



LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS  
**VIA TELEPHONE CONFERENCE**  
TOWN COUNCIL MEETING  
SEPTEMBER 10, 2020 7:00 P.M.

**NOTICE IS HEREBY GIVEN** Pursuant to section 551.127 of the Texas Government Code, and in conjunction with the guidance and provisions provided by the Governor of Texas in the declaration of disaster and subsequent executive orders altering certain Open Meetings Act requirements and banning gatherings of more than 10 people, the Town Council of the Town of Lakewood Village will conduct the meeting scheduled at 7:00 p.m. on September 10, 2020 at Lakewood Village Town hall, 100 Highridge Drive by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be **no in-person public access** for the regular agenda items at the location described above and less than a quorum may be physically present at the location.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at *lakewoodvillagetx.us*. The public toll-free dial-in number to participate in the telephonic meeting is hosted through ZOOM. The dial in number is: 346-248-7799. You will be prompted to enter the meeting ID number: 845 5818 8355

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. **Persons wishing to speak before the Council must notify the Town Secretary via email, [linda@lakewoodvillagetx.us](mailto:linda@lakewoodvillagetx.us), no later than 6:30 p.m. September 10, 2020. The email must include your name, full address, and the agenda item on which you wish to speak.** A recording of the telephone/video meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

**Persons wishing to speak in person on Agenda Item D. – Public Hearing on the proposed tax rate must notify the Town Secretary via email, [linda@lakewoodvillagetx.us](mailto:linda@lakewoodvillagetx.us), no later than 6:30 p.m. September 10, 2020. The email must include your name, full address, and indicate that you wish to be heard in person.**  
Please arrive at the Town Hall Parking lot no later than 7:00 p.m. on September 10, 2020 and wait outside. Your name will be called, and you will be permitted to enter the building to speak for no longer than three (3) minutes, you must then depart the building. You are required to wear a mask while you are inside the building. If you are not waiting at town hall when your name is called the council will proceed to the next agenda item.

#### **REGULAR SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

- B. VISITOR/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. The council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code.
- C. PROCLAMATION:** A proclamation designating September 17 – 23, 2020 as Constitution Week in the Town of Lakewood Village; to be presented to the representatives of the Prestonwood Chapter Daughters of the American Revolution.
- D. PUBLIC HEARING –** A public hearing is scheduled on the proposed combined property tax rate of \$0.45/\$100 to provide an opportunity for citizen comment.

**LAKWOOD VILLAGE TOWN COUNCIL  
REGULAR AGENDA  
SEPTEMBER 10, 2020**

**Page 2 of 2**

- E. PUBLIC HEARING** – A public hearing is scheduled on the requested annexation of A0339A C.C. Dickson, Tr 2A, 14.9108 acres, and A0339A C.C. Dickson, Tr 2A (1), 0.164 acres.
- 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. Consideration of Variance Request on Roof Pitch for 819 Carrie Court (Asbell)
  2. Minutes of August 13, 2020 Council Meeting (Asbell)
  3. Abandonment of Drainage Easement between Lots 17 and 18 on Block N of District 3, 860 Highridge Drive (Asbell)

**G. REGULAR AGENDA:**

1. Consideration of Fiscal Year 2020-2021 Property Tax Rate (Vargus)
2. Ratification of Fiscal Year 2020-2021 Budget (Asbell)
3. Discussion of Concrete Roads (Vargus)
4. Consideration of Engineering Traffic Study (Vargus)
5. Discussion of Rocky Point Water System (Vargus)
6. Discussion of Halloween Hayride Alternatives (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. § 551.071(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;
  2. § 551.071(1), Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Patterson Professional Services.
  3. § 551.074, Texas Government Code to wit: Personnel Matters
  4. § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove; and
  5. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove.

**I. RECONVENE:** Reconvene into regular session

**J. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 4:06 p.m. on Friday, September 4, 2020.



Linda Asbell, TRMC, CMC, 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 **LAKWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT** may attend this meeting. No action will be taken by the MDD board.

# *Proclamation*

## *Of The Town of Lakewood Village*

**WHEREAS:** on September 17, 1787, fifty-five delegates to the Constitutional Convention in Philadelphia's Independence Hall signed the United States Constitution, a document that serves as the guardian of our liberties; and

**WHEREAS:** September 17, 2020 marks the two hundred thirty-third anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is the privilege, honor, and duty of the American people to accord official recognition to this magnificent document; and

**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17<sup>th</sup> through September 23<sup>rd</sup> as Constitution week,

**NOW, THEREFORE I, Dr. Mark E. Vargus, Mayor of the Town of Lakewood Village in the State of Texas do hereby proclaim the week of September 17<sup>th</sup> through September 23<sup>rd</sup> as**

## *Constitution Week*

*and ask our citizens to reaffirm the ideals the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us, and reflecting on the privilege of being an American with all the rights and responsibilities, which that privilege involves.*

**IN WITNESS WHEREOF, I have set my hand and caused the Seal of the Town to be affixed this 10<sup>th</sup> day of September of the year 2020.**

SIGNED:

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*Dr. Mark E. Vargus*  
Mayor

ATTEST:

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*Linda Asbell, TRMC, CMC*  
Town Secretary



## VARIANCE REQUEST

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillagtx.us](mailto:linda@lakewoodvillagtx.us)

REVISED: 10/09/2014

### BUILDING DEPARTMENT

#### APPLICANT / OWNER

|                                    |                                     |
|------------------------------------|-------------------------------------|
| Applicant Name<br>Chris Jent       | Address<br>2745 Dallas Pkwy, STE455 |
| Day Time Telephone<br>972.955.7132 | Plano, TX, 75093                    |
| Email<br>cjent@avantgroup.us       |                                     |
| Owner Name<br>L&P Investments, LLC | Address<br>2745 Dallas Pkwy, STE455 |
| Day Time Telephone<br>972.955.7132 | Plano, TX, 75093                    |
| Email<br>cjent@avantgroup.us       |                                     |

#### PROPERTY

|  |  |
|--|--|
| Address or General Location<br>815 Carrie Lane<br>819 Carrie Ct. |  |
| Legal Description (If Platted)<br>Lot 18 Block E                 |  |
| Lot Size<br>61,397   | <input checked="" type="checkbox"/> Square Feet OR <input type="checkbox"/> Acres<br>residential |

|   |  |
|---|--|
| Existing Use of Land and/or Building(s)<br>Vacant |  |
|---|--|

#### REQUESTED VARIANCE

|  |  |
|--|--|
| Variance to Section(s) of the Ordinance<br>minimum roof pitch                    |  |
| Current Ordinance Requirement(s)<br>4.3.8(B), Exterior Construction of Buildings |  |

|   |
|---|
| Requested Variance(s)<br>5/12 over stairwell, 3/12 over casita, 3/12 over home office |
|---|



## BUILDING DEPARTMENT

# VARIANCE REQUEST

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillagtx.us](mailto:linda@lakewoodvillagtx.us)

REVISED: 10/09/2014

## SUBMITTAL REQUIREMENTS

If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and the authorizing the applicant to represent the person, organization, or business that owns the property.

If not platted, a metes and bounds legal description of the property.

A written statement documenting the reason for the variance(s), including evidence that the request complies with the following criteria as required for approval of a variance.

- 1) A unique physical condition exists within or adjacent to the subject tract or structure(s) located thereon which distinguishes it from other similarly situated, and which creates an exceptional hardship, difficulty, or inequity that would result from literal enforcement of the ordinance;
- 2) The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant;
- 3) The variance is the minimum amount necessary to allow a reasonable use of the property;
- 4) The sole reason for the variance is not a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship;
- 5) The variance will not adversely affect public health or safety, and will not substantially or permanently interfere with the appropriate use of adjacent conforming property in the same district; and,
- 6) The variance will not alter the essential character of the zoning district within which the subject property is located, and is in harmony with the intent and purposes of the zoning ordinance.

Site plan, submitted on drawing sheet size 11" X 17", showing:

- 1) Scale and north arrow;
- 2) Location of site with respect to streets and adjacent properties;
- 3) Property lines and dimensions;
- 4) Location and dimensions of buildings;
- 5) Building setback distances from property lines;
- 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; and
- 7) Any other proposed features of the site which are applicable to the requested variance.

## NOTICE

To the best of my knowledge, this application and associated documents are complete and correct, and it is understood that I or another representative should be present at all public meetings concerning this application.

Applicant Signature

Date

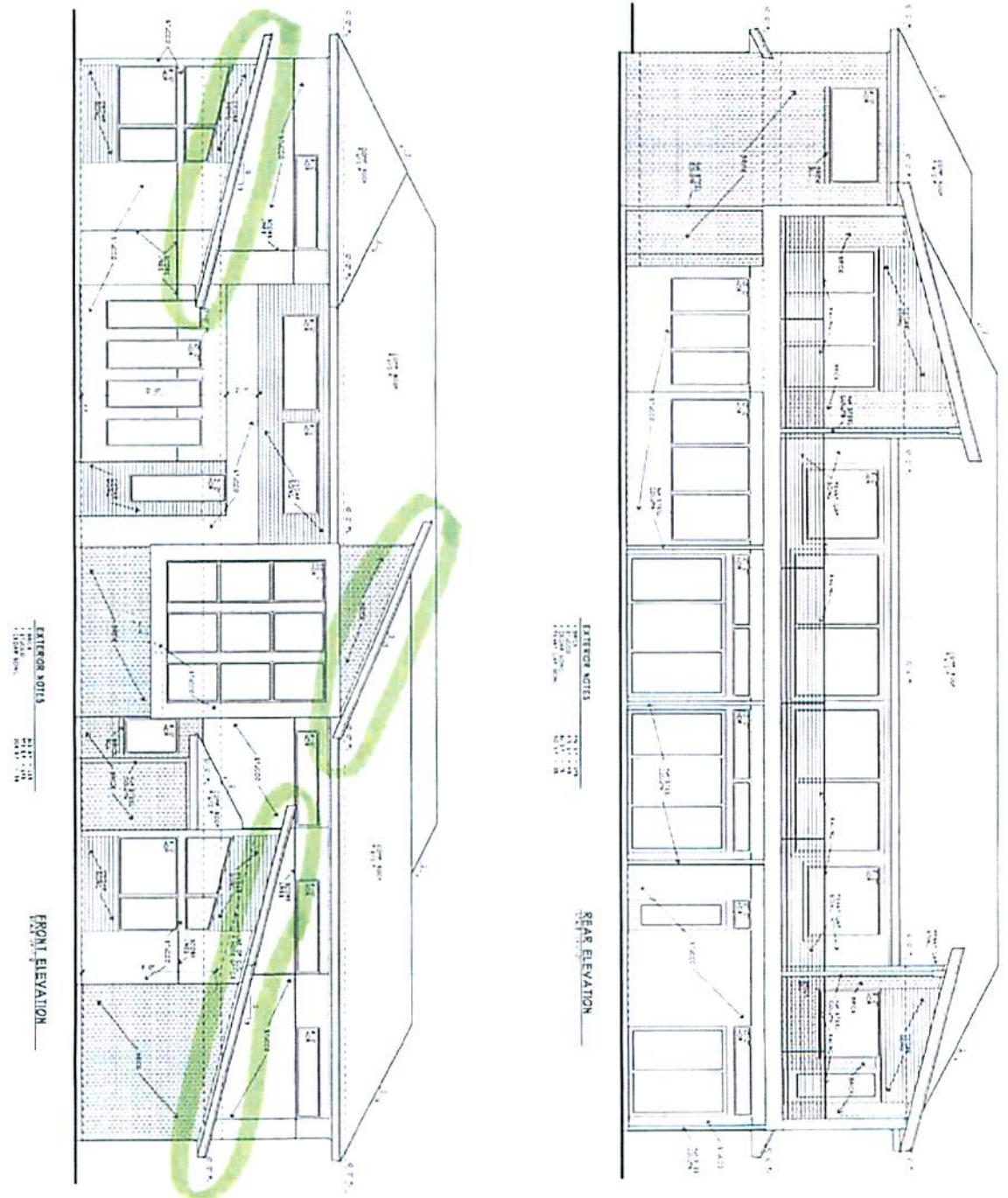
08/17/20

**BUILDING DEPARTMENT****VARIANCE REQUEST**

100 Highridge Drive  
Lakewood Village, TX 75068  
(972) 294-5555 Office (972) 292-0812 Fax  
[linda@lakewoodvillagetx.us](mailto:linda@lakewoodvillagetx.us)

REVISED: 10/09/2014

| <b>TOWN USE ONLY</b>                          |                              |
|---|------------------------------|
| Received By<br><i>Linda Asbell</i>            | Receipt Number<br><i>N/A</i> |
| Date Submitted<br><i>8/21/2020</i>            | Case Number                  |
| Date Notices Mailed<br><i>N/A</i>             | Date Notice Published        |
| Town Council Meeting Date<br><i>9/10/2020</i> |                              |
| Decision                                      |                              |
| Conditions                                    |                              |



DESIGNER  
LOGO

~~815~~ A NEW RESIDENCE ON CARRIE LANE  
LAKEWOOD VILLAGE, TEXAS

לען גראניטי בטי

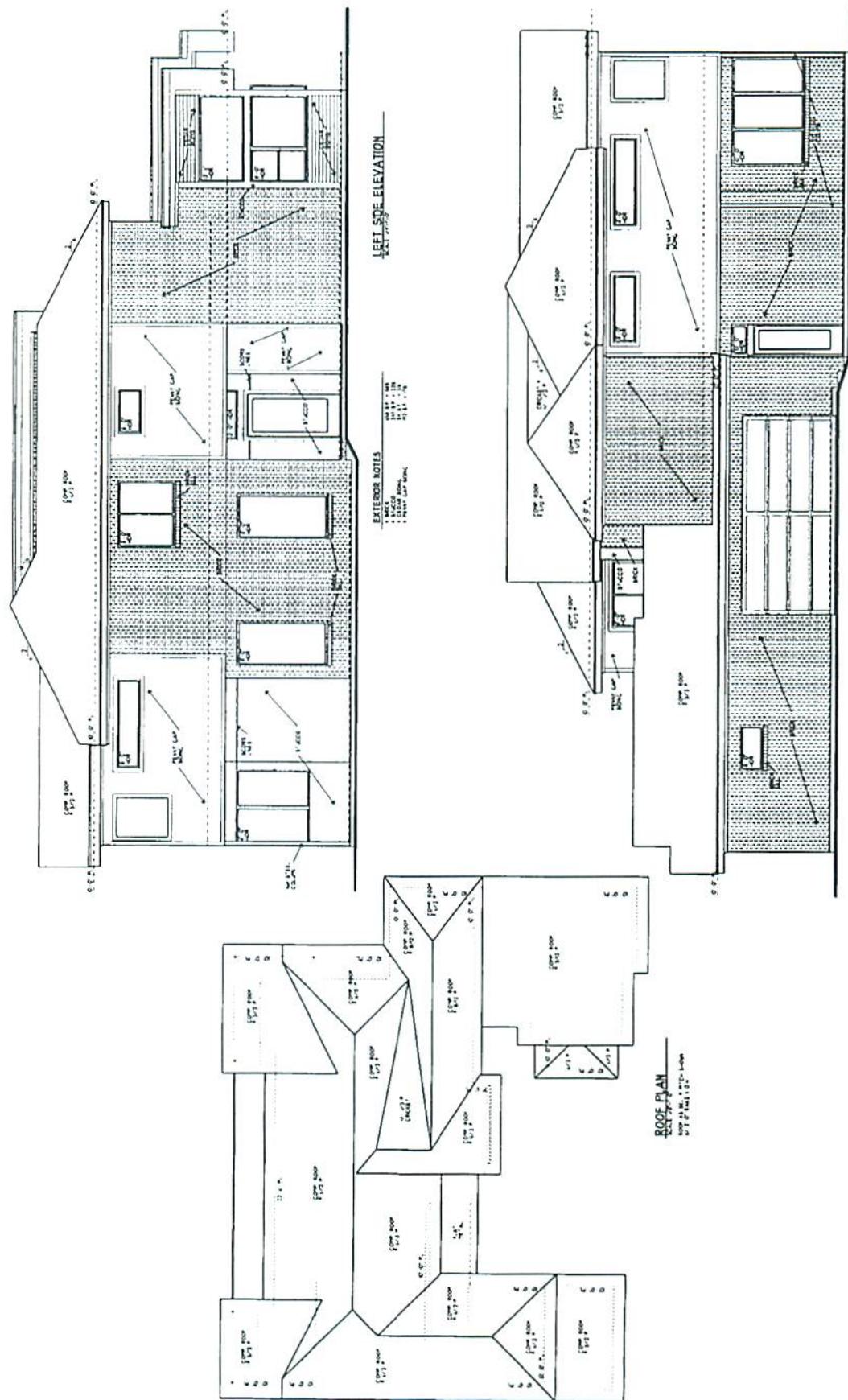
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11



**LAKWOOD VILLAGE TOWN COUNCIL**  
**COUNCIL MEETING**  
**AUGUST 13, 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

**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, August 13, 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

**PUBLIC HEARING:**

**(Agenda Item C)**

A public hearing was held to provide an opportunity for citizens to comment on the proposed Fiscal Year 2020-2021 budget. Mayor Vargus opened the public hearing at 7:00 p.m.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-TemWest and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:01 pm. *The motion carried.*

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REGULAR SESSION  
AUGUST 13, 2020**

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**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizens to comment on the proposed property tax rate. Mayor Vargus opened the public hearing at 7:02 p.m.

No one requested to speak.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Mayor Pro-Tem West, council voted five (5) "ayes", no (0) "nays" to close the public hearing at 7:02 pm. *The motion carried.*

**CONSENT AGENDA:**

**(Agenda Item E)**

1. Minutes of June 11, 2020 Council Meeting (Asbell)
2. Minutes of June 25, 2020 Council Meeting (Asbell)
3. Minutes of July 9, 2020 Council Meeting (Asbell)
4. Interlocal Agreement for Federal Corona Virus Relief Funds (Asbell)
5. Opening Bank Account for Corona Virus Relief Funds (Asbell)

**MOTION:** Upon a motion made by Mayor Pro-Tem West seconded by Councilman Bissonnette, council voted five (5) "ayes", no (0) "nays" to approve the consent agenda items as presented. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item F)**

**Consideration of the Municipal Development  
District Budget for Fiscal Year 2020-2021  
(Asbell)**

**(Agenda Item F.1)**

Mayor Vargus reported the Municipal Development District has a cash flow of approximately \$30,000 from sales tax and water revenue. The Municipal Development District approved the proposed budget at their last meeting. Mayor Vargus requested that the MDD make the interest portion of the bond payments in the next fiscal year. The MDD could possibly pay for the new street signs required but Texas Department of Transportation requirements. Mayor Vargus reviewed the budget and discussed sales tax revenues.

**MOTION:** Upon a motion made by Councilman Bissonnette seconded by Councilman Bissonnette, council voted five (5) "ayes", no (0) "nays" to approve the Municipal

**LAKWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
AUGUST 13, 2020**

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Development District Budget for Fiscal Year 2020-2021 as presented. *The motion carried.*

**Consideration of Fiscal Year 2020-2021  
Budget (Vargus)**

**(Agenda Item F.2)**

Mayor Vargus reported on the Corona Virus Relief Funds that will be received in the current fiscal year and the funds that will be received in the 2020-2021 fiscal year. Mayor Vargus reported that all property tax revenues are current. The Interest and Sinking fund will cover \$220,000 of the bond payments, the MDD will cover an interest payment of \$12,318, and the General Fund will cover the rest of the debt payment of \$176,858. Mayor Vargus reviewed the utility fund revenues and expenses. There was some discussion about the previous meter replacement program and the possibility of installing remote read meters in The Shores. The old brass meters can be recycled and the meters with moderate use can be installed on construction sites which will have a remote read meter installed at the certificate of occupancy inspection. There was some discussion about upgrading the lift station on Highridge with a fiberglass sleeve to extend its useful life and raise it to meet the new road elevation. There was some discussion about the administrative fee for services.

**MOTION:** Upon a motion made by Mayor Pro-Tem West seconded by Mayor Pro-Tem West, council voted five (5) "ayes", no (0) "nays" to approve the Budget for Fiscal Year 2020-2021 as presented. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

Mayor Vargus reviewed the changes in the tax code which would allow citizens to petition the council to roll back the tax rate if it exceeds 3%, an election would only be required for Lakewood Village if it exceeded the De Minimus Tax Rate which is \$0.9101 for Fiscal Year 2020-2021

**Consideration of Consolidated Fee  
Ordinance Regarding Tap Fees and Utility  
Rates (Vargus)**

**(Agenda Item F.3)**

**LAKWOOD VILLAGE TOWN COUNCIL  
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Mayor Vargus reported on the difference between tap fees and impact fees. Mayor Vargus reported the tap fees were last adjusted in 2014. Since that time Mayor Vargus has completed a fee analysis which indicates the water tap fee should be adjusted to \$2,000 and the sewer tap fee should be \$1,550. Mayor Vargus reviewed the utility rate performance over the last four years. The sewer fund has a negative cash flow of \$112,500, partly due to the unused capacity of the sewer plant. The water fund has a positive cash flow of \$146,624 which is primarily being used to offset the negative flow at the sewer fund. There was some discussion about upsizing of the sewer line on Parkwood due to the LandPlan development and the need for a lift station that will cost approximately \$200,000. Mayor Vargus reported on the possibility of constructing a pre-treatment chamber in the new lift station which might allow the sewer plant to be re-rated for a higher capacity. There was some discussion about the need to install an additional well. There was some discussion about amending the water and sewer rates. Mayor Vargus proposed the sewer rate be amended from \$41.00 to \$45.00. There was discussion about adjusting water rates. Council discussed keeping the base water rate at \$25.00, and adjusting water tier 1 to \$4.75, Tier 2 to \$6.25, and leaving Tier 3 at \$15.00.

**MOTION:** Upon a motion made by Councilman Bissonnette seconded by Mayor Pro-Tem West, council voted five (5) “ayes”, no (0) “nays” to approve the Consolidated Fee Ordinance changes regarding tap fees and utility rates as discussed. *The motion carried.*

**Discussion of Concrete Roads (Vargus)**

**(Agenda Item F.4)**

Mayor Vargus reviewed Ed Bell’s proposal to construct two streets at the same time because they have an additional crew to dedicate to the work being done in town. Mayor Vargus reviewed the cost savings through change orders reduced engineer and Fugro charges.

**Consideration of Development Agreement  
with Sam Hill Venture (Vargus)**

**(Agenda Item F.5)**

Mayor Vargus reported this agreement has been in the works for over a year. Mayor Vargus reported the Town Attorney and Sam Hill Venture have reviewed it. Little Elm Independent School District will be a party to the agreement and will annex into the town. The Development Agreement will need to be re-approved in a few months after the annexation is complete to allow for master zoning of all the property. Mayor Vargus reviewed the improvements Sam Hill Venture will complete in lieu of fees. There was some discussion about building code requirements within the agreement. There was a consensus that this agreement is a positive move forward for the town.

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**MOTION:** Upon a motion made by Councilwoman Lepley seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the Development Agreement with Sam Hill Venture. *The motion carried.*

**Consideration of Engagement of Michael Sullivan for Town Entrance and Design (West)**

**(Agenda Item F.6)**

Mayor Pro-Tem West reviewed the history of efforts he, Councilwoman Lepley, and Secretary Asbell have put into meetings and getting bids for this project. Mayor Pro-Tem West reviewed the Sullivan proposal. Mayor Vargus stated that Sam Morgan could do the plumbing of the waterfall portion of the entrance. Mayor Pro-Tem West reported that Michael is certified through the American Association of Landscape Architects. Mayor Pro-Tem West also checked Mr. Sullivan’s reviews and they were all positive. There was some discussion about the end deliverable being full construction plans and cost estimates.

**MOTION:** Upon a motion made by Mayor Pro-Tem West seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the engagement of Michael Sullivan for Town Entrance and Design. *The motion carried.*

**Discussion of Future Development of A1169A  
B.C. Shahan, TR 44A and TR45B (Vargus)**

**(Agenda Item F.7)**

Mayor Vargus reported on an email received from a developer about a proposal for to change the zoning from residential to commercial/light industrial use. Mayor Vargus provided feedback from the council reporting that type of change would not be supported. The developer responded that the owner wants to clear the land and create a dirt track in order for them to obtain some use of the property. Mayor Vargus stated that he does not support development negotiation tactics that involve threats to make the property unattractive and a nuisance. Mayor Vargus reported the property has been zoned residential for more than thirty years.

**EXECUTIVE SESSION:**

**(Agenda Item G)**

At 9:25 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; (2) § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, and Sanctuary at

**LAKWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
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Sunset Cove; and, (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, and Sanctuary at Sunset Cove

**RECONVENE:**

**(Agenda Item H)**

Mayor Vargus reconvened the regular session at 9:47 p.m. No action was taken.

**ADJOURNMENT**

**(Agenda Item I)**

**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 9:47 p.m. on Thursday August 13, 2020. The motion carried.

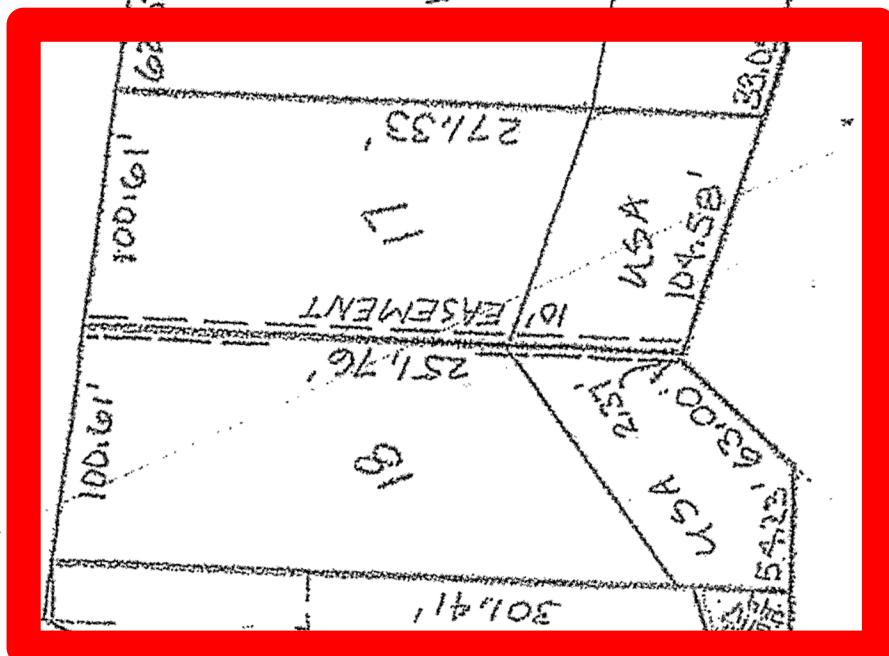
These minutes approved by the Lakewood Village Town Council on the XXth day of September 2020.

