

**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 June 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: The June Board Meeting was cancelled due to no pertinent items requiring timely board consideration. On June 11th I met with UTRWD’s engineering staff regarding a potential emergency interconnection adjacent to parcels 40, 41 and 43. Analysis of hydraulics of the existing pressure planes will determine the feasibility of the interconnection. CDM Constructors is finally getting a break in the weather and making some progress on the Doe Branch Water Reclamation Plant construction. They are currently working on the sludge holding tank and aeration basin. Plant construction is scheduled to be completed in approximately 6 months.
- Area lake levels; The DFW area received a total of 16.96” of rain in May, which is 12.04” above average This set a new record for the most rainfall in the month of May. The previous record of 13.66” occurred in 1982. Lake Lewisville- current elevation 534.65’, + 12.65’, Lake Ray Roberts- current elevation 640.66’, + 8.16’, Lake Chapman (Cooper Lake) - current elevation 440.37’, + 0.37’, Lake Lavon- current elevation 503.07’, + 11.07’.
- Argyle Fire District points of interest: Planning of a future Fire Station on the west side of I-35 to serve the western service area is ongoing. Lieutenant Muscle recently conducted a study for the Town of Argyle, evaluating the feasibility of storm sirens. A copy is enclosed for your review. The study concludes there are more effective and cost efficient alternatives available, such as the Code Red, program currently utilized by the Fire District and many other towns and fire departments. The Fire District received a total of 22 calls for service within Lantana during the month of April which accounted for 20% of the total calls for the month. The next Fire Board meeting is scheduled for June 25th at 7:00PM.
- Pavecon is nearing completion of construction of 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 have completed backfilling the paving. Franchised utility installation should be completed next week. Final grading, regulatory signage, accessible ramps and final erosion control stabilization should be completed by the end of June. Newport Homes will be the builder within the 32 lot phase of the subdivision.
- Pavecon has also resumed construction in Garner West Addition. Garner West is between Simmons Road and Fairlin Addition. Co-Serv has
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completed installing the franchised utility crossings. Wallco is nearing completion of the retaining walls. Subgrade stabilization should be completed by the end of next week, if weather permits. Paving should be completed by the end of the month. The subdivision should be completed by the end of July. 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 should commence within the next week. 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 Kroger at The Lantana Town Center. The grand opening was on May 22nd at 10:00 AM and was well attended. Business is exceeding expectations.
- Spring Valley has also completed construction of the retail strip center south of Kroger. Plans have been reviewed and approved for Super Cuts, The Tutoring Center, Tokyo Samurai Restaurant and Lantana Spa and Nails. Plans have also been submitted for, Terry Donuts, Lantana Eyecare and Nathan Romney DDS. 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.
- 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 was redesigned and priced with a second adjacent building to hopefully get some better pricing. Civil plans for both buildings have been submitted, reviewed and approved. Architectural plans have also been submitted and are currently being reviewed. Construction should commence by the end of June.
- Plans have been submitted for review 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 should commence by the end of June.
- 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. They have completed the foundation and framing. The facility will be approximately 12,000 SF. Completion is currently scheduled for the later part of September.
- 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 operational. The Simmons signal is nearing completion and should be operational by the end of June.

- We now have 648 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 2261 residents utilizing our electronic utility billing option.
- We have issued 2020 building permits in District 6 and 1291 building permits in District 7 for single-family residences through the month of May. Which is a total of 3,311 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 23 building permit applications awaiting review in District 7. 24 building permit applications for new homes were received in May; and 18 building permit applications for new homes were approved in May.
- We now have 1986 occupied homes in District 6 and 1179 occupied homes in District 7 as of May 31st. This is an increase of 24 new families for the month of May.
- District 6 activity: 2004 homes have received Foundation Inspections. 2004 homes have received Framing Inspections. 1990 Homes have been completed and received Final Inspections.
- District 7 activity: 1237 homes have received Foundation Inspections. 1225 homes have received Framing Inspections. 1174 homes have been completed and received Final Inspections.
- During the month of May, 2 residential building permits were issued in District 6 and 15 were issued in District 7. 1 foundation inspection was approved in District 6 and 14 were approved in District 7. No framing inspections were approved in District 6 and 15 were approved in District 7. 1 final inspection was approved in District 6 and 16 were approved in District 7.
- During the month of May, 11 permits were issued for residential remodels/additions, 5 swimming pool permits were issued and 2 commercial interior finish outs permits were issued.
- District 6 building permit revenue for the month of May was \$19,027.00.
- District 7 building permit revenue for the month of May was \$121,513.00.
- \$800.00 was received for contractor registration renewals in May.
- Water accountability for the month of May was at 98%. 26,585,000 gallons was pumped into the distribution system and 26,155,800 gallons was accounted for in billings and other uses. 26,585,000 purchased gallons equates to a load factor of 29% of our subscribed capacity.