



**LAKEWOOD VILLAGE TOWN HALL
100 HIGHRIDGE DRIVE
LAKEWOOD VILLAGE, TEXAS
TOWN COUNCIL MEETING
JUNE 8, 2023 7:00 P.M.**

REGULAR SESSION – AGENDA

Call to Order and Announce a Quorum is Present

- A. PRESENTATION OF COLORS & PLEDGE TO THE FLAG:** Scouts BSA Troup 45
- B. PRESENTATIONS:** Certificates of Election and Administration of Oaths of Office to Re-Elected Council Members.
- C. VISITOR/CITIZENS FORUM:** Pursuant to Texas Government code 551.007 (adopted in 2019): A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item. A person who addresses the Council concerning an agenda item, including a Public Hearing, must limit his/her remarks to the specific subject matter being considered by the Council under that agenda item.
- D. PUBLIC HEARING** – A public hearing is scheduled on the critical water emergency to provide an opportunity for citizen comment.
- E. PUBLIC HEARING** – A public hearing is scheduled 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 property with the legal description as follows: Rustic Oaks Estates lot 1 .
- F. CONSENT AGENDA:** All the items on the Consent Agenda are considered to be self-explanatory and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests an item be removed from the Consent Agenda.
 - 1. Minutes of May 11, 2023 Council Meeting (Ruth)
 - 2. Resolution Naming the Denton Record Chronicle as the Official Newspaper (Ruth)
- G. REGULAR AGENDA:**
 - 1. Consideration of Election of Mayor Pro Tem (Ruth)

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2. Ordinance annexing an approximately 1.63-acre tract of land described Rustic Oaks Estates Lot 1 (Ruth)
3. Discussion of Water and Wastewater Capital Improvements (Vargus)
4. Discussion of Amendment of the Consolidated Fee Ordinance – re: Sewer Rates (Vargus)
5. Consideration of Municipal Development District 2023-2024 Budget (Ruth)
6. Discussion of 2023-2024 Fiscal Budget and 2023 Tax Rate (Vargus)

H. EXECUTIVE SESSION: – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore, The Villas; 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, zoning standards, and eminent domain; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas.

I. RECONVENE: Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

J. ADJOURNMENT

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 2:30 p.m. on Monday, June 5, 2023.


Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary



The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development), 418.183 (Homeland Security)

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more board members of the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.



*In the name and by the authority of The State of Texas
Pursuant to Lakewood Village Ordinance 23-03 declaring the
unopposed candidates to be winners of the election that was scheduled to be held
on May 6, 2023*

Eric Farage
was duly elected

Councilwoman, Place 1
of The Town of Lakewood Village



*In testimony whereof, I have set my hand and
caused the Seal of the Town to be affixed this
8th day of June 2023.*

Dr. Mark E. Vargas, Mayor



In the name and by the authority of The State of Texas

*Pursuant to Lakewood Village Ordinance 23-03 declaring the
unopposed candidates to be winners of the election that was scheduled to be held
on May 6, 2023*

Matt Bissonnette

was duly elected

Councilwoman, Place 3

of The Town of Lakewood Village

*In testimony whereof, I have set my hand and
caused the Seal of the Town to be affixed this
8th day of June 2023.*

Dr. Mark E. Vargas, Mayor





*In the name and by the authority of The State of Texas
Pursuant to Lakewood Village Ordinance 23-03 declaring the
unopposed candidates to be winners of the election that was scheduled to be held
on May 6, 2023*

Clint Bushong

was duly elected

Councilwoman, Place 5

of The Town of Lakewood Village

*In testimony whereof, I have set my hand and
caused the Seal of the Town to be affixed this
8th day of June 2023.*



Dr. Mark E. Vargas, Mayor

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

MAY 11, 2023

Council Members:

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

Town Staff:

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

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Pro-Tem West called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, May 11, 2023, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:

(Agenda Item A)

Mayor Pro-Tem West led the Pledge of Allegiance.

PRESENTATION:

(Agenda Item B)

Mayor Pro-Tem West presented a proclamation recognizing May 20-26 as National Safe Boating Week. The proclamation was received by John Bowers and Christy Kinnaird, officers with the United States Coast Guard Auxiliary.

VISITOR/CITIZENS FORUM:

(Agenda Item C)

No one requested to speak.

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PUBLIC HEARING:

(Agenda Item D)

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

No one requested to speak.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:06 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 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 property with the legal description as follows: Rustic Oaks Estates lot 1.

No one requested to speak.

