

**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 May 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on May 7th the Board elected new officers; Lance Vanzant (Celina) moved up to President, Chris Boyd (Mustang SUD) is Vice President, Gary Calmes (Krum) is Treasurer, Ramiro Lopez (Irving) is the new Secretary and Todd Madison (Lincoln Park) is now the immediate past President. The Board also moved to file an application for a \$37.6M loan from the Texas Water Development Board (TWDB) for funding the preconstruction activities for Lake Ralph Hall. TWDB authorized funding up to \$44.7M for this scope of the project. In December the Board entered into an agreement with the Municipal Management District 1 (MMD1), which is the Union Park Development along SH380, to provide effluent irrigation water for the project. A resolution was approved by the board to provide internal funding on a 50/50 basis up to \$400K payable over a 10 year period at 1.5% to fund the project. Bids were received and a contract was awarded to Fryer Construction in the amount of \$333,700. for pumping improvements at the Temple Dane Pump Station. A total of 4 bids were received. Bids ranged from \$333,700 to \$373,000. Temple Dane primarily serves the Mustang Special Utility District service area. Weather continues to hamper CDM Constructors on the Doe Branch Water Reclamation Plant construction. They have completed installation of the electrical duct bank and yard piping. Plant construction is currently scheduled to be completed in approximately 7 months.
- Area lake levels; The DFW area received a total of 5.56” of rain in April, which is about 2.49” above average. In addition, we have already received over 5” of rain in May which exceeds the monthly average. Lake Lewisville- current elevation 529.18’, + 7.18’, Ray Roberts- current elevation 639.60’, + 7.10’, Lake Chapman (Cooper Lake) - current elevation 441.17’, + 1.17’, Lake Lavon- current elevation 497.13’, + 5.13’.
- Argyle Fire District points of interest: Planning of a future Fire Station on the west side of I-35 to serve the western service area is ongoing. Current Code of Conduct policies were reviewed in light of the recent hazing incidents at an Emergency Service District in the DFW area. The Fire District received a total of 21 calls for service within Lantana during the month of March which accounted for 20% of the total calls for the month. The next Fire Board meeting is scheduled for May 28th at 7:00PM.
- Rains continue to hamper Pavecon’s progress on Bellaire Addition Phase 3. This is the final phase of Bellaire and will connect Bellaire and Azalia

Additions. The paving has been completed and they have completed backfilling the paving. Franchised utility installation will commence when the weather allows. Construction should be completed by the end of June. Newport Homes will be the builder within the 32 lot phase of the subdivision.

- Pavecon has also been delayed by the rain in Garner West Addition. Garner West is between Simmons Road and Fairlin Addition. Co-Serv has completed installing the franchised utility crossings. Wallco is nearing completion of the retaining walls. Subgrade stabilization should commence by the end of next week, if weather permits. Paving and moisture conditioning of the lots will follow. The subdivision should be completed in July. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Pavecon has completed clearing within Reata Addition. The majority of the trees have been chipped and will be removed once the area dries out from the recent rains. 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 November.
- Spring Valley has completed construction of the Kroger at The Lantana Town Center. They are currently stocking merchandise and food items. Kroger opening is scheduled for May 22nd at 10:00 AM.
- Spring Valley has also completed construction of the retail strip center south of Kroger. Plans have been reviewed and approved for Super Cuts, The Tutoring Center and Lantana Spa and Nails. They will be the first three tenants within the strip center. Plans have also been submitted for Tokyo Samurai Restaurant, and Nathan Romney DDS. Plans should be submitted in the next few weeks for an additional dentist office, a doctor's office and a donut shop all within the strip center as well.
- Plans have been submitted and reviewed for one of the pad sites North of Kroger. The building consists of 4 lease spaces and is approximately 8,100 SF. Three lease spaces are designated as restaurants. The fourth will be a retail space. Bids came in above budget. The building was redesigned and priced with a second adjacent building to hopefully get some better pricing. Civil plans for both buildings have been submitted, reviewed and approved. Architectural plans should be submitted next week. Construction should commence by the end of June.
- Plans have also been submitted, reviewed and approved for the Fred Meyer jewelry store finish out within Kroger. Construction has been completed and the store will open on the 22nd with Kroger.
- Plans have been submitted for review for a 10,474 S.F., multi-tenant, retail strip center at the northeast corner of Simmons and FM 407 adjacent to the dry cleaners facility. Construction should commence in June.
- The permit has been issued to Cooper General Contractors for the construction of Primrose School, a daycare facility which will be located

at 7020 FM 407, between CVS and Pizza Hut. They have completed the foundation and are currently framing the walls. Site utilities have also been completed. The facility will be approximately 12,000 SF. Completion is currently scheduled for the later part of September.

- TxDOT is installing traffic signals at the intersections of Blanco and FM 407 and at Simmons and FM 407. Durable Specialties has completed the installation of the signal at Blanco and it is now operational. The Simmons signal is currently being installed and should be completed by the end of May.
- We now have 648 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 2256 residents utilizing our electronic utility billing option.
- We have issued 2018 building permits in District 6 and 1276 building permits in District 7 for single-family residences through the month of April. Which is a total of 3,294 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 21 building permit applications awaiting review in District 7. 27 building permit applications for new homes were received in April; and 12 building permit applications for new homes were approved in April.
- We now have 1985 occupied homes in District 6 and 1156 occupied homes in District 7 as of April 30th. This is an increase of 23 new families for the month of April.
- District 6 activity: 2003 homes have received Foundation Inspections. 2004 homes have received Framing Inspections. 1989 Homes have been completed and received Final Inspections.
- District 7 activity: 1223 homes have received Foundation Inspections. 1210 homes have received Framing Inspections. 1158 homes have been completed and received Final Inspections.
- During the month of April, 5 residential building permits were issued in District 6 and 19 were issued in District 7. No foundation inspections were approved in District 6 and 16 were approved in District 7. 3 framing inspections were approved in District 6 and 9 were approved in District 7. 2 final inspections were approved in District 6 and 18 were approved in District 7.
- During the month of April, 9 permits were issued for remodels/additions and 8 swimming pool permits were issued.
- District 6 building permit revenue for the month of April was \$48,917.00.
- District 7 building permit revenue for the month of April was \$162,311.00.
- \$650.00 was received for contractor registration renewals in April.
- Water accountability for the month of April was at 95%. 29,495,000 gallons was pumped into the distribution system and 27,886,000 gallons was accounted for in billings and other uses. 29,495,000 purchased gallons equates to a load factor of 33% of our subscribed capacity.