



Mayor's Letter

January 15, 2022

UTILITY UPDATE. As many of you can remember, in mid August Well #2 failed. It was determined that it had collapsed and could not be repaired. We will complete the process of plugging and capping it later this month. During our peak usage last year (with all three wells) each well ran approximately 20 hours per day. Since Well #2 supplied about one third of our production, this means that the two remaining wells need to run 30 hours a day this year. This is no problem on Venus where a day is 5,832 hours, but back here on the home planet its a big problem.

So, obviously we are going to be on water restrictions this summer. In April, I will be declaring an **Extended Water Emergency** that will last throughout the summer. Under this plan, each street will have two days a week when irrigation systems can be run. The hours will be limited, so that no irrigation can be done after 11 p.m. I will finalize the exact details of the program and present it to the Town Council next month. First Texas has donated the land, and engineering is already underway for the new well. It will be online before Summer 2023, so our Water Emergency will be only for this summer.

How bad is it ? Using TCEQ guidelines, we have enough water production for 220 "average" houses. We have 255, so we are a little short. But the good news is that we have ground storage for 650 "average" houses. So, it's not the end of the world, but we clearly aren't "average". Our biggest problem is that if we run dry, then there will be no water for 20 hours while the tanks fill. That is not acceptable for fire protection and we will not let that happen. I think everyone will rise to the challenge, follow the program, and we will be fine.

DEVELOPMENT TIMING. At our January meeting, the Town Council approved the preliminary plat for **First Texas'** development. What does that mean ? That means that the Town has approved the developers plans, and they can begin construction. We have received the preliminary plat for the **Taylor Morrison South Oak** project, and I expect we will approve it at our February meeting. Similarly, we have received the preliminary plat for the **Northshore** development. We are finalizing our developer agreement with them, and I also expect to approve the agreement and their plat at our next Council meeting.

Many of you have asked when the houses would be available. Here is what I think based on my talks with all of the project management. **First Texas** has construction engineering underway - this means that they are finishing the designs and creating the detailed construction plans for the roads, water, sewer, and underground utilities. These plans must be approved by the Town engineers prior to construction. The Town Engineers will examine drainage, placement of fire hydrants, manholes, gravity lines, etc., a very technical review. I expect final approval and dirt to start flying in April or May. Construction will proceed in this order (1) grading, clearing, and site preparation; (2) underground utilities; (3) drainage; (4) roads (including the stop light). Once all of that is in, then the new homes will be built. New homes should be underway by late summer 2023, with closings and move-ins starting in early 2024.

Taylor Morrison South Oak Phase 3 (outside LWV) should be on a similar schedule. **Northshore** will be a custom build-on-your-own lot project. Their project shares infrastructure facilities with First Texas. Their lots cannot be built on until both their utilities and the water, sewer, and lift station of First Texas are constructed. In my latest financial models, I am predicting that we will have zero new houses completed in 2022 and 2023; 160 in 2024; 260 in 2025; with 50 in 2026 and the last 50 in 2027. In a typical year we have four, so we are about to get really really busy.

We're going to get a little bigger, but we will always be a traditional small town. There's never been a better time to be in Lakewood Village.

Dr. Mark E. Vargus
Mayor

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