



Mayor's Letter

October 15, 2019

HALLOWEEN HAYRIDE. The annual event will be on Thursday October 31st at Town Hall. The trailers will be moving out at 6:00. Bulk trash is the following week on Tuesday November 5th. With lots of children running about in the dark, it is important to keep the streets as clear as possible. So, if you can, **please wait until the weekend following Halloween to put out your bulk.**



ROAD UPDATE. Preliminary design work is continuing by Town engineers Kimley-Horn. On October 3rd we received the initial survey documents which included the current pavement location, all culverts, property lines and easements. We walked all of the proposed new streets to identify any missing items in the survey and discussed various areas of concern in the design. The good news is that, other than Highridge, most of the streets are in the center of our 60-foot-wide right-of-way. They aren't 24 feet wide, so we will still have to remove portions of the driveway approaches, but the drift is far less than what we observed in the original part of town during our 2014 road project. The exception, Highridge wanders considerably from side to side and will require added attention during the design. As expected, all of the cul-de-sacs will require re-designs and coordination with the Little Elm Fire Department.

The Highridge mailbox **relocation to Town Hall** is scheduled for late November. At our November meeting, I will present construction plans to the the Council. The plans will include extending the current mailbox concrete pad, moving a section of the water plant fence and creating a new parking area off of the existing driveway. Demonstrating cooperation and teamwork, the Lakewood Village MDD is providing project funding. **We are still on schedule to award the road construction contract on March 12, 2020.**

REJECTED. At our October 8th meeting, following the recommendation of the Town Engineer, the Council unanimously voted to reject the plat for "The Sanctuary at Sunset Cove", a proposed development on the north side of Eldorado Parkway. The project is located in the unincorporated county - **it is not in Lakewood Village.** Under a long-standing legal agreement between Denton County and the Town, we perform the technical review of any proposed developments in the immediate area **outside** and adjacent to Lakewood Village. Because theoretically the area could someday be annexed into the Town, State Law authorizes the Town to require all infrastructure to be consistent with our existing standards. Obviously, you wouldn't want their water and sewer lines to be incompatible with ours, pumps to be the wrong voltage, or their roads to be a different width. We can tell them "how", **but we cannot tell them "what" to build. Our zoning ordinance does not apply since the development is outside the town.**

The project is high-density single-family residential, with small lots 50 feet wide. How small ? On the land for my house on Carrie Lane, the Fleitman's house (my neighbor) and the empty lot between us, **there would be sixty-four houses.** Where we have two houses in Lakewood Village the "Sanctuary" would have 64. Let me be absolutely clear, this development is **not located in Lakewood Village.**

BACK IN 1997, long before Eldorado and the Toll Bridge, the Little Elm ISD bought the 15-acre triangle property at the front of Lakewood Village as a future school site. The large triangle, which extends to both sides of our current entrance/exit, is **located outside our city boundary**. That's why the "Town of Lakewood Village" monument at our entrance is so far back from Eldorado. Once Eldorado and the bridge came along, the logistics of putting a (triangular ?) school on a high-volume highway were problematic

Over a year ago, **on August 20, 2018** the LEISD Board of trustees voted **unanimously** to declare the property "surplus" and authorized the property to be exchanged. In accordance with State Law, the ISD subsequently advertised and accepted sealed bids to trade the triangle for a developer's property. LandPlan Development's bid was selected. As you all should know, LandPlan owns the 80 acres across from Town Hall and along Highridge to the mailboxes and all of the land along Lakecrest adjacent to the triangle. The exact details (including the location of the school) are still being worked out, however, I expect the transaction to close early in 2020.

This is important. We are not the buyer or seller. We are not a party to this transaction. The **independent** school district has **independently** decided to swap their land. They are a separate **independent** governmental entity; they don't need our permission or approval for any actions they take and our ordinances do not apply to them. If you sell your house, we can't interfere between you and your buyer and it's the same for LandPlan and the LEISD. The Little Elm School District encompasses portions of Frisco, Oak Point, Hackberry, The Colony, Little Elm, Denton County, and Lakewood Village. **We are the only Town without a school.** Although we have no control, I believe having an elementary school is very beneficial for us. Academic research supports a significant sales price premium associated with school proximity, and a National Association of Realtor's study found that a leading determinant in peoples' home purchase decisions was closeness to schools. **Before anyone gets too anxious**, relax, it isn't clear when an elementary school might happen - remember the ISD has owned the triangle for 22 years and never built. I will keep you informed as we learn more. **And, no matter what happens it will not affect our concrete road project. March 12th.**

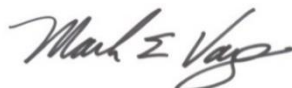
OUR INDEPENDENT AUDITORS will be in Lakewood Village performing our annual audit on October 21st - 23rd. This is ten days earlier than last year as we are working hard to get the audit report out a month earlier than normal. This will allow us to begin the bond rating process with Standard and Poor's as soon as possible. It is crunch time here in the office as we completed my internal audit today and must send our financial records to the auditor tomorrow. The official audit findings will be presented at our December Council meeting when our financial advisors SAMCO will be present. I am looking forward to everyone having the chance to see what a tremendous year we have had.

<i>Cash Balances</i>				
	General Fund	Utility Fund	MDD	TOTAL
30-Sep-18	\$201,278	\$97,579	\$28,089	\$326,946
30-Sep-19	\$265,595	\$175,876	\$34,979	\$476,451
Change	\$64,317	\$78,297	\$6,890	\$149,504

KEY FIGURES: Our fiscal year ended on September 30th. After paying all of our bills, and including the effects of outstanding checks, our cash balances increased by \$149,504 over last year. The official results will be reported in our audited financial statements in December.

There's never been a better, more exciting time to be in Lakewood Village.

Dr. Mark E. Vargus
Mayor



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