

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JUNE 9, 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

**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, June 9, 2022 in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Scouts BSA Troup 45 presented the colors and led the Pledge of Allegiance

Sam Fleitman introduced BSA Troup 45 and provided a history of the Troup 45.

**PRESENTATIONS:**

**(Agenda Item B)**

Mayor Vargus administered the oath of office and presented the election certificate to re-elected Mayor Pro-Tem West. Mayor Pro-Tem West administered the oath of office and presented the election certificate to re-elected Mayor Vargus. Mr. Chris Farage administered the oath of office to re-elected Councilwoman Lepley. Council members Bushong, Bissonnette, and Farage took their seats on the dais.

**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 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 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 Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:09 p.m.  
*The motion carried.*

**CONSENT AGENDA:**

**(Agenda Item E)**

1. Minutes of May 12, 2022 Council Meeting (Ruth)
2. Resolution Naming the Denton Record Chronicle as the Official Newspaper (Ruth)
3. Variance for 650 Highridge Drive for Front Facing Garage (Ruth)

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

**REGULAR AGENDA:**

**(Agenda Item G.**

**Consideration of Election of Mayor Pro-Tem  
(Ruth)**

**(Agenda Item G.1)**

Council expressed appreciation for the excellent job Mayor Pro-Tem West is going in the role.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to elect Councilman Darrell West as Mayor Pro-Tem. *The motion carried.*

**Discussion of Dark Sky Regulations (Ruth)**

**(Agenda Item G.2)**

Lynn Burkhardt introduced the Dark Sky Committee members and reviewed the history of the Dark Sky designation. Mrs. Burkhardt reported on concerns the Dark Sky Committee has with non-compliance primarily in new construction. Mrs. Burkhardt reviewed the Outdoor Lighting Ordinance requirements for properties in Lakewood Village. Mrs. Burkhardt reported that by 2024 the remaining streetlights in town must be changed out and expressed concern about lighting on the two newly annexed commercial properties in Lakewood Village. Mrs. Burkhardt reported on concerns about losing the Dark Sky designation. Mrs. Burkhardt requested the council enforce the ordinance and protect our designation.

Mayor Vargus thanked all the members of the Dark Sky committee for all their hard work. Mayor Vargus reported on conversations with various developers regarding street lighting on the new areas being developed. There was some discussion about various street lighting options and standards. Mrs. Burkhardt discussed the information that is required to be included in the annual report. There was some discussion about the International Dark Sky Association requirements for color and intensity of outdoor lighting. Mrs. Burkhardt requested the council provide contractors and property owners with information about the lighting ordinance requirements and educate the building inspectors on enforcement during the building process. Councilman Bushong reported that he would work on including the lighting ordinance requirements in the building process forms and requested the Dark Sky Committee provide a list of non-compliant lights to the town.

There was some discussion about Dark Sky education and compliance efforts.

**Consideration of Tax Ceiling Ordinance  
(Vargus)**

**(Agenda Item G.3)**

Mayor Vargus reported on the 65 years and older tax freeze laws. Mayor Vargus reported that Oak Point and Denton County already passed the tax freeze several years ago. This ordinance freezes the dollar amount paid but the assessed value will continue to increase. Mayor Vargus reviewed legislation proposed for property tax reform.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to adopt the tax ceiling ordinance. *The motion carried.*

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**Consider and act upon a resolution of the Town of Lakewood Village, Texas, accepting a petition seeking the dissolution of the existing Lakewood Village Public Improvement District No. 1, and calling for a public hearing for the Town Council's June 30, 2022 special meeting (Vargus)**

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**(Agenda Item G.4)**

Mayor Vargus reported on a technical issue with the previous Public Improvement District paperwork that requires the dissolution and recreation of the Public Improvement District No. 1.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) "ayes", no (0) "nays" to approve the resolution accepting the petition to dissolve Lakewood Village Public Improvement District No. 1 and for a public hearing on June 30, 2022. *The motion carried.*

**Consider and act upon a resolution of the Town of Lakewood Village, Texas, accepting a petition seeking the creation of the Lakewood Village Public Improvement District No. 1 within the extraterritorial jurisdiction of the Town and calling for a public hearing for the Town Council's June 30, 2022 special meeting (Vargus)**

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**(Agenda Item G.5)**

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) "ayes", no (0) "nays" to approve the resolution accepting the petition to create Lakewood Village Public Improvement District No. 1 and for a public hearing on June 30, 2022. *The motion carried*

Mayor Vargus reported that he will be including Dark Sky information in the mayor's letter and the Municipal Development District will be purchasing signs to place in the yards of homes who earn their Dark Sky certification.

**EXECUTIVE SESSION:**

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**(Agenda Item D)**

At 7:40 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

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- 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 E)**

Mayor Vargus reconvened the regular session at 8:45 p.m. No action was taken.


**ADJOURNMENT**

**(Agenda Item F)**

**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 8:45 p.m. on Thursday June 9, 2022. The motion carried.

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

APPROVED:

  
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Darrell West  
Mayor Pro-Tem

ATTEST:

  
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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary

