

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JUNE 8, 2023

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 8, 2023, 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

PRESENTATIONS:

(Agenda Item B)

Oaths of office were administered, and election certificates were presented to re-elected Councilmen Clint Bushong, Eric Farage, and Matt Bissonnette. Councilman Bushong was sworn in by Mayor Pro-Tem West. Councilman Eric Farage was sworn in by his daughter, Gigi Farage. Councilman Bissonnette was sworn in by his nephew Logan Bissonnette.

VISITOR/CITIZENS FORUM:

(Agenda Item C)

No one requested to speak.

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PUBLIC HEARING:

(Agenda Item D)

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

No one requested to speak.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:08 p.m. *The motion carried.*

PUBLIC HEARING:

(Agenda Item E)

A public hearing was held to receive a report, hold a discussion, conduct public hearing on an Ordinance annexing property, as requested by the owner, presently located within the extraterritorial jurisdiction of Lakewood Village, Texas; providing for amending of the Official Town Map; providing for municipal services; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the Lakewood Village, Texas; and providing for other matters related thereto for the property with the legal description as follows: Rustic Oaks Estates lot 1.

No one requested to speak.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette the 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 F)

1. Minutes of May 11, 2023 Council Meeting (Ruth)
2. Resolution Naming the Denton Record Chronicle as the Official Newspaper (Ruth)

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to approve 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 efforts of current Mayor Pro-Tem West and asked him to continue serving in that position.

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

**Ordinance annexing an approximately 1.63-
acre tract of land described Rustic Oaks
Estates Lot 1 (Ruth)**

(Agenda Item G.2)

Mayor Vargus reported that the property owner has requested annexation.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to approve the ordinance annexing Rustic Oaks Estates Lot 1. *The motion carried.*

**Discussion of Water and Wastewater Capital
Improvements (Vargus)**

(Agenda Item G.3)

Mayor Vargus reviewed the status of the water and wastewater capital improvements. Mayor Vargus reported the well construction is running behind schedule. The drill rig is expected to be removed in the next two weeks. After the drill rig is removed the Public Works department will be constructing the connection lines between the well and the water plant. There was some discussion about needing to have a second chlorination system for the large well. Mayor Vargus reported on the installation of electronic controls. It appears the well is currently running approximately \$1,300,000 under budget. Mayor Vargus reported that the traffic from Highridge to Lakecrest will temporarily be rerouted behind the well site to allow for construction of the waterline needed for the development to the west. Mayor Vargus reviewed the status of the sewer plant expansion. The job is approximately \$1,000,000 under budget. There was some discussion about the clarifier at the sewer plant causing a bottleneck as the plant is expanded. The resolution is to up-size the clarifier by approximately forty percent. The plant will then be configurable to double its capacity to 400,000 gallons. The sewer plant is currently running at 42 percent capacity. There was some discussion about timeline for construction.

Mayor Vargus reported that a Public Works building will be constructed along with parking spaces which will allow the town to run our own laboratory tests. The building currently at the sewer plant will be moved adjacent to the water plant property. Mayor Vargus reported the ground storage tank will be constructed during the winter months.

The remote-read water meters were installed for the Last Resort customers last week. The pilot program is underway and will start with the next meter reading cycle. There was some discussion about the timing of the final steps of construction of the new Trinity water well.

**Discussion of Amendment of the Consolidated
Fee Ordinance – re: Sewer Rates (Vargus)**

(Agenda Item G.4)

Mayor Vargus reviewed some proposed changes and will provide a red-line version for council to consider at the next council meeting. Mayor Vargus reported that fees for health inspections. Mayor Vargus reported that the Rocky Point and Last Resorts water systems have not had a rate change since Lakewood Village took over operations. There was some discussion about making the Rocky Point system variable rates match the town's variable rates. There was some discussion about rate comparisons with surrounding municipalities. There was some discussion about adjusting the sewer rate from \$45.00 to \$49.00.

**Consideration of Municipal Development
District 20023-2024 Budget (Ruth)**

(Agenda Item G.5)

MDD Treasurer Larry King presented the proposed budget for Rocky Point. Mr. King reviewed the proposed budget for the Municipal Development district. There was some discussion about the hotel occupancy tax and qualifying projects and events that the Municipal Development District currently supports. Board Member Lynn Burkhardt reviewed the 2024 Eclipse and outreach plans with the high school art department.

MOTION: Upon a motion made by Councilman Farage and seconded Councilwoman Lepley the council voted five (5) "ayes", no (0) "nays" to approve the Municipal Development District Budget for Fiscal Year 2023-2024 as presented. *The motion carried.*

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**Discussion of 2023-2024 Fiscal Budget and
2023 Tax Rate (Vargus)**

(Agenda Item G.6)

Mayor Vargus reported that Taylor Morrison is set to start between 12 and 15 houses each month beginning in August in the South Oak Phase III development. There was some discussion about the status of property tax appeals. The total value of taxable property in Lakewood Village is \$197,000,000 but approximately one-third is under appeal. There was some discussion about franchise fees collected and the anticipated increase related to the South Oak Phase III development. The operating surplus in general fund will increase. There was some discussion about paying off the bonds at the earliest date possible. Mayor Vargus reviewed the balance of the debt serving fund and the excess due to paying off the 2014 certificates of obligation early. Mayor Vargus proposed keeping the maintenance and operations portion of the tax rate at \$0.25/\$100 and decreasing the debt servicing rate to \$.11/\$100. Mayor Vargus reported the council will be discussing the Public Improvement District budget at the next council meeting. The Public Improvement District will be paying an administrative fee to the town for oversight and additional audit costs. Mayor Vargus reviewed the proposed utility fund budget. There was some discussion about the Utility Fund certificate of obligation fund balance.

EXECUTIVE SESSION:

(Agenda Item H)

At 8:44 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Northshore, The Villas; and
2. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development, zoning standards, and eminent domain; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Northshore; The Villas.

RECONVENE:

(Agenda Item I)

Mayor Vargus reconvened the regular session at 9:41 p.m. No action was taken.

ADJOURNMENT

(Agenda Item J)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular

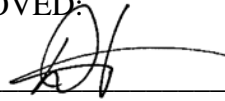
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Meeting of the Lakewood Village Town Council at 9:41 p.m. on Thursday, June 8, 2023. The motion carried.

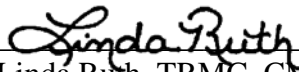
These minutes were approved by the Lakewood Village Town Council on the 13th day of July 2023.

APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

