

**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 April 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the April 7th Board Meeting; Staff gave an update on the Lake Ralph Hall anticipated construction schedule. Construction of the reservoir should start in 2019 and be completed in 2021. The pipeline to convey the water back to our service areas will be constructed in the 2022-2023 timeframe, while the reservoir is filling, and delivery of water should occur in 2024. Staff also reviewed the recent update to UTRWD’s Drought Contingency Plan. The Highway 380 Municipal Management District #1 has asked UTRWD to rescind the agreement to provide effluent water for irrigation purposes after bids to construct the pipeline came in 50% over the engineer’s estimate and developer’s budget. They have decided to use ground water for irrigation purposes instead.
- Area lake levels; Area lake levels are still slightly above the conservation pool levels from the recent rains. During the month of March, the DFW area received a total of 2.67” of rain which is 0.82” below average. Lake Lewisville- current elevation 522.34’, +0.34’, Lake Ray Roberts- current elevation 633.25’, + 0.75’, Lake Chapman (Cooper Lake) - current elevation 440.40’, +0.40’, Lake Lavon- current elevation 492.58’, +0.58’.
- Argyle Fire District points of interest: At the Board meeting on March 24th, Chief Hohenberger gave an update regarding the construction of Station 514 which will be located in Northlake at the extension of Cleveland Gibbs Road and Old Justin Road. Construction documents should be completed in approximately 8 months. Construction should commence in April of 2017 and be completed in October 2018. The Fire District received a total of 14 calls for service within Lantana during the month of February which accounted for 15% of the total calls for the month. The next Fire Board meeting is scheduled for April 28th at 7:00PM.
- D N Tanks is making good progress on the construction of the additional 2MG ground storage tank. The berm on the north side of the site has been completed. They have completed setting up the field office. The tank floor has been placed. Wall and dome panels are currently being placed. Erection of wall panels should be completed by the end of April. Project completion is currently anticipated in the later part of July.
- GM Construction has completed the rough grading for Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and consists of 119 lots. Wet utilities (water, sanitary sewer and storm drain lines) are nearing completion. Sanitary and storm sewer lines are complete. Water lines are 80% complete. Several overhead electrical

lines must be relocated prior to completion of the grading operations. Easements have been finalized and Co-Serv has completed their design. Relocation of the lines should commence this week, weather permitting. The project was originally scheduled to be completed in April but has been delayed until late August due to all the rain last year.

- Pavecon has completed rough grading and moisture conditioning of the pads within Reata Addition. Wallco has completed approximately 50% of the retaining walls. The balance of the walls will be completed after paving. Installation of wet utilities (water, wastewater and storm drain lines) has been completed. Rough grading of the streets is nearing completion. Subgrade lime stabilization and paving operations should commence when weather allows. 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 July.
- 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. One of which is Dickey's BBQ. Construction of Dickey's has been completed and they are now open for business. The other two restaurant spaces will be Dominos and Subway. Dominos' construction has also been completed and they are also open for business. 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. Plans have been submitted, reviewed and approved. The permit has been issued and construction has commenced.
- Links Construction has completed construction of a 10,474 S.F., multi-tenant, retail strip center building at the northeast corner of Simmons and FM 407. Construction has been completed for Anytime Fitness a 6,100 SF fitness facility located at the south end of the building. Construction has also been completed for The Dance Studio which is located at the north end of the building. Both businesses are now open for business.
- Durable Specialties has completed installation of the traffic signal at the Branch Crossing and FM 407 intersection. The signal should be placed in flashing mode this week and be placed in operational service by the end of the month.
- C. Greenscaping is making good progress on the FM 407 TX Dot landscaping project. They are nearing completion of installation of the

irrigation system from Bentson to Lantana Trail and are currently installing the trees within the area.

- We now have 706 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 2230 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1411 building permits in District 7 for single-family residences through the month of March. Which is a total of 3,438 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 4 building permit applications awaiting review in District 7. 13 building permit applications for new homes were received in March; and 18 building permit applications for new homes were approved in March.
- We now have 2006 occupied homes in District 6 and 1297 occupied homes in District 7 as of March 31st. This is an increase of 14 new families for the month of March.
- District 6 activity: 2019 homes have received Foundation Inspections. 2018 homes have received Framing Inspections. 2009 Homes have been completed and received Final Inspections.
- District 7 activity: 1377 homes have received Foundation Inspections. 1363 homes have received Framing Inspections. 1314 homes have been completed and received Final Inspections.
- During the month of March, no residential building permits were issued in District 6 and 21 were issued in District 7. No foundation inspections were approved in District 6 and 13 were approved in District 7. 2 framing inspections were approved in District 6 and 10 were approved in District 7. 1 final inspection was approved in District 6 and 13 were approved in District 7.
- During the month of March, 9 permits were issued for residential remodels/additions, 9 swimming pool permits were issued and 1 commercial interior finish out permit was issued.
- District 6 building permit revenue for the month of March was \$5,464.50.
- District 7 building permit revenue for the month of March was \$176,477.00.
- \$700.00 was received for contractor registration renewals in March.
- Water accountability for the month of March was at 95%. 32,610,000 gallons was pumped into the distribution system and 31,078,700 gallons was accounted for in billings and other uses. 32,610,000 purchased gallons equates to a load factor of 33% of our subscribed capacity.