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:07 p.m. *The motion carried.*

CONSENT AGENDA:

(Agenda Item F)

1. Minutes of April 13, 2023 Council Meeting (Ruth)
2. Municipal Services Agreement with LBJ Real Estate Holdings (Ruth)
3. Resolution Accepting Petition for Annexation from LBJ Real Estate Holdings (Ruth)

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

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REGULAR AGENDA:

(Agenda Item G.

**Consideration of Resolution Approving
Assignment of Development Agreement from
First Texas to CCD-LWV, LLC (West)**

(Agenda Item G.1)

Mayor Pro-Tem West reported that First Texas has decided to sale their property to Corson & Cramer Development. Larry Corson and Brian Cramer with Corson & Cramer Development is well known to the town. Mayor Pro-Tem West stated that working with Mr. Corson and his company with the South Oak Development and the Public Improvement District has been a positive experience.

MOTION: Upon a motion made by Councilman Farage and seconded Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to approve the resolution approving the assignment of development agreement from First Texas, Inc, to CCD-LWV, LLC. *The motion carried.*

**Consideration of Development Agreement
with Lakewood Village Partners for the
Northshore Development (West)**

(Agenda Item G.2)

MOTION: Upon a motion made by Councilman Farage and seconded Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to approve the development agreement with Lakewood Village Partners. *The motion carried.*

**Consideration of Development Agreement
with The Villas at Lakewood Village LLC
(West)**

(Agenda Item G.3)

MOTION: Upon a motion made by Councilman Farage and seconded Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to approve the development agreement with The Villas at Lakewood Village LLC. *The motion carried.*

**Consideration of Authorization of Mayor
Vargus to Execute an Interlocal Agreement
with Denton County for the Repair of
Lakecrest Drive (Ruth)**

(Agenda Item G.4)

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Town Administrator Ruth reviewed the four options proposed by Denton County. There was some discussion about creating a temporary road and chipseal being the most cost-effective option in the short term while waiting for the permanent road to be constructed.

MOTION: Upon a motion made by Councilman Farage and seconded Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to authorize Mayor Vargus to execute an interlocal agreement with Denton County for the repair of Lakecrest Drive. *The motion carried.*

EXECUTIVE SESSION:

(Agenda Item H)

At 7:14 p.m. Mayor Pro-Tem West recessed into executive session in accordance with

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas; Project Garza; 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, zoning standards, and eminent domain; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas; Project Garza.

RECONVENE:

(Agenda Item I)

Mayor Pro-Tem West reconvened the regular session at 7:37 p.m. No action was taken.

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 7:37 p.m. on Thursday, April 13, 2023. The motion carried.

These minutes were approved by the Lakewood Village Town Council on the 8th day of June 2023.

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APPROVED:

Darrell West
Mayor Pro-Tem

ATTEST:

Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary



THE TOWN OF LAKEWOOD VILLAGE, TEXAS

RESOLUTION NO. 23-XX

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
LAKEWOOD VILLAGE, TEXAS, DESIGNATING THE LITTLE
ELM JOURNAL AS THE OFFICIAL TOWN NEWSPAPER.**

WHEREAS, Local Government Code § 52.004 requires that a municipality shall contract with and name an official newspaper; and,

WHEREAS, The Denton Record Chronicle meets the statutory requirements of eligibility for designation as an official newspaper.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT THE DENTON RECORD
CHRONICLE IS DESIGNATED THE OFFICIAL NEWSPAPER OF THE TOWN OF
LAKEWOOD VILLAGE.**

PASSED, APPROVED, AND RESOLVED this 8th day of June 2023.

Dr. Mark E. Vargus
Mayor

ATTESTED:

Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary



**TOWN OF LAKEWOOD VILLAGE, TEXAS
ORDINANCE NO. 2023-XX**

LBJ REAL ESTATE HOLDING PROPERTY C-3 ANNEXATION

AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, TO WIT: BEING ALL THAT CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN DENTON COUNTY, TEXAS WITH THE LEGAL DESCRIPTION AS FOLLOWS: RUSTIC OAKS ESTATES LOT 1, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL TOWN MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Lakewood Village is a municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas (the “Town”); and

WHEREAS, following receipt of a request in the form of a Voluntary Annexation Petition from each owner (the “Owners”) of the Property (defined below) requesting annexation, public hearings were conducted in accordance with Section 43.0673 of the Texas Local Government Code, on May 11, 2023 and June 8, 2023, in the Lakewood Village Town Hall located at 100 Highridge Drive in the Town of Lakewood Village, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notice of the public hearings was published in The Denton Record Chronicle, a newspaper of general circulation within the Town of Lakewood Village, Texas, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the Town’s internet website; and

