

**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 October 2016

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on October 6th, staff updated the board on the status of 802 N. Kealy, the office complex adjacent to UTRWD’s headquarters that was recently purchased and renovated. Renovations have been completed and the last lease space consisting of 2,054 SF has been leased. In other business, two of the three waste water pumps at the Doe Branch Lift Station recently failed. Two new pumps were ordered at a total cost of \$27,168. Startup of the Doe Branch Water Reclamation Plant has been delayed again. This time due to cracks in the main 42” pipeline to the plant. The purchase of an additional 1,302-acre tract of land within the Lake Ralph Hall Project was approved by the board. This is the largest single tract of land acquired for the project to date. The annual fall retreat work session and board meeting are scheduled for November 3rd.
- Area lake levels; During the month of September, the DFW area received a total of 0.98” of rain which is 1.86” below average. Lake Lewisville- current elevation 521.55’, -0.45’, Lake Ray Roberts- current elevation 632.01’, -0.49’, Lake Chapman (Cooper Lake) - current elevation 437.38’, -2.62’, Lake Lavon- current elevation 488.82’, -3.18’.
- Argyle Fire District points of interest: The September Board meeting was moved from the 22nd to the 28th in order to approve the budget after the ESD had completed their budget approval process. Chief Hohenberger reviewed the plans for future Station 514, which will be located in Northlake. Construction documents should be completed in November. Bids will be solicited in January. Construction should commence by April of 2017 and be completed in October 2018. Double Oak cancelled their EMS contract with the Fire District. They informed Chief Hohenberger that The Town of Flower Mound would provide the service for no charge. The next Fire Board meeting is scheduled for October 27th at 7:00PM.
- The contract for the final phase of Garner Addition has been awarded to RKM. 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). Subdivision completion is currently scheduled for March 2017. Cal Atlantic will be the builder within the subdivision.
- Ratliff Hardscape is scheduled to commence the Reata Hardscape package this week. Completion should occur in November.

- Ratliff Hardscape is scheduled to commence the Barrington Hardscape package in November. Completion should occur by the middle of December.
- 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 has completed the punch list items.
- 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. 12 lots lack moisture conditioning. Franchised utilities are nearing completion. Final lot grading will occur once the franchised utilities and moisture conditioning have been completed. Subdivision completion is anticipated in November.
- Pavecon is nearing completion of the construction of Reata Addition. Wallco has completed the retaining walls. Installation of wet utilities (water, wastewater and storm drain lines) has been completed, including relocation of a water line that was inadvertently installed within Co-Serv's utility easement. Paving operations have been completed. 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 next month.
- We now have 729 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 2250 residents utilizing our electronic utility billing option.

- We have issued 2027 building permits in District 6 and 1471 building permits in District 7 for single-family residences through the month of September. Which is a total of 3,498 within Lantana.
- We currently have 15 building permit applications awaiting review in District 6 and 1 building permit application awaiting review in District 7. 22 building permit applications for new homes were received in September; and 10 building permit applications for new homes were approved in September.
- We now have 2013 occupied homes in District 6 and 1350 occupied homes in District 7 as of September 30th. This is an increase of 3 new families for the month of September.
- 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: 1440 homes have received Foundation Inspections. 1429 homes have received Framing Inspections. 1383 homes have been completed and received Final Inspections.
- During the month of September, no residential building permits were issued in District 6 and 7 were issued in District 7. No foundation inspections were approved in District 6 and 6 were approved in District 7. No framing inspections were approved in District 6 and 5 were approved in District 7. No final inspections were approved in District 6 and 19 were approved in District 7.
- During the month of September, 8 permits were issued for residential remodels/additions, 3 swimming pool permits were issued and two commercial permit were issued for Remax Reality and AT&T Wireless.
- District 6 building permit revenue for the month of September was \$3,439.85.
- District 7 building permit revenue for the month of September was \$61,827.00.
- \$450.00 was received for contractor registration renewals in September.
- Water accountability for the month of September was at 96%. 69,250,000 gallons was pumped into the distribution system and 66,380,500 gallons was accounted for in billings and other uses. 69,250,000 purchased gallons equates to a load factor of 72% of our subscribed capacity.