

**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 August 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on August 4th, Staff reviewed the Fiscal Year 2016-17 Preliminary Capital Improvement Budget during the work session. A backup waste water pump is being budgeted for the Old Alton (Lantana) Lift Station. Estimated cost is \$70,000. Red River Construction Company has completed the modifications at the Lake Lewisville intake structure to help mitigate zebra mussels. Eloy Construction Interiors has completed the interior renovations of the building at 802 Kealy, adjacent to UTRWD’s headquarters facility. Purchasing, Information Technology, and Human Resources will office in the facility. The facility also has a conference room and a classroom/training facility. The Executive Director was authorized to enter into an agreement to purchase two new 4 MGD pumps for the Harpool Water Treatment Plant. Total project cost is \$682,600. An update was presented to the Board regarding the Denton County Greenbelt Plan. A final draft of the plan will be released in the near future to the County, Cities and Developers seeking input to the Final version of the plan. A total of 5,492 acres have been purchased for the Lake Ralph Hall project, leaving approximately 7,500 additional acres needed to complete the project.
- Area lake levels; Most area lake levels are near the conservation pool levels. During the month of July, the DFW area received a total of 3.89” of rain which is 1.68” above average. Lake Lewisville- current elevation 521.55’, -0.45’, Lake Ray Roberts- current elevation 632.18’, -0.32’, Lake Chapman (Cooper Lake) - current elevation 438.82’, -1.18’, Lake Lavon- current elevation 490.26’, -1.74’.
- Argyle Fire District points of interest: At the July 28th Board meeting, Chief Hohenberger reviewed the plans for future Station 514, which will be located in Northlake. Construction documents should be completed in approximately 4 months. Bids will be solicited in January. Construction should commence by April of 2017 and be completed in October 2018. Engine 511 is currently in the shop with major mechanical issues, requiring a motor rebuild. Anticipated costs are \$25,600. Repairs should be completed by the end of the month at which time the engine will be placed back in service. The next Fire Board meeting is scheduled for August 25th at 7:00PM.
- The contract for the final phase of Garner Addition has been awarded to RKM. The phase consists of 82 lots. Notice to proceed was given on August 10th. Subdivision completion is currently scheduled for March 2017. Cal Atlantic will be the builder within the subdivision.

- Bids were opened on July 13th for the Reata Landscape and Hardscape package. Only one bid was submitted and unit pricing was not in line with previous projects. Therefore, the project will be rebid. This time we will combine the scope of work with the Barrington landscaping and hardscaping to entice more contractors to submit proposals.
- D N Tanks is nearing completion on the construction of the additional 2 MG ground storage tank. Influent and effluent lines have been completed. The tank has been disinfected, filled, tested and placed in service. Final grading, installation of the driveway, revegetation of the disturbed areas and final cleanup should be completed in the first part of September.
- GM Construction is making good progress on Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and consists of 119 lots. Subgrade stabilization has been completed. The batch plant has been delivered and is currently being set up. Paving operations should commence next week. The overhead electrical lines have been relocated. The project was originally scheduled to be completed in April but has been delayed due to all the rain last year and the delay in getting the power lines relocated.
- Pavecon is nearing completion of the construction of Reata Addition. Wallco has completed approximately 75% of the retaining walls. Installation of wet utilities (water, wastewater and storm drain lines) has been completed. However, a water line was inadvertently installed within Co-Serv's utility easement. This line must be relocated within the ROW. Paving operations have been completed. Inlet tops are currently being installed. Co-Serv is currently installing franchised utilities. 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 should be completed in October. Highland Homes and Cal Atlantic will be the builders within the subdivision.
- Newquest is preparing plans for the commercial property inside of the curve across FM 407 from Kroger. They will be mass grading the entire site this fall. However, building construction is not currently scheduled until next year.
- Plans are being prepared for a bank on the pad site adjacent to Starbucks. Construction should commence this Fall.
- Retail strip center south of Kroger activity: The following businesses have completed construction and are now open for business: The Tutoring Center, Tokyo Samurai Restaurant, Terry Donuts, Lantana Eyecare, Nathan Romney DDS., Marble Slab Creamery, Lantana Spa and Nails, Hollywood Feed and Medspring Urgent Care Facility.
- Spring Valley has completed 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. Dickey's and Dominos are open for business and doing

well. The other restaurant space will be a Subway. Plans have also been submitted, reviewed and approved for Nova Smiles, a dentist office within the center. Construction is in progress. Completion is anticipated in October. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. One of the spaces is a Starbucks with a drive through. Construction has been completed and they are open for business and doing very well.

- C. Greenscaping is nearing completion on the FM 407 TX Dot landscaping project. They have completed installation of the irrigation system from Bentson to Lantana Trail and have also completed installing the trees within the area as well. Many of the plantings are showing signs of stress due to the extreme heat we've been experiencing and the short time they've had to acclimate to their new environment. They are currently working near the intersection of Chin Chapel. TxDOT is preparing plans for the second phase to be installed next year.
- The HOA's new basketball court has been completed. The Grand opening occurred Friday August 12th and was well attended. UNT's basketball coach, some of the basketball team, cheerleaders and their mascot were all present for the event. The facility is located at the corner of Lantana Trail and George adjacent to the tennis courts.
- We now have 719 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 2210 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1458 building permits in District 7 for single-family residences through the month of July. Which is a total of 3,485 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 8 building permit applications awaiting review in District 7. 5 building permit applications for new homes were received in July; and 2 building permit applications for new homes were approved in July.
- We now have 2011 occupied homes in District 6 and 1337 occupied homes in District 7 as of July 31st. This is an increase of 15 new families for the month of July.
- District 6 activity: 2019 homes have received Foundation Inspections. 2019 homes have received Framing Inspections. 2014 Homes have been completed and received Final Inspections.
- District 7 activity: 1419 homes have received Foundation Inspections. 1415 homes have received Framing Inspections. 1356 homes have been completed and received Final Inspections.
- During the month of July, no residential building permits were issued in District 6 and 7 were issued in District 7. No foundation inspections were approved in District 6 and 9 were approved in District 7. No framing inspections were approved in District 6 and 9 were approved in District 7.

Two final inspections were approved in District 6 and 11 were approved in District 7.

- During the month of July, 6 permits were issued for residential remodels/additions, 6 swimming pool permits were issued and one commercial permit was issued for Nova Smiles Dentist Office.
- District 6 building permit revenue for the month of July was \$2,328.00.
- District 7 building permit revenue for the month of July was \$62,191.00.
- \$400.00 was received for contractor registration renewals in July.
- Water accountability for the month of July was at 99%. 81,810,000 gallons was pumped into the distribution system and 81,052,019 gallons was accounted for in billings and other uses. 81,810,000 purchased gallons equates to a load factor of 82% of our subscribed capacity.