

**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 October 2015**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on October 1<sup>st</sup>, the District accepted North Texas Contracting’s recent work, relocating certain water pipelines in conflict with TxDOT’ s proposed extension of FM 2499 north of FM 2181. A task order with Carollo Engineers was also approved to evaluate the high service pump station improvements at the Harpool Water Treatment Plant. The study will determine if improvements to the existing pump station are warranted or if a second pump station would be a more viable alternative. A second task order was also awarded to Alan Plummer Associates for continuation of the design of Lakeview Water Reclamation Plant improvements to improve odor control and plant operations. The Board also authorized the purchase of a backup generator for the District’s computer network, approved SCADA system improvements and the purchase of additional security cameras at District facilities.
- Area lake levels; Area lake levels are at or near the conservation pool levels except for Chapman and Lavon. During the month of September, the DFW area received a total of 2.14” of rain which is 0.70” below average. Lake Lewisville- current elevation 521.43’, - 0.57’, Lake Ray Roberts- current elevation 632.23’, - 0.27’, Lake Chapman (Cooper Lake) - current elevation 437.55’, -2.45’, Lake Lavon- current elevation 488.01’, - 3.99’.
- Argyle Fire District points of interest: At the Board meeting on September 24<sup>th</sup> Chief Hohenberger reviewed and discussed the status of the update to the Employee Handbook. 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 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 28 calls for service within Lantana during the month of August which accounted for 25% of the total calls for the month. The next Fire Board meeting is scheduled for October 22<sup>nd</sup> at 7:00PM.
- The contract for Phase A of Barrington Addition has been awarded to GM Construction. The project is located at the north end of Lantana Trail and consists of 119 lots. They are currently clearing and grubbing the site. Several overhead electrical lines must be relocated prior to grading

operations. The project is currently scheduled to be completed in April of 2016.

- Pavecon has completed construction of Bellaire Addition Phase 3. This is the final phase of Bellaire and connects Bellaire and Azalia Additions. A final inspection was conducted on August 11<sup>th</sup>. Pavecon has completed correction of the punch list items noted at the inspection. Newport Homes has already commenced construction of 4 homes within the 32 lot phase of the subdivision.
- Pavecon is nearing completion of the construction in Garner West Addition. Co-Serv is nearing completion of installation of the franchised utilities. A final inspection was conducted on September 29<sup>th</sup>. The majority of the punch list items have been addressed except for some grading and the installation of an additional retaining wall at the rear of the lots on Arrowhead near Tanner Parkway. Lions Gate will be the builder within the 52 lot phase of the subdivision. Ratliff Hardscape has commenced on the installation of the Hardscape Package.
- Pavecon has completed clearing within Reata Addition. Rough grading and moisture conditioning of the pads has also been completed. Wallco is currently working on the interior retaining walls. A temporary swale/berm has been installed along the eastern boundary to direct runoff to the detention pond near Tanner Parkway. Installation of wet utilities (water, wastewater and storm drain lines) should commence by the end of October. 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, and Lantana Spa and Nails.
- Construction of Super Cuts, The Tutoring Center, Terry Donuts, Romney Dentistry, Marble Slab Creamery and Lantana Spa and Nails have 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 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. Plans have been submitted, reviewed and approved. The other two will be Dominos and Subway. 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. Construction has commenced. They have completed the building foundation and installing wet utilities. They are nearing completion of the parking lot and

drives. Exterior walls have been erected and roof framing and deck have been completed.

- 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. They have completed the foundation and are framing the building. They are currently working on exterior finishes.
- Cooper General Contractors has completed the construction of Primrose School, a daycare facility which is located at 7020 FM 407, between CVS and Pizza Hut. The facility is approximately 12,000 SF. Plans for a splash pad (water play feature) have been resubmitted, approved and constructed. They are scheduled to open for business on October 26<sup>th</sup>.
- A traffic signal has met the warrants, been approved and funded by TxDOT for the Branch Crossing and FM 407 intersection. The project is currently in the design phase.
- We now have 665 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 2224 residents utilizing our electronic utility billing option.
- We have issued 2025 building permits in District 6 and 1344 building permits in District 7 for single-family residences through the month of September. Which is a total of 3,369 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 14 building permit applications awaiting review in District 7. 8 building permit applications for new homes were received in September; and 5 building permit applications for new homes were approved in September.
- We now have 1992 occupied homes in District 6 and 1224 occupied homes in District 7 as of September 30<sup>th</sup>. This is an increase of 18 new families for the month of September.
- District 6 activity: 2013 homes have received Foundation Inspections. 2010 homes have received Framing Inspections. 2000 Homes have been completed and received Final Inspections.
- District 7 activity: 1316 homes have received Foundation Inspections. 1294 homes have received Framing Inspections. 1229 homes have been completed and received Final Inspections.
- During the month of September, no residential building permits were issued in District 6 and 5 were issued in District 7. No foundation inspections were approved in District 6 and 12 were approved in District 7. 5 framing inspections were approved in District 6 and 20 were approved in District 7. 2 final inspections were approved in District 6 and 15 were approved in District 7.
- During the month of September, 1 permit was issued for residential remodel/addition, 4 swimming pool permits were issued and 1 commercial interior finish out permit was issued.

- District 6 building permit revenue for the month of September was \$1,124.00.
- District 7 building permit revenue for the month of September was \$47,633.00.
- \$500.00 was received for contractor registration renewals in September.
- Water accountability for the month of September was at 92%. 85,325,000 gallons was pumped into the distribution system and 78,496,600 gallons was accounted for in billings and other uses. 85,325,000 purchased gallons equates to a load factor of 89% of our subscribed capacity.