

**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 January 2016**

- Upper Trinity Regional Water District (UTRWD) points of interest: The January Board meeting was cancelled as a result of no pertinent items requiring timely consideration by the board. However, the field trip portion of the Fall Retreat that was canceled due to excessive rain occurred on January 13<sup>th</sup>. We toured the Tom Harpool Water Treatment Plant and the Doe Branch Waste Water Reclamation Plant, which is currently under construction. The next board meeting will be on February 4<sup>th</sup>.
- Area lake levels; Area lake levels are still well above the conservation pool levels from the recent rains. During the month of December, the DFW area received a total of 3.83” of rain which is 1.09” above average. In 2015 we received 62.61” of rain, surpassing the previous rainfall record of 53.54” set in 1991. Lake Lewisville- current elevation 529.25’, + 7.25’, Lake Ray Roberts- current elevation 639.00’, + 6.50’, Lake Chapman (Cooper Lake) - current elevation 444.11’, + 4.11’, Lake Lavon- current elevation 495.75’, +3.75’.
- Argyle Fire District points of interest: At the Board meeting on December 17<sup>th</sup>, Chief Hohenberger reviewed and discussed the status of the update to the Employee Handbook. The Board approved the Handbook at the meeting. The Board also approved a policy allowing childrens’ birthday parties to be held at the Fire Station. Planning of future Fire Station 514 on the west side of I-35 to serve the western service area is ongoing. The Station should be completed in October 2018. The Fire District has applied for a \$210K grant to fund new Denton County compatible radios. The Fire District received a total of 15 calls for service within Lantana during the month of November which accounted for 13% of the total calls for the month. The next Fire Board meeting is scheduled for January 28<sup>th</sup> at 7:00PM.
- Bids were received on December 10<sup>th</sup> for the additional 2MG ground storage tank. The lowest bid amount of \$1,442,295.00 was submitted by DN Tanks. The contract has been awarded to DN Tanks. The preconstruction meeting is scheduled for January 25<sup>th</sup> and construction should commence by the end of January.
- GM Construction is making limited progress, between rain events, on the construction of Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and consists of 119 lots. They have completed clearing and grubbing the site. The site is 23,000 yards of dirt short based on the previous aerial contours used for the design. They are currently relocating the additional dirt from a borrow area in the future phase of the addition. Sanitary sewer lines are scheduled to commence

on January 19<sup>th</sup>. Several overhead electrical lines must be relocated prior to completion of the grading operations. Easements have been finalized and sent to Co-Serv so they can finalize their design and start relocating the lines. The project is currently scheduled to be completed in April.

- Pavecon has completed the construction of Garner West Addition. A final inspection was conducted on September 29<sup>th</sup>. The punch list items have been addressed except for replacement of a section of curb and sidewalk on Martin Creek Circle. Lions Gate will be the builder within the 52 lot phase of the subdivision. 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. Installation of wet utilities (water, wastewater and storm drain lines) are ongoing. They are nearing completion of installing the sanitary sewer lines. Water lines are currently being installed and should be completed next week. Installation of the storm sewer lines will commence upon completion of the water lines. 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 May of 2016.
- 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.
- Spring Valley is nearing completion of the 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 will be a Dickey's BBQ. Construction of Dickey's is nearing completion. 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 and are currently being reviewed.
- Links Construction is nearing completion of the 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. They have completed the exterior finishes and paving of the parking lot and drives.

Plans have been submitted, reviewed and approved for Anytime Fitness a 6,100 SF fitness facility located at the south end of the building. Construction is nearing completion and they are scheduled to open within the next week. The building will also have two additional lease spaces.

- 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 March 2016.
- 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 14<sup>th</sup>. Construction has commenced and they have started on our end of the project. They are currently installing the irrigation system.
- We now have 685 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 2237 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1375 building permits in District 7 for single-family residences through the month of December. Which is a total of 3,402 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 3 building permit applications awaiting review in District 7. 14 building permit applications for new homes were received in December; and 11 building permit applications for new homes were approved in December.
- We now have 2001 occupied homes in District 6 and 1276 occupied homes in District 7 as of December 31<sup>st</sup>. This is an increase of 30 new families for the month of December.
- District 6 activity: 2015 homes have received Foundation Inspections. 2015 homes have received Framing Inspections. 2005 Homes have been completed and received Final Inspections.
- District 7 activity: 1341 homes have received Foundation Inspections. 1333 homes have received Framing Inspections. 1281 homes have been completed and received Final Inspections.
- During the month of December, 1 residential building permit was issued in District 6 and 9 were issued in District 7. 1 foundation inspection was approved in District 6 and 8 were approved in District 7. 1 framing inspection was approved in District 6 and 10 were approved in District 7. 4 final inspections were approved in District 6 and 25 were approved in District 7.
- During the month of December, 5 permits were issued for residential remodel/addition, 2 swimming pool permits were issued and 2 commercial interior finish out permits were issued.

- District 6 building permit revenue for the month of December was \$9,642.00.
- District 7 building permit revenue for the month of December was \$76,814.00.
- \$450.00 was received for contractor registration renewals in December.
- Water accountability for the month of December was at 93%. 26,115,000 gallons was pumped into the distribution system and 24,157,100 gallons was accounted for in billings and other uses. 26,115,000 purchased gallons equates to a load factor of 26% of our subscribed capacity.