



## *Mayor's Letter*

January 13, 2018

*Hello Everyone,*

**WE HAD A BUSY HOLIDAY SEASON HERE IN THE VILLAGE.** Santa was able to thaw out his frozen reindeer and make the annual trip to the Village. Many of the Town's little ones came to have their pictures taken, eat cookies, play with paints, and make sand ornaments.



**CHRISTMAS LIGHTS CONTEST.** In early December, Serena Lepley of our Parks Advisory Board asked me if we could have a contest to reward people for their holiday spirit. Of course I said yes, provided that the board be the judges. So Serena, Shay, Rick and Liz, after driving the town and much deliberation awarded first prize to 447 **Lakecrest**; 2nd place to 409 **Lakecrest**, and 3rd place to 300 **Hillside**. Honorable mentions were 434 **Lakecrest**, 640 **Melody**, and 331 **Lakecrest**. What about Town Hall ? Nothing ? Next year lets really light up the Town and give Lakecrest some competition.

**ALSO IN DECEMBER** we had our second annual appreciation dinner. "It's easy to do nothing." Well, in December we invite those who didn't take the easy way out but instead pitched in to help. This includes our MDD Board of Directors, Parks and Impact Fee Advisory Committees members, the volunteers who work on the bulletin boards, our public works people, building inspectors, basically everyone who made the effort to make LWV such a great place. Each year I make a point of recognizing each person and describing their contribution. I do it from memory (with no notes, like in my class). This year was more difficult as the number of people has grown. I hope it gets harder each year as we thank more and more of our unsung contributors.



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**If you would like to help out, we're looking for more volunteers for our Parks Advisory Board.** The idea is simple. Instead of the Council trying to come up with possible projects, we let our citizens who will directly benefit decide. Doesn't it make sense that the choice of playground equipment should be made by those who have small children who will actually be the ones using it ?

One of the many great things I like about operating our Town is that, for many things, the official LWV policy is that **we don't have a policy. We just do what makes sense.** We have money budgeted and in the bank, we need your help in spending it (really). In my PhD program at Wharton we covered corporate finance, derivatives, tax, and international capital markets, but nothing on playground equipment, community gardens, or athletic fields. So, if you want to

be a part of making something happen, then please join in. You can contact me or Linda if you are interested and we'll pass your information on to Serena and the Board.

**IT WAS ONE OF THE MOST IMPORTANT VOTES IN LWV HISTORY.** Last month the council voted 4-1 to revise our impact fee ordinance. Impact Fees are what developers have to pay the Town for expanding the utility system. If a new development comes to LWV and we have to put in a new well, you probably thought the developer would pay for it. It certainly seems logical, however, it's not the law in Texas. The developer pays only 50 percent. Who pays the other half ? You and I, the current customers. That's the law.

Infrastructure Costs - Final Buildout			
	Onsite	Offsite	Total Sewer
SEWER	\$3,130,000	\$825,250	\$3,955,250
WATER	\$1,667,000	\$2,624,250	\$4,291,250
			<b>\$8,246,500</b>
		2016	2017
	Town	<b>\$4,882,685</b>	<b>\$2,006,740</b>
	Developer	\$3,353,815	\$6,204,760

When you calculate impact fees, we distinguish between **onsite costs** (on the project property like water and sewer mains, lift stations, fire hydrants) and **offsite costs** (on town property like wells, storage tanks, sewer plant). In the final buildout of every empty lot and every acre of undeveloped land in LWV all the way to Garza Lane, our engineers estimate that the total infrastructure costs will be \$8,246,500. **Don't panic** - this is like saying you will spend \$587,423 feeding yourself in your lifetime, or that you will spend \$271,104 on CoServ bills before you die. **It's not today, it's the grand total for everything, everywhere, over the entire life of the Town's buildout.**