WHEREAS, the Town Council of the Town of Lakewood Village, Texas has determined

that the Property is located in the extraterritorial jurisdiction of the Town of Lakewood Village, Texas; and

WHEREAS, the Town Council of the Town of Lakewood Village, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated Town or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the Town of Lakewood Village's limits, the Town Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OFFICIAL TOWN MAP AMENDED

1. The official map and boundaries of the Town are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the Town.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the Town to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the Town, and that the boundary limits of the Town be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the town limits of the Town, and the same shall hereafter be included within the territorial limits of the Town, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Town and they shall be bound by the acts, ordinances, resolutions, and regulations of the Town.

SECTION 4
FILING OF ORDINANCE REQUIRED

The Town Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the Town of Lakewood Village, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the Town of Lakewood Village, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the Town Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The Town Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the Town Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The Town Secretary of the Town of Lakewood Village is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the Town Council of the Town of Lakewood Village and by filing this Ordinance in the Ordinance records of the Town.

SECTION 9
EFFECTIVE DATE

This ordinance shall be effective immediately upon adoption.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN
OF LAKEWOOD VILLAGE, TEXAS, on this 8th day of June 2023.**

Dr. Mark E. Vargus
Mayor

ATTESTED:

Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary



Exhibit “A”
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

Denton County Property ID: 209334
Geographic ID: SN0120A-000000-0000-0001-0000
Legal Description: Rustic Oaks Estates Lot 1

AND

The entire width and right of way of Eldorado Parkway beginning at the intersection of West Eldorado Parkway and Boys Camp Road and continuing northeast for the entire width of Rustic Oaks Estates Lot 1 which is contiguous to West Eldorado Parkway..

**TOWN OF LAKEWOOD VILLAGE
CONSOLIDATED FEE ORDINANCE 22-24**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS,
ESTABLISHING A CONSOLIDATED FEE ORDINANCE; PROVIDING
FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE;
PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY
CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS
ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE
CAPTION HEREOF.**

WHEREAS, the Town Council of the Town of Lakewood Village ("Town Council") has investigated and determined that it would be advantageous and beneficial to the citizens of Lakewood Village to establish a consolidated fee ordinance for the citizens to determine fees with greater convenience and for the town Council to more easily amend fees as necessary; and

WHEREAS, the effective operation of the Town of Lakewood Village ("Town") requires the collection of fees for services the Town provides.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF LAKEWOOD VILLAGE, TEXAS, THAT:**

Section 1: Findings

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein

Section 2: Savings / Repealing Clause

All ordinances that are in conflict with the provisions of this ordinance, and the same are hereby repealed and all other ordinances of the town not in conflict with the provisions of this ordinance shall remain in full force and effect.

Fee Ordinance 22-11 is hereby repealed in its entirety.

Section 3: Adoption

The Consolidated Fee Ordinance attached hereto as Exhibit A is hereby adopted as the consolidated fee ordinance for the Town.

Section 4: Penalty Clause

A. Violation

A person who knowingly violates any provision of this chapter is guilty of separate offense for each day during which the violation is continued after notification.

B. Fine

Each offense is punishable by a fine of not more than two-thousand (\$2,000) nor less than two-hundred (\$200). The minimum fine established in this paragraph shall be doubled for the second conviction of the same offense within any 24-month period and tripled for the third and subsequent convictions of the same offense within any 24-month period. At no time shall the minimum fine exceed the maximum fine established in this paragraph.

C. Legal Rights

The penal provision imposed under this Ordinance shall not preclude the Town of Lakewood Village from filing suit to enjoin the violation. The Town of Lakewood Village retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Section 5: Severability

A. Unconstitutional or Invalid Section

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect.

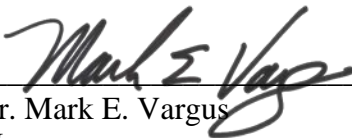
B. Independent Sections

The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

Section 6: Effective Date

The amendments to this Ordinance shall become effective from and after its date of passage and publication as provided by law.

PASSED AND APPROVED by the Town Council of the Town of Lakewood Village, Texas this the 17th day of November, 2022.