**APPROVED:**

\_\_\_\_\_  
Darrell West  
MAYOR PRO-TEM

**ATTEST:**

\_\_\_\_\_  
Linda Asbell, TRMC, CMC  
TOWN SECRETARY



## RECORD OF VOTE ON PROPOSAL TO CONSIDER ADOPTION OF BUDGET

| POSITION                 | NAME               | FOR | AGAINST | PRESENT<br>and not<br>voting | ABSENT |
|--------------------------|--------------------|-----|---------|------------------------------|--------|
| <b>Mayor</b>             | Dr. Mark E. Vargus |     |         | X                            |        |
| <b>Mayor Pro-Tem</b>     | Darrell West       | X   |         |                              |        |
| <b>Council Member #1</b> | Eric Farage        | X   |         |                              |        |
| <b>Council Member #3</b> | Matt Bissonnette   | X   |         |                              |        |
| <b>Council Member #4</b> | Serena Lepley      | X   |         |                              |        |
| <b>Council Member #5</b> | Clint Bushong      | X   |         |                              |        |

## PROPERTY TAX RATE COMPARISON (Rates expressed per \$100 of value)

| TAX RATE                     | TAX YEAR 2020 | TAX YEAR 2021 |
|------------------------------|---------------|---------------|
| Property Tax Rate            | \$0.4150      | \$0.4500      |
| No New Revenue (NNR) Rate    | \$0.4017      | \$0.4177      |
| Voter Approval Rate (VAR)    | \$0.4207      | \$0.4607      |
| De Minimus Tax Rate          | N/A           | \$0.9101      |
| Unused Increment Rate – 2021 | N/A           | \$0.0107      |
| Debt Rate                    | \$0.1650      | \$0.3750      |
| Debt Rate Adopted            | \$0.1650      | \$0.2000      |

| DEBT RATE BREAKDOWN             | PRINCIPAL | INTEREST |
|---------------------------------|-----------|----------|
| 2014 Certificates of Obligation | \$0.1540  | \$0.0113 |
| 2020 Certificates of Obligation | \$0.0137  | \$0.1960 |

Since the adopted rate is greater than the NNR rate we must have a hearing and publication. Since the adopted rate is LOWER than the VAR rate we are not subject to a rollback election.

## 2020 Tax Rate Calculation Notice

Taxing Unit Name: TOWN OF LAKEWOOD VILLAGE

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets

Tax Rate Recap

Notice of Tax Rates (required to be posted on taxing unit website)

Approving No New Revenue Rate of 0.4177

Voter Approval Rate of 0.4607

(if applicable) Di Minimis Rate of 0.9101

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

If our office is handling the Tax Rate Calculation Publication for your taxing unit, your proposed rate will determine which Notice of Public Hearing will need to be published in the newspaper and online.

Proposed Tax Rate must be provided as it is required to be listed on this year's publication. Please let me know if you have any questions.

Proposed M&O 0.25 (Maintenance & Operation Rate)

Proposed I&S 0.20 (Interest & Sinking or Debt Rate)

Proposed Total Rate 0.45

As a representative of LAKewood VILLAGE, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

DR. MARK E. VARGAS

Printed name

Mark E Vargas

Signature

8/2/20

Date

8/2/20

Date

# 2020 Tax Rate Calculation Worksheet

## TOWN OF LAKEWOOD VILLAGE

### No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

|   |                     |
|---|---------------------|
| 1. <b>2019 total taxable value.</b> Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17). <sup>1</sup> | \$107,729,095       |
| 2. <b>2019 tax ceilings.</b> Counties, Cities and Junior College Districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2019 or prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>  | \$0                 |
| 3. <b>Preliminary 2019 adjusted taxable value.</b> Subtract line 2 from line 1.   | \$107,729,095       |
| 4. <b>2019 total adopted tax rate.</b>  | \$0.415000/\$100    |
| 5. <b>2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.</b> <ul style="list-style-type: none"> <li>A. Original 2019 ARB values:</li> <li>B. 2019 values resulting from final court decisions:</li> <li>C. 2019 value loss. Subtract B from A.<sup>3</sup></li> </ul>   | \$0<br>- \$0<br>\$0 |
| 6. <b>2019 taxable value subject to an appeal under Chapter 42, as of July 25.</b> <ul style="list-style-type: none"> <li>A. 2019 ARB certified value:</li> <li>B. 2019 disputed value:</li> <li>C. 2019 undisputed value. Subtract B from A.<sup>4</sup></li> </ul>  | \$0<br>- \$0<br>\$0 |
| 7. <b>2019 Chapter 42 related adjusted values.</b> Add line 5 and line 6.   | \$0                 |
| 8. <b>2019 taxable value, adjusted for actual and potential court-ordered adjustments.</b><br>Add line 3 and line 7.  | \$107,729,095       |

1 Tex. Tax Code § 26.012(14)

2 Tex. Tax Code § 26.012(14)

3 Tex. Tax Code § 26.012(13)

## 2020 Tax Rate Calculation Worksheet

### TOWN OF LAKEWOOD VILLAGE

#### No-New-Revenue Tax Rate (continued)

|     |  |               |
|-----|--|---------------|
| 9.  | <b>2019 taxable value of property in territory the taxing unit deannexed after January 1, 2019.</b> Enter the 2019 value of property in deannexed territory. <sup>5</sup>  | \$0           |
| 10. | <b>2019 taxable value lost because property first qualified for an exemption in 2020.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.<br>A. <b>Absolute exemptions.</b> Use 2019 market value: \$779<br>B. <b>Partial exemptions.</b> 2020 exemption amount or 2020 percentage exemption times 2019 value: + \$125,000<br>C. <b>Value loss.</b> Add A and B. <sup>6</sup> | \$125,779     |
| 11. | <b>2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020.</b> Use only those properties that first qualified in 2020; do not use properties that qualified in 2019.<br>A. <b>2019 market value:</b> \$0<br>B. <b>2020 productivity or special appraised value:</b> - \$0<br>C. <b>Value loss.</b> Subtract B from A. <sup>7</sup>   | \$0           |
| 12. | <b>Total adjustments for lost value.</b> Add lines 9, 10C and 11C.   | \$125,779     |
| 13. | <b>Adjusted 2019 taxable value.</b> Subtract line 12 from line 8.  | \$107,603,316 |
| 14. | <b>Adjusted 2019 total levy.</b> Multiply line 4 by line 13 and divide by \$100.   | \$446,553     |
| 15. | <b>Taxes refunded for years preceding tax year 2019.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019. <sup>8</sup>   | \$0           |
| 16. | <b>Taxes in tax increment financing (TIF) for tax year 2019.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2020 captured appraised value in Line 18D, enter "0". <sup>9</sup>  | \$0           |
| 17. | <b>Adjusted 2019 levy with refunds and TIF adjustment.</b> Add lines 14 and 15, subtract line 16. <sup>10</sup>  | \$446,553     |

5 Tex. Tax Code § 26.012(15)

6 Tex. Tax Code § 26.012(15)

7 Tex. Tax Code § 26.012(15)

8 Tex. Tax Code § 26.012(13)

9 Tex. Tax Code § 26.03(c)

10 Tex. Tax Code § 26.012(13)



## 2020 Tax Rate Calculation Worksheet

### TOWN OF LAKEWOOD VILLAGE

#### No-New-Revenue Tax Rate (continued)

|     |  |  |
|-----|--|--|
| 18. | <p><b>Total 2020 taxable value on the 2020 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 20). These homesteads includes homeowners age 65 or older or disabled.<sup>11</sup></p> <p>A. Certified values: \$91,553,589</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$0</p> <p>D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 23 below.<sup>12</sup> - \$0</p> <p>E. Total 2020 value. Add A and B, then subtract C and D. \$91,553,589</p>   |  |
| 19. | <p><b>Total value of properties under protest or not included on certified appraisal roll.</b><sup>13</sup></p> <p>A. <b>2020 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.<sup>14</sup> \$17,568,190</p> <p>B. <b>2020 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.<sup>15</sup> + \$0</p> |  |

