



## Mayor's Letter

August 15, 2018

*Hello Everyone,*

**Water System Update.** Our water production has been significantly decreased due to the water level in our aquifers dropping below the level that our pumps can effectively operate. We have three wells in two different aquifers, and all are affected. Our water production has decreased by approximately 30 percent. Since we cannot increase our supply of water in the near future, the only option is to reduce demand. On July 17th, our three wells ran continuously for 24 hours and we could not fill our tanks. Therefore on July 18th I declared a **Level 3 Water Emergency** and we implemented three-day a week watering. The Town's water usage increased, so in response, on **Monday July 23rd, I declared a Level 4 Water Emergency** and we instituted limited two-day a week watering.

It is unusual for Lakewood Village to have water restrictions. Typically in the past, restrictions have been for a short duration due to a mechanical issue relating to the pumps, or a temporary water shortage due to a main break. Our current problems are caused by the aquifer and we cannot take the wells offline to make motor adjustments until the Fall. **It is likely we will be on water restrictions until Thanksgiving.** Now that we have been on restrictions for a month, I thought I would share with you the latest information on how the Town has responded to our critical issue and our extended water rationing rules. The Table shows the average water usage per house.

|             | July<br>No Water Restrictions | August<br>Level 4 Water Restrictions | Percentage<br>Change | % of Houses with<br>Decreased Usage | % of Houses with<br>Increased Usage |
|-------------|-------------------------------|--------------------------------------|----------------------|-------------------------------------|-------------------------------------|
| Stowe       | 38,790                        | 31,228                               | -19.5%               | 60%                                 | 40%                                 |
| Melody      | 31,754                        | 27,031                               | -14.9%               | 58%                                 | 42%                                 |
| Carrie      | 26,169                        | 24,238                               | -7.4%                | 59%                                 | 41%                                 |
| Highridge   | 15,107                        | 17,169                               | 13.6%                | 38%                                 | 62%                                 |
| Meadowlake  | 12,381                        | 15,495                               | 25.2%                | 32%                                 | 68%                                 |
| Woodcrest   | 11,587                        | 12,475                               | 7.7%                 | 75%                                 | 25%                                 |
| Lakecrest   | 12,309                        | 15,742                               | 27.9%                | 23%                                 | 77%                                 |
| Parkwood    | 11,735                        | 13,825                               | 17.8%                | 42%                                 | 58%                                 |
| Hillside    | 10,461                        | 10,333                               | -1.2%                | 41%                                 | 59%                                 |
| Peninsula   | 9,359                         | 11,209                               | 19.8%                | 23%                                 | 77%                                 |
| <b>TOWN</b> | <b>4,210,060</b>              | <b>4,209,100</b>                     | <b>0.0%</b>          | <b>42%</b>                          | <b>58%</b>                          |

As you can see, the overall usage was unchanged, we used 4.2 million gallons before rationing, and during rationing we still used 4.2 millions gallons. Stowe Lane remains on top with the average house using 38,790 gallons in July prior to the watering restrictions. As expected, the largest water users are in the Shores. Under water rationing, the Shores reduced their consumption significantly, with Stowe Lane again leading the way. Unfortunately, the remaining part of the town (except Hillside) greatly increased their water use and wiped out all of the gains from the Shores. So, **in response to our critical water situation and Stage 4 water emergency, overall consumption did not decrease while 58 percent of the houses actually increased their water usage.** These results are very disappointing. The recent rains will lead to reduced usage this month, but we cannot rely on the weather bailing us out of an emergency. We have to do better.

**SOLUTIONS ?** In the near term, you cannot make our existing wells deeper. However, we believe we can lower the pump deeper in our #1 and #3 wells, (we lowered the pump in our #2 well several years ago). After consulting with our operator, well maintenance company, and Town engineers, our course of action is to take the big well offline and perform the operation in the late Fall (i.e. probably in late November). We will not risk working on any of the wells during the summer.

We have always known that we will have to drill an additional well. When operating normally, our current wells produce enough water for approximately 320 houses according to TCEQ rules. With the empty lots in Town we currently have approximately 290 houses and lots, so we have a good fit. But, this means a new well was going to be necessary to accommodate any new developments. The plan was to wait for that to happen. The aquifer didn't follow the plan, so we need to drill that well now.

In 2017, in anticipation, we had a water well study performed, so we are already on the path. I have had discussions with our Engineers and Water system operator to begin planning the regulatory approval and construction process. I have discussed with our financial advisors our financing options. The good news is that a significant portion of the cost will be recaptured from future developers impact fees. However, even if we submitted the engineered plans today to TCEQ (which we don't have yet), realistically, it could take 18 months until we have the well operational.

**ON A BRIGHTER NOTE** Our Lakewood Village MDD will be sponsoring our 41st Anniversary Celebration and picnic at Town Hall on October 14th. Food, drinks, a live band, and play things for the kids will be provided. More information as the event draws near.

**IMPROVING THE VILLAGE** You may have noticed several improvements around the village. First, the new dark-skies high efficiency street lights were installed around the Village. Under Mayor Pro-tem Ed Reed's leadership CoServ installed the new lights which provide greater illumination, are softer and generate much less glare, present a more uniform design throughout the village, they have a 20+ year warranty, and cost the town less to operate. You may have also noticed we are in the process of making changes to Town Hall. We have our new doors installed. Our resident artist, sign maker, design expert Larry Owens will be finishing the graphics. And finally, a long awaited upgrade to our playground is underway. Councilwoman Serena Lepley is leading the project to replace the wood chips with rubber mulch. The mulch and new borders are here and should be installed in the next week. The resulting surface will be much softer and will be weed free !

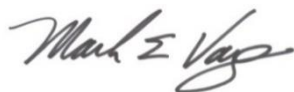
**KEY FIGURES:** As a comparison to last year,

On August 15, 2017 the Town had \$226,712 in deposits at Point Bank.

Today, August 15, 2018, we have **\$389,195** in the bank.

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

**Dr. Mark E. Vargus**  
Mayor



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