

**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 March 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on March 5th the Board authorized the Pricing Committee (Executive Director, Board Treasurer and/or an additional board officer) to move forward with a \$55M bond issue. The issue will refund \$37M in existing bond debt (series 2004 and 2005 bonds) and convert \$18M in commercial paper debt to bond debt. Anticipated savings are estimated at 11% present value savings or \$4.67M over the life of the bonds. Weather continues to hamper CDM Constructors on the Doe Branch Water Reclamation Plant construction. Little progress has been made since February 22nd. The plant site is on the south side of 380 across from the entrance to the Savannah development. The foundations for the influent pump station, aeration basin, clarifiers and equalization basin are nearing completion. They are currently working on the installation of the electrical duct bank and yard piping. Plant construction is currently scheduled to be completed in approximately 9 months.
- North Texas Municipal Water District’s (NTMWD) permit application for The Lower Bois d’ Arc Reservoir project is heading toward a contested case hearing. Although their federal Section 404 permit is moving through the Tulsa District Office quicker than UTRWD’s 404 permit is going through the Fort Worth office, the contested case hearing could significantly delay the project.
- Drought conditions- The DFW area received a total of 3.62” of rain in January and 2.96” in February, which is about 1.82” above average for the year to date. Hopefully the rains will continue through the spring and the area reservoirs will be in good shape heading into the summer. Lake Lewisville- current elevation 517.80’, - 4.20’, Ray Roberts- current elevation 626.81’, - 5.69’, Lake Chapman (Cooper Lake) - current elevation 437.72’, - 2.28’, Lake Lavon- current elevation 486.71’, - 5.29’.
- 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 is also working on a Mutual Aid Agreement with the City of Denton for calls originating from Robison Ranch. The District is purchasing a 2015 Tahoe to replace a 2005 EMS Command Suburban. The District is also considering changing ambulance billing services from Intermedix to ESO. The Fire District received a total of 28 calls for service within Lantana during January which accounted for 25% of the total calls for the month. The next Fire Board meeting is scheduled for March 26th at 7:00PM.

- Extensive, but well needed and welcomed rains have prevented Pavecon from making any significant progress on Bellaire Addition Phase 3 for the past month. This is the final phase of Bellaire and will connect Bellaire and Azalia Additions. RPMX has completed the rough grading. Venus Construction has completed installing the wet utilities (water, waste water and storm sewer lines). Wallco has completed the retaining walls with the exception of some backfilling. Co-Serv has completed installing the franchise utility crossings. Construction should be completed in 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. RPMX has completed the rough grading. PC Construction has completed the wet utilities (water, waste water and storm sewer lines). Co-Serv is currently installing the franchised utility crossings. The subdivision should be completed in June. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Bids were opened on March 18, 2015 for Reata Addition. A total of three bids were received. Pavecon submitted the apparent lowest bid of \$2,934,059.29. GM Construction submitted the apparent second lowest bid of \$3,096,229.25. LH Lacy submitted the third bid. 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 will take approximately 180 days plus an additional 30 days for Franchise Utility installation.
- Spring Valley is nearing completion on the Kroger at The Lantana Town Center. They are currently wrapping up interior finishes, installing shelving units and starting up the refrigeration cases. They are also wrapping up the exterior finishes of the entry structures, drive through cover for the pharmacy and installing signage. Kroger opening is scheduled for this spring.
- Spring Valley is making slow progress on the retail strip center south of Kroger due to the rain. The foundation has been completed and exterior wall construction is nearing completion. Roof joists and decking have been installed on the building on the south end. Steel framing of the mansard roof and corner features is ongoing.
- 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. Revised plans have been reviewed and conditionally approved. Construction should commence within the next few weeks.
- Plans have also been submitted for the jewelry store finish out within Kroger. Construction has commenced and will be completed prior to the opening of Kroger.

- 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 are currently preparing the building pad to commence foundation work. 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 is nearing completion of the installation of the signal at Blanco and it is expected to be operational by the end of the month. The Simmons signal is anticipated to be operational by the end of May.
- We now have 603 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 2240 residents utilizing our electronic utility billing option.
- We have issued 2011 building permits in District 6 and 1236 building permits in District 7 for single-family residences through the month of February. Which is a total of 3,247 within Lantana.
- We currently have 1 building permit application awaiting review in District 6 and 12 building permit applications awaiting review in District 7. 18 building permit applications for new homes were received in February; and 16 building permit applications for new homes were approved in February.
- We now have 1979 occupied homes in District 6 and 1114 occupied homes in District 7 as of February 28th. This is an increase of 11 new families for the month of February.
- District 6 activity: 2003 homes have received Foundation Inspections. 2001 homes have received Framing Inspections. 1984 Homes have been completed and received Final Inspections.
- District 7 activity: 1198 homes have received Foundation Inspections. 1188 homes have received Framing Inspections. 1124 homes have been completed and received Final Inspections.
- During the month of February, 2 residential building permits were issued in District 6 and 4 were issued in District 7. 1 foundation inspection was approved in District 6 and 4 were approved in District 7. 2 framing inspections were approved in District 6 and 14 were approved in District 7. 2 final inspections were approved in District 6 and 10 were approved in District 7.
- During the month of February, 7 permits were issued for remodels/additions and 2 swimming pool permits were issued.
- District 6 building permit revenue for the month of February was \$17,988.00.

- District 7 building permit revenue for the month of February was \$33,178.00.
- \$850.00 was received for contractor registration renewals in February.
- Water accountability for the month of February was at 96%. 21,145,000 gallons was pumped into the distribution system and 20,380,000 gallons was accounted for in billings and other uses. 21,145,000 purchased gallons equates to a load factor of 25% of our subscribed capacity.