Dr. Mark E. Vargus
Mayor

ATTESTED:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary





Exhibit A

CONSOLIDATED FEE ORDINANCE

Adopted: November 19, 2022

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SECTION 1: BUILDING / CONSTRUCTION

1.1. RESIDENTIAL BUILDING PERMIT

1.1.1. Scope

Defined in the Residential Code and as amended by the Town of Lakewood Village residential new home construction permits consist of seven (7) components:

- 1) Application for Building Permit;
- 2) Structure;
- 3) Mechanical;
- 4) Electrical;
- 5) Gas (if applicable);
- 6) Plumbing; and
- 7) Concrete / Flatwork.

Add-ons such as an accessory building, irrigation, fencing, propane and/or a retaining wall may be included in the home building application if the home has not received a Certificate of Occupancy and the general contractor has requested the additional scope of work. All add-ons must be inspected and are subject to required plan reviews.

A Certificate of Occupancy will not be issued until the entire scope of the job has been completed and all required inspections have been passed by the building inspector.

1.1.2. Fee Rate

New construction fee rate is assessed on the total conditioned space, cooled and/or heated area of the dwelling.

| | |
|--|--------------------|
| New Home Construction | \$ 2 / sq. ft. |
| Remodel / Home Addition <= 1,000 sq. ft. | \$ 75 / Inspection |
| Remodel / Home Addition > 1,000 sq. ft. | \$ 2 / sq. ft. |
| Accessory Building > 250 sq. ft. | \$ 75 / Inspection |

Conversion of non-conditioned space to conditioned space within 24 months of the initial CO of the dwelling will be charged a permit fee of the greater of \$2/sq. ft. or \$75 per required inspection.

1.1.3. Utility Account

All outstanding utility account balances from previous home builds must be paid in full prior to the issuance of a building permit.

Utility billing will begin upon approval of the foundation inspection.

1.2. POOL AND/OR SPA PERMIT

1.2.1. Fee Schedule

| | |
|------------------------------------|--------------------|
| Pool and Spa | \$ 700 |
| Pool Only | \$ 700 |
| Spa Only (In-Ground) | \$ 700 |
| Spa (Pre-Fabricated) | \$ 75 / Inspection |
| Pool Enclosures – Repair / Replace | \$ 75 |

1.3. PROJECT PERMIT

1.3.1. Scope

Refer to Building or Residential Code as amended by the Town of Lakewood Village for types of projects that require a permit. All projects are subject to applicable re-inspection fees as outlined in section 1.5.

1.3.2. Fee Schedule

| | |
|--|--------|
| Electrical | \$ 75 |
| Plumbing | \$ 75 |
| Water Heater Replacement | \$ 25 |
| Mechanical | \$ 75 |
| Outdoor A/C Unit Replacement | \$ 25 |
| Indoor Air Handling Unit Replacement | \$ 25 |
| Gas Appliance Vent Stack – Roof Replacement | \$25 |
| Annual Chicken Enclosure | \$25 |
| Sprinkler / Irrigation | \$ 75 |
| Property Fence / Screening Wall | \$ 25 |
| Flatwork ≤ 250 sq. ft. | \$ 0 |
| Flatwork > 250 sq. ft. | \$ 100 |
| Flatwork – Driveway (New or Replacement > 250 sq. ft.) | \$ 100 |

Small storage units are less than or equal to 250 sq. ft. in size, are detached from the driveway, and will not house any automobiles or similar motor vehicles do not require a permit. Flatwork which connects to the driveway or that which is intended or used for ingress/egress by automobiles or similar shall be permitted as a driveway.

1.4. PLAN REVIEW

1.4.1. Fee Schedule

| | |
|----------------------------------|----------|
| New Home | Included |
| Pool and/or Spa | Included |
| Remodel | \$ 75 |
| Home Addition | \$100 |
| Outdoor Living Space | \$ 75 |
| Accessory Building > 250 sq. ft. | \$ 75 |
| Generator – Backup Power | \$ 75 |
| Irrigation – Water Front | \$75 |

1.5. RE-INSPECTIONS

1.5.1. Fee Schedule

Payment for a re-inspection fees shall be paid in full prior to the CO/CSI inspections for a new home and prior to the final inspection for a project.

| | |
|-----------------------------------|--|
| New Home Construction | 4 th and beyond = \$ 75 / Inspection CO: 2 nd and Beyond = \$75 / Inspection CSI: 2 nd and Beyond = \$50 / Inspection |
| Pool / Pool & Spa / In Ground Spa | 2 nd and Beyond = \$ 75 / Inspection |
| Project w/ 5 or More Inspections | 2 nd and Beyond = \$ 75 / Inspection |
| Project w/ 4 or Less Inspections | \$ 75 / Inspection |
| CO | \$75 / Inspection |
| CSI | \$ 25 / Inspection |

1.6. CONTRACTOR REGISTRATION

1.6.1. Scope

The General Contractor (new home construction) and all licensed contractors must register with the Town of Lakewood Village before applying for permits.

