

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**JULY 11, 2019**

**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  
W. Andrew Messer, Town Attorney

**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, July 11, 2019, 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 comment on the proposed Fiscal Year 2019-2020 budget. Mayor Vargus opened the public hearing at 7:00 p.m.

No one requested to speak.

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:01 pm. *The motion carried.*

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**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizens to comment on the proposed property tax rate. Mayor Vargus opened the public hearing at 7:01 p.m.

No one requested to speak.

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:02 pm. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E)**

**Consideration of Amendment to the Fee Ordinance (Asbell)**

**(Agenda Item E.1)**

Town Secretary Asbell reported the fee ordinance has been updated to include the Municipal Court Section.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to amend the utility policy ordinance as presented. *The motion carried.*

**Consideration of Amendment to the Utility Policy Ordinance (Vargus)**

**(Agenda Item E.2)**

Mayor Vargus reviewed the amendment that would require a utility account with separate water and sewer taps for secondary structures with air-conditioned space of 1,000 square feet or more. There was some discussion about requiring a second full utility bill which would include sewer and trash service.

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to amend the utility policy ordinance as presented. *The motion carried.*

**Consideration of Temporary Closure of Green Meadow Drive to Through Traffic**

**(Vargus)**

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**(Agenda Item E.3)**

Mayor Vargus reported that Green Meadow is currently thirteen feet wide, and there are multiple houses being constructed on Green Meadow. The construction traffic would be required to access Green Meadow from Highridge Drive and stay off of the concrete roads. Green Meadow will be included in the concrete road project. There was some discussion about managing construction traffic on Highridge Drive. There was some discussion about the current condition of Highridge Drive.

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to temporarily close Green Meadow Drive to through traffic. *The motion carried.*

**Discussion of Concrete Roads (Vargus)**

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**(Agenda Item E.4)**

Mayor Vargus reported that Kimley Horn surveying started some preliminary work on July 10<sup>th</sup>. Mayor Vargus requested a sign be constructed providing information about the concrete road project. There was some discussion about the timeline for the project. There was some discussion about the tax rate and the preliminary efforts to prepare the finances for the bond issuance. There was some discussion about temporary patches on potholes and mitigation on the large ridges.

**Consideration of Fiscal Year 2019-2020  
Budget (Vargus)**

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**(Agenda Item E.5)**

Mayor Vargus reviewed the market value appreciation and tax revenue increase reflected in the tax roll. There was some discussion about the maintenance and operations revenue increase of \$18,378 due to appreciation of property values. Mayor Vargus reviewed what the debt servicing deficit would be if the maintenance and operations rate subsidized the concrete roads. Mayor Vargus reviewed the cash balances at the time of the bond issuance on the first phase of the concrete roads versus the cash balances now. Mayor Vargus reported on the importance of having a high cash balance when the concrete road bonds are approved and issued. Mayor Vargus recommended a tax rate of \$0.415 which is maintenance and operations, and interest and sinking rates combined. Mayor Vargus reviewed the roll-back cap imposed by the most recent legislature. There was some discussion about the budget and tax rate adoption process. Mayor Vargus reviewed potential capital improvement projects. There was some discussion about rehabilitation on the current well screens and the cost of a new well. There was some discussion about the Municipal Development District funding some infrastructure projects associated with the concrete roads.

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**MOTION:** Upon a motion made by Councilman Bushong and seconded by Mayor Pro-Tem West, council voted five (5) “ayes”, no (0) “nays” to ratify the property tax increase reflected in the fiscal year 2019-2020 budget as presented. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

**MOTION:** Upon a motion made by Councilman Farage and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the fiscal year 2019-2020 budget as presented. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

**EXECUTIVE SESSION:**

**(Agenda Item F)**

No executive session was held regarding agenda item E.6.

**RECONVENE:**

**(Agenda Item G)**

**REGULAR AGENDA (continued):**

**(Agenda Item E)**

**Consideration of Appeal of Building  
Inspector Ruling Regarding 474 Peninsula  
(Vargus)**

**(Agenda Item E.6)**

This item will be considered at the August council meeting.

**EXECUTIVE SESSION:**

**(Agenda Item H)**

At 8:00 p.m. Mayor Vargus recessed into executive session in accordance with (1) § 551.071(2),

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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. (2) § 551.072 Texas Government Code to wit: deliberations about real property; (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations; and (4) § 551.076 Texas Government Code to wit: deliberations about Security Devices

**RECONVENE:**

**(Agenda Item I)**

Mayor Vargus reconvened the regular session at 8:26 p.m. No action was taken.

**REPORTS**

**(Agenda Item J)**

No reports were made

**ADJOURNMENT**

**(Agenda Item K)**

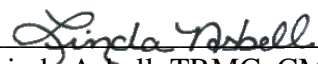
**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:26 p.m. on Thursday, July 11, 2019. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 13th day of August 2019.

APPROVED

  
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Darrell West  
MAYOR PRO-TEM

ATTEST:

  
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Linda Asbell, TRMC, CMC  
TOWN SECRETARY

