

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JANUARY 14, 2021**

**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, January 14, 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

**PUBLIC HEARING:**

**(Agenda Item C)**

A public hearing was held to provide an opportunity for citizens 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 following property of A0339A C.C. Dickson, Tr 2A, 14.9108 acres, and A0339A C.C. Dickson, Tr 2A (1), 0.164 acres.

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Eric Hancock, 8249 Treemont Place, Frisco, Texas, stated that he is a one-third owner of approximately 20 acres of property at the entrance to town. Mr. Hancock stated that he does not support any portion of this ordinance if it calls for the removal of the current entrance. Mr. Hancock stated his property would be devalued significantly if the entrance is moved to another location. Mr. Hancock stated the thoroughfare plan previously adopted does not show the entrance in a different location. Mayor Vargus asked Mr. Hancock to stay on topic during his speaking at the public hearing. There was some discussion about the topic of the public hearing being limited to the annexation. Mr. Hancock stated he would like to speak during the next public hearing and restated that he is not in support of moving the current entrance.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:06 pm. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizen comment on a proposed zoning change to property generally located to the north of Lakecrest Drive to Highridge Drive and to the east of Lakecrest Drive and Eldorado Parkway.

Mayor Vargus stated the property would not be zoned tonight but the owners will be petitioning for rezoning. The petition has not been received but is expected imminently.

Eric Hancock, 8249 Treemont Place, Frisco, Texas, stated that he is a one-third owner of approximately 20 acres of property at the entrance to town. Mr. Hancock stated if any portion of this zoning change would move the entrance from its current location he is against passage. Mr. Hancock defined a regulatory taking. Mr. Hancock stated moving the entrance would devalue his property. Mr. Hancock stated he could continue to discuss the meeting he had with Councilman Bushong and Mayor Pro-Tem West, but he would stay on topic for the public hearing.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:10 pm. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item E)**

A public hearing was held to provide an opportunity for citizen comment on the petition filed by The Sanctuary Texas, LLC requesting the creation of Public Improvement District 1.

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No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:10 pm. *The motion carried.*

**CONSENT AGENDA:**

**(Agenda Item F)**

1. Minutes of December 10, 2020 Council Meeting (Asbell)
2. Replat 530 Highridge Drive (Asbell)
3. Repealing Resolution 19-03 Accepting a Petition to Create Public Improvement District No. 1 (Asbell)

There was some discussion about the town retaining the drainage easement on the property being replated. Mayor Vargus confirmed the town’s drainage easement on the property would remain after the replat.

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

**REGULAR AGENDA:**

**(Agenda Item G)**

**Consideration of Ordinance annexing approximately 16.3 acres generally identified as A0339A C.C. Dickson, Tr 2A, 14.9108 acres, and A0339A C.C. Dickson, Tr 2A (1), 0.164 acres (Vargus)**

**(Agenda Item G.1)**

Mayor Vargus reported this is the first annexation in the history of the town. Following this annexation, the town will have frontage on Eldorado Parkway. Mayor Vargus read language he would like to add to the bottom of the description of the property to be annexed to clarify the portion of Eldorado Parkway that will be annexed.

**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 ordinance annexing approximately 16.3 acres as discussed. *The motion carried.*

**Discussion of Concrete Roads (Vargus)**

**(Agenda Item G.2)**

Mayor Vargus reviewed the current construction schedule. Mayor Vargus reported on drainage and repairs to existing utilities. Portions of Carrie Lane will be poured next week. The cold weather is causing longer curing times which is structurally better for the concrete. There was some discussion about installation of drainage inlets. Mayor Vargus reported the construction crew made some repairs to potholes in the asphalt on Melody Lane.

**Town Finance Update (Vargus)**

**(Agenda Item G.3)**

Mayor Vargus reviewed the Town's liquid cash position. The town has a gap of approximately \$400,000 between the remaining cost of the road and the remaining bond funds. Mayor Vargus reviewed the bond payments due in February and the current balance of the debt servicing funds. The Town expects to have approximately 90% of the required funds in Interest and Sinking funds when the bond payment will be made. The Municipal Development District has approved and already transferred funds to cover the interest portion of the bond payments. The balance of the amount due will be made up from maintenance and operation funds. The next payment will be due in August. Mayor Vargus stated reserve funds will likely not be needed to make bond payments.

**Discussion of Town Hall Improvements  
(Vargus)**

**(Agenda Item G.4)**

Mayor Vargus reported the developer will be donating land for a new town hall. The new town hall will likely cost approximately \$1,000,000. Mayor Vargus stated paying off the debt is a priority over spending \$1,000,000 for a new building. The current town hall is too small and will not function with a development of 100 or more new houses being constructed. Mayor Vargus proposed extending and closing off the kitchen. Councilman Bushong and Mayor Vargus reported on a proposed new layout which would make the area more functional. Mayor Vargus reported on adding square footage for an additional office in the back of the building which would include a conference room for meetings and executive sessions. Mayor Vargus stated he would provide additional information on layout and bids for construction in the future. Mayor Vargus stated work on the kitchen could be covered in the current budget and would begin in the very near future.

**EXECUTIVE SESSION:**

**(Agenda Item H)**

At 7:38 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

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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) § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field; Project Slade Rock, and Project Boy Scout, and
- (4) § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, and Sanctuary at Sunset Cove, Project Left Field; Project Slade Rock, and Project Boy Scout.

**RECONVENE:**

**(Agenda Item I)**

Mayor Vargus reconvened the regular session at 8:30 p.m. No action was taken.

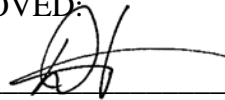
**ADJOURNMENT**

**(Agenda Item J)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem Vargus council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:30 p.m. on Thursday January 14, 2021. The motion carried.

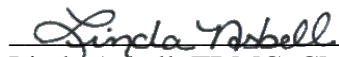
These minutes approved by the Lakewood Village Town Council on the 11th day of February 2021.

APPROVED:



Darrell West  
MAYOR PRO-TEM

ATTEST:

  
Linda Asbell, TRMC, CMC  
TOWN SECRETARY

