

**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 May 2017**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the May Board meeting, new Board Officer elections were conducted. The results differed dramatically from the current officers’ recommendations. Ramiro Lopez, representative from Irving was the only officer to be reelected. In another contentious agenda item, Larry Patterson narrowly gained Board approval as the next Executive Director to be effective on or before February 28<sup>th</sup> 2018. The Board fully supports Larry as the next Executive Director. However, many were concerned with the manner in which the current officers approached the matter, which most likely played a part in them not being reelected. An additional Mustang SUD point of delivery and point of entry was approved to serve the Silverado Development formerly known as the Regatta development, which is in the northwest portion of Mustang’s service area. Lewis contractors has completed construction of Phase 3 of the Southwest Pipeline and inline booster pump station. The pipeline is in the Argyle area near 377 and 1171 and will serve the western part of Flower Mound, Northlake and Justin. The next Board Meeting will be on June 1<sup>st</sup>, at which time the new officers will be seated for the upcoming year.
- Area lake levels; During the month of April, the DFW area received a total of 3.38” of rain which is 0.31” above average. Lake Lewisville- current elevation 521.91’, -0.09’, Lake Ray Roberts- current elevation 632.39’, -0.11’, Lake Chapman (Cooper Lake) - current elevation 437.10’, -2.90’, Lake Lavon- current elevation 491.25’, -0.75’.
- Argyle Fire District points of interest: The April Fire Board meeting was cancelled due to lack of a quorum. The May Fire Board meeting is scheduled for May 25<sup>th</sup> at 7:00PM.
- RPMX is making good progress on the construction of Barrington Addition Phase B. They have completed the majority of the clearing and grubbing of the site and are making good progress with the rough grading. Erosion control measures and construction entrances have been installed. Geotechnical borings have been completed to determine the extent of moisture conditioning of the lots. Approximately 31 lots will require moisture conditioning to a depth of 4’ and an additional 13 lots will require moisture conditioning to a depth of 7’. Wet utilities (water, wastewater and storm sewer lines) should commence by the end of the month. 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).

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- RKM has completed construction of the final phase of Garner Addition. A final inspection was conducted on April 11<sup>th</sup>. They are nearing completion of addressing the punch list items. The phase consists of 82 lots. Installation of franchise utilities has been completed. Cal Atlantic will be the builder within the subdivision.
- Ratliff Hardscape has completed the Reata Hardscape package including a small portion of sidewalk adjacent to the detention pond. The private portion, consisting of the subdivision entry sign and raised planter bed has also been completed except for the lighting portion of the project.
- Greenscaping is nearing completion of the installation of the landscape package in Reata. They have completed installation of the irrigation system. Installation of landscape materials has also been completed except for a few plantings in the entry bed and the sod near the entry signage. Project completion is anticipated by the end of this week.
- Ratliff Hardscape has completed installation of the Barrington Hardscape package. They are also nearing completion of the private hardscape package within the median of the Lantana Trail round-a-bout.
- Greenscaping is making good progress on the installation of the Barrington Landscape package. Completion should occur within the next two weeks.
- Ratliff hardscape is nearing completion on the construction of the Garner East Phase 2 hardscape package. Two small sections of wall and three stone columns remain to be completed. Project completion should occur by the end of the month.
- 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.
- Two new projects are currently being designed on the pad sites adjacent to Kroger. One will be a bank to the south of Starbucks and the other will be a Firestone retail center behind Starbucks.
- Newquest is also designing the first phase of retail on the inside of the FM407 curve just South of Blanco.
- 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.
- We now have 772 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 2263 residents utilizing our electronic utility billing option.

- We have issued 2055 building permits in District 6 and 1550 building permits in District 7 for single-family residences through the month of April. Which is a total of 3,605 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 15 building permit applications awaiting review in District 7. 15 building permit applications for new homes were received in April; and 2 building permit applications for new homes were approved in April.
- We now have 2015 occupied homes in District 6 and 1423 occupied homes in District 7 as of April 30<sup>th</sup>. This is an increase of 7 new families for the month of April.
- District 6 activity: 2045 homes have received Foundation Inspections. 2042 homes have received Framing Inspections. 2018 Homes have been completed and received Final Inspections.
- District 7 activity: 1513 homes have received Foundation Inspections. 1494 homes have received Framing Inspections. 1443 homes have been completed and received Final Inspections.
- During the month of April, no residential building permits were issued in District 6 and 9 were issued in District 7. 2 foundation inspections were approved in District 6 and 8 were approved in District 7. 4 framing inspections were approved in District 6 and 21 were approved in District 7. 2 final inspections were approved in District 6 and 6 were approved in District 7.
- During the month of April, 3 permits were issued for residential remodels/additions, 2 swimming pool permits were issued and no new commercial permits were issued. However, 2 commercial remodel permits were issued.
- District 6 building permit revenue for the month of April was \$3,518.00.
- District 7 building permit revenue for the month of April was \$72,197.00.
- \$7,200.00 was received for contractor registration renewals in April.
- Water accountability for the month of April was at 98%. 42,870,000 gallons was pumped into the distribution system and 42,022,259 gallons was accounted for in billings and other uses. 42,870,000 purchased gallons equates to a load factor of 45% of our subscribed capacity.