



Mayor's Letter

June 15, 2023

WATER UPDATE As many of you have seen, the drilling rig was removed on Tuesday (a great birthday present for me). This means that the well construction is complete, with the outer casing and screen cemented in place. The next step is to attach the pump to the 10 inch water pipe and place the 2000 feet of pipe in the well. That will go quickly. Once the pump and pipe are in, we will perform the 36 hour pump test, where we put about 1 million gallons on the ground and measure the water volume, properties, and the aquifer drawdown. This is a requirement by TCEQ and the information is used by the Hydro engineers to determine the optimum depth to place the pump. While these tests are going on, we will be performing the extensive water quality lab testing that is required prior to operating the well in our public water system. All of these steps should take about two weeks, and I expect to be filling our ground storage tanks with the well by July 1.

EXTENDED WATER EMERGENCY. The water restrictions remain in effect. After we take ownership of the well on July 1, we will test our control systems, pumps and motors, telemetry systems, and perform leak detection. All should go well and I anticipate that at our July 13th Meeting I will ask the council to terminate the water emergency effective July 15th. At that point the water rates will revert back to normal, and there will be no restrictions on day, time, and volume of water usage. I will update everyone in my July Mayor letter. However, I still want everyone to conserve water where possible.

DEVELOPER NEWS. Corson and Cramer Development have purchased the First Texas property which is the area between city hall and our current (old) entrance. We are working with them and their engineers to expedite a temporary entrance road and our permanent stop light. Normally, as you can see from South Oak, the development sequence is site prep (grading), water and sewer lines, franchise utilities (gas, electricity, telecom), and finally paving. So, we are asking them to put in a temporary road first, which is very abnormal. They expect to sign contracts and begin site work in about 90 days. All infrastructure should be complete with the first houses under construction in January 2025. This means that the first phase of houses will be complete in time for the Fall 2025 opening of Lakewood Village Elementary.

We have met with the builders of South Oak Phase 3. Although they are outside of our town, we will be providing them with water and sewer. As part of that agreement, they will contribute approximately \$6 million toward the new well and sewer plant expansion. They have been laying water and sewer lines through the triangle at the front of the town to tie into our system. You may have seen the clearing in the woods where Parkwood Drive will be extended to the west. The sewer lines for all of the developments and the school will go down the new Parkwood Drive, then south on Highridge and then up Green Meadow to the plant. Starting in September, Taylor Morrison expects to start building approximately 20 houses per month. We are ready.

The owners of the Northshore Development have placed the property up for sale. We anticipated this possibility. We have an executed developer agreement with the owners which covers all of the future development details including the exact streets, lots and building fees. This agreement runs with the land, it is binding on all current and future owners. Also, as part of that agreement, the seller must obtain Town approval the sale – we have the right to reject a potential buyer and their builder. We have already begun meetings with potential buyers. We have a plan and vision for what we want Lakewood Village to be and we will protect our image.

Relax, go out and enjoy the lake. There's never been a better time to invest and live in Lakewood Village.

Dr. Mark E. Vargus, Mayor