to make bond payments. Mr. Mcliney reported that Public Improvement District bonds are a common form of financing for development and are non-rated bonds. Mr. Corson stated that a portion of the bond proceeds are being dedicated to the town to help offset the cost of the required infrastructure improvements being made at the sewer and water plants. Mr. Mcliney reported that approximately \$300,000 is outstanding on the 2014 bonds. Council may call a resolution in September to pay off the outstanding balance and clear those bonds. The 2020 bonds may not be paid off earlier than 2028. Mr. McDaniel reported the funds will be collected by the Denton County Tax Assessor and will be held in a trust account. Mr.

McDaniel also reported that P3Works will administer the district and will present the maintenance and operations assessment to the town council for approval each year. P3Works will monitor the draw packages and present those to the town for review.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted four (4) “ayes”, no (0) “nays” to approve the resolution determining the costs of certain Authorized improvements to be financed within the Lakewood Village Public Improvement District No. 1; approving a preliminary service plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the Town Secretary; and providing for noticing and calling a public hearing on August 11, 2022, to consider an ordinance levying assessments on property located within the Lakewood Village Public Improvement District No. 1. *The motion carried.*

**Consideration of Municipal Development
District Fiscal Year 2022-2023 Budget (Ruth)**

(Agenda Item H.4)

Linda Loudon, President of the Municipal Development District Board reported the MDD board approved the budget last month. There was some discussion about the allocations in the budget. There was some discussion about electronic-read meters. There was some discussion about expanding the town hall park.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage, council voted four (4) “ayes”, no (0) “nays” to approve the Municipal Development District Board budget as presented. *The motion carried.*

**Consideration of South Oak Addition Final Plat
and Construction Plans (Vargus)**

(Agenda Item H.5)

Mayor Vargus introduced Mr. Kevin Ware, with KJE Engineering. Mayor Vargus reported on a change in the dedication language. Mr. Ware reported that he has requested minor text changes which the developer’s engineer will update and submit back to Mr. Ware for approval. Mr. Ware recommends approval contingent upon his requested corrections being made and submitted.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage, council voted four (4) “ayes”, no (0) “nays” to approve the South Oak Addition Final Plat and Construction Plans subject to approve the final plat and civil construction plans contingent upon submittal of a signed, sealed, and corrected set of documents to the Town Administrator and acceptance by the Town Engineer. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL
SPECIAL SESSION
JULY 28, 2022**

Page 6

**Discussion of 2022-2023 Fiscal Year Budget
(Vargus)**

(Agenda Item H.6)

Mayor Vargus reported that Denton Central Appraisal District has not certified the final numbers so the budget cannot be approved at this council meeting. Mayor Vargus reported that information from the Tax Assessor should be available to the town by the next meeting.

EXECUTIVE SESSION:

(Agenda Item I)

No executive session was held.

RECONVENE:

(Agenda Item J)

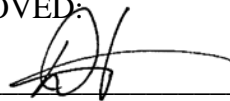
ADJOURNMENT

(Agenda Item K)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted four (4) “ayes” and no (0) “nays” to adjourn the Special Meeting of the Lakewood Village Town Council at 6:40 p.m. on Thursday July 28, 2022. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 11th day of August 2022.

APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