1.6.2. Fee Schedule

| | |
|---------------------------------|------|
| General Contractors, Building | \$ 0 |
| Electrical | \$ 0 |
| Plumbing | \$ 0 |
| Mechanical | \$ 0 |
| Irrigation | \$ 0 |
| Third Party Back-Flow Inspector | \$ 0 |

1.7. CERTIFICATE OF OCCUPANCY & CUSTOMER SERVICE INSPECTION

1.7.1. Scope

The fee for the CO applies to all inspections within the Town of Lakewood Village. The CSI inspection applies to all the Town's utility service areas within the Town and ETJ.

1.7.2. Fee Schedule

| | |
|------------|--------|
| CO and CSI | \$ 100 |
| CO Only | \$ 75 |
| CSI Only | \$ 25 |

SECTION 2: UTILITIES

2.1. DEPOSITS

2.1.1. Town of Lakewood Village (Corporate Boundaries) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

| | |
|---------|--------|
| Deposit | \$ 300 |
|---------|--------|

2.1.2. Rocky Point Water Company (ETJ) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

| | |
|---------|--------|
| Deposit | \$ 100 |
|---------|--------|

2.1.3. South Oak Utilities (ETJ) - Deposit is fully refundable at account closing after final bill has been paid. Deposit refund checks are valid for 90 days after issuance and then become void.

| | |
|---------|--------|
| Deposit | \$ 300 |
|---------|--------|

2.2. WATER RATES

2.2.1. Residential - Town of Lakewood Village (Corporate Boundaries)

| | |
|--|--------------------|
| Meter Size < 1": 0 → 2,000 Gallons / Month | \$ 30.00 |
| Meter Size ≥ 1": 0 → 2,000 Gallons / Month | \$ 40.00 |
| 2,001 → 20,000 Gallons / Month | \$ 4.75/1,000 gal |
| 20,001 → 50,000 Gallons / Month | \$ 6.25/1,000 gal |
| > 50,000 Gallons / Month | \$ 15.00/1,000 gal |

2.2.2. Commercial – Town of Lakewood Village (Corporate Boundaries)

| | |
|---------------------------|-------------------|
| 0 → 2,000 Gallons / Month | \$ 39.00 |
| > 2,000 Gallons / Month | \$ 6.00/1,000 gal |

2.2.3. Rocky Point Water (ETJ)

| | |
|---------------------------|-------------------|
| 0 → 3,000 Gallons / Month | \$ 37.00 |
| > 3,000 Gallons / Month | \$ 8.00/1,000 gal |

2.2.4. Rocky Point Water (ETJ – Formally Last Resorts)

| | |
|---------------------------|-------------------|
| 0 → 3,000 Gallons / Month | \$ 57.00 |
| > 3,000 Gallons / Month | \$ 4.00/1,000 gal |

2.2.5. Residential – South Oak Utilities (ETJ)

| | |
|--|--------------------|
| Meter Size < 1": 0 → 2,000 Gallons / Month | \$ 30.00 |
| Meter Size ≥ 1": 0 → 2,000 Gallons / Month | \$ 40.00 |
| 2,001 → 20,000 Gallons / Month | \$ 4.75/1,000 gal |
| 20,001 → 50,000 Gallons / Month | \$ 6.25/1,000 gal |
| > 50,000 Gallons / Month | \$ 15.00/1,000 gal |

2.2.6. Water Leaks at Residences

1. Leaks in a service line from property owner's side of the meter, excluding outdoor irrigation of any kind, will be charged the average bill plus \$1.50 (inside the town limits) or \$4.00 (outside the town) per thousand gallons above the average monthly usage. This adjustment shall only apply to one leak/billing cycle in a twelve-month period.
2. An adjustment will be made upon an approved plumbing inspection of the repair(s) by the Building Inspector.
3. The basis for computing the average bill and average usage for 1 and 2 (above) shall be the preceding three months
4. The Town will be responsible for making repairs for leaks that occur within the confines of the meter box. The property owner will be responsible for payment for water consumption due to any leak on the owner's side of the meter regardless if the leak is inside the meter box.

2.2.7. North Texas Groundwater District Fee

The cost of the North Texas Groundwater District Fee will be computed monthly and will be charged to each water customer based on water consumption.

