

**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 2016**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on December 1<sup>st</sup>, a task order with Carollo Engineers was approved. The scope of work is for upgrades to the high service pump station at the Tom Harpool Water Treatment Plant as well as development of a long range plant expansion and implementation plan. The Board also gave Archer Western approval to pre-purchase several equipment packages for the Riverbend Water Reclamation Plant expansion. Centurion Development representative Shawn Terry gave an update regarding the Regatta Development. They are planning a Phase 2 to the development that would potentially increase the size of the North Storage Pond for the Tom Harpool Water Treatment Plant an additional 52 acres.
- Area lake levels; During the month of November, the DFW area received a total of 3.22” of rain which is 0.34” above average. Lake Lewisville- current elevation 522.03’, +0.03’, Lake Ray Roberts- current elevation 632.56’, +0.06’, Lake Chapman (Cooper Lake) - current elevation 436.34’, -3.66’, Lake Lavon- current elevation 488.62’, -3.38’.
- Argyle Fire District points of interest: The November Board meeting was cancelled due to a conflict with Thanksgiving, no items requiring timely attention by the Board and difficulty getting a quorum together around the Holiday.
- RKM is making good progress on the final phase of Garner Addition. The phase consists of 82 lots. Retaining walls are nearing completion. They have completed installation of the wet utilities (water, wastewater and storm sewer lines). Franchise crossings have been installed. Cement stabilization and paving operations should commence this week. Subdivision completion is currently scheduled for March 2017. Cal Atlantic will be the builder within the subdivision.
- Ratliff Hardscape has completed the Reata Hardscape package except for a small portion of sidewalk adjacent to the detention pond. The private portion, consisting of the subdivision entry sign and raised planter bed should be completed in January.
- Ratliff Hardscape has commenced the Barrington Hardscape package. However, there is a conflict with the proposed wall location and the existing power poles along Copper Canyon Road. Completion should occur by the end of January unless the power poles have to be relocated.
- GM Construction is nearing completion of Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and

consists of 119 lots. Paving operations have been completed. Franchised utilities have been completed. Final lot grading is nearing completion. Regulatory signage and barrier free ramps have been installed. Subdivision completion is anticipated in January. Highland Homes will be the builder within the subdivision.

- Pavecon has completed construction of Reata Addition. The subdivision consists of 90 lots and is located north of Tanner Parkway adjacent to golf hole 16. This is the final subdivision within Fresh Water Supply District 6. Highland Homes and Cal Atlantic will be the builders within the subdivision. Highland Homes is nearing completion of their model home and Cal Atlantic should complete their model home in the later part of January.
- 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., Supercuts, Marble Slab Creamery, Lantana Spa and Nails, Hollywood Feed, Medspring Urgent Care, Farmers Insurance, and Remax Realty.
- 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. Construction of Smiles Up Dentistry, has been completed and they are open for business. 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. The second space is an AT&T Wireless store. Construction of AT&T has been completed and they are now open for business.
- We now have 747 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 2263 residents utilizing our electronic utility billing option.
- We have issued 2029 building permits in District 6 and 1485 building permits in District 7 for single-family residences through the month of November. Which is a total of 3,514 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and one building permit application awaiting review in District 7. 8 building permit applications for new homes were received in November; and 20 building permit applications for new homes were approved in November.
- We now have 2013 occupied homes in District 6 and 1383 occupied homes in District 7 as of November 30<sup>th</sup>. This is an increase of 15 new families for the month of November.

- District 6 activity: 2021 homes have received Foundation Inspections. 2020 homes have received Framing Inspections. 2014 Homes have been completed and received Final Inspections.
- District 7 activity: 1451 homes have received Foundation Inspections. 1445 homes have received Framing Inspections. 1411 homes have been completed and received Final Inspections.
- During the month of November, no residential building permits were issued in District 6 and 6 were issued in District 7. No foundation inspections were approved in District 6 and 4 were approved in District 7. No framing inspections were approved in District 6 and 7 were approved in District 7. No final inspections were approved in District 6 and 16 were approved in District 7.
- During the month of November, 9 permits were issued for residential remodels/additions, 4 swimming pool permits were issued and no commercial permits were issued.
- District 6 building permit revenue for the month of November was \$2,538.00.
- District 7 building permit revenue for the month of November was \$51,887.00.
- \$250.00 was received for contractor registration renewals in November.
- Water accountability for the month of November was at 94%. 36,085,000 gallons was pumped into the distribution system and 34,075,000 gallons was accounted for in billings and other uses. 36,085,000 purchased gallons equates to a load factor of 38% of our subscribed capacity.