

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

APRIL 13, 2023

Council Members:

Dr. Mark Vargus, Mayor - ABSENT
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 Pro-Tem West called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, April 13, 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 Pro-Tem West led the Pledge of Allegiance.

PRESENTATION:

(Agenda Item B)

Mayor Pro-Tem West presented a proclamation recognizing April 2023 as sexual assault awareness month. Denton County Friends of the Family representative Nicki Newton received proclamation. Ms. Newton reviewed some of the services provided to the community by the DCFOF organization.

VISITOR/CITIZENS FORUM:

(Agenda Item C)

No one requested to speak.

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
APRIL 13, 2023**

Page 2

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 Councilwoman Lepley and seconded by Councilman Farage the council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:01 p.m. *The motion carried.*

CONSENT AGENDA:

(Agenda Item E)

Town Administrator/Town Secretary Ruth removed Item E2 from the consent agenda and reported that it would be considered at a future meeting.

1. Minutes of March 9, 2023 Council Meeting (Ruth)
2. Professional Services Agreement with Garza Lakewood LLC (Ruth)
3. Resolution Adopting the Denton County Hazard Mitigation Plan (Ruth)

MOTION: Upon a motion made by Councilman Farage and seconded by Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to approve consent agenda items E.1 and E.3 as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item F.

**Consideration of Variance Request for Front
Facing Garage at 416 Lakecrest (Bushong)**

(Agenda Item F.1)

Councilman Bushong stated that this variance is consistent with the variances that have been granted in the past. Councilman Bushong reported the house already has a front facing garage and it meets the masonry requirements.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded Councilman Bissonnette the council voted five (5) “ayes”, no (0) “nays” to grant the variance request for front facing garage at 416 Lakecrest Drive. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
APRIL 13, 2023**

Page 3

**Consideration of Variance Request for Roof
Pitch at 695 Melody (Ruth)**

(Agenda Item F.2)

**Consideration of Variance Request for
Masonry Requirement at 695 Melody (Ruth)**

(Agenda Item F.3)

Mayor Pro-Tem West reported on some concerns with the proposed building not conforming with the zoning ordinance regarding requirements that the outside of the building match the house. There was some discussion about the proposal to brick only two sides of the building. There was some discussion about the building being proposed to be metal. Mayor Pro-Tem West invited Mr. Luttrell to contact him via email. Mayor Pro-Tem West will work directly with Mr. Luttrell over the next month on a resolution.

**Discussion of Second Quarter 2023
Investment Report (Farage)**

(Agenda Item F.4)

Councilman Farage reviewed the investment report. The town is in good financial health. Councilman Farage reported the town could pay off the 2020 bonds as early as 2027. Councilman Farage reviewed the bond payments coming up in the near future.

**Discussion of Mid-Year Budget Report
(Farage)**

(Agenda Item F.5)

Councilman Farage reviewed the mid-year budget report. Councilman Farage reviewed the delinquent property taxes owed to the town. The town is trending ahead on income to expenses for the general fund. Councilman Farage reviewed the utility fund report. The utility fund's overall net cash flow is positive.

**Consideration of Cost Reimbursement
Agreement with First Texas (Vargus)**

(Agenda Item F.6)

Mayor Pro-Tem West reported the agreement has not been finalized and would be considered at a future meeting.

**Consideration of Development Amendment
with The Villas at Lakewood Village LLC, for
The Villas Development (Vargus)**

(Agenda Item F.7)

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
APRIL 13, 2023**

Page 4

Mr. Nasir Ali, 1398 Deer Lake Dr, Frisco, TX. reported that he has had successful meetings with Town Administrator Ruth, and with the other developers. Mr. Ali reported all necessary easements for water and sewer have been dedicated. Mr. Ali stated that he will accept whatever conditions the town requires in the development agreement. Mr. Ali requested the town provide the document so he can review and sign. Mayor Pro-Tem West reported the council will review the draft development agreement and give it to the town attorney and then it will be provided to Mr. Ali. Mayor Pro-Tem West stated that he anticipates the document can be considered by council at the next council meeting. Mr. Ali reported he had a good interest rate for the development loan but now interest rates are increasing. Mayor Pro-Tem West stated that he understands the increased holding costs and stated that the town appreciates the developers all getting together to sign the easements to support the developments and the regional lift station. Councilman Bushong stated he does not expect approval of the development agreement to take very long. There was some discussion about the need for Garza Properties to grant another easement to serve Mr. Ali's properties north of Eldorado Pkwy.

EXECUTIVE SESSION:

(Agenda Item F)

At 7:31 p.m. Mayor Pro-Tem West 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; Project Garza; 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; Project Garza.

RECONVENE:

(Agenda Item G)

Mayor Pro-Tem West reconvened the regular session at 8:23 p.m.

ADJOURNMENT

(Agenda Item H)

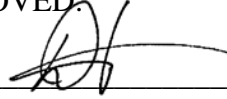
MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilwoman Lepley council voted five (5) "ayes" and no (0) "nays" to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:23 p.m. on Thursday, April 13, 2023. The motion carried.

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
APRIL 13, 2023**

Page 5

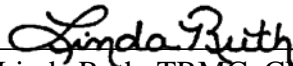
These minutes were approved by the Lakewood Village Town Council on the 11th day of May 2023.

APPROVED:



Darrell West
Mayor Pro-Tem

ATTEST:



Linda Ruth, TRMC, CMC
Town Administrator/Town Secretary

