

# **LAKEWOOD VILLAGE TOWN COUNCIL**

## **COUNCIL MEETING**

**JUNE 13, 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

### **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, June 13, 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)**

Leigh Collins, Republic Services introduced herself as the new municipal manager. She is working out of the Lewisville office.

### **CONSENT AGENDA:**

**(Agenda Item C)**

1. Minutes of May 9, 2019 Council Meeting (Asbell)
2. Minutes of May 22, 2019 Council Meeting (Asbell)

**MOTION:** Upon a motion made by Councilman Farage 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.*

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
JUNE 13, 2019**

**Page 2**

**REGULAR AGENDA:**

**(Agenda Item D)**

**Presentation by Patterson Professional  
Services on Status of Water & Wastewater  
Systems (Asbell)**

**(Agenda Item D.1)**

Mayor Vargus introduced Mark Patterson of Patterson Professional Services. Mr. Patterson reported that Lakewood Village is unique compared to other water systems because Lakewood Village is all residential and, due to the lot size, Lakewood Village is a heavy water consumer. Most municipalities borrow funds to completely rebuild components of the system, however, Lakewood Village has a better practice of continually maintaining and upgrading. Mr. Patterson reported that the water tables in north Texas have been in a constant decline since the 1950s. The wells in Lakewood Village are in close proximity and the town should consider a new well in a different location. The town's wastewater system has performed well but due to the rain over the last several months the water infiltration the report numbers are skewed. Even with the rain infiltration the numbers are within limits. Mr. Patterson reported the last Texas Commission on Environmental Quality inspection the inspector requested to see the engineer report for changing out of equipment but due to the Town's constant process of maintenance and upgrade no engineered plans were completed for certain elements. Mr. Patterson reported that this was a minor issue.

Mr. Patterson reported on the process of acid washing of the well screens. Mr. Patterson reported that the well pumps were lowered and that causes the pumps to work harder to lift the water a longer distance. This increases wear on the pump motor. There was some discussion about improving the screens for larger debris at the wastewater plant and increasing the efficiency of the process. There was some discussion about possible increased restrictions that might be effective upon renewal of the wastewater permit due to load levels on Lewisville Lake. Those increased restrictions are unrelated to any activities or changes in Lakewood Village.

Mr. Patterson reported that the Rocky Point water system upgraded to gas chlorination and replaced the storage tank. The TCEQ inspection showed no request for upgrade was submitted. Mr. Patterson reported that was a minor issue because TCEQ had previously requested the storage tank be replaced. Mr. Patterson reported that Rocky Point Water is a very clean and efficient water system.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
JUNE 13, 2019**

**Page 3**

**Consideration of Appointments to the  
Municipal Development District Board  
(Asbell)**

---

**(Agenda Item D.2)**

Mayor Vargus reported that in the monthly mayor's letter he requested interested persons to apply for a position on the MDD. Robin West and Larry King have both expressed interest on the board.

**MOTION:** Upon a motion made by Councilman West and seconded by Councilman Bissonnette, council voted five (5) "ayes", no (0) "nays" to reappoint Linda Loudon and Linda Asbell and appoint Robin West and Larry King to the Municipal Development Board of Directors. *The motion carried.*

**Consideration of Municipal Court of Records  
Ordinance (Asbell)**

---

**(Agenda Item D.3)**

Mayor Vargus reported that this ordinance has been discussed in several council meetings. The ordinance has been reviewed by the Town Attorney and the Municipal Judge.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bushong, council voted five (5) "ayes", no (0) "nays" to approve the ordinance establishing a Municipal Court of Record. *The motion carried.*

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

---

**(Agenda Item D.4)**

Mayor Vargus stated that in the near future he expects to see plans for houses with guest houses on some larger lots. Mayor Vargus would like to require an additional water and sewer tap for structures beyond a specific square footage. There was some discussion about the size of the existing detached guest house. Mayor Vargus asked council to review the existing ordinance. There was some discussion about updating the fee ordinance. Mayor Vargus will present a draft ordinance at the council meeting next month.

