

**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 July 2015**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the July Board Meeting Todd Madison passed the gavel to newly elected Board President, Lance Vanzant. Reappointed “A” Class board members were given the Oath of Office. Fiscal Year 2015-16 preliminary budgets were reviewed. Perhaps the most significant impact this year is a proposed 48% increase in raw water costs from Dallas Water Utilities (DWU). The increase must still be approved by the Dallas City Council. If approved, this will result in an increase of approximately 6% in UTRWD’s water rates. Waste water rates are anticipated to increase by 3%. A task order was approved with Alan Plummer and Associates Inc. to design the expansion of the Peninsula Water Reclamation Plant. This will increase plant capacity to 2.0 MGD. CDM Constructors continues to make good progress on the Doe Branch Water Reclamation Plant construction, now that they’ve had a break in the weather. They are working on the sludge holding tank and aeration basin. Plant construction is scheduled to be completed in approximately 5 months.
- Area lake levels; The Corps of Engineers continue to release flood waters from the area lakes. During the month of June, the DFW area received a total of 3.95” of rain which is 0.16” below average. Lake Lewisville- current elevation 530.59’, + 8.59’, Lake Ray Roberts- current elevation 639.54’, + 7.04’, Lake Chapman (Cooper Lake) - current elevation 440.21’, + 0.21’, Lake Lavon- current elevation 495.41’, + 3.41’.
- Argyle Fire District points of interest: Planning of future Fire Station 514 on the west side of I-35 to serve the western service area is ongoing. The 2.25 acre tract where the station will be located is in Northlake and should be acquired by the end of the month. The Station should be completed in October 2018. An Interlocal agreement with the City of Denton has been completed. The agreement allows Argyle Fire District to be the first responders to the Robison Ranch Development. The Fire District is applying for a \$210K grant to fund new Denton County compatible radios. The Fire District will also apply for a grant through FEMA to fund personnel for the new Fire Station 514 for the first 4 years of operation. The Fire District received a total of 16 calls for service within Lantana during the month of May which accounted for 13% of the total calls for the month. The next Fire Board meeting is scheduled for July 23<sup>rd</sup> at 7:00PM.
- Pavecon is nearing completion of construction of Bellaire Addition Phase 3. This is the final phase of Bellaire and will connect Bellaire and Azalia

2650 FM Highway 407 E Suite125, Bartonville, Texas 76226  
Tel. (940) 728-5050 Fax. (940) 725-2192

Additions. The paving has been completed. Franchised utility installation has also been completed. Final grading, regulatory signage, sidewalks, accessible ramps and final erosion control stabilization should be completed by July 28<sup>th</sup>. Newport Homes will be the builder within the 32 lot phase of the subdivision.

- Pavecon has is also nearing completion of the construction in Garner West Addition. Co-Serv is currently installing the franchised utilities. Wallco has completed the retaining walls. Paving should be completed by the end of the month. The subdivision should be completed by the end of August. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Pavecon has completed clearing within Reata Addition. The trees have been chipped and removed. Grading should commence next week. A temporary swale/berm is currently being installed along the eastern boundary to direct runoff to the south. 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 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, and Lantana Spa and Nails. Plans should be submitted in the next few weeks for an additional dentist office, and a doctor's office, within the strip center as well.
- Construction of Super Cuts has been completed and they are now open for business.
- Plans have been submitted, reviewed and approved for two additional strip center buildings North of Kroger. One building consists of 4 lease spaces and is approximately 9,800 SF. Three lease spaces are designated as restaurants. The fourth will be a retail space. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. Construction has commenced. They are currently moisture conditioning and prepping the building pad.
- Plans have also been submitted, reviewed and approved 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 has commenced. They are currently prepping the building pad.
- Cooper General Contractors is making good progress on the construction of Primrose School, a daycare facility which will be located at 7020 FM 407, between CVS and Pizza Hut. Installation of the roof is nearing completion. Masonry and stucco finishes are nearing completion as well. Interior finishes are ongoing. 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 operational. The Simmons

signal has also been completed. The signal has been activated in flashing mode and should be fully operational this week.

- We now have 652 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts' website at [www.lantanatx.org](http://www.lantanatx.org), click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 2259 residents utilizing our electronic utility billing option.
- We have issued 2020 building permits in District 6 and 1309 building permits in District 7 for single-family residences through the month of June. Which is a total of 3,329 within Lantana.
- We currently have 1 building permit application awaiting review in District 6 and 8 building permit applications awaiting review in District 7. 17 building permit applications for new homes were received in June; and 26 building permit applications for new homes were approved in June.
- We now have 1988 occupied homes in District 6 and 1192 occupied homes in District 7 as of June 30<sup>th</sup>. This is an increase of 15 new families for the month of June.
- District 6 activity: 2005 homes have received Foundation Inspections. 2005 homes have received Framing Inspections. 1995 Homes have been completed and received Final Inspections.
- District 7 activity: 1258 homes have received Foundation Inspections. 1242 homes have received Framing Inspections. 1192 homes have been completed and received Final Inspections.
- During the month of June, no residential building permits were issued in District 6 and 18 were issued in District 7. 1 foundation inspection was approved in District 6 and 21 were approved in District 7. 1 framing inspection was approved in District 6 and 17 were approved in District 7. 5 final inspections were approved in District 6 and 18 were approved in District 7.
- During the month of June, 8 permits were issued for residential remodels/additions, 10 swimming pool permits were issued and 2 commercial interior finish outs permits were issued.
- District 6 building permit revenue for the month of June was \$3,974.00.
- District 7 building permit revenue for the month of June was \$153,735.00.
- \$750.00 was received for contractor registration renewals in June.
- Water accountability for the month of June was at 96%. 51,245,000 gallons was pumped into the distribution system and 49,433,300 gallons was accounted for in billings and other uses. 51,245,000 purchased gallons equates to a load factor of 57% of our subscribed capacity.