

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JULY 14, 2022

Council Members:

Dr. Mark Vargus, Mayor
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette – arrived at 7:20 p.m.
Eric Farage

Town Staff:

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary
Andy Messer, Town Attorney

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, July 14, 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

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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 four (4) “ayes”, no (0) “nays” to close the public hearing at 7:01 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.

No one requested to speak

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted four (4) “ayes”, no (0) “nays” to close the public hearing at 7:01 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 Mayor Pro-Tem West, council voted four (4) “ayes”, no (0) “nays” to close the public hearing at 7:04 p.m. *The motion carried.*

CONSENT AGENDA:

(Agenda Item F)

1. Minutes of June 9, 2022 Council Meeting (Ruth)
2. Minutes of June 30, 2022 Council Meeting (Ruth)

Town Secretary Ruth reported these items will be considered at a future meeting.

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REGULAR AGENDA:

(Agenda Item G.

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

(Agenda Item G.1)

Mayor Vargus reported this would be considered at a future meeting. The Town Attorney provided comments regarding a proposed development agreement. Fire Marshal Ausenbaugh has requested information from the property owner but because the construction started on the property through Denton County the owner is having difficulty providing necessary documentation. Attorney Messer has requested to see the site plan to identify the current land use. There was some discussion about a text amendment to the zoning ordinance to allow this property to continue as mixed use. There was some discussion about the requirement for signage on the property.

**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 G.2)

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

**Consideration of Agreement with Corson &
Cramer for Capital Improvement Cost
sharing (Vargus)**

(Agenda Item G.3)

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

Councilman Bissonnette took his place on the dais.

**Consideration of Critical Water Emergency
Ordinance (Vargus)**

(Agenda Item G.4)

Mayor Vargus reported the wells are putting out approximately 117 gallons per minute versus 143 gallons per minute in April. This is caused by the normal summertime draw down on the aquifer. The water consumption is 150% over consumption this time last year. Property owners are not complying with the restrictions currently in place. If just eight properties in town all use an irrigation system at the same time the total consumption is more than the well production which lowers the water levels in the ground storage tanks. Because people are not following the current restrictions it has created a deficit which does not allow the wells to catch up enough to fill the storage tanks in preparation for the high demand in the morning and evening. Mayor Vargus has

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proposed renting a water truck which the town will use to water the right-of-way and as much of the front yard as possible to encourage people to stop watering. There was discussion about reducing the hours when watering is permitted. There was discussion about forcibly turning off irrigation at properties with four or more violations. There was some discussion about the process for reinstating irrigation systems. Mayor Vargus discussed changing the rates charged for consumption over 30,000 gallons. Councilman Bushong reported on the importance of being able to fill the storage tanks to be prepared in the event of a fire. There was some discussion about people filling pools at night and the impact on the ability to fill the ground water storage tanks. Council discussed that despite education efforts on the importance of the water conservation efforts, citizens have not complied with restrictions.

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 critical water emergency ordinance as discussed. *The motion carried.*

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

(Agenda Item G.5)

Mayor Vargus reviewed current cash balances. Mayor Vargus reviewed the revenues and expenses and proposed budget for next fiscal year. Mayor Vargus reported that the budget versus actual for this fiscal year includes unplanned events like the town hall roof replacement. Mayor Vargus reported the utility fund has unplanned expenses due to the failure of the well and the associated costs. The proposed budget is very conservative. Council will review the proposed numbers and consider approval at a future meeting.

EXECUTIVE SESSION:

(Agenda Item H)

At 7:46 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.

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RECONVENE:

(Agenda Item I)

Mayor Vargus reconvened the regular session at 8:41 p.m. No action was taken.

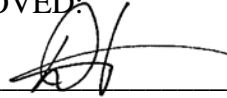
ADJOURNMENT

(Agenda Item J)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:41 p.m. on Thursday July 14, 2022. The motion carried.

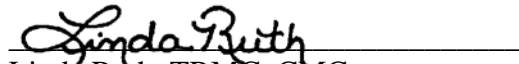
These minutes approved by the Lakewood Village Town Council on the 28th day of July 2022.

APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

