

**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 April 2017**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the April Board meeting, two task orders were approved with Alan Plummer and Associates; the first one is for the permit renewal with TCEQ for the Lakeview Water Reclamation Plant and the second one is to evaluate and recommend options for sludge removal from the solids recycle pond at the Taylor Water Treatment Plant. Dallas Water Utilities is expected to release raw water rates for the next fiscal year in June. This year rates are anticipated to increase 5-10%, which is a modest increase in comparison with last year’s 47% increase. New Board Officer elections will be conducted at the May Meeting.
- Area lake levels; During the month of March, the DFW area received a total of 1.06” of rain which is 2.43” below average. Lake Lewisville- current elevation 522.71’, +0.71’, Lake Ray Roberts- current elevation 632.61’, +0.11’, Lake Chapman (Cooper Lake) - current elevation 437.01’, -2.99’, Lake Lavon- current elevation 490.75’, -1.25’.
- Argyle Fire District points of interest: At the March 30<sup>th</sup> Board meeting, Chief Hohenberger updated the Board on Station 514, which is under construction in Northlake. Construction is scheduled to be completed in October 2018. The Ground Breaking Ceremony was held on April 1<sup>st</sup> at noon. The Fire District is implementing a new pay scale step program in an effort to improve employee retention. The plan provides 3% annual pay increases from the hire date through the first five years of service. The Fire District has also changed emergency notification providers from Code Red to Everbridge. Information on the new service has been sent to all Lantana residents on the last three water billings. The Fire District received a total of 21 calls for service within Lantana during the month of February which accounted for 18% of the total calls for the month. The next Fire Board meeting is scheduled for April 27<sup>th</sup> at 7:00PM.
- RPMX has commenced construction of Barrington Addition Phase B. They are nearing completion of clearing and grubbing the site. Erosion control measures and construction entrances have been installed. Geotechnical borings are in progress to determine the extent of moisture conditioning of the lots. Construction is currently scheduled to be completed next January. This phase consists of 93 additional 50’ and 60’ lots. Highland Homes will be the builder within the subdivision. For additional information regarding the subdivision please visit [lantanax.org](http://lantanax.org).
- RKM is nearing completion on the final phase of Garner Addition. A final inspection was conducted on April 11<sup>th</sup>. They are currently addressing the punch list items. The phase consists of 82 lots. Installation of

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franchise utilities have been completed except for a small section of gas main along Copper Canyon Road. Cal Atlantic will be the builder within the subdivision.

- Ratliff Hardscape has completed the Reata Hardscape package except for a small portion of sidewalk adjacent to the detention pond. The private portion, consisting of the subdivision entry sign and raised planter bed should be completed by the end of the week.
- Greenscaping is making good progress on the installation of the landscape package in Reata. They have completed installation of the irrigation system. Installation of landscape materials will commence this week. Project completion is anticipated by the end of April.
- Ratliff Hardscape has completed installation of the Barrington Hardscape package. They are currently working on the private hardscape package within the median of the Lantana Trail round-a-bout.
- Greenscaping should commence installation of the Barrington Landscape package within the next two weeks.
- Highland Homes has completed construction and opened their two model homes on Haverford Ln. in Barrington. They have also commenced construction of 29 additional homes within the subdivision.
- Ratliff hardscape has commenced construction of the Garner East Phase 2 hardscape package.
- 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., Supercuts, Marble Slab Creamery, Lantana Spa and Nails, Hollywood Feed, Medspring Urgent Care, Farmers Insurance, and Remax Realty.
- 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. Smiles Up Dentistry, is open for business. 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 is an AT&T Wireless store.
- Plans are being prepared to construct a Firestone retail center on the pad site just north of Kroger adjacent to McMakin road.
- We now have 767 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 2264 residents utilizing our electronic utility billing option.
- We have issued 2055 building permits in District 6 and 1541 building permits in District 7 for single-family residences through the month of March. Which is a total of 3,596 within Lantana.

- We currently have one building permit application awaiting review in District 6 and 2 building permit applications awaiting review in District 7. 9 building permit applications for new homes were received in March; and 22 building permit applications for new homes were approved in March.
- We now have 2014 occupied homes in District 6 and 1417 occupied homes in District 7 as of March 31<sup>st</sup>. This is an increase of 13 new families for the month of March.
- District 6 activity: 2043 homes have received Foundation Inspections. 2038 homes have received Framing Inspections. 2016 Homes have been completed and received Final Inspections.
- District 7 activity: 1505 homes have received Foundation Inspections. 1473 homes have received Framing Inspections. 1437 homes have been completed and received Final Inspections.
- During the month of March, 3 residential building permits were issued in District 6 and 15 were issued in District 7. 2 foundation inspections were approved in District 6 and 29 were approved in District 7. 2 framing inspections were approved in District 6 and 10 were approved in District 7. 2 final inspections were approved in District 6 and 13 were approved in District 7.
- During the month of March, 8 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 March was \$28,313.00.
- District 7 building permit revenue for the month of March was \$120,726.00.
- \$6,850.00 was received for contractor registration renewals in March.
- Water accountability for the month of March was at 99%. 37,705,000 gallons was pumped into the distribution system and 37,205,800 gallons was accounted for in billings and other uses. 37,705,000 purchased gallons equates to a load factor of 38% of our subscribed capacity.