

**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 August 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: Upper Trinity recently received State and National Compliance awards for each of its three water reclamation plants. The Peak Performance awards are presented by the National Association of Clean Water Agencies (NACWA). 100% compliance for five consecutive years are a requirement of earning a Peak Performance award. At the August Board Meeting the Preliminary Capital Improvement Program (CIP) budgets were reviewed. Preliminary CIP costs for the Treated Water System are \$28.89M and includes: Harpool Plant raw water storage facility and pipeline improvements, Lake Ralph Hall permitting, design and land acquisition costs and several pipeline projects. In addition Lakeview Regional Water Reclamation CIP projects totaling \$4.69M were discussed. Water Reclamation projects include plant improvements for odor control and pipeline relocation costs associated with the I-35 project. Perhaps the most significant impact this year is a proposed 48% increase in raw water costs from Dallas Water Utilities (DWU). The increase must still be approved by the Dallas City Council. If approved, this will result in a weighted increase of approximately 6% in UTRWD’s water rates. Waste water rates are anticipated to increase by 3%. CDM Constructors continues to make good progress on the Doe Branch Water Reclamation Plant construction. They have completed construction of the sludge holding tank and aeration basin. The majority of the plant equipment has been delivered. Plant construction was delayed due to the excessive rains this spring. The revised schedule for completion is next February.
- Area lake levels; The Corps of Engineers continue to release flood waters from Lewisville and Ray Roberts. During the month of July, the DFW area received a total of 0.92” of rain which is 1.29” below average. Lake Lewisville- current elevation 525.50’, + 3.50’, Lake Ray Roberts- current elevation 635.48’, + 2.98’, Lake Chapman (Cooper Lake) - current elevation 439.29’, -0.71’, Lake Lavon- current elevation 491.21’, - 0.79’.
- Argyle Fire District points of interest: Planning of future Fire Station 514 on the west side of I-35 to serve the western service area is ongoing. The 2.25 acre tract where the station will be located is in Northlake and has been acquired. The Station should be completed in October 2018. The Fire District is applying for a \$210K grant to fund new Denton County compatible radios. The Fire District will also apply for a grant through

FEMA to fund personnel for the new Fire Station 514 for the first 4 years of operation. The Fire District received a total of 17 calls for service within Lantana during the month of June which accounted for 13% of the total calls for the month. Property losses are estimated at \$350,000. The next Fire Board meeting is scheduled for August 27th at 7:00PM.

- Bids were opened on August 14th for Phase A of Barrington Addition. The project will be located at the north end of Lantana Trail and consists of 119 lots. Three bids were received. GM Construction submitted the apparent low bid of \$2,638,905.79. RKM submitted the apparent second lowest bid of \$2,776,989.90. Pavecon submitted the third bid.
- Pavecon has completed construction of Bellaire Addition Phase 3. This is the final phase of Bellaire and connects Bellaire and Azalia Additions. A final inspection was conducted on August 11th. Pavecon is currently addressing the punch list items noted at the inspection. Newport Homes will be the builder within the 32 lot phase of the subdivision.
- Pavecon is nearing completion of the construction in Garner West Addition. Co-Serv is nearing completion of installation of the franchised utilities. Paving should be completed within the next ten days. The subdivision should be completed by the middle of September. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Pavecon has completed clearing within Reata Addition. The trees have been chipped and removed. Grading has commenced and the hill in the center of the addition is getting smaller. A temporary swale/berm has been installed along the eastern boundary to direct runoff to the south. 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 is currently scheduled to be completed in November.
- Spring Valley has completed construction of the retail strip center south of Kroger. Plans have been reviewed and approved for The Tutoring Center, Tokyo Samurai Restaurant, Terry Donuts, Lantana Eyecare, Nathan Romney DDS., Marble Slab Creamery, and Lantana Spa and Nails. Plans should be submitted in the next few weeks for an additional dentist office, and a doctor's office, within the strip center as well.
- Construction of Super Cuts has been completed and they are now open for business.
- Plans have been submitted, reviewed and approved for two additional strip center buildings North of Kroger. One building consists of 4 lease spaces and is approximately 9,800 SF. Three lease spaces are designated as restaurants. One of which will be a Dickey's BBQ. Plans have been submitted and are currently being reviewed. The fourth will be a retail space. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. Construction has commenced. They are nearing completion of prepping the building pad and installing wet utilities.

- Plans have also been submitted, reviewed and approved for a 10,474 S.F., multi-tenant, retail strip center at the northeast corner of Simmons and FM 407 adjacent to the dry cleaners facility. Construction has commenced. They have completed prepping the building pad.
- Cooper General Contractors is making good progress on the construction of Primrose School, a daycare facility which will be located at 7020 FM 407, between CVS and Pizza Hut. Installation of the roof has been completed. Masonry and stucco finishes have also been completed. Interior finishes are ongoing. The facility will be approximately 12,000 SF. Completion is currently scheduled for the later part of September. Plans for a splash pad (water play feature) have been resubmitted and are currently being reviewed.
- TxDOT has installed 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 operational. The Simmons signal has also been completed and is also operational. A signal has also met the warrants and been approved for the Branch Crossing and FM 407 intersection. The project is currently in the design phase.
- We now have 659 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 2241 residents utilizing our electronic utility billing option.
- We have issued 2024 building permits in District 6 and 1332 building permits in District 7 for single-family residences through the month of July. Which is a total of 3,356 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 5 building permit applications awaiting review in District 7. 5 building permit applications for new homes were received in July; and 23 building permit applications for new homes were approved in July.
- We now have 1989 occupied homes in District 6 and 1198 occupied homes in District 7 as of July 31st. This is an increase of 7 new families for the month of July.
- District 6 activity: 2011 homes have received Foundation Inspections. 2005 homes have received Framing Inspections. 1998 Homes have been completed and received Final Inspections.
- District 7 activity: 1289 homes have received Foundation Inspections. 1259 homes have received Framing Inspections. 1200 homes have been completed and received Final Inspections.
- During the month of July, 4 residential building permits were issued in District 6 and 23 were issued in District 7. 6 foundation inspections were approved in District 6 and 31 were approved in District 7. No framing inspections were approved in District 6 and 17 were approved in District 7. 3 final inspections were approved in District 6 and 7 were approved in District 7.

- During the month of July, 7 permits were issued for residential remodels/additions, 5 swimming pool permits were issued and 1 commercial interior finish out permit was issued.
- District 6 building permit revenue for the month of July was \$37,909.00.
- District 7 building permit revenue for the month of July was \$183,742.00.
- \$550.00 was received for contractor registration renewals in July.
- Water accountability for the month of July was at 92%. 81,725,000 gallons was pumped into the distribution system and 75,428,900 gallons was accounted for in billings and other uses. 81,725,000 purchased gallons equates to a load factor of 88% of our subscribed capacity.