



Lakewood Village Update December 15, 2015



OUR HOLIDAY SEASON is upon us as Santa visited the Village and we concluded a very active 2015 in Lakewood Village. The outlook for 2016 promises to be a year of even greater activity as now it is extremely likely that new residential development will be a reality as economic activity in our area continues to gain momentum.

AT OUR FINAL COUNCIL MEETING OF 2015 we adopted the Park Land Dedication Ordinance that requires all developers to set aside open-space land for public use, **not private parks**, but public parks accessible to the entire town, **without going on Eldorado**. We also adopted the Parks and Trails Master Plan, which lays out the location of a nature trail system through the woods along the lake and terminating on Garza Road. The trail will be part of a forty-foot wide greenbelt buffer zone between our existing homes and any new subdivisions created along Eldorado. As many of you are aware, The Shores has no public lakefront access because all of the land adjacent to the shoreline is privately owned. The Town council has now insured that this will not be repeated with all future developments. I am very proud of the forward-looking efforts of the Council to keep the “woods” in Lakewood Village.

We also held two public hearings as the Council began considering our existing Comprehensive Plan’s land use assumptions for our ETJ and undeveloped property, as well as our regulations regarding new roads (the thoroughfare plan). Developer activity in our area is at an all-time high. It is imperative that we provide potential new property investors with our latest visions regarding the number of homes, their sizes, architectural features, road layouts, turn-lanes, etc. Before any changes to the Comprehensive Plan will be adopted, there will be additional notifications and public hearings. “Future” development is happening now, we need to plan for it.

WE RELUCTANTLY accepted Councilman Dave Getka's resignation at the December meeting. Dave and his wife Ingrid are relocating back to California to be near family. Dave leaves as one of our longest serving councilmembers, having been elected to four terms since 2008. Being on the council is more than just providing your opinions during our monthly meetings, that's just a small part. Dave's contributions were numerous, but you probably never knew about them so let me share a few. If you motor around town in a golf cart like I do - you can thank Dave, he wrote our ordinance which makes that legal here in LWV. Dave also tirelessly worked on the town entrance and the shrubs around town hall, and probably replaced the bulbs in the flag-poles twenty times. In a small town like ours, lots of little things have to be done, whether its raising or lowering the flags to half-staff, changing the marquee, or picking up the trash on the roadside. That's just some of the many things Dave and the councilmembers do. We all owe Dave thanks for his time and dedication to the Town.

The Town Council unanimously voted to appoint **Ray Duff** to fill Dave's seat. A Navy veteran, Ray and his wife, Nancy have lived in Lakewood Village since 1990. As we continue to plan ahead and create our vision for the Town moving forward, Ray's experience and perspective will be invaluable. He is a welcome addition.

IN THE REPUBLICAN PRIMARY I can't tell you who will win, but I can tell you where to vote - **right here in Lakewood Village**. We have signed an agreement with the Denton County Republican Party to hold the March Primary here at Town Hall. Jane Schoknecht deserves much of the credit for spearheading the effort to have us designated a polling place. As a result, you will see some much needed upgrades to Town Hall including dedicated parking (including handicapped) as well as improvements to make the building more ADA accessible.

ALLIED WASTE CALENDARS are enclosed. There will be no change in the trash schedule for 2016. Regular pickup will continue to be on Monday, recycling on alternating Mondays, and bulk trash on the first Tuesday of every odd month. This means that the next bulk trash will be on Tuesday, January 5th. As part of bulk pickup, Allied will collect Christmas trees and recycle them through a partnership with Living Earth.

Over the past several months we have streamlined the process of replacing your damaged trash containers. Rather than contacting Allied each time, we now hold approximately a dozen new green and blue cans here at the water facility. When that supply runs out they deliver another batch and pick up our collection of damaged cans. If your can has been squished beyond its breaking point, has no wheels or is missing a lid, just empty it on a Monday and then let us know.

WE'RE PREPARING FOR WINTER. We now have the capability to perform de-icing operations on our hills, curves, and intersections here in the Village (we bought the machine, not the truck). We are currently putting together a coordinated response plan in consultation with Little Elm and Denton County. One of the many advantages of being



a small town is that we only have to treat a mile or so of road area. That means that we can afford to use the best product available. The specialized product we have chosen to stockpile is TxDOT approved, and is **not road salt**. The patented mixture melts ice to zero degrees (salt won't work below 26 degrees), and is 75% less corrosive to concrete according to TxDOT tests. The product fully dissolves and there is little to no cleanup, unlike sanding which melts nothing. Best of all, it requires only one hundred lbs. per mile, rather than the much higher 800 lbs. per lane mile for typical road salts. Given our lakefront surroundings, we can all agree that the least amount of products we use the better for our environment. Our equipment and the pallets of product (we buy it in bags) will be stored in our new storage facility at the wastewater plant. The

new 40' x 8' metal building will be delivered this month. It will be located behind the berm, so it will not be visible from Witt park or any of the nearby homes.

YEAR IN REVIEW. 2015 was a very productive year. The Council worked many long hours and the list of accomplishments is impressive. In addition to those mentioned earlier, some of these include:

The concrete road project. Officially the roads were completed and handed-over to the Town in March. Under budget. We have already retired \$273,000 in bonds, reducing our debt from \$1,600,000 to \$1,327,000.

We adopted new building codes. The Town adopted updated International Building Codes, including new Plumbing, Electrical, Mechanical, Fuel & Gas, Energy and Residential Codes. We also adopted a new Fire Code to conform with Little Elm Fire Department regulations. Insuring all construction will be of the highest quality and safety.

We acquired new equipment. The Town purchased new commercial grade mowing equipment and a commercial spreader for treating ice. By using our own equipment we reduced our annual mowing expense from \$9,000 to \$3,000. We also purchased a new metal building to hold our utility system parts inventory as well as our new equipment.

Another year, another flawless audit. We received another clean audit opinion from our external auditors. I will talk more about our financial performance next month, after the official results are presented to the Town Council.

The MDD is now debt free. The Lakewood Village Municipal Development District borrowed approximately \$45,000 from the Town's reserve funds to rebuild the Rocky Point Water System located in our ETJ. The loan balance, including interest of \$3,600 was fully paid in August. The MDD is now generating approximately \$2,000 a month in positive cash flow and has almost \$10,000 in reserves.

The EDC was dissolved. The State Legislature passed a new law, effective September 1st, which authorized municipalities to eliminate their Economic Development Corporations and collect the 0.5 percent sales tax directly by the Town. Since small towns typically don't have arenas, football stadiums, festivals, or convention centers, the legislature had previously allowed them more freedom in how sales tax revenues were spent. The new law finishes it once and for all and lets town's decide the best way to spend those revenues. The Town council dissolved the EDC and has dedicated its sales tax to road repairs and road infrastructure.

SOME THINGS WE ARE CURRENTLY WORKING ON:

Park Repair - we have bids to repair the playground, the money has been authorized, we expect work to commence soon.

Emergency Interconnect - we are finalizing an agreement with Little Elm for an emergency water interconnect. Construction should occur in the Spring.

Melody and Carrie Road Repairs - this week we are meeting with the Town engineers to develop bid specifications for extensive road repairs including new chip and seal. The repairs will be fully funded by our dedicated road maintenance fund.

ON BEHALF OF THE ENTIRE TOWN COUNCIL, we hope everyone has a safe and happy holiday.

Mayor Pro-tem Carl Menckhoff, M.D.
Councilman Clint Bushong
Councilman Ray Duff
Councilman Gary Newsome
Councilman Ed Reed

Dr. Mark E. Vargus
Mayor