2.3. SEWER RATES

| | |
|---|----------|
| Town of Lakewood Village (Corporate Boundaries) Flat Rate / Month | \$ 45.00 |
| South Oak Utilities (ETJ) Flat Rate / Month | \$ 45.00 |

2.4. WATER DISCONNECT / RECONNECT

| | |
|------------------------------------|----------|
| Weekdays between 8 a.m. and 5 p.m. | \$ 50.00 |
| Weekends / Holidays / After Hours | \$ 50.00 |

Unauthorized resumption of service by the customer may result in meter removal and an additional fee of \$100.00 to be paid prior to the resumption of service.

2.5. GARBAGE COLLECTION

2.5.1. Town of Lakewood Village (Corporate Boundaries)

| | |
|---|----------|
| Flat Rate / Month | \$ 24.00 |
| Additional Collection Container / Month | \$ 10.00 |
| Franchise Fee | 10% |

2.5.2. South Oak Utilities (ETJ)

| | |
|---|----------|
| Flat Rate / Month | \$ 24.00 |
| Additional Collection Container / Month | \$ 10.00 |
| Franchise Fee | 10% |

2.6. BULK TRASH

2.6.1. Town of Lakewood Village (Corporate Boundaries)

| | |
|-------------------------|------|
| Included in Monthly Fee | \$ 0 |
|-------------------------|------|

2.6.2. South Oak Utilities (ETJ)

| | |
|-------------------------|------|
| Included in Monthly Fee | \$ 0 |
|-------------------------|------|

2.7. TAPS

2.7.1. Water – Town of Lakewood Village (Corporate Boundaries)

| | |
|--------------------|----------|
| Water Tap | \$ 2,000 |
| Meter and Set Fee | |
| Standard meter | \$390 |
| ¾ Inch Remote Read | \$495 |
| 1 Inch Remote Read | \$595 |

2.7.2. Water – Rocky Point Water (ETJ)

| | |
|-------------------|----------|
| Water Tap | \$ 2,000 |
| Meter and Set Fee | |
| Standard meter | \$390 |

| | |
|--------------------|-------|
| ¾ Inch Remote Read | \$495 |
| 1 Inch Remote Read | \$595 |

2.7.3. Water – South Oak Utilities (ETJ)

| | |
|--------------------|----------|
| Water Tap | \$ 2,000 |
| Meter and Set Fee | |
| Standard meter | \$390 |
| ¾ Inch Remote Read | \$495 |
| 1 Inch Remote Read | \$595 |

2.7.4. Sewer – Town of Lakewood Village (Corporate Boundaries)

| | |
|-----------|----------|
| Sewer Tap | \$ 1,550 |
|-----------|----------|

2.7.5. South Oak Utilities (ETJ)

| | |
|-----------|----------|
| Sewer Tap | \$ 1,550 |
|-----------|----------|

SECTION 3: ZONING

3.1. ZONING CHANGE APPLICATION

3.1.1. Fee Schedule

| | |
|-----------------------|-----------------------|
| Administrative Review | \$ 250 |
| Professional Services | Actual Costs Incurred |

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

3.2. PLANNED DEVELOPMENT (PD)

3.2.1. Fee Schedule

| | |
|-----------------------|-----------------------|
| Administrative Review | \$ 250 |
| Professional Services | Actual Costs Incurred |

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

3.3. SPECIFIC USE PERMIT (SUP)

3.3.1. Fee Schedule

| | |
|-----------------------|-----------------------|
| Administrative Review | \$ 100 |
| Professional Services | Actual Costs Incurred |

The Administrative review fee does not include any engineering, legal, or other professional services that may be needed. The administrative fee is charged for each submittal.

3.4. VARIANCE

3.4.1. Fee Schedule

| | |
|-------------|------|
| Per Request | \$ 0 |
|-------------|------|

3.5. ANNEXATION REQUEST

3.5.1. Application Form

Submittal information shall meet the requirements of Texas Local Government Code, Chapter 43.

