

**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 July 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on July 7th; Staff reviewed the Preliminary Budget during the work session for Fiscal Year 2016-17. Water reclamation (sewage) rates are expected to hold steady, while treated (potable) water rates are anticipated to increase approximately 3%. The 3% increase is driven by an anticipated 9.5% increase in raw water cost from Dallas Water Utilities (DWU). A backup waste water pump is being budgeted for the Old Alton (Lantana) Lift Station. Estimated cost is \$70,000. A final agreement has been reached with TxDOT for the diminished value of two easements; one containing the 18” force main serving Lantana and the second containing a water main serving Corinth along FM 2181. 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.
- Area lake levels; Most area lake levels are near the conservation pool levels. During the month of June, the DFW area received a total of 3.6” of rain which is 0.51” below average. Lake Lewisville- current elevation 524.07’, +2.07’, Lake Ray Roberts- current elevation 633.36’, + 0.86’, Lake Chapman (Cooper Lake) - current elevation 439.51, -0.49’, Lake Lavon- current elevation 491.94’, -0.06.
- Argyle Fire District points of interest: The June Board meeting was cancelled. The next Fire Board meeting is scheduled for July 28th at 7:00PM.
- Bids were opened on June 17th for the final phase of Garner Addition. The phase consists of 82 lots. Three bids were received. The lowest bid amount of \$1,622,002.50 was submitted by RKM. The contract is being routed for signatures. Construction should commence next month and be completed next January. Cal Atlantic will be the builder within the subdivision.
- Bids were opened on July 13th for the Reata Landscape and Hardscape package. Only one bid was submitted and unit pricing was not in line with previous projects. Therefore, rebidding the project will be necessary.
- D N Tanks is nearing completion on the construction of the additional 2 MG ground storage tank. Wall and dome panels have been erected. Dome ring, wall and roof slots have been placed. Tension wire wrap has been installed. Both layers of shot-crete have been applied to the exterior as well as the finish layer and exterior painting. The exterior of the existing tank has also been repainted. The 24” valve and the majority of the fill line have been installed. They are currently working on the 36”

gravity line and valve to the pump station. Project completion is currently anticipated by the end of the month.

- 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. Water, Sanitary and storm sewer lines are complete. Storm inlet bottoms are complete. Progress is at a standstill until several overhead electrical lines are relocated. Easements have been finalized and Co-Serv has completed their design. New power poles have been delivered. The majority of the east/west line has been relocated. Once completed they will move to the north/south line along Copper Canyon Road. The project was originally scheduled to be completed in April but has been delayed until late September due to all the rain last year and the delay in getting the power lines relocated.
- 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 are currently being installed. Installation of wet utilities (water, wastewater and storm drain lines) has been completed. However, some deficiencies were discovered in the sanitary lines. Repairs have been completed. Rough grading of the streets and subgrade lime stabilization has been completed. Paving operations have commenced and are approximately 50% complete. 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 August. Highland Homes and Cal Atlantic will be the builders within the subdivision.
- Newquest is preparing plans for the commercial property inside of the curve across FM 407 from Kroger. They will be mass grading the entire site at this time. However, building construction shall commence at a later date.
- Plans are being prepared for a bank on the pad site adjacent to Starbucks. Construction should commence this Fall.
- 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. 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. Construction has been completed and they are open for business and doing very well.

- C. Greenscaping is nearing completion on the FM 407 TX Dot landscaping project. They have completed installation of the irrigation system from Bentson to Lantana Trail and have also completed installing the trees within the area as well. They are currently working near the intersection of Chin Chapel. TxDOT is preparing plans for the second phase to be installed next year.
- The concrete pad for the HOA's new basketball court has been placed and the hike and bike trail has been rerouted. Fencing and the posts for the goals have also been installed. Final grading is underway. Completion should occur next month. The facility is located at the corner of Lantana Trail and George adjacent to the tennis courts.
- We now have 721 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 2210 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1451 building permits in District 7 for single-family residences through the month of June. Which is a total of 3,478 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and no building permit applications awaiting review in District 7. 9 building permit applications for new homes were received in June; and 14 building permit applications for new homes were approved in June.
- We now have 2008 occupied homes in District 6 and 1325 occupied homes in District 7 as of June 30th. This is an increase of 14 new families for the month of June.
- District 6 activity: 2019 homes have received Foundation Inspections. 2019 homes have received Framing Inspections. 2012 Homes have been completed and received Final Inspections.
- District 7 activity: 1410 homes have received Foundation Inspections. 1406 homes have received Framing Inspections. 1345 homes have been completed and received Final Inspections.
- During the month of June, no residential building permits were issued in District 6 and 8 were issued in District 7. No foundation inspections were approved in District 6 and 7 were approved in District 7. No framing inspections were approved in District 6 and 18 were approved in District 7. Two final inspections were approved in District 6 and 11 were approved in District 7.
- During the month of June, 12 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 June was \$1,741.00.
- District 7 building permit revenue for the month of June was \$67,185.00.
- \$450.00 was received for contractor registration renewals in June.

- Water accountability for the month of June was at 92%. 58,107,000 gallons was pumped into the distribution system and 53,207,000 gallons was accounted for in billings and other uses. 58,107,000 purchased gallons equates to a load factor of 61% of our subscribed capacity.