

**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 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on April 2nd the Board authorized staff to seek funding from the Texas Water Development Board and move forward on the Riverbend Water Reclamation Plant expansion. Estimated costs are \$35-40M. This expansion will alter the plant from a batch reactor to a continuous flow plant, as well as expand the plant capacity. The Executive Director was authorized to purchase bulk sodium permanganate, a chemical used in the water treatment process, which is also effective in treating pipelines for zebra mussel infestation. The Board also authorized the Executive Director to advertise bids for the renovation of the recently acquired office building at 802 Kealy. Weather continues to hamper CDM Constructors on the Doe Branch Water Reclamation Plant construction. The foundations for the influent pump station, aeration basin, clarifiers and equalization basin have been completed. They are nearing completion of the installation of the electrical duct bank and yard piping. Plant construction is currently scheduled to be completed in approximately 8 months.
- Drought conditions- The DFW area received a total of 2.53” of rain in March, which is about 0.96” below average. However, April’s rainfall is already well above average and there’s a chance for additional rainfall before the end of the month. Lake Lewisville- current elevation 520.28’, - 1.72’, Ray Roberts- current elevation 629.51’, - 2.99’, Lake Chapman (Cooper Lake) - current elevation 438.24’, - 1.76’, Lake Lavon- current elevation 489.42’ - 2.58’.
- Argyle Fire District points of interest: Due to rapid growth in Northlake the Fire District is discussing a future Fire Station on the west side of I-35. The Fire District and the City of Denton have entered in to a Mutual Aid Agreement for calls originating from Robison Ranch. The District has also changed ambulance billing services from Intermedix to ESO. The Fire District received a total of 20 calls for service within Lantana during the month of February which accounted for 23% of the total calls for the month. The next Fire Board meeting is scheduled for April 23rd at 7:00PM.
- Rains continue to hamper Pavecon’s progress on Bellaire Addition Phase 3. This is the final phase of Bellaire and will connect Bellaire and Azalia Additions. The paving has been completed and they are currently backfilling the paving. Franchised utility installation should commence next week. Construction should be completed by the end of May.

Newport Homes will be the builder within the 32 lot phase of the subdivision.

- Pavecon has also been delayed by the rain in Garner West Addition. Garner West is between Simmons Road and Fairlin Addition. Co-Serv has completed installing the franchised utility crossings. Wallco is nearing completion of the retaining walls. Subgrade stabilization should commence by the end of next week. Paving and moisture conditioning of the lots will follow. The subdivision should be completed in June. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Pavecon has started clearing within Reata Addition. The subdivision consists of 90 lots and will be located north of Tanner Parkway adjacent to golf hole 16. This will be the final subdivision within Fresh Water Supply District 6. Construction is currently scheduled to be completed in November.
- Spring Valley is nearing completion of the Kroger at The Lantana Town Center. They are currently installing shelving units and getting ready to stock clothing and other non-food items. Kroger opening is scheduled for May 22nd.
- Spring Valley is also nearing completion of the retail strip center south of Kroger. Exterior wall construction, roofing and storefront systems have been completed. Steel framing of the mansard roof and corner features have been completed except for the metal roofing of the decorative areas. Plans have been reviewed and approved for Super Cuts and Lantana Spa and Nails. They will be the first two tenants within the strip center.
- Plans have been submitted and reviewed for one of the pad sites North of Kroger. The building consists of 4 lease spaces and is approximately 8,100 SF. Three lease spaces are designated as restaurants. The fourth will be a retail space. Bids came in above budget. The building is being redesigned and priced with a second adjacent building to hopefully get some better pricing. Construction should commence by the end of June.
- Plans have also been submitted for the jewelry store finish out within Kroger. Construction is nearing completion. Jewelry cases and other fixtures are currently being installed.
- Plans should be submitted for review within the next few weeks for a 10,400 S.F., three tenant, retail strip center at the northeast corner of Simmons and FM 407 adjacent to the dry cleaners facility.
- Coyote Constructors has completed construction of the Kroger Fuel Center. They were given approval to open on January 23rd. Although an attendant will not be onsite until Kroger opens, they are fully automated and selling fuel at this time.
- The permit has been issued to Cooper General Contractors for the construction of Primrose School, a daycare facility which will be located at 7020 FM 407, between CVS and Pizza Hut. They have completed the building pad and underground plumbing. They are currently working on site utilities. The facility will be approximately 12,000 SF.

- TxDOT is installing traffic signals at the intersections of Blanco and FM 407 and at Simmons and FM 407. Durable Specialties has completed the installation of the signal at Blanco and it is now operational. The Simmons signal is anticipated to be installed and operational by the end of May.
- We now have 636 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 2256 residents utilizing our electronic utility billing option.
- We have issued 2013 building permits in District 6 and 1257 building permits in District 7 for single-family residences through the month of March. Which is a total of 3,270 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 18 building permit applications awaiting review in District 7. 26 building permit applications for new homes were received in March; and 27 building permit applications for new homes were approved in March.
- We now have 1983 occupied homes in District 6 and 1135 occupied homes in District 7 as of March 31st. This is an increase of 25 new families for the month of March.
- District 6 activity: 2003 homes have received Foundation Inspections. 2001 homes have received Framing Inspections. 1987 Homes have been completed and received Final Inspections.
- District 7 activity: 1207 homes have received Foundation Inspections. 1201 homes have received Framing Inspections. 1140 homes have been completed and received Final Inspections.
- During the month of March, 2 residential building permits were issued in District 6 and 21 were issued in District 7. No foundation inspections were approved in District 6 and 9 were approved in District 7. No framing inspections were approved in District 6 and 13 were approved in District 7. 3 final inspections were approved in District 6 and 16 were approved in District 7.
- During the month of March, 7 permits were issued for remodels/additions and 2 swimming pool permits were issued.
- District 6 building permit revenue for the month of March was \$19,072.00.
- District 7 building permit revenue for the month of March was \$189,609.00.
- \$900.00 was received for contractor registration renewals in March.
- Water accountability for the month of March was at 90%. 25,840,000 gallons was pumped into the distribution system and 23,250,700 gallons was accounted for in billings and other uses. 25,840,000 purchased gallons equates to a load factor of 28% of our subscribed capacity.