

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JUNE 30, 2022**

**Council Members:**

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

**Town Staff:**

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary

**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, June 30, 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 of land described as A0339A C.C Dickson, TR (1), 4.786 Acres; and being all that certain tract or

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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 Mayor Pro-Tem West 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 receive a report, hold a discussion, conduct public hearing to consider testimony regarding the dissolution of the existing Lakewood Village Public Improvement District No. 1 and act upon a resolution dissolving the existing Lakewood Village Public Improvement District No. 1.

No one requested to speak

**MOTION:** Upon a motion made by Mayor Pro-Tem West 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 E)**

A public hearing was held to receive a report, hold a discussion, conduct public hearing to consider testimony regarding the creation of the new Lakewood Village Public Improvement District No. 1 and act upon a resolution creating the Lakewood Village Public Improvement District No. 1.

No one requested to speak

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

**REGULAR AGENDA:**

**(Agenda Item F.**

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

**(Agenda Item F.1)**

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Mayor Vargus reported this would be considered at a future meeting.

**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)**

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**(Agenda Item F.2)**

Mayor Vargus reported this would be considered at a future meeting.

**Consideration of Denton Central Appraisal  
District 2022-2023 Budget (Vargus)**

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**(Agenda Item F.3)**

Mayor Vargus reported that he attended the Denton Central Appraisal District meeting. Mayor Vargus reviewed the comments made by the consultant hired to evaluate the appraisal district. The consultant report covered multiple problems in the appraisal district. Denton County Judge Andy Eds, City of Lewisville, Lewisville Independent School District, Denton Independent School District, and Mayor Vargus all spoke during the meeting and requested the appraisal district not approve the budget. The board decided to table the approval of the budget.

**Discussion of Critical Water Emergency  
Status (Vargus)**

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**(Agenda Item F.4)**

Mayor Vargus reviewed the status of the water levels in the storage tanks. There was some discussion about property owners not complying with the watering restrictions. The town has used 1,000,000 more gallons in June of this year over June of last year. There was some discussion about increasing restrictions and enforcement of penalties. There was some discussion about increasing the emergency rates to increase the financial incentive to reduce consumption.

**Discussion of Water and Wastewater  
Infrastructure Improvements (Vargus)**

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**(Agenda Item F.5)**

Mayor Vargus reported the well driller did a site visit and requested a location on the school board property to provide enough room for a construction easement. Mayor Vargus reported progress is being made on design to increase the size of the sewer plant.

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**Resolution Approving the Dissolution of the  
existing Lakewood Village Public Improvement  
District No 1 (Ruth)**

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**(Agenda Item F.6)**

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve the resolution approving the dissolution of the existing Lakewood Village Public Improvement District No. 1. *The motion carried.*

**Resolution Approving the Creation of the new  
Lakewood Village Public Improvement District  
No 1 (Ruth)**

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**(Agenda Item F.7)**

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve the resolution approving the creation of the new Lakewood Village Public Improvement District No. 1. *The motion carried.*

**Consideration of Variance for 595 Melody  
Front Facing Garage (Ruth)**

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**(Agenda Item F.8)**

There was some discussion about the irregular dimensions of the lot.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve the variance as requested for a front facing garage at 595 Melody Lane. *The motion carried.*

**Consideration of Professional Services  
Agreement with Villas at Lakewood LLC  
(Ruth)**

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**(Agenda Item F.9)**

Mayor Vargus reported this is for the property at Lakecrest and Eldorado, the old Hancock Property.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve the Professional Services Agreement with Villas at Lakewood LLC. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item G)**

At 6:18 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. § 551.071(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 H)**

Mayor Vargus reconvened the regular session at 6:41 p.m. No action was taken.

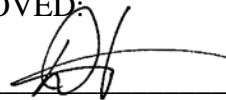
**ADJOURNMENT**

**(Agenda Item I)**

**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 Regular Meeting of the Lakewood Village Town Council at 6:41 p.m. on Thursday June 30, 2022. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 28th day of July 2022.

APPROVED:



Darrell West  
Mayor Pro-Tem

ATTEST:

  
Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

