

LAKWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JULY 8, 2021

Council Members:

Dr. Mark Vargus, Mayor
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette - ABSENT
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 7:10 p.m. on Thursday, July 8, 2021, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

PLEDGE TO THE FLAG:

(Agenda Item A)

Mayor Vargus led the Pledge of Allegiance.

VISITOR/CITIZENS FORUM:

(Agenda Item B)

No one requested to speak.

CONSENT AGENDA:

(Agenda Item C)

1. Minutes of June 10, 2021 Council Meeting (Asbell)
2. Replat of 1525 Garza Lane (Asbell)

Eric Hancock requested to speak regarding the minutes, but he was not in the meeting. Mayor Vargus reported a problem with the zoom meeting ID therefore no action would be taken on the minutes until the next meeting to provide Mr. Hancock an opportunity to speak.

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MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve consent agenda item 2 as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item D)

**Consideration of Resolution Authorizing the
Creation of a Public Improvement District at
Sanctuary at Sunset Cove (Vargus)**

(Agenda Item D.1)

No action was taken.

Discussion of Concrete Road Project (Vargus)

(Agenda Item D.2)

Mayor Vargus reported on a problem with the billing received from the road contractor versus the way the project was bid. The road contractor is billing approximately \$100,000 more than expected based on the discrepancy with the dirt work. Mayor Vargus reported on the retainage held by the town until all work is completed. There was some discussion on the status of the sod work.

Town Secretary Asbell reported that Mr. Eric Hancock joined the zoom meeting. At this time Council returned to Item 1 on the Consent Agenda.

CONSENT AGENDA:

(Agenda Item C)

1. Minutes of June 10, 2021 Council Meeting (Asbell)

Eric Hancock, 8249 Treemont Place, Frisco, Texas. Mr. Hancock requested a council member remove the minutes from the agenda and not approve the minutes. Mr. Hancock reported the June 10, 2021 minutes do not record the specific statements he made. Mayor Vargus clarified 551.007 regarding speaking on items on the agenda.

MOTION: Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted four (4) “ayes”, no (0) “nays” to approve consent agenda item 1 as presented. *The motion carried.*

**Discussion of 2021-2022 Fiscal Year Budget
(Vargus)**

(Agenda Item D.3)

Mayor Vargus reviewed the budget and reported on the federal recovery funds expected to be received. Mayor Vargus reported that he used a very conservative method to create the budget which still resulted in an operating surplus which will be used to increase the reserve funds. Mayor Vargus reported on the expected increase of funds as development takes place and houses are constructed. Mayor Vargus stated approximately \$400,000 of current reserve funds will be used to cover the gap in bond funding on the road project. There was discussion about updating the Master Plan which would include the thoroughfare plan. There was some discussion about updating the well study to access the Twin Mountains aquifer. There was some discussion about the cost of an additional well and the participation of the proposed public improvement district. There was some discussion about funding sources for the well. Mayor Vargus reported on the positive financial status of the Municipal Development District. There was some discussion about sharing the cost of the extension of the sewer line to the Circle K. There was some discussion about the Municipal Development District taking over operations and maintenance of all parks and the status of the ball field project.

Mayor Vargus reported on the budget overages in the utility fund. Numerous wet hauls were required due to the failure of the operator to properly manage the sewer plant and call for sludge removal. Mayor Vargus reported the sewer plant has been brought back into operational guidelines. There was some discussion about constructing additional ground storage for the water plant and repurposing the existing tall storage tanks for recycled water at the sewer plant and water storage at Rocky Point. Mayor Vargus reviewed the budget and tax rate adoption schedule.

Eric Hancock, 8249 Treemont Place, Frisco, Texas, asked about General Fund line items: payroll, insurance benefits, retirement benefit. Mr. Hancock reviewed the town secretary salary and benefits. Mayor Vargus reviewed the employees included in the salary line items, the calculation for retirement, and the calculation for payroll taxes. Mayor Vargus reported on the financial accountability within the town. Mr. Hancock stated the records are based on the word of the Town Secretary. Mayor Vargus reported on the audit process and the responsibility of the town for accuracy.

Discussion of the 2018 Fire Code (Bushong)

(Agenda Item D.4)

Councilman Bushong asked the council to review the code. Councilman Bushong reported that Little Elm provided fire service in down so our fire code is similar to what Little Elm adopted with only a few changes. Mayor Vargus reported the outdoor burning is regulations have not changed. Councilman Bushong asked council to send any questions to Secretary Asbell.

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EXECUTIVE SESSION:

(Agenda Item E)

At 8:04 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; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt, and Project Flat Top; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt, and Project Flat Top; and

RECONVENE:

(Agenda Item F)

Mayor Pro-Tem West reconvened the regular session at 9:12 p.m. No action was taken.

ADJOURNMENT

(Agenda Item G)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted four (4) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 9:12 p.m. on Thursday July 8, 2021. The motion carried.

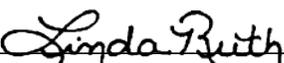
These minutes approved by the Lakewood Village Town Council on the 12th day of August 2021.

APPROVED:



Darrell West
MAYOR PRO-TEM

ATTEST:



Linda Ruth, TRMC, CMC
TOWN SECRETARY

