

**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 February 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the February 4th Board meeting Staff gave an update on the Lake Lewisville Dam repairs. Maintenance is underway to address the embankment slides caused by last year’s heavy rains. In addition long term repairs are necessary to address 4 areas of concern. Two of which pertain to seepage in different areas of the dam. A cutoff wall could be installed or a filter berm with a toe drain could be an alternative solution to address the seepage. The other areas of concern are necessary improvements to the spillway structure and outlet works for Lewisville and UTRWD raw water pipeline. 1,700’ of UTRWD’s 60” raw water pipeline are within a proposed “no utility” zone near the toe of the dam. If required to relocate the raw water pipeline, wetland mitigation and new USACE easements could make a challenging project even more difficult and costly. The permanent repairs are anticipated to commence in 2017-18 timeframe. With regards to Lake Ralph Hall, the appeal is proceeding and the Judge has decided to review existing testimony only and will not hear any additional oral arguments from either side. UTRWD has acquired approximately 45% of the land necessary to construct the lake.
- Area lake levels; Area lake levels are still slightly above the conservation pool levels from the recent rains. During the month of January, the DFW area received a total of 1.04” of rain which is 1.02” below average. Lake Lewisville- current elevation 523.51’, + 1.51’, Lake Ray Roberts- current elevation 635.33’, + 2.83’, Lake Chapman (Cooper Lake) - current elevation 440.01’, + 0.01’, Lake Lavon- current elevation 493.00’, +1.00’.
- Argyle Fire District points of interest: At the Board meeting on January 28th, Chief Hohenberger reviewed and discussed the Timeline for the construction of Station 514 which will be located at the extension of Cleveland Gibbs Road and Old Justin Road. The contract to hire the Architect should be completed in March 2016. Design should be completed in approximately 9 months. Construction should commence in April of 2017 and be completed in October 2018. The Fire District received a total of 17 calls for service within Lantana during the month of December which accounted for 15% of the total calls for the month. The next Fire Board meeting is scheduled for February 25th at 7:00PM.
- D N Tanks was awarded the contract for the additional 2MG ground storage tank. The preconstruction meeting was January 25th and construction has commenced. Erosion control devices and the construction entrance have been installed. Excavation of the tank site

and related earthwork are underway. Project completion is currently anticipated in the later part of July.

- GM Construction has almost completed the 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) should commence by February 19th. 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 will occur once the pricing has been completed and paid for by the developer. The project was originally scheduled to be completed in April but has been delayed due to all the rain last year.
- Pavecon has completed the construction of Garner West Addition. A final inspection was conducted on September 29th. The punch list items have been addressed including the replacement of a section of curb and sidewalk on Martin Creek Circle. Cal Atlantic/ Lions Gate is the builder within the 52 lot phase of the subdivision. Construction of their model home has commenced on Simmons Rd. Ratliff Hardscape has completed the Hardscape Package including the stone barrier wall near the detention pond on Tanner Parkway.
- 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) are ongoing. They are nearing completion of installing the sanitary sewer lines. Water lines have been completed. Installation of the storm sewer lines have commenced. Connection of the sanitary sewer system requires some work on the golf course and is scheduled to commence on February 15th. 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.
- 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, Lantana Spa and Nails, Hollywood Feed and Medspring Urgent Care Facility. Hollywood Feed will be located immediately south of Kroger. Medspring will be located at the end cap closest to FM 407.
- Construction of Super Cuts, The Tutoring Center, Terry Donuts, Romney Dentistry, Marble Slab Creamery, Lantana Spa and Nails, and Tokyo Samurai have been completed and they are now open for business. Hollywood Feed construction has been completed and they should open within the next week.
- 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' plans have been approved and construction has commenced. 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. Construction should commence by the end of the month.

- 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 adjacent to the dry cleaners facility. Construction has also been completed for Anytime Fitness a 6,100 SF fitness facility located at the south end of the building. The building will also have an additional lease space, which will be The Dance Studio. Plans have been submitted and are currently being reviewed.
- A traffic signal has met the warrants, been approved and funded by TxDOT for the Branch Crossing and FM 407 intersection. The project is out of the design phase and has been sent out for construction. Equipment is currently being procured. Installation should occur by the end of March.
- TxDOT has also received bids and awarded the contract for the FM 407 landscaping improvements. The contractor is C. Greenscaping, who has installed a significant amount of Lantana's landscaping. A preconstruction meeting was held at the Denton area TxDOT office on December 14th. Construction has commenced and they have started on our end of the project. They are currently installing the irrigation system.
- We now have 701 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 2238 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1384 building permits in District 7 for single-family residences through the month of January. Which is a total of 3,411 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 7 building permit applications awaiting review in District 7. 3 building permit applications for new homes were received in January; and 6 building permit applications for new homes were approved in January.
- We now have 2001 occupied homes in District 6 and 1289 occupied homes in District 7 as of January 31st. This is an increase of 13 new families for the month of January.

- District 6 activity: 2019 homes have received Foundation Inspections. 2015 homes have received Framing Inspections. 2007 Homes have been completed and received Final Inspections.
- District 7 activity: 1352 homes have received Foundation Inspections. 1340 homes have received Framing Inspections. 1295 homes have been completed and received Final Inspections.
- During the month of January, no residential building permits were issued in District 6 and 9 were issued in District 7. 4 foundation inspections were approved in District 6 and 11 were approved in District 7. No framing inspections were approved in District 6 and 7 were approved in District 7. 2 final inspections were approved in District 6 and 14 were approved in District 7.
- During the month of January, 4 permits were issued for residential remodels/additions, 1 swimming pool permit was issued and 2 commercial interior finish out permits were issued.
- District 6 building permit revenue for the month of January was \$1,537.00.
- District 7 building permit revenue for the month of January was \$69,690.00.
- \$1,900.00 was received for contractor registration renewals in January.
- Water accountability for the month of January was at 96%. 25,983,000 gallons was pumped into the distribution system and 25,016,444 gallons was accounted for in billings and other uses. 25,983,000 purchased gallons equates to a load factor of 26% of our subscribed capacity.