In 2016, with the critical help of our impact fee committee, we successfully completed the very complicated process of implementing our impact fee ordinance. Now we could legally require \$3.3 million in impact fees from the developers (and approximately \$1.5 million in tap fees). Our share is larger due to the empty lots and future growth of the existing town. **With our safety net in place**, early last year I met with our attorneys to explore an alternative for our share of the onsite costs. Clint Bushong and I met several times with Kimley-Horn engineers in McKinney and we analyzed the underlying assumptions and design requirements. In the fall I recommended that we bring the impact fee committee back to consider revising our ordinance. The committee recommended the new changes which reduced our share of the costs from \$4,882,685 to only \$2,006,740. The new ordinance saves us almost \$3 million. That's more than **\$10,000 per house** that you and I won't have to pay in the future. The future is brighter than ever, thanks to our committee members.

**ELECTION NEWS.** In May we will make **history** with our Town elections. In 2018 for the first time, **Lakewood Village is officially precinct 1048.** Until this year, for Lakewood Village citizens to actually vote in Lakewood Village we had to pay for our elections equipment separately. I recall one year when a previous elections official (not Frank Phillips he is great), explained to me that for LWV there would be no machines available for us, our citizens would have to vote in Oak Point. I did an open records request and asked him to explain why every town not named Lakewood Village had gotten voting machines in every election going back 10 years. **We got our machines.** Linda worked very hard over several years pushing for the redistricting. Why is it so important ? It means our elections costs will now be shared with all other towns in Denton County, saving us money. And most importantly it means from now on, you will vote for the School Board and Town Council right here at Town Hall. In Lakewood Village. **As it should be.**

**TOWN COUNCIL ELECTIONS.** Election day in Lakewood Village is May 5th. **In this year's election three seats are expiring, Seat 2, Seat 4, and Seat 6 (Mayor).** Councilman Gary Newsome (Seat 4) has told me that he will not be seeking re-election. Serena Lepley has picked up an election packet and has indicated that she intends to file for **Seat 4.** Darrell West has also picked up a packet and has indicated that he intends to file for **Seat 2.** The filing period starts on January 17th. Contact Linda if you have any questions or visit the Town website at [www.lakewoodvillagetx.us](http://www.lakewoodvillagetx.us).

**LEADING BY EXAMPLE** Mayor Pro-Tem Ed Reed has been working diligently with CoServ on the dark skies program to minimize light pollution in our night-time skies. With Ed's leadership we have now installed our first dark-skies compliant lighting fixture at the mailboxes on Highridge. It's important to evaluate our options **before** developers come in with their ideas - we need to be the leader and dictate what we want. Take a look.

**WHAT YOU DIDN'T KNOW.** During the recent frigid weather, when I was checking the heaters in the well house, I found that our large well had failed to operate and would not start. I was able to bring our second deep well online (we shut it down during the winter). The following day I found that this well had also become inoperative, thus we had lost 80 percent of our water production. Sam Morgan and I were able to get that well back in operation later that day. The reason why there was no emergency was that with our new storage tank, we had **three days of water in storage.** Yesterday we were able to replace the control system on the other deep well and now all three are running normally.

The expansion of our water system isn't just to get ahead of future development. When the Council voted 4-1 to bring that tank online we gained a huge safety margin. We don't have public works people standing around performing 24/7 monitoring, it's us finding water leaks, main breaks, or lift station failures. Having time to diagnose problems is great. I still don't know where our "Code Red" signs are.

**COUNCIL ACTIONS.** With the annual auditors report and impact fee ordinance revisions approved in December, the Council took a much deserved break to spend the holidays with family. Our January meeting was cancelled.

**KEY FIGURES:** Too cold to read the meter at the sewer plant! So here's a different figure:  
On January 13, 2017 the Town had \$347,665 in deposits at Point Bank.  
Today, January 13, 2018, we have **\$472,257** in the bank.

We're off to another great year. There's never been a better time to be in Lakewood Village.

**Dr. Mark E. Vargus**  
Mayor



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