

**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 November 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Fall Retreat and Board meeting on November 3rd, the board toured the Northeast service area, making a stop at the Light Farms Community for a presentation by City of Celina Staff regarding growth in the area. We also toured the Doe Branch Water Reclamation Plant. Startup of the Doe Plant started just hours before we arrived so we were able to witness some of the first effluent water discharged from the plant. We then traveled to the Tom Harpool Water Plant which is a state of the art membrane filtration plant. We also stopped at Mustang Specialty Utility District, whose staff were gracious to host our Board meeting in their board room. Throughout the tour of the area we witnessed tremendous growth, specifically along the Sam Rayburn Corridor with the Toyota Headquarters, Liberty Mutual and Nebraska Furniture Mart to name a few.
- Area lake levels; During the month of October, the DFW area received a total of 2.01” of rain which is 2.78” below average. Lake Lewisville- current elevation 522.34’, +0.34’, Lake Ray Roberts- current elevation 632.75’, +0.25’, Lake Chapman (Cooper Lake) - current elevation 436.82’, -3.18’, Lake Lavon- current elevation 488.94’, -3.06’.
- Argyle Fire District points of interest: At the October 27th Board meeting Chief Hohenberger updated the Board on the status of the slab leak at Station 511. The leak was located, repaired and concrete replacement was being scheduled. The Board reviewed a study of staffing needs for the District through buildout of the district. 27 additional employees will be needed at build out. Chief also updated the board on the plans for future Station 514, which will be located in Northlake. Construction documents should be completed this month. Bids will be solicited in January. Construction should commence by April of 2017 and be completed in October 2018.
- RKM is making good progress on the final phase of Garner Addition. The phase consists of 82 lots. They have completed grading the site and moisture conditioning the lots. Retaining walls are nearing completion. They are currently installing the wet utilities (water, wastewater and storm sewer lines). Paving should commence in December. Subdivision completion is currently scheduled for March 2017. Cal Atlantic will be the builder within the subdivision.
- Ratliff Hardscape is making good progress on the Reata Hardscape package. Piers, footings and mow strips have been placed. Stone walls

and thin wall have commenced. Completion should occur by the end of November.

- Ratliff Hardscape is scheduled to commence the Barrington Hardscape package upon completion of the Reata project. Completion should occur by the end of December.
- GM Construction is nearing completion of 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. Franchised utilities are nearing completion. Final lot grading will occur once the franchised utilities have been completed. Subdivision completion is anticipated in January.
- Pavecon is nearing completion of the construction of Reata Addition. The majority of the subdivision has been walked and the contractor is working on noted deficiencies. Co-Serv is nearing completion of installing the 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 week. Highland Homes and Cal Atlantic will be the builders within the subdivision. Both builders have been given an early release to commence construction of their model homes.
- 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. The other restaurant space will be a Subway. Plans have also been submitted, reviewed and approved for Smiles Up Dentistry, a dentist office within the center. Construction has been completed. 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. The second space will be an AT&T Wireless store. Construction is in progress and should be completed early next month.
- We now have 741 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 2261 residents utilizing our electronic utility billing option.
- We have issued 2029 building permits in District 6 and 1479 building permits in District 7 for single-family residences through the month of October. Which is a total of 3,508 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and no building permit applications awaiting review in District 7.

10 building permit applications for new homes were received in October; and 15 building permit applications for new homes were approved in October.

- We now have 2013 occupied homes in District 6 and 1368 occupied homes in District 7 as of October 31st. This is an increase of 18 new families for the month of October.
- District 6 activity: 2021 homes have received Foundation Inspections. 2020 homes have received Framing Inspections. 2014 Homes have been completed and received Final Inspections.
- District 7 activity: 1447 homes have received Foundation Inspections. 1438 homes have received Framing Inspections. 1395 homes have been completed and received Final Inspections.
- During the month of October, 2 residential building permits were issued in District 6 and 8 were issued in District 7. Two foundation inspections were approved in District 6 and 7 were approved in District 7. One framing inspection was approved in District 6 and 9 were approved in District 7. No final inspections were approved in District 6 and 12 were approved in District 7.
- During the month of October, 7 permits were issued for residential remodels/additions, 1 swimming pool permit was issued and no commercial permits were issued.
- District 6 building permit revenue for the month of October was \$18,645.00.
- District 7 building permit revenue for the month of October was \$66,337.00.
- \$300.00 was received for contractor registration renewals in October.
- Water accountability for the month of October was at 95%. 53,740,000 gallons was pumped into the distribution system and 51,243,800 gallons was accounted for in billings and other uses. 53,740,000 purchased gallons equates to a load factor of 54% of our subscribed capacity.