



Mayor's Letter

August 15, 2023

WATER UPDATE I wish I could tell you the water emergency was over, and the well was complete and operating normally, however, that is not the case. Hydro Resources continues to have operational problems, mechanical breakdowns, and electrical failures. The Town worked with CoServ to successfully expedite the installation of power poles and transformers from the 90 days (Hydro Resources estimated completion date) to only nine days. However, after 6 months, Hydro has not even submitted the plans for the control panels. So we have electricity but no way to operate the well. **We have completed our work. The water lines from the well to the storage tanks have been installed, sanitized, pressure tested, and we have passed all of our lab tests that are required.** We are ready to fill the tanks, however, Hydro is several months away from final completion.

You might ask what we can do about their management failures. Well, under the standard NTCOG construction contracts used on all municipal projects, there are several limitations. First, there are penalties for every additional day it takes after the contracted completion date. In our contract they had 120 days to complete the well, starting in January. Our contract calls for the well to be complete on May 17th and it imposes a penalty of \$500 per day until it is complete (likely in October). You can't sue. The second limitation that is truly maddening and incredibly frustrating is that the "owner" (that's us) cannot tell the contractor the **means and methods they are to use**. So we can observe them performing the wrong tests the wrong way, or installing equipment that we point out is guaranteed to fail, but we cannot stop them. I hate it, but we have no option other than to ride it out. The water is there, the volume exceeds our target of five hundred gallons per minute, and the water temperature and quality is excellent.

WATER TRUCK We have obtained a water truck (after trying for a year) and I have instructed our public works department to water the front yards throughout Town. We will try and water new trees that we can reach as well. There are several benefits to watering: (1) by watering the ditches where our water and sewer lines are, we minimize the likelihood of breaks. A water main break would be a really bad event for us; (2) we aren't using our well water, so if you can turn off the zone next to the street, that will save water for everyone and lower your water bill !, (3) we understand that your home, lawn, and landscaping are valuable investments, and these restrictions can put you in a tough situation. We want to try and help you while maintaining the maximum amount of water for public safety. Our goal is to water the yards at least two days a week, however, we have to work around all of the current demands on our people due to our public works underway. It's easy to do nothing. We're going to do our best to help.

ZONING CHANGES. Now that we have approved all of the developer agreements and transfers between the owners, the last step is to officially zone the properties as Planned Developments. The ordinance will **legally** require the lot layouts, lot sizes, minimum house sizes, setbacks, etc. that are in the approved developer agreements.

In conformance with State law, **we will have two public hearings at our Council Meeting that I have called for August 31st at 6:30 p.m.** The first public hearing will be for the Northshore Development (78 lots to the west, between the bridge and our current entrance). The builder will be David Weekly Homes.

The second public hearing will be for the property next to Town Hall, which was owned by LandPlan, who traded with LEISD, who sold to First Texas, who sold to Corson Cramer Development in the Spring. The property was zoned as PD-2 in March of 2021, but we need to amend it to clean up this Frankenstein ordinance. The property will be developed as **The Enclave** (the land adjacent to Eldorado on the triangle), and **The Arbors at Lakewood Village** which will be all large houses south of Lakecrest. The builders will be Perry Homes and American Legend. After the public hearings, the Town Council will act on the proposed zoning ordinances.

Stay cool in the heat. There's never been a better time to invest and live in Lakewood Village.

Dr. Mark E. Vargus, Mayor