

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

DECEMBER 12, 2019

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, December 12, 2019 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

REGULAR AGENDA:

(Agenda Item C)

**Discussion of Financing for Concrete Road
Project, Andrew Friedman - (Asbell)**

(Agenda Item C.1)

Mayor Vargus reported that SAMCO is the Town's financial advisor for the bond issuance. Mayor Vargus introduced Andrew Friedman of SAMCO. Mr. Friedman stated that SAMCO has a fiduciary duty to represent the town. Mr. Friedman distributed a proposed timetable for issuing up \$4,500,000 in certificates of obligation. The council would adopt a notice of intent to issue bonds at January meeting. Mr. Friedman discussed the bond issuance process. There was some discussion about obtaining approval of the Attorney General during the issuance. Mr. Friedman

reported the process for these bonds will be more streamlined than the 2014 bond issuance process. According to the proposed timeline the certificate of obligation ordinance would be approved at the March 12th council meeting. There was some discussion about the bidding process. Mr. Friedman reported that he reviewed the town's pro forma reports and he believes during the five-year overlap in the 2014 and 2020 bond payments a \$0.05 increase in interest and sinking rate will be required. After the 2014 bonds are paid off the \$0.05 increase would no longer be necessary. Mr. Friedman reported on the necessity of receiving a Standard and Poor's credit rating and reviewed the rating process. Mr. Friedman stated he believes the town will be rated between an A+ to an AA-. There was some discussion about the possibility of paying off the bonds early.

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

(Agenda Item C.2)

Mayor Vargus reported on audit issues created when previous customers do not cash their water deposit refund check. Mayor Vargus reported the proposed language which requires customers to pay their final bill in full to qualify for their deposit to be refunded.

Mayor Vargus reviewed the proposed changes in the fees required for various plat submittals to cover engineering costs. Mayor Vargus reported on the history of garbage collection rate increases being absorbed by the town and not passing it along to the customers in Lakewood Village. There was some discussion about the 2020 Republic Services contract rate increases. Mayor Vargus stated most municipalities add an administrative fee to the garbage collection rate to cover costs and risk for uncollectable bills. There was some discussion about reprogramming the utility billing software to adjust rates. There was some discussion about setting the garbage collection rate to \$22.50.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bushong, council voted five (5) "ayes", no (0) "nays" to approve the Consolidated Fee Ordinance as discussed. *The motion carried.*

**Consideration of Engagement of P3Works as
Public Improvement District Consultants
(Vargus)**

(Agenda Item C.3)

Mayor Vargus reported the Sanctuary development is requesting a public improvement district. The Mayor reported that the fees charged by the consultants would be covered by the Professional Services Agreement executed by the developer.

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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 authorize Mayor Vargus to engage P3Works as a PID consultant. *The motion carried.*

**Consideration of Minutes of the November
14, 2019 Council Meeting (Asbell)**

(Agenda Item C.4)

Town Secretary Asbell stated the minutes would be on the January agenda.

EXECUTIVE SESSION:

(Agenda Item D)

At 7:48 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; (2) § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt; and (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Le Tuong, Project Left Field, and Project Lightning Bolt.

RECONVENE:

(Agenda Item E)

Mayor Vargus reconvened the regular session at 9:00 p.m. No action was taken.

REPORTS

(Agenda Item F)

Town Secretary Asbell reported the Town Christmas Light contest is underway and judging will take place the week of December 16th. Winners will be posted on the town website.

Town Secretary Asbell reported the Christmas Car Show and Toy Drive will be this Saturday from 1pm to 4pm. Pictures with Santa will be from 1pm to 3pm.

Mayor Vargus reported he will not be available on January 9th. He asked council to consider rescheduling the meeting to the 8th.

Mayor Vargus reported the mailboxes have all been moved and the driveway construction will begin soon.

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ADJOURNMENT

(Agenda Item J)

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 9:04 p.m. on Thursday, December 12, 2019. The motion carried.

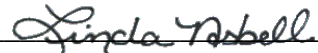
These minutes approved by the Lakewood Village Town Council on the 8th day of January 2020.

APPROVED



Darrell West
MAYOR PRO-TEM

ATTEST:



Linda Asbell, TRMC, CMC
TOWN SECRETARY

