



## Mayor's Letter August 15, 2019

*Hello Everyone,*

**ROAD UPDATE.** On July 31st I met with Kimley-Horn engineers to analyze the proposed schedule for the various tasks that make up the road project (geotech, survey work, preliminary design, final design, bidding, and final award). As a result, we have moved up the starting date by three months and **we will now be awarding the contract at our March 12, 2020 Council meeting.** Following the notice to proceed, I expect construction to begin in April and finish in eight months. If all goes according to plan, the new streets will be complete in time for us to welcome the new year on January 1, 2021.

As you have seen, the **surveyors began work a couple of weeks ago** and they should conclude at the end of the month. They are measuring both details (driveways, Coserv transformers, etc.) as well as topographic elevations (flow lines) in the road and across the drainage ditches. Design work includes more than the concrete, it also entails drainage improvements and evaluating our current easements. In order to expedite the schedule, engineering and design preparation must begin now. Accordingly, on August 8th the Town Council unanimously authorized Kinley-Horn to proceed with Task 3 - Engineering Design. Thus, to save time, Task 2 (surveying) and Task 3 will now overlap.

**A resident asked me why it was going to take so long to get started.** That's a fair question. We are going to replace over 15,000 feet of road, or about twice as much as in 2014. The 24-foot-wide road has to be placed inside our 60-foot-wide easement in the optimal location based on topography, drainage requirements, required clearance from obstacles (streetlights, utilities, lift stations, etc.) and also align with necessary tie-ins to existing and future roads. More importantly, we aren't pouring a long driveway, the road isn't flat. It is crowned in some places and banked ("super elevation") on the curves. The pitch of the road effects the flow of water, which effects the design of the ditches and downstream culverts. The design is much more complex than in Phase 1 back in 2014. In 2014 the designs included one cul-de-sac, two underground drainage easements, and no lift stations. The current project has five cul-de-sacs (including the missing one on Meadowlake), nine drainage easements, and three lift stations.

### DCAD CERTIFIED PROPERTY VALUES

With most of the appeals decided, the appraisal district certified our property tax values last week (this is what we use to determine the budget). As you can

	Average Home Values		
	2018	2019	Change
Highland Village	\$388,491	\$400,384	3%
<b>Lakewood Village</b>	<b>\$379,343</b>	<b>\$397,658</b>	<b>5%</b>
Oak Point	\$309,896	\$322,285	4%
Corinth	\$276,166	\$293,490	6%
Little Elm	\$284,479	\$292,930	3%
Lake Dallas	\$186,695	\$206,001	10%
Denton County	\$325,896	\$338,246	3.8%

see from the table, our average home value increased by 5 percent. The average LWV home is just under \$400,000 and compares favorably to all of our neighbors and Denton County as a whole. With new streets, six new houses under construction and several more planned, I expect our average values to exceed \$500,000 within five years.

In addition to average home values, DCAD also publishes the top 20 taxpayers for each city. So, it's LWV trivia time. **Which street has the highest average home values?** Here's

a hint, the #1, #2, and #3 homeowners with the highest tax values live on the street. Amazingly, the houses are all next to each other. Honorable mention: Stowe Lane (\$676,033), Melody Lane (\$552,496), and Highridge (\$394,616). Ready? The "winners" - Carrie Lane. Average home value is \$678,251.

**UTILITY SYSTEM UPDATE.** As everyone remembers, due to our well issues, last summer was a very stressful situation with the water system. A year ago, our three wells were only producing a total of 135 gallons per minute and they were running for an average of 20 hours per day. Despite declaring a water emergency and imposing severe water restrictions, we had several stretches where the wells ran continuously for several days.

In the Spring we successfully lowered our largest well (we dropped our other deep well in 2017). The wells are now producing just over 200 gallons per minute and are operating an average of 10 hours per day. Everything is working perfectly normal. It has been very reassuring that when I check the system at midnight, often the wells are off and the tanks are full.

**This summer is very important for us moving forward.** This the first season with our new ground storage tank #3 fully operational and the wells working normally. **We are having no problems meeting demand.** Although we are in great shape, I want to remind everyone that in order to avoid sudden spikes and smooth out our consumption voluntary watering restrictions are in place. If you have an **in-ground irrigation system**, we ask that odd addresses water on Monday, Wednesday, and Friday (odd workdays) and even addresses on Tuesday, Thursday, and Saturday. There are no other limitations, you can wash your cars, boats, golf carts, fill your swimming pools, and run hoses with sprinklers as much as you want.

**WASTEWATER PLANT.** Latest figures from July show that, for the month, we averaged 41,146 gpd (gallons per day) through the plant. This is slightly above normal due to rain. Based on our TCEQ approved capacity of 100,000 gpd, we are operating at just over 41 percent. Also, the last of our planned lift station improvements will be completed by early September.

**BULK TRASH.** It seems that whenever there is a holiday, it's time for Bulk trash. So, with Labor Day approaching, bulk trash will be in a couple of weeks on September 3rd. I talked with Allied reps last month about our bulk trash. **If you have brush - tree limbs, branches - the best thing to do is to put it in a big pile in one place.** Many of you place small piles in a line running 50 to 100 feet down your front yard. The brush truck uses a grapple hook to pick up the pile. The most efficient use of the truck is to stay in one place and fill the truck. We can speed up the collection process if they don't have to stop six or seven times at a house to pick up small piles. You don't have to stack it, bundle it, tie it, or make it pretty. Just pile it up in one place. Also, don't mix your brush with trash. Obviously, we don't want you to toss your tree limbs on that old couch or BBQ grill you are throwing away.

**KEY FIGURES:** As part of financing the new roads, we must obtain a credit rating from S&P in January. This is necessary because investment banks and mutual funds will be bidding on our bonds. I am

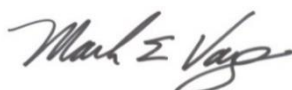
<b>Budget vs Actual (August 15, 2019)</b>			
<b>General Fund</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Operating Revenues	\$375,000	\$375,401	<b>\$401</b>
Operating Expenditures	\$237,900	\$185,765	<b>(\$52,135)</b>

confident that our audited financial statements will demonstrate to potential bond investors our financial expertise, strong cash reserves, and highly effective

cost controls. A key issue that S&P examines is our budget performance. As you can see from the table above, with about six weeks left in our fiscal year which ends on September 30th, budgeted revenues are exactly according to plan. Importantly, our expenses are \$52,135 or about 22 percent below budget. I am very pleased with our performance and I am looking forward to my meetings with the credit analysts.

There's never been a better time to be in Lakewood Village.

**Dr. Mark E. Vargus**  
Mayor



(cell) 214-558-6947  
Mark@lakewoodvillagetx.us