



Mayor's Letter

April 15, 2020

HANG IN THERE. We have all been saturated with COVID-19 and the news organizations sensational reporting. As more and more people are tested the numbers will increase, that's not news, it's simple logic. There is little news that you don't already know: just use common sense, be smart, and protect yourself. I expect that by the time of my next Mayor's letter we will have some additional flexibility in the stay at home order.

Since the beginning of March until today, there have been 547 positive test results in Denton County (about one-third of them in Denton). **There are no cases in Lakewood Village. ZERO.** There are about 830,000 people that live in Denton County so that works out to about 650 per 1 million people. **In New York the infection rate is 10,941 per million and New Jersey is 8,000 per million or 10 to 15 times worse.** You're doing a great job of looking out for each other while being smart. LWV = Zero.

At our April 9th meeting, the Town Council unanimously approved my second emergency declaration. In my latest declaration I banned all door-to-door commercial solicitations. Normally, all peddlers require a permit from Town Hall, but I have prohibited issuing any solicitation permits. It is beyond irresponsible for individuals to invade our town and then go house to house potentially spreading infection to the entire town. Do not open your doors to peddler. Call Town Hall, myself, or Linda. **Protect yourself, your neighbors, and your town.**

NEW ROADS. On April 13th, we had the preconstruction meeting with Ed Bell Construction via video conference. **The official start date of construction is May 11th.** The contract calls for the project to be substantially complete within 365 days or by May 11, 2021. For those homeowners in the project area, Ed Bell has asked us to distribute a flyer with information on performing additional work for individuals.

The initial project work is the installation of underground drainage pipes. The process of marking the utility lines is already underway. I received the following request fromUSIC:

We will be locating utilities for the new phase of road construction that your town is about to start with Ed Bell Construction. We will be locating the AT&T, Suddenlink, and CoServ power.

*We will be using spray paint and marker flags to inform Ed Bell of where the underground utilities are. We need homeowners to leave the flags alone and not to remove them from their yards. It is vital in protecting the utility's that are buried that the flags stay where they are placed. There will be two color flags used, **Orange for AT&T and Suddenlink** and **Red for CoServ**. If they are removed and Ed Bell cannot find the marks or flags it will slow the process down and increase the chance of damage occurring.*

*We will **NOT** be painting on any driveways or yard decorations. Just the grass and the road.*

SCHEDULING AND STAGING. Ed Bell and LandPlan Development have entered into a lease agreement to use the area diagonally across from Town Hall as a staging area. For those of you here in 2014, it is the same staging area that was used back then. We are continuing to evaluate the construction schedule. I have not approved it yet. However, the question everyone asks me is "where will they start ? ", Here is the answer. Unofficially, the paving order will be.....**Stowe Court, Stowe Lane, Woodcrest, Meadowlake, Carrie Lane, Carrie Court, Melody Lane, Highridge, and last will be Green Meadow.** This is not finalized yet, but this is the latest proposal from Ed Bell. I will provide more specific details next month.

OVER 

LANDPLAN RE-ZONING REQUEST. The Town Council had public hearings at our March 26th and April 9th meetings. The third and final zoning change public hearing will be at our April 23rd Council meeting. For everyone's benefit, let me comment on the few questions and comments that I have received.

1. The Town is not a party in the land swap between the LEISD and Sam Hill Ventures (LandPlan). We cannot interfere in a real-estate transaction between two individuals. You can sell your house at anytime, to anyone, at any price and the Town Council can't interfere - you don't need our approval. Same for them.

2. The decision of when or where to put a school lies with the LEISD. They are a separate governmental body responsible for providing public education. The Town Council cannot tell them how to accomplish their mission, and likewise they can't tell us how to run our town. Now, obviously the District views schools as a partnership between the towns and the School Board. So we will work together cooperating on designing traffic patterns, landscaping buffers, and esthetics that are good for LWV. Hypothetically, it is possible that in five years or so, after we have new streets, new parks, and LandPlan luxury homes, their land becomes so valuable the LEISD decides to swap the land again and build elsewhere. We have planned for this possibility - the zoning is residential if the school isn't built and that can never be changed without our approval.

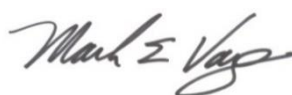
3. After the swap, the triangle area at the front, but outside the city that the LEISD currently owns will be annexed into the town. Thus, that large area on our "front doorstep" will be under LWV control. That is a huge accomplishment. Once that area is inside the city, we will have jurisdiction over the adjacent section of Eldorado, which allows us to design a safer new town entrance/exit..

4. Two residents expressed their opposition to the greenbelt/trail. Let me explain our motivation. Back in 2015 we adopted our **Park Land Dedication Ordinance** which requires all developers to set aside land and give it to the town (for free) so we can have open spaces for parks and trails. In 2015 we also adopted the LWV **Comprehensive Parks Master Plan** to give developers guidance on our long term plans for connecting parks and constructing trails throughout the undeveloped land to our west. **The trail is legally required.**

There are several benefits to the trail/greenbelt. **First**, the people on the north side of Melody and northeast end of Carrie back up to undeveloped land. Its just woods right now. They took a gamble - there is no guarantee on the future use of undeveloped land. All it takes is three future councilmembers to vote yes and they could be looking at a Walmart, used car lot, or a shopping mall. Zoning can be changed at anytime. Look across Eldorado at the huge event center sitting next to houses. Our idea was to leave some trees as a buffer, so when development eventually occurred, homeowners wouldn't lose their natural wooded views in their backyards. **Second**, the trail would allow a quiet scenic way to access the lakeside nature park along the lake at the end of Carrie. All of our citizens could have lake access and a quiet walk in the woods around the water all the way to Garza Lane. **It's not a manicured concrete trail like in Little Elm; it will be rough and natural** so I don't expect anyone from outside LWV to use it. Especially when signage at our new town entrance will really really really make it clear there are no lakeside amenities in LWV. **Third**, there are several surveying errors (overlapping section plats) in the Shores. The property line between the Shores and the undeveloped property is ambiguous in places along Carrie. If there were no greenbelt between the developments then the new property owners would obviously want to get every inch which would be a legal nightmare. Since the greenbelt is 40 feet wide, a five or seven foot discrepancy is irrelevant since the town will own the greenbelt/trail and we don't care. **And finally, we are always going to have woods in Lakewood Village.**

Everyone stay safe. We can see the light at the end of the tunnel, we just have to keep moving forward to get to it. The paving equipment and materials for the new road construction will start arriving next week **There's never been a better time to be in Lakewood Village.**

Dr. Mark E. Vargus
Mayor



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