3.5.2. Fee Schedule

| | |
|--------------|------|
| Staff Review | \$ 0 |
|--------------|------|

SECTION 4: PLAT

4.1. PRELIMINARY PLAT

4.1.1. Fee Schedule

| | |
|------------|--|
| < 100 Lots | \$ 2,500 upon submittal, plus additional actual costs incurred |
| ≥ 100 Lots | \$ 5,000 upon submittal, plus additional actual costs incurred |

4.2. FINAL PLAT OR DEVELOPMENT PLAT

4.2.1. Fee Schedule

| | |
|------------|--|
| < 100 Lots | \$ 1,000 upon submittal, plus additional actual costs incurred |
| ≥ 100 Lots | \$ 2,000 upon submittal plus additional actual costs incurred |

4.3. REPLAT

4.3.1. Fee Schedule

| | |
|-----------------------|---|
| Administrative Review | \$ 250 |
| Professional Services | \$1,000 upon submittal, plus additional actual costs incurred |

4.4. AMENDING PLAT

4.4.1. Fee Schedule

| | |
|-----------------------|---|
| Administrative Review | \$250 |
| Professional Services | \$1,000 upon submittal, plus additional actual costs incurred |

SECTION 5: CONSTRUCTION PLANS

5.1. PLAN APPROVAL

Prior to approval of the Final Plat, all construction plans must be approved by the Town engineers. Construction plan components include drainage plans, roadway, utility plans, and any additional required submittals.

5.1.1. Fee Schedule

| | |
|------------|---|
| < 100 Lots | \$ 7,000 upon submittal, plus additional actual costs incurred |
| ≥ 100 Lots | \$ 11,000 upon submittal, plus additional actual costs incurred |

5.2. CONSTRUCTION INSPECTIONS

The fee for inspection of developer infrastructure is 3.2 % of the construction costs. This fee applies to water, wastewater, stormwater, and roadway improvements. Developers will be required to furnish the town with the construction contracts for the improvements.

**SECTION 6: GENERAL****6.1. RETURNED CHECK**

| | |
|----------------|---------------|
| Administration | \$ 30 / Check |
|----------------|---------------|

6.2. ANIMAL CONTROL

| | |
|------------------|------------|
| Pet Registration | \$ 0 / Pet |
|------------------|------------|

6.3. TOWN HALL RENTAL

| |
|---------------------------------------|
| \$50 per day - \$100 Deposit Required |
|---------------------------------------|

6.4. PEDDLER / ITINERANT VENDOR

| | |
|-------------|-------------------|
| Application | \$ 150 |
| License | \$ 100 / Employee |

6.5. SIGNS – RESERVED FOR FUTURE USE

| |
|----|
| \$ |
|----|

6.6. OPEN RECORDS REQUEST

Fees for open records request shall be in accordance with Subchapter F of the Public Information Act, sections 552.261 through 552.275, as amended.

All information requests shall be submitted in writing to the Town of Lakewood Village, attention Town Secretary. No verbal requests shall be accepted.

| | |
|-----------------------------|-------|
| Transcript Preparation Fee* | \$ 25 |
|-----------------------------|-------|

*Transcript preparation fee does not include the fee for an actual transcript of the proceedings.

SECTION 8: DEFINITIONS

8.1. GENERAL

Terms that are used in this Ordinance and are not specifically defined shall be given their ordinary meaning, unless the context requires or suggests otherwise. In the case of ambiguity or uncertainty concerning the meaning of a particular term, whether or not defined, the Town staff shall have the authority to assign an interpretation that is consistent with the intent and purpose of this Ordinance, or an interpretation that is consistent with previous usage or interpretation.

8.2. WORDS AND TERMS DEFINED

CSI: Customer Service Inspection.

CO: Certification of Occupancy

Conditioned Space: the area devoted to the living area in a residence or dwelling and is exclusive of porches, enclosed or open breezeways or other non-living space.

