

**DENTON COUNTY DEVELOPMENT DISTRICT 4
DENTON COUNTY FRESH WATER SUPPLY DISTRICT 6
DENTON COUNTY FRESH WATER SUPPLY DISTRICT 7
“Lantana”**

General Manager’s monthly report for December 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on December 3rd, a construction contract was awarded to Eloy Construction Interiors in the amount of \$499,268.00 for the renovation of the recently purchased building at 802 Kealy which is adjacent to UTRWD’s headquarters. The second lowest bid amount of \$558,730.00 was submitted by RKM General Contractors. The Purchasing and HR departments will occupy the building when construction is completed. The building will also have a large classroom/training room and space for future expansion. Carollo Design Build Group has completed the process improvements at the Riverbend Water Reclamation Plant. Staff provided an update on the status of the Doe Branch Water Reclamation Plant construction. Although significant delays were experienced due to the record rainfall this year, plant construction is still anticipated to be completed by February 2016.
- Area lake levels; Area lake levels are still well above the conservation pool levels from the recent rains. During the month of November, the DFW area received a total of 9.86” of rain which is 6.98” above average. 2015 has officially surpassed the previous rainfall record of 53.54” set in 1991. Through the month of November, the new record is 58.78” and the December total is still growing. Lake Lewisville- current elevation 529.68’, + 7.68’, Lake Ray Roberts- current elevation 638.19’, + 5.69’, Lake Chapman (Cooper Lake) - current elevation 445.09’, + 5.09’, Lake Lavon- current elevation 501.61’, +9.61’.
- Argyle Fire District points of interest: At the Board meeting on November 19th, Chief Hohenberger reviewed and discussed the status of the update to the Employee Handbook. Approval of the proposed handbook is anticipated at the December meeting. Planning of future Fire Station 514 on the west side of I-35 to serve the western service area is ongoing. The Station should be completed in October 2018. The Fire District has applied for a \$210K grant to fund new Denton County compatible radios. The Fire District has also applied for and received a grant through FEMA to fund personnel for the new Fire Station 514 for the first 2 years of operation. The Fire District received a total of 24 calls for service within Lantana during the month of October which accounted for 20% of the total calls for the month. The next Fire Board meeting is scheduled for December 17th at 7:00PM.
- Bids were received on December 10th for the additional 2MG ground storage tank. Two bids were received. The apparent lowest bid amount

of \$1,442,295.00 was submitted by DN Tanks. The apparent second lowest bid amount of \$1,466,000.00 was submitted by Pre Load.

- GM Construction is making good progress on the construction of Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and consists of 119 lots. They have completed clearing and grubbing the site. They are nearing completion of rough grading the site. They are currently moisture conditioning the pads and have started installing the sanitary sewer lines. Several overhead electrical lines must be relocated prior to completion of the grading operations. The project is currently scheduled to be completed in April of 2016.
- Pavecon has completed the construction of Garner West Addition. A final inspection was conducted on September 29th. The punch list items have been addressed except for some backfilling adjacent to the retaining wall at the rear of the lots on Sandhills Drive near Tanner Parkway. Lions Gate will be the builder within the 52 lot phase of the subdivision. Ratliff Hardscape is nearing completion of the Hardscape Package including the stone barrier wall near the detention pond on Tanner Parkway.
- Pavecon has completed rough grading and moisture conditioning of the pads within Reata Addition. Wallco has completed approximately 40% of the retaining walls. Installation of wet utilities (water, wastewater and storm drain lines) have commenced. They are nearing completion of installing the sanitary sewer lines. The subdivision consists of 90 lots and is located north of Tanner Parkway adjacent to golf hole 16. This will be the final subdivision within Fresh Water Supply District 6. Construction is currently scheduled to be completed in May of 2016.
- Spring Valley has completed construction of the retail strip center south of Kroger. Plans have been reviewed and approved for The Tutoring Center, Tokyo Samurai Restaurant, Terry Donuts, Lantana Eyecare, Nathan Romney DDS., Marble Slab Creamery, Lantana Spa and Nails and Hollywood Feed. Hollywood Feed will be located immediately south of Kroger.
- Construction of Super Cuts, The Tutoring Center, Terry Donuts, Romney Dentistry, Marble Slab Creamery, Lantana Spa and Nails and Tokyo Samurai have been completed and they are now open for business.
- Spring Valley is nearing completion of the construction of two additional strip center buildings North of Kroger. One building consists of 5 lease spaces and is approximately 9,800 SF. Three lease spaces are designated as food establishments. One of which will be a Dickey's BBQ. Construction of Dickey's is nearing completion. The other two restaurant spaces will be Dominos and Subway. Dominos' plans have been submitted for review. Plans have also been submitted, reviewed and approved for Oak Creek Family Dentist. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. One of the spaces is designated as a Starbucks with a drive through. They are nearing completion of the parking lot and drives. Exterior walls have been erected and roof framing and deck have been completed. They are

nearing completion of the exterior finishes and storefront glazing. Construction should be completed by the end of the year.

- Links Construction is nearing completion of the construction of a 10,474 S.F., multi-tenant, retail strip center building at the northeast corner of Simmons and FM 407 adjacent to the dry cleaners facility. They have completed the exterior finishes and paving of the parking lot and drives. Plans have been submitted, reviewed and approved for Anytime Fitness a 6,100 SF fitness facility located at the south end of the building. Construction is nearing completion and they are scheduled to open around the end of the year. The building will also have two additional lease spaces.
- A traffic signal has met the warrants, been approved and funded by TxDOT for the Branch Crossing and FM 407 intersection. The project is out of the design phase and has been sent out for construction. Equipment is currently being procured. Installation should occur by March 2016.
- TxDOT has also received bids and awarded the contract for the FM 407 landscaping improvements. The contractor is C. Greenscaping, who has installed a significant amount of Lantana's landscaping. A preconstruction meeting was held at the Denton area TxDOT office on December 14th.
- We now have 672 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts' website at www.lantanatx.org, click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 2232 residents utilizing our electronic utility billing option.
- We have issued 2026 building permits in District 6 and 1366 building permits in District 7 for single-family residences through the month of November. Which is a total of 3,392 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 4 building permit applications awaiting review in District 7. 7 building permit applications for new homes were received in November; and 14 building permit applications for new homes were approved in November.
- We now have 1996 occupied homes in District 6 and 1251 occupied homes in District 7 as of November 30th. This is an increase of 19 new families for the month of November.
- District 6 activity: 2014 homes have received Foundation Inspections. 2014 homes have received Framing Inspections. 2001 Homes have been completed and received Final Inspections.
- District 7 activity: 1333 homes have received Foundation Inspections. 1323 homes have received Framing Inspections. 1256 homes have been completed and received Final Inspections.
- During the month of November, 1 residential building permit was issued in District 6 and 15 were issued in District 7. No foundation inspections were approved in District 6 and 8 were approved in District 7. 1 framing

inspection was approved in District 6 and 6 were approved in District 7. No final inspections were approved in District 6 and 15 were approved in District 7.

- During the month of November, 8 permits were issued for residential remodel/addition, 4 swimming pool permits were issued and 2 commercial interior finish out permits were issued.
- District 6 building permit revenue for the month of November was \$10,881.60.
- District 7 building permit revenue for the month of November was \$131,676.00.
- \$650.00 was received for contractor registration renewals in November.
- Water accountability for the month of November was at 94%. 28,865,000 gallons was pumped into the distribution system and 27,199,555 gallons was accounted for in billings and other uses. 28,865,000 purchased gallons equates to a load factor of 30% of our subscribed capacity.