

**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 January 2017

- Upper Trinity Regional Water District (UTRWD) points of interest: The January Board meeting was cancelled as a result of no pertinent items requiring timely consideration by the board. The next board meeting will be on February 2nd.
- Area lake levels; During the month of December, the DFW area received a total of 0.60” of rain which is 2.74” below average. Lake Lewisville- current elevation 521.85’, -0.15’, Lake Ray Roberts- current elevation 632.43’, -0.07’, Lake Chapman (Cooper Lake) - current elevation 436.14’, -3.86’, Lake Lavon- current elevation 488.50’, -3.50’.
- Argyle Fire District points of interest: At the December Board meeting, Chief Hohenberger reviewed the plans for future Station 514, which will be located in Northlake. Construction documents are complete. A total of 5 bids were received. Links Construction submitted the lowest responsive bid amount of \$4.1 M. Construction is scheduled to commence March 15th and be completed in October 2018. A ground breaking ceremony is scheduled for the first week of March. Lt. Miller informed the board, the Fire District has received a grant from Co-Serv for the purchase of a second Lucas automated CPR device. The Fire District received a total of 27 calls for service within Lantana during the month of October which accounted for 25% of the total calls for the month. The next Fire Board meeting is scheduled for January 26th at 7:00PM.
- RKM is nearing completion on the final phase of Garner Addition. The phase consists of 82 lots. Retaining walls have been completed except for a small portion of wall at the intersection of Monahan and Copper Canyon Road. They have completed installation of the wet utilities (water, wastewater and storm sewer lines). Franchise crossings have been installed. Cement stabilization is underway and paving operations should commence next week. Subdivision completion is currently scheduled for March 2017. 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 January.
- Ratliff Hardscape has commenced the Barrington Hardscape package. Completion should occur by the end of February.
- GM Construction has completed construction of Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and

consists of 119 lots. A final inspection was conducted on January 10th. GM construction is currently addressing the punch list items. Highland Homes will be the builder within the subdivision. They have commenced construction of their two model homes. They have also submitted plans for 17 additional homes within the addition.

- Bids were opened on January 11th for the Garner East Phase 2 hardscape package. Ratliff hardscape submitted the sole bid for the project. Their bid amount was \$240,990.27.
- 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. Construction of Smiles Up Dentistry, has been completed and they are 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. Construction of AT&T has been completed and they are now open for business.
- We now have 747 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 2265 residents utilizing our electronic utility billing option.
- We have issued 2050 building permits in District 6 and 1488 building permits in District 7 for single-family residences through the month of December. Which is a total of 3,538 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 18 building permit application awaiting review in District 7. 5 building permit applications for new homes were received in December; and 6 building permit applications for new homes were approved in December.
- We now have 2013 occupied homes in District 6 and 1397 occupied homes in District 7 as of December 31st. This is an increase of 14 new families for the month of December.
- District 6 activity: 2031 homes have received Foundation Inspections. 2022 homes have received Framing Inspections. 2014 Homes have been completed and received Final Inspections.
- District 7 activity: 1460 homes have received Foundation Inspections. 1452 homes have received Framing Inspections. 1415 homes have been completed and received Final Inspections.

- During the month of December, 21 residential building permits were issued in District 6 and 3 were issued in District 7. 10 foundation inspections were approved in District 6 and 9 were approved in District 7. 2 framing inspections were approved in District 6 and 11 were approved in District 7. No final inspections were approved in District 6 and 4 were approved in District 7.
- During the month of December, 5 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 December was \$172,434.00.
- District 7 building permit revenue for the month of December was \$26,152.00.
- \$450.00 was received for contractor registration renewals in December.
- Water accountability for the month of December was at 89%. 28,500,000 gallons was pumped into the distribution system and 25,294,855 gallons was accounted for in billings and other uses. 28,500,000 purchased gallons equates to a load factor of 29% of our subscribed capacity.