

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JANUARY 27, 2023

Council Members:

Dr. Mark Vargus, Mayor
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette
Eric Farage – Arrived at 6:07

Town Staff:

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary

SPECIAL SESSION - 6:00 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Special Meeting of the Town Council to order at 6:00 p.m. on Friday, January 27, 2023, 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:

No one requested to speak.

PUBLIC HEARING:

(Agenda Item C)

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 Councilwoman Lepley and seconded by Mayor Pro-Tem West, council voted four (4) “ayes”, no (0) “nays” to close the public hearing at 6:01 p.m. *The motion carried.*

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CONSENT AGENDA:

(Agenda Item D)

1. Minutes of January 12, 2023 Council Meeting (Ruth)
2. Engagement of Superior Management (Ruth)

Mayor Vargus reported that Superior Management will be engaged to complete the sale/transfer/merger documents required by the Texas Commission on Environmental Quality to merge the Last Resort water system with the Rocky Point Water System.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage the council voted four (4) “ayes”, no (0) “nays” to approve the consent agenda items as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item E.

**Consideration of Development Agreement for
The Northshore Project (Vargus)**

(Agenda Item E.1)

Mayor Vargus reviewed the development agreement. Mayor Vargus reported the Town Attorney reviewed the agreement and made some changes. Mayor Vargus reviewed the setback requirements for different lots.

Councilman Farage took his place on the dais.

There was some discussion about front facing garages. There was some discussion about specific restrictions on waterfront properties. There was some discussion about the various provisions contained in the agreement.

MOTION: Upon a motion made by Councilwoman Lepley and seconded Mayor Pro-Tem West voted five (5) “ayes”, no (0) “nays” to approve the Development Agreement for The Northshore Project as discussed. *The motion carried.*

**Consideration of Cost Sharing Agreement
with First Texas Homes (Vargus)**

(Agenda Item E.2)

Mayor Vargus reported First Texas is going to build the Regional Lift Station and the town is going to hold the developer assessment funds. The town will also have to cover the cost for the developments that are not participating right now. The developers who are not participating right now will have to reimburse the town when they develop. Mayor Vargus reviewed the bid received by First Texas for the regional lift station. No action taken.

**Discussion of Engagement of Town Hall
Architect (Ruth)**

(Agenda Item E.3)

Mayor Vargus reported that he and Town Administrator Ruth met with two architects. Mayor Vargus expressed the importance of building a new Town Hall and obtaining a feasibility study. Mayor Vargus introduced architect Mr. Stephen Hilt who reviewed his proposal. The first step is “programing” which includes a feasibility study and would provide information about scale and placement of the building on the available land. Mr. Hilt reported he would also provide a concept plan based on information obtained from town leadership. There was some discussion about the process for developing the plan. A concept site plan will be included which will also show parking. There will be some overflow parking relief provided by the school parking lot across the street. Mr. Hilt reported the process will take approximately four months. Mr. Hilt viewed the design and visioning process. Mr. Hilt reported that his firm understands this building will likely be the largest building project the town will ever take on. He also understands the importance of reflecting the character and vision of the town in the new town hall.

**Consideration of Budget Amendment
(Vargus)**

(Agenda Item E.4)

Mayor Vargus reviewed the proposed budget amendments. Mayor Vargus reviewed the increased revenues, and various changes in general fund expenses. There was some discussion on the cost to inspect the infrastructure being constructed in the South Oak development. Mayor Vargus reviewed the changes in debt servicing. The utility fund changes reflect the increased interest rates and reduction in laboratory fees. Mayor Vargus reviewed the anticipated South Oak Development build schedule and the anticipated revenues that will be received when homes are constructed. Mayor Vargus reported the amended budget anticipates a \$600,000 positive cash flow in the general fund.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley voted five (5) “ayes”, no (0) “nays” to approve the budget amendment ordinance as presented. *The motion carried.*

**Discussion of Long-Term Debt Reduction
Plan (Vargus)**

(Agenda Item E.5)

Mayor Vargus reviewed the expected cash flows in general and utility funds. The Town expects to have approximately \$2,100,000 cash at the end of the fiscal year. Mayor Vargus reviewed very conservative assumptions for future revenues and expenses through 2027. The town has the option to pay off the bond in 2027 which is 20 years earlier than required. There was some discussion

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about the possibility of reducing the tax rate after the bond debts are paid. Mayor Vargus stated that he is attempting to lobby our State Representative to increase the homestead exemption cap. This would give the town the ability to drastically reduce the property tax burden on people with a homestead exemption which would encourage people to buy homes and stay in Lakewood Village.

EXECUTIVE SESSION:

(Agenda Item F)

At 6:59 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, Project Lakewood Village Partners, Project Slade Rock, Project Lightning Bolt; and
2. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

RECONVENE:

(Agenda Item G)

Mayor Vargus reconvened the regular session at 7:19 p.m.

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 reject the concept plan submitted for The Villas development and not pursue a development agreement at this time. The motion carried.

ADJOURNMENT

(Agenda Item H)

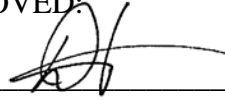
MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Special Meeting of the Lakewood Village Town Council at 7:21 p.m. on Friday January 27, 2023. The motion carried.

These minutes were approved by the Lakewood Village Town Council on the 9th day of February 2023.

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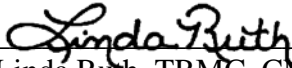
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APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

