

**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 June 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on June 2nd; Preliminary rates were discussed 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%. Bids were received and a contract was awarded for necessary plant and odor control improvements at the Lakeview Water Reclamation Plant. The lowest responsive bid of \$2,133,000. was submitted by Crescent Constructors. A total of three bids were submitted and the engineer’s estimate was \$2,200,000.
- Area lake levels; Most area lake levels are well above the conservation pool levels from the frequent rain events. During the month of May, the DFW area received a total of 6.25” of rain which is 1.33” above average. Lake Lewisville- current elevation 527.79’, +5.79’, Lake Ray Roberts- current elevation 637.80’, + 5.30’, Lake Chapman (Cooper Lake) - current elevation 440.61, +0.61’, Lake Lavon- current elevation 496.98’, +4.98’.
- Argyle Fire District points of interest: At the Board meeting on May 26th, Chief Hohenberger gave an update on the public improvements required for Station 514 which will be located in Northlake. Costs to extend water and wastewater lines to the site are estimated at \$35,000. Construction documents should be completed in approximately 6 months. Construction should commence in April of 2017 and be completed in October 2018. The Fire District received a total of 35 calls for service within Lantana during the month of April which accounted for 27% of the total calls for the month. The next Fire Board meeting is scheduled for June 23rd 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 apparent lowest bid amount of \$1,622,002.50 was submitted by RKM. The apparent second lowest bid amount of \$1,764,946.07 was submitted by Gilco. The third bid was submitted by Pavecon. Construction should commence next month and be completed next March. Cal Atlantic will be the builder within the subdivision.
- 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. Both layers of shotcrete have been applied to the exterior as well as the finish layer and exterior painting. Valves have been delivered. Yard piping commenced

June 20th. 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. 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 are being delivered. 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 should commence within the next week. Installation of wet utilities (water, wastewater and storm drain lines) has been completed. However, some deficiencies have been discovered in the sanitary lines. Repairs should be completed this week. Rough grading of the streets and subgrade lime stabilization is nearing completion. Paving operations should commence this week, weather permitting. 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.
- 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. 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 making good progress on the FM 407 TX Dot landscaping project. They have completed installation of the irrigation system from Bentson to Lantana Trail and are nearing completion of

installing the trees within the area as well. They are currently working near the intersection of Chin Chapel.

- 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 goals are currently being installed. 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 720 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 2219 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1443 building permits in District 7 for single-family residences through the month of May. Which is a total of 3,470 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 8 building permit applications awaiting review in District 7. 8 building permit applications for new homes were received in May; and 12 building permit applications for new homes were approved in May.
- We now have 2006 occupied homes in District 6 and 1313 occupied homes in District 7 as of May 31st. This is an increase of 13 new families for the month of May.
- District 6 activity: 2019 homes have received Foundation Inspections. 2019 homes have received Framing Inspections. 2010 Homes have been completed and received Final Inspections.
- District 7 activity: 1403 homes have received Foundation Inspections. 1388 homes have received Framing Inspections. 1334 homes have been completed and received Final Inspections.
- During the month of May, no residential building permits were issued in District 6 and 20 were issued in District 7. No foundation inspections were approved in District 6 and 13 were approved in District 7. No framing inspections were approved in District 6 and 14 were approved in District 7. One final inspection was approved in District 6 and 13 were approved in District 7.
- During the month of May, 7 permits were issued for residential remodels/additions, 6 swimming pool permits were issued and 2 commercial permits were issued.
- District 6 building permit revenue for the month of May was \$3,201.00.
- District 7 building permit revenue for the month of May was \$145,252.00.
- \$550.00 was received for contractor registration renewals in May.
- Water accountability for the month of May was at 95%. 39,340,000 gallons was pumped into the distribution system and 37,316,800 gallons was accounted for in billings and other uses. 39,340,000 purchased gallons equates to a load factor of 40% of our subscribed capacity.