

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JANUARY 8, 2020**

**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  
Andy Messer, Town Attorney

**SPECIAL SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 7:00 p.m. on Wednesday, January 8, 2020 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

**CONSENT AGENDA:**

**(Agenda Item C)**

1. Minutes of December 12, 2019 Council Meeting (Asbell)
2. Minutes of the December 18, 2019 Council Meeting (Asbell)
3. Ordinance Calling General Election for May 2, 2020 (Asbell)

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by 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 D)**

**Discussion and Consideration of All Matters  
Incident and Related to Approving and  
Authorizing Publication of Notice of  
Intention to Issue Certificates of Obligation,  
Including the Adoption of a Resolution  
Pertaining Thereto (Vargus)**

**(Agenda Item D.5)**

Mayor Vargus introduced Mr. Mark McLiney. Mr. McLiney stated that if council wants to proceed with certificates of obligation the resolution giving notice would be approved tonight. The resolution would be posted on the website and published in a newspaper for two consecutive weeks. The notice and timeline are designed to give citizens the freedom to provide feedback. The issuance will be for approximately \$4,500,000.00. This will be the first time the Town of Lakewood Village has an official rating with Standard and Poor's. Mr. McLiney stated he anticipates the rating to be around AA-. Mr. McLiney reported that Lakewood Village has excellent financial management and would receive a AA+ rating if its population was larger. Mr. McLiney reported that the town already complies with continuing disclosure requirement with the annual audit. With each fiscal year Lakewood Village improves from the previous fiscal year which will make the bonds very easy to sell. There was some discussion about the procedure for receiving a rating from Standard and Poor's.

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted five (5) "ayes", no (0) "nays" to approve the resolution authorizing the notice of intention to issue certificates of obligation. *The motion carried.*

**Discussion of Republic Waste Services  
Hydraulic Leaks on Town Streets (Vargus)**

**(Agenda Item D.6)**

Mayor Vargus reported that two weeks in a row the Republic Waste truck had a hydraulic leak and left a trail of stains on roads throughout town. Mayor Vargus reviewed the efforts that Republic Waste Services made to clean the roads. Leigh Collins with Republic Services introduced Mr. Grant Gray, Operations Manager for the Lewisville area. Mr. Gray reported that a rear load truck was used for the most recent trash collection day. The rear load truck requires two employees. There was some discussion about the frequency of hydraulic leaks. Mr. Gray reviewed some key elements of the action plan they have implemented as a result of these leaks. There was some discussion about maintenance of the collection trucks. Mr. Gray reported that approximately one year ago drivers were paid on an incentive basis, but Republic Services has now changed to an hourly rate for drivers. Ms. Collins reported the cleaning service utilized is a

third-party vendor. The last leak on the roads cost Republic Services just over \$5,000. There was some discussion about the weight and size differences between the rear load and a side load collection truck. Mr. Brittney Shake, Kimley Horn, reported the roads are designed to withstand an 80,000-pound load driving over it twenty times each day. Mayor Vargus expressed interest in utilizing rear load trucks. Mayor Vargus would like to have a meeting with the third-party vendor to get information about the product used for cleaning on the road. Town Attorney Messer asked what action Republic Services will take if there is another leak. Mr. Gray stated they will review the situation and respond accordingly. Mr. Gray stated that a supervisor will be meeting the truck driver at the entrance to town to visually inspect the truck before it comes into town. Attorney Messer recommended creating an addendum to the contract which would make the action plan language enforceable.

**Discussion of Concrete Road Project  
(Vargus)**

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**(Agenda Item D.1)**

Brittany Shake stated the review of the 30% schematic was very productive. On January 15, Kimley Horn will submit a 90% design. There was some discussion about an additional council meeting at the Kimley Horn office to review the 90% design. There was some discussion holding a meeting for the citizens to see the designs and ask questions. The design must be approved prior to publication on February 17<sup>th</sup>. There was some discussion about mailbox and column structures which have been constructed in the right-of-way in front of some houses and will be demolished during the road construction. There was some discussion about providing notice to property owners with the structures that will be removed. Ms. Shake reported she is working on a tree exhibit showing trees which will need to be removed. There was some discussion about trees that will need to be removed. Ms. Shake reported on the use of drop inlets versus grate inlets for managing water runoff. Drop inlets require less maintenance than grate inlets. There was some discussion about the design for the driveway at Town Hall.

**Consideration of Utility Line Improvements  
Related to Concrete Road Project (Vargus)**

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**(Agenda Item D.2)**

Mayor Vargus reported on a need for an additional water main to provide service to the currently undeveloped properties in town. The water main will be upgraded to twelve inches and new manifolds will be installed in the pump station. Mayor Vargus reported on the need for fire hydrants at intersections before the concrete roads are constructed. The approximate cost for all upgrades is \$70,000. The expense for upgrades would be reimbursed by the bond proceeds. The cost of installing two fire hydrants is approximately \$16,000 and is not reimbursable. The cost is significantly lower by upgrading the utility lines prior to the road construction.

**LAKEWOOD VILLAGE TOWN COUNCIL  
SPECIAL SESSION  
JANUARY 8, 2020**

**Page 4**

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bushong, council voted five (5) “ayes”, no (0) “nays” to authorize the mayor to spend up to \$70,000 for utility improvements. *The motion carried.*

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to authorize the mayor to spend up to \$20,000 for two additional fire hydrants. *The motion carried.*

There was some discussion about engineering for the lift station. Mayor Vargus reported the engineer utilized by Patterson Professional Services can do the design work at a lower rate than Kimley Horn.

**Discussion of Recycled Water Project  
(Farage/Lepley)**

**(Agenda Item D.3)**

Councilman Farage reported on that approximately 43,000 gallons of water is being released into the lake each day from the sewer plant. TCEQ requirements for Tier I recycled water are stringent and would require an additional water system. Councilwoman Lepley reported on the filter and storage requirements for using recycling water. There was some discussion about the anticipated cost. There was some discussion about the desirability of recycled water versus using additional well water capacity. Councilman Farage and Councilwoman Lepley will continue to investigate the viability of this project and get a quote for council to consider. Town Engineer Todd Strouss talked about several water recycling projects in the area and how they operate.

**Consideration of Development Agreement  
with Tuong E. Le (Vargus)**

**(Agenda Item D.4)**

Mayor Vargus reported that Deputy Town Attorney Will Trevino created the proposed developer agreement. There was some discussion about waiving or reducing impact fees.

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to authorize the mayor to execute a development agreement with Tuong Le. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item E)**

At 8:55 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

**LAKEWOOD VILLAGE TOWN COUNCIL  
SPECIAL SESSION  
JANUARY 8, 2020**

**Page 5**

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; (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; and § 551.076 Texas Government Code to wit: Deliberations about Security Devices.

**RECONVENE:**

**(Agenda Item F)**

Mayor Vargus reconvened the regular session at 10:22 p.m. No action was taken.

**REPORTS**

**(Agenda Item G)**

Mayor Vargus reported the council will be meeting twice a month for at least three months.

Town Secretary Asbell reported the Municipal Development District is working on the volunteer appreciation dinner.

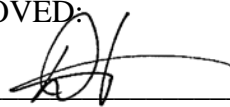
**ADJOURNMENT**

**(Agenda Item H)**

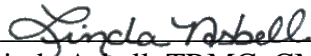
**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 10:25 p.m. on Wednesday, January 8, 2020. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 13th day of February 2020.

APPROVED:

  
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Darrell West  
MAYOR PRO-TEM

ATTEST:

  
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Linda Asbell, TRMC, CMC  
TOWN SECRETARY

