

**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 September 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on September 1st, Fiscal Year 2016-17 Operating and Capital Improvement Budgets were approved. Wholesale water rates will increase approximately 3%. While wastewater rates will basically hold steady. 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. The temporary Lake Lewisville Dam repairs are nearing completion. Final plans for the permanent repairs are anticipated in approximately 6 months. The annual fall retreat work session and board meeting are scheduled for November 3rd.
- Area lake levels; Well, we made it through another summer and most area lakes are still near the conservation pool levels. During the month of August, the DFW area received a total of 4.42” of rain which is 2.55” above average. Lake Lewisville- current elevation 521.65’, -0.35’, Lake Ray Roberts- current elevation 632.24’, -0.26’, Lake Chapman (Cooper Lake) - current elevation 438.11’, -1.89’, Lake Lavon- current elevation 489.51’, -2.49’.
- 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 3 months. Bids will be solicited in January. Construction should commence by April of 2017 and be completed in October 2018. Engine 511 is back in service after being in the shop with major mechanical issues, requiring a motor rebuild. The next Fire Board meeting is scheduled for September 22nd at 7:00PM.
- The contract for the final phase of Garner Addition has been awarded to RKM. The phase consists of 82 lots. They are currently grading the site and moisture conditioning the lots. Subdivision completion is currently scheduled for March 2017. Cal Atlantic will be the builder within the subdivision.
- Bids were opened on September 14th for the Reata Hardscape package. Ratliff Hardscape submitted the only bid for the project and their bid amount was \$181,464.11.
- Bids were opened on September 15th for the Barrington Hardscape package. Ratliff Hardscape submitted the only bid for the project and their bid amount was \$634,000.72.

- Bids were opened on September 15th for the Barrington Landscape package. Southern Services submitted the only bid for the project and their bid amount was \$284,278.61.
- D N Tanks has completed construction of the additional 2 MG ground storage tank. 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 has been completed. The final inspection was conducted on September 16th. The contractor is currently addressing the punch list items.
- 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. Paving operations have been completed. The overhead electrical lines have been relocated. Franchised utilities are currently being installed. Subdivision completion is anticipated in November.
- Pavecon is nearing completion of the construction of Reata Addition. Wallco has completed approximately 95% 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 and throats are being installed. Co-Serv is nearing completion of 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 next month. Highland Homes and Cal Atlantic will be the builders within the subdivision.
- 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.
- C. Greenscaping has completed installation of the FM 407 TX Dot landscaping project phase 1. TxDoT is preparing plans for the second phase to be installed next year.

- We now have 725 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 2234 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1464 building permits in District 7 for single-family residences through the month of August. Which is a total of 3,491 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 8 building permit applications awaiting review in District 7. 7 building permit applications for new homes were received in August; and 4 building permit applications for new homes were approved in August.
- We now have 2013 occupied homes in District 6 and 1347 occupied homes in District 7 as of August 31st. This is an increase of 12 new families for the month of August.
- 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: 1434 homes have received Foundation Inspections. 1424 homes have received Framing Inspections. 1364 homes have been completed and received Final Inspections.
- During the month of August, 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 15 were approved in District 7. No framing inspections were approved in District 6 and 9 were approved in District 7. No final inspections were approved in District 6 and 8 were approved in District 7.
- During the month of August, 6 permits were issued for residential remodels/additions, 3 swimming pool permits were issued and one commercial permit was issued for Farmers Insurance.
- District 6 building permit revenue for the month of August was \$1,648.00.
- District 7 building permit revenue for the month of August was \$53,862.00.
- \$200.00 was received for contractor registration renewals in August.
- Water accountability for the month of August was at 91%. 82,816,704 gallons was pumped into the distribution system and 75,761,500 gallons was accounted for in billings and other uses. 82,816,704 purchased gallons equates to a load factor of 83% of our subscribed capacity.