11 Tex. Tax Code § 26.12, 26.04(c-2)

12 Tex. Tax Code § 26.03(c)

13 Tex. Tax Code § 26.01(c) and (d)

14 Tex. Tax Code § 26.01(c)

15 Tex. Tax Code § 26.01(d)

**2020 Tax Rate Calculation Worksheet**  
**TOWN OF LAKEWOOD VILLAGE**

**No-New-Revenue Tax Rate (concluded)**

|                |  |                  |
|----------------|--|------------------|
| 19.<br>(cont.) | C. Total value under protest or not certified. Add A and B.  | \$17,568,190     |
| 20.            | <b>2020 tax ceilings.</b> Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter "0". If your taxing units adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>   | \$0              |
| 21.            | <b>2020 total taxable value.</b> Add lines 18E and 19C. Subtract line 20. <sup>17</sup>  | \$109,121,779    |
| 22.            | <b>Total 2020 taxable value of properties in territory annexed after January 1, 2019.</b> Include both real and personal property. Enter the 2020 value of property in territory annexed. <sup>18</sup>  | \$0              |
| 23.            | <b>Total 2020 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after January 1, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020. <sup>19</sup> | \$2,216,044      |
| 24.            | <b>Total adjustments to the 2020 taxable value.</b> Add lines 22 and 23.   | \$2,216,044      |
| 25.            | <b>Adjusted 2020 taxable value.</b> Subtract line 24 from line 21.   | \$106,905,735    |
| 26.            | <b>2020 NNR tax rate.</b> Divide line 17 by line 25 and multiply by \$100. <sup>20</sup>   | \$0.417707/\$100 |
| 27.            | <b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate. <sup>21</sup>  | \$/100           |

16 Tex. Tax Code § 26.012(6)(B)

17 Tex. Tax Code § 26.012(6)

18 Tex. Tax Code § 26.012(17)

19 Tex. Tax Code § 26.012(17)

20 Tex. Tax Code § 26.04(c)

21 Tex. Tax Code § 26.04(d)

## 2020 Tax Rate Calculation Worksheet

### TOWN OF LAKEWOOD VILLAGE

#### **Voter-Approval Tax Rate**

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

|     |   |                  |
|-----|---|------------------|
| 28. | 2019 M&O tax rate. Enter the 2019 M&O tax rate.   | \$0.250000/\$100 |
| 29. | 2019 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .   | \$107,729,095    |
| 30. | Total 2019 M&O levy. Multiply line 28 by line 29 and divide by \$100.   | \$269,322        |
| 31. | Adjusted 2019 levy for calculating NNR M&O taxes. Add line 31E to line 30.  |                  |
|     | A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.  | \$0              |
|     | B. M&O taxes refunded for years preceding tax year 2019: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019. | + \$0            |
|     | C. 2019 taxes in TIF.: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2019 captured appraised value in Line 18D, enter 0.   | - \$0            |

**2020 Tax Rate Calculation Worksheet**  
**TOWN OF LAKEWOOD VILLAGE**

**Voter-Approval Tax Rate (continued)**

|                |  |                                 |           |
|----------------|--|---------------------------------|-----------|
| 31.<br>(cont.) | <p>D. <b>2019 transferred function.</b>: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.</p> <p>E. <b>2019 M&amp;O levy adjustments.</b>: Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function.</p>  | +/- \$0<br><br>\$0              | \$269,322 |
| 32.            | <b>Adjusted 2020 taxable value.</b><br>Enter the amount in line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .   | \$106,905,735                   |           |
| 33.            | <b>2020 NNR M&amp;O rate. (unadjusted)</b><br>Divide line 31 by line 32 and multiply by \$100.   | \$0.251924/\$100                |           |
| 34.            | <p><b>Rate adjustment for state criminal justice mandate.</b><sup>23</sup> Enter the rate calculated in C. If not applicable, enter 0.</p> <p>A. <b>2020 state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.</p> <p>B. <b>2019 criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.</p> <p>C. Subtract B from A and divide by line 32 and multiply by \$100.</p> | \$0<br><br>\$0<br><br>\$0/\$100 | \$0/\$100 |

22 [Reserved for expansion]

23 Tex. Tax Code § 26.044

**2020 Tax Rate Calculation Worksheet**  
**TOWN OF LAKEWOOD VILLAGE**

**Voter-Approval Tax Rate (continued)**

|     |  |                                      |                         |
|-----|--|--------------------------------------|-------------------------|
| 35. | <p><b>Rate adjustment for indigent health care expenditures.</b><sup>24</sup> Enter the rate calculated in C. If not applicable, enter 0.</p> <p>A. <b>2020 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.</p> <p>B. <b>2019 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose.</p> <p>C. Subtract B from A and divide by line 32 and multiply by \$100.</p>   | \$0<br>\$0<br>\$0/\$100              | \$0                     |
| 36. | <p><b>Rate adjustment for county indigent defense compensation.</b><sup>25</sup> Enter the lesser of C and D. If not applicable, enter 0.</p> <p>A. <b>2020 Indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.</p> <p>B. <b>2019 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose.</p> <p>C. Subtract B from A and divide by line 32 and multiply by \$100.</p> <p>D. Multiply B by 0.05 and divide by line 32 and multiply by \$100.</p> | \$0<br>\$0<br>\$0/\$100<br>\$0/\$100 | \$0<br>\$0<br>\$0/\$100 |

24 Tex. Tax Code § 26.0442

25 Tex. Tax Code § 26.0442

# **2020 Tax Rate Calculation Worksheet**

## **TOWN OF LAKEWOOD VILLAGE**

### **Voter-Approval Tax Rate (continued)**

|     |  |            |       |            |       |
|-----|--|------------|-------|------------|-------|
| 37. | <p><b>Rate adjustment for county hospital expenditures.<sup>26</sup></b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.</p> <p><b>A. 2020 eligible county hospital expenditures.</b><br/>Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020</p> <p><b>B. 2019 eligible county hospital expenditures.</b><br/>Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019.</p> <p>C. Subtract B from A and divide by line 32 and multiply by \$100.</p> <p>D. Multiply B by 0.08 and divide by line 32 and multiply by \$100.</p>   | \$0        | \$0   | \$0        | \$0   |
| 38. | <p><b>Adjusted 2020 NNR M&amp;O rate.</b><br/>Add lines 33, 34, 35, 36, and 37.</p>  | \$0.251924 | \$100 | \$0.251924 | \$100 |
| 39. | <p><b>2020 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below.</p> <p><b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply line 38 by 1.08.</p> <p><b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035</p> <p><b>Taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply line 38 by 1.08.<sup>27</sup></p> | \$0.260741 | \$100 | \$0.260741 | \$100 |