**Discussion of Concrete Roads (Vargus)**

---

**(Agenda Item D.5)**

Brittany Shake distributed maps, an updated schedule, and the geo-tech report. Ms. Shake reported the geo-tech report has been completed. The report shows two different section recommendations for thickness of pavement based on vehicle traffic expected on particular roads. There was some discussion about the road base extending the expected life of the

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
JUNE 13, 2019**

**Page 4**

concrete road. The geo-tech engineer did not recommend a liner due to the expected grading and base to be used. There was some discussion about use of the national averages of traffic loads versus the expected traffic in Lakewood village. Ms. Shake reported the first twelve inches of old road and base will be removed and hauled away, the next six inches will be ground up and regraded.

Ms. Shake reviewed the updated expected schedule for surveying and project cost. There was some discussion about drainage work being completed during the road project. There was some discussion about reviewing the plan and placing stakes to allow council to visualize exactly where the roads will be placed. There was some discussion about Green Meadow.

**Consideration of Authorization of Surveying  
for Concrete Road Project (Vargus)**

**(Agenda Item D.6)**

Mayor Vargus reported this project will be paid in next year's budget.

**MOTION:** Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage, council voted five (5) "ayes", no (0) "nays" to authorize the mayor to execute the task order authorizing surveying for concrete roads. *The motion carried.*

**Consideration of Municipal Development  
District Financial Controls Ordinance  
(Bissonnette)**

**(Agenda Item D.7)**

Mayor Vargus reviewed the ordinance which allows the Municipal Development District Board to spend up to \$5,000 on budgeted project and up to \$10,000 on capital improvement projects without requiring council approval.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) "ayes", no (0) "nays" to approve the Municipal Development District Financial Controls Ordinance. *The motion carried.*

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

**(Agenda Item D.8)**

Mayor Vargus reviewed the current year budget and the proposed budget for fiscal year 2019-2020. Mayor Vargus reported the proposed budget phases in the debt servicing increase to cover the bond payment rather than transferring funds from the general fund. The additional general

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
JUNE 13, 2019**

**Page 5**

funds that will be available will be used to pay engineering cost and increase the reserve funds. The increased reserve funds will be used to cover the bond payments during the time the payments for the previous road project and the new road project overlap. There was some discussion about lowering the tax rate after the previous concrete road project bonds are paid off. Mayor Vargus reported that the general fund expenses are lower this year than they were in 2006. The town is being run efficiently. Mayor Vargus reviewed the general fund revenues. Mayor Vargus reviewed the transfer of funds from the utility fund to the general fund for administrative services. Mayor Vargus reported the fees for administrative services to the utility fund is increasing because Summer Alvis is not performing general fund tasks to offset the utility fund payment. There was some discussion about playground expenses for maintenance and additional equipment. Mayor Vargus reported that the Highridge Drive mailboxes will need to be moved to Town Hall because they are currently located in an area that will be inside the new concrete road. There was some discussion about the Town Functions budget being reduced because the MDD is taking over management of the events. The attorney expenses, and meeting expenses are also lower.

Mayor Vargus reviewed the Utility Fund proposed budget and reported slight increases in revenues are expected due to additional homes being constructed. There was some discussion about voluntary water conservation efforts. There was some discussion about increasing water scheduled maintenance to \$10,000 to allow for cleaning of the screen on at least one of the wells.

Mayor Vargus reviewed the potential capital improvement projects. There was some discussion about improving the drainage at the intersection at Woodcrest and Highridge. There was some discussion about replacing a fire hydrant at Meadow Lake and Woodcrest. There was some discussion about placing the electric lines underground at the wastewater plant.

**EXECUTIVE SESSION:**

**(Agenda Item E)**

No executive session was held

**RECONVENE:**

**(Agenda Item F)**

**REPORTS**

**(Agenda Item G)**

Mayor Vargus reported that the volunteers covering for Linda Asbell while she was out after surgery did a great job.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
JUNE 13, 2019**

**Page 6**

**ADJOURNMENT**

**(Agenda Item H)**

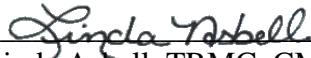
**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Mayor Pro-Tem West council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:49 p.m. on Thursday, June 13, 2019. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 11th day of July 2019.

APPROVED

  
\_\_\_\_\_  
Darrell West  
MAYOR PRO-TEM

ATTEST:

  
\_\_\_\_\_  
Linda Asbell, TRMC, CMC  
TOWN SECRETARY