ETJ: Extraterritorial Jurisdiction

End of Exhibit A

Adoption and Summary of Amendments

| Ordinance Number | Date | Summary |
|------------------|--------------------|---|
| 22-24 | November 17, 2022 | <ul style="list-style-type: none"> • 1.2 Lowered cost of pool enclosure for repair / replacement • 2.0 Utilities – Added South Oak Utilities |
| 22-11 | April 14, 2022 | <ul style="list-style-type: none"> • 1.3.2 Added roof inspection for structures with gas appliance vent stack • 1.3.2 Added annual inspection for chicken coop • 5.2 Added construction inspections for infrastructure |
| 22-01 | January 13, 2022 | <ul style="list-style-type: none"> • 1.3.2 Clarified sizes and descriptions for flatwork and driveways • 2.2.1 Updated residential rates |
| 21- 05 | May 13, 2021 | <ul style="list-style-type: none"> • 1.1.1 Described policy of add on jobs to an ongoing new home build • 1.1.3 Added section • 1.3.2 Lowered cost of a/c equipment replacement • 1.4.1 Separated home addition from remodel • 1.4.1 Added irrigation and generators • 1.4.1 Removed retaining wall • 1.5.1 Updated re-inspection fee schedule • 2.2.4 Added Last Resorts water rates |
| 20-10 | August 13, 2020 | <ul style="list-style-type: none"> • 2.2.1 Revised Water Rates • 2.3.1 Revised Sewer Rates • 2.7 Revised Water and Sewer Tap Fees |
| 19-17 | December 12, 2019 | <ul style="list-style-type: none"> • 2.1 Added requirement to pay final water bill to receive water deposit refund • 2.5 Increased Solid Waste Rates to reflect rates in 2020 Republic Services Contract • 4 Required initial deposit and payment of actual costs incurred • 5 Required initial deposit and payment of actual costs incurred |
| 19-16 | November 14, 2019 | <ul style="list-style-type: none"> • 2.7.1 Meter and Set Fee established for different sized connections |
| 19-07 | July 11, 2019 | <ul style="list-style-type: none"> • 7. Added Municipal Court Section |
| 18-04 | September 13, 2018 | <ul style="list-style-type: none"> • 1 Clarified difference between projects, remodels and plan reviews • 1.6.2 Registration fees were \$25 • 2.2.1 Revised water rates • 2.2.4 Updated leak adjustment |
| 15-09 | July 9, 2015 | <ul style="list-style-type: none"> • Added utility fees. |
| 14-05 | June 12, 2014 | <ul style="list-style-type: none"> • First step in consolidating fees into a single ordinance; reserved sections will require amendments to other ordinances to remove fees. |



| | | |
|-------|--------------|----------|
| 11-10 | May 12, 2011 | REPEALED |
|-------|--------------|----------|

| Cash Balances | 30-Sep-22 | 15-May-23 |
|------------------------|------------------|------------------|
| Rocky Point Operations | \$1,551 | \$6,853 |
| Rocky Point Reserve | \$17,903 | \$20,427 |
| MDD General Fund | \$43,859 | \$49,495 |
| MDD Projects Fund | \$30 | \$35 |
| TOTAL | \$63,343 | \$76,810 |

2023 MDD Budget

| | 2024 BUDGET | 2023 BUDGET | 2023 YTD 5/15 | 2022 BUDGET | 2022 ACTUAL |
|----------------------------------|-----------------|-----------------|------------------|-----------------|-----------------|
| Revenues | | | | | |
| Interest | \$2,000 | \$200 | \$1,272 | \$300 | \$364 |
| Sales Tax | \$50,000 | \$50,000 | \$29,903 | \$35,000 | \$41,084 |
| HOT Tax | | | \$26,483 | | |
| Total | \$52,000 | \$50,200 | \$57,658 | \$35,300 | \$41,448 |
| Expenditures | | | | | |
| HOT - Events | \$7,000 | \$6,000 | \$6,692 | | |
| HOT - Projects | | | \$14,640 | | |
| Projects | \$15,000 | \$14,700 | \$4,200 | \$30,000 | \$23,398 |
| Town Hall Project | | | \$26,483 | | |
| Total | \$22,000 | \$20,700 | \$52,015 | \$30,000 | \$23,398 |
| Operating Income | \$30,000 | \$29,500 | \$5,643 | \$5,300 | \$18,050 |
| Transfers From Rocky Point Water | \$0 | \$0 | \$0 | \$0 | \$0 |
| NET Cash Flow | \$30,000 | \$29,500 | \$5,643 | \$5,300 | \$18,050 |
| Projects Schedule: | | | | | |
| HOT Town Events | \$7,000 | \$6,000 | \$6,692 | | \$3,840 |
| HOT Projects | | | \$14,640 | | |
| Projects: | | | | | |
| International Dark Sky | \$2,000 | \$2,100 | | | |
| New Resident Welcome Packets | \$1,000 | \$1,600 | | | |
| Total Eclipse 2024 | \$1,000 | | | | |
| Rocky Point Water | | | | | \$470 |
| CO2014 Interest Payment | | \$0 | | | \$12,318 |
| Misc Project Expenses | \$1,000 | \$1,000 | \$450 | | \$1,102 |
| Parks Maintenance | \$10,000 | \$10,000 | \$3,750 | | \$5,668 |
| Total NON-HOT Projects | \$15,000 | \$14,700 | \$4,200 | \$0 | \$23,398 |

Notes: Sales Tax YTD +9.66 % May 2023 = \$3,999
MDD Cash Balance on 15 May is \$ 49,495

[illegible]

Move Water Tank??

Remote meters- \$30k total
 <= When Reserves > \$20,000