26 Tex. Tax Code § 26.0443

27 Tex. Tax Code § 26.04(c-1)

**2020 Tax Rate Calculation Worksheet**  
**TOWN OF LAKEWOOD VILLAGE**

**Voter-Approval Tax Rate (concluded)**

|     |  |   |             |
|-----|--|---|-------------|
| 40. | Total 2020 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:<br>(1) are paid by property taxes,<br>(2) are secured by property taxes,<br>(3) are scheduled for payment over a period longer than one year, and<br>(4) are not classified in the taxing unit's budget as M&O expenses.<br><br>A: Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments.<br>Enter debt amount. | \$409,176   |             |
|     | B: Subtract unencumbered fund amount used to reduce total debt.  | -\$190,932  |             |
|     | C: Subtract certified amount spent from sales tax to reduce debt (enter zero if none).   | -\$0  |             |
|     | D: Subtract amount paid from other resources.  | -\$0  |             |
|     | E: Adjusted debt. Subtract B, C and D from A.  | \$218,244   |             |
| 41. | Certified 2019 excess debt collections. Enter the amount certified by the collector. <sup>28</sup>   | \$0   |             |
| 42. | Adjusted 2020 debt. Subtract line 41 from line 40E.  | \$218,244   |             |
| 43. | 2020 anticipated collection rate. If the anticipated rate in A is lower than actual rates in B, C or D, enter the lowest rate from B, C or D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>29</sup><br><br>A. Enter the 2020 anticipated collection rate certified by the collector. <sup>30</sup><br>B. Enter the 2019 actual collection rate.<br>C. Enter the 2018 actual collection rate.<br>D. Enter the 2017 actual collection rate.  | 100.000000%<br>98.000000%<br>100.000000%<br>100.000000% | 100.000000% |
| 44. | 2020 debt adjusted for collections. Divide line 42 by line 43.   | \$218,244   |             |
| 45. | 2020 total taxable value. Enter the amount on line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .  | \$109,121,779   |             |
| 46. | 2020 debt rate. Divide line 44 by line 45 and multiply by \$100.   | \$0.2/\$100   |             |
| 47. | 2020 voter-approval tax rate. Add lines 39 and 46.   | \$0.460741/\$100  |             |
| 48. | COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2020 county voter-approval tax rate.   | \$/100  |             |

28 Tex. Tax Code § 26.012(10) and 16.04(b)

29 Tex. Tax Code § 26.04(h),(h-1) and (h-2)

30 Tex. Tax Code § 26.04(b)

## 2020 Tax Rate Calculation Worksheet

### TOWN OF LAKEWOOD VILLAGE

#### **Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.<sup>40</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>41</sup>

|     |   |                  |
|-----|---|------------------|
| 61. | <b>2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.                                   | \$0/\$100        |
| 62. | <b>2018 unused increment rate.</b> Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.                                   | \$0/\$100        |
| 63. | <b>2017 unused increment rate.</b> Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.                                   | \$0/\$100        |
| 64. | <b>2020 unused increment rate.</b> Add lines 61, 62, and 63.  | \$0/\$100        |
| 65. | <b>2020 voter-approval tax rate, adjusted for unused increment rate.</b> Add line 64 to one of the following lines (as applicable): line 47, line 48 (counties), line 56 (taxing units with the additional sales tax) or line 60 (taxing units with pollution control). | \$0.460741/\$100 |

39 Tex. Tax Code § 26.013(a)

40 Tex. Tax Code § 26.013(c)

41 Tex. Tax Code § 26.063(a)(1)

## 2020 Tax Rate Calculation Worksheet

### TOWN OF LAKEWOOD VILLAGE

#### **De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>42</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

|     |  |                  |
|-----|--|------------------|
| 66. | <b>Adjusted 2020 NNR M&amp;O tax rate.</b> Enter the rate from line 38 of the <i>Voter-Approval Tax Rate Worksheet</i> . | \$0.251924/\$100 |
| 67. | <b>2020 total taxable value.</b> Enter the amount from line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .         | \$109,121,779    |
| 68. | <b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by line 67 and multiply by \$100.                   | \$0.458203/\$100 |
| 69. | <b>2020 debt rate.</b> Enter the rate from line 46 of the <i>Voter-Approval Tax Rate Worksheet</i> .                     | \$0.2/\$100      |
| 70. | <b>De minimis rate.</b> Add lines 66,68, and 69.   | \$0.910127/\$100 |

42 Tex. Tax Code § 26.012(8-a)

43 Tex. Tax Code § 26.063(a)(1)

**Total Tax Rate**

Indicate the applicable total tax rates as calculated above.

|  |                  |
|--|------------------|
| <b>No-New-Revenue tax rate.</b> As applicable, enter the 2020 NNR tax rate from: line 26, line 27 (counties), or line 54 (adjusted for sales tax).   | \$0.417707/\$100 |
| <b>Voter-approval tax rate.</b> As applicable, enter the 2020 voter-approval tax rate from: line 47, line 48 (counties), line 56 (adjusted for sales tax), line 60 (adjusted for pollution control), or line 65 (adjusted for unused increment). | \$0.460741/\$100 |
| <b>De minimis rate.</b> If applicable, enter the de minimis rate from line 70.   | \$0.910127/\$100 |

**Taxing Unit Representative Name and Signature**

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Tax Code.<sup>44</sup>

**Print Here**

---

Printed Name of Taxing Unit Representative

**Sign Here**

---

Taxing Unit Representative

**Date**

---

<sup>44</sup> Tex. Tax Code § 26.04(c)

**2020 Notice of No-New-Revenue Tax Rate  
Worksheet for Calculation of Tax Increase/Decrease**

**Entity Name:** TOWN OF LAKEWOOD VILLAGE

**Date:** 08/01/2020

|   |               |
|---|---------------|
| 1.2019 taxable value, adjusted for court-ordered reductions.<br>Enter line 8 of the No-New-Revenue Tax Rate Worksheet.                      | \$107,729,095 |
| 2.2019 total tax rate.<br>Enter line 4 of the No-New-Revenue Tax Rate Worksheet.  | 0.415000      |
| 3.Taxes refunded for years preceding tax year 2019.<br>Enter line 15 of the No-New-Revenue Tax Rate Worksheet.                              | \$0           |
| 4.Last year's levy.<br>Multiply Line 1 times Line 2 and divide by 100.<br>To the result, add Line 3.  | \$447,076     |
| 5.2020 total taxable value. Enter Line 21 of<br>the No-New-Revenue Tax Rate Worksheet.  | \$109,121,779 |
| 6.2020 no-new tax rate.<br>Enter line 26 of the No-New-Revenue Tax Rate Worksheet or Line 54<br>of the Additional Sales Tax Rate Worksheet. | 0.417707      |
| 7.2020 taxes if a tax rate equal to the no-new-revenue tax rate is adopted.<br>Multiply Line 5 times Line 6 and divide by 100.              | \$455,809     |
| 8.Last year's total levy.<br>Sum of line 4 for all funds.   | \$447,076     |
| 9.2020 total taxes if a tax rate equal to the no-new-revenue tax rate is adopted.<br>Sum of line 7 for all funds.                           | \$455,809     |
| <b>10.Tax Increase (Decrease).</b><br>Subtract Line 8 from Line 9.  | \$8,733       |

## 2020 Notice of Tax Rates in TOWN OF LAKEWOOD VILLAGE

Property Tax Rates in TOWN OF LAKEWOOD VILLAGE . This notice concerns the 2020 property tax rates for TOWN OF LAKEWOOD VILLAGE . This notice provides information about two tax rates. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. The voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

### This year's no-new-revenue tax rate:

|   |                |
|---|----------------|
| Last year's adjusted taxes<br>(after subtracting taxes on lost property)        | \$446,553      |
| This year's adjusted taxable value<br>(after subtracting value of new property) | \$106,905,735  |
| =This year's no-new-revenue tax rate  | 0.417707/\$100 |
| +This year's adjustments to the no-new-revenue tax rate                         | \$0 /\$100     |
| =This year's adjusted no-new-revenue tax rate                                   | 0.417707/\$100 |

**This is the maximum rate the taxing unit can propose unless it publishes a notice and holds a hearing.**

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### This year's voter-approval tax rate:

|   |                |
|---|----------------|
| Last year's adjusted operating taxes<br>(after adjusting as required by law)    | \$269,322      |
| This year's adjusted taxable value<br>(after subtracting value of new property) | \$106,905,735  |
| =This year's voter-approval operating tax rate                                  | 0.251924/\$100 |
| ×(1.035 or 1.08, as applicable) = this<br>year's maximum operating rate         | 0.260741/\$100 |
| +This year's debt rate  | 0.200000/\$100 |
| +The unused increment rate, if applicable                                       | 0.000000/\$100 |
| =This year's total voter-approval tax rate                                      | 0.460741/\$100 |

**This is the maximum rate the taxing unit can adopt without an election for voter approval.**

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### Unencumbered Fund Balances:

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

| Type of Fund | Balance   |
|--------------|-----------|
| GENERAL FUND | \$560,000 |

### 2020 Debt Service:

The taxing unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

| Description of Debt | Principal or<br>Contract<br>Payment to be<br>Paid from | Interest to be<br>Paid from<br>Property Taxes | Other Amounts<br>to be Paid | Total Payment |
|---------------------|--|---|-----------------------------|---------------|
|                     |  |   |                             |               |

| Property Taxes  |           |           |     |           |
|---|-----------|-----------|-----|-----------|
| 2014 CERT OF OBLIGATION   | \$168,000 | \$12,318  | \$0 | \$180,318 |
| 2020 CERT OF OBLIGATION   | \$15,000  | \$213,858 | \$0 | \$228,858 |
| Total required for 2020 debt service  |           |           |     | \$409,176 |
| - Amount (if any) paid from funds listed in unencumbered funds                                  |           |           |     | \$190,932 |
| - Amount (if any) paid from other resources   |           |           |     | \$0       |
| - Excess collections last year  |           |           |     | \$0       |
| = Total to be paid from taxes in 2020   |           |           |     | \$218,244 |
| + Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2020 |           |           |     | \$0       |
| = Total Debt Levy   |           |           |     | \$218,244 |

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by

Name of person preparing this notice: Michelle French

Position: Tax Assessor Collector

Date prepared: July 25, 2020

You can inspect a copy of the full calculations on the taxing unit's website at:

[www.tax.dentoncounty.com](http://www.tax.dentoncounty.com).

**TOWN OF LAKEWOOD VILLAGE**  
**ORDINANCE NO. 20-XX**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS  
FIXING AND LEVYING TAXES FOR THE FISCAL YEAR BEGINNING  
OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AT A RATE OF  
\$0.45 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION  
OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF  
THE TOWN AS OF JANUARY 1, 2020; DIRECTING THE ASSESSMENT  
THEREOF TO PROVIDE REVENUES FOR THE PAYMENT OF  
CURRENT OPERATIONS AND MAINTENANCE EXPENSES;  
PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH  
PENALTIES AND INTEREST; ADOPTING AN EXEMPTION FROM THE  
TAX HEREIN LEVIED FOR PERSONS 65 YEARS OF AGE OR OLDER IN  
THE AMOUNT OF \$25,000.00 OF THE APPRAISED VALUE OF THEIR  
RESIDENCE HOMESTEAD; REPEALING CONFLICTING  
ORDINANCES; PROVIDING A SAVINGS CLAUSE AND SEVERABILITY  
CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lakewood Village, Texas (the “Town”) hereby finds that the tax for the fiscal year beginning on October 1, 2020 and ending September 30, 2021 hereinafter levied for current expenses of the Town and the general improvements of the Town and its property, must be levied to provide the revenue requirements of the budget for the ensuing year; and

**WHEREAS**, the Town Council has approved, by a separate ordinance, adopted on the 13th of August, 2020 the budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021; and

**WHEREAS**, all statutory and constitutional requirements concerning the levying and assessments of ad valorem taxes have been approved and completed in due and correct time.

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

Section 1. That there be and is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2020 and ending September 30, 2021, on all taxable property, real, personal, and mixed, situated within the corporate limits of the Town of Lakewood Village, Texas, and not exempted by the Constitution of the State, valid State laws or this ordinance, a total tax of \$0.45 on each One Hundred Dollars (\$100.00) assessed value of taxable property, which shall be apportioned and distributed as follows : For the purpose of the payment of defraying the maintenance and operation expenses of the Town, a tax of \$0.25 on each One Hundred Dollars (\$100.00) assessed value of all taxable property, and for the purpose of the payment of defraying debt servicing expenses of the Town, a tax of \$0.20 on each One Hundred Dollars (\$100.00) assessed value of all taxable property.

Section 2. That all ad valorem taxes shall become due and payable on October 1, 2020, and all ad valorem taxes shall be delinquent after January 31, 2021. There shall be no discount for

payment of taxes on or prior to January 31, 2021. A delinquent tax shall incur all penalty and interest authorized by law.

Section 3. Taxes shall be payable in Denton County, Texas at the office of the Denton County Tax Collector. The Town shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 4. All delinquent taxes shall bear interest as provided by Law, in addition to penalties.

Section 5. There is hereby adopted and established an exemption from the tax levied by this ordinance for persons who are 65 years of age or older in the amount of \$25,000.00 of the appraised value of their residence homestead.

Section 6. That any and all ordinances, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this ordinance are hereby repealed and rescinded to the extent of the conflict herewith.

Section 7. If any section, paragraph, sentence, clause, phrase or word in this ordinance, or application thereof by any person or circumstances, is held invalid by any Court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions and shall remain in full force and effect.

Section 8. The fact that it is necessary that this ordinance be enacted in order to authorize the collection of ad valorem taxes for the fiscal year beginning October 1, 2020, and ending September 30, 2021, this ordinance shall take effect from and after its passage as the law in such cases provides.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, on this 10<sup>th</sup> day of September 2020.

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Dr. Mark E. Vargus  
MAYOR

**ATTESTED:**

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Linda Asbell, TRMC, CMC  
Town Secretary