

**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 September 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: Lantana’s water subscription increased from 3.0 MGD to 3.2 MGD on August 18th. At the Board meeting on September 3rd FY 15-16 rates and charges as well as operating and capital improvement budgets were approved. Water rates will increase approximately 9.4%. Wastewater rates will increase approximately 3.0%. Financing agreements with the Texas Water Development Board were also approved, securing \$29,115,000. in 8 year deferred interest financing for the ongoing planning and design for Lake Ralph Hall. An additional \$15,565,000. was also secured to continue with land acquisition for the project. Authorization was also given to proceed with the issuance of \$4.30M in revenue bonds for Lakeview Regional Water Reclamation Plant improvements.
- Area lake levels; Area lake levels are at or near the conservation pool levels. During the month of August, the DFW area received a total of 0.46” of rain which is 1.41” below average. Lake Lewisville- current elevation 522.11’, + 0.11’, Lake Ray Roberts- current elevation 633.50’, + 1.00’, Lake Chapman (Cooper Lake) - current elevation 438.70’, -1.30’, Lake Lavon- current elevation 489.82’, - 2.18’.
- Argyle Fire District points of interest: At the Board meeting on August 27th FY 15-16 Budget was approved. Bartonville’s new representative, James Strange was welcomed to the Board. Planning of future Fire Station 514 on the west side of I-35 to serve the western service area is ongoing. The Station should be completed in October 2018. The Fire District has applied 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 14 calls for service within Lantana during the month of July which accounted for 13% of the total calls for the month. Property losses are estimated at \$9,000. The next Fire Board meeting is scheduled for September 24th 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. GM Construction will be the General Contractor for the project. Overhead electrical lines must be relocated prior to commencing construction.
- 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 has been completed. Curb inlet tops should be completed within the next week. The subdivision should be completed next month. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Pavecon has completed clearing within Reata Addition. Grading is nearing completion. They are currently moisture conditioning the pads. A temporary swale/berm has been installed along the eastern boundary to direct runoff to the detention pond near Tanner Parkway. Installation of wet utilities (water, wastewater and storm drain lines) should commence by the end of October. 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 next May.
- 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, The Tutoring Center, and Lantana Spa and Nails have 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, reviewed and approved. 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 have completed the building foundation and installing wet utilities. They are nearing completion of the parking lot and drives. Framing should commence within the next two weeks.
- 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 the foundation and are currently framing the building.
- Cooper General Contractors is nearing completion 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 nearing completion. The facility will be approximately 12,000 SF. Plans for a splash pad (water play feature) have been resubmitted and

approved. Completion is currently scheduled for the later part of this month.

- A traffic signal has met the warrants, been approved and funded by TxDOT for the Branch Crossing and FM 407 intersection. The project is currently in the design phase.
- We now have 663 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 2217 residents utilizing our electronic utility billing option.
- We have issued 2025 building permits in District 6 and 1339 building permits in District 7 for single-family residences through the month of August. Which is a total of 3,364 within Lantana.
- We currently have two building permit applications awaiting review in District 6 and 14 building permit applications awaiting review in District 7. 12 building permit applications for new homes were received in August; and 2 building permit applications for new homes were approved in August.
- We now have 1990 occupied homes in District 6 and 1208 occupied homes in District 7 as of August 31st. This is an increase of 11 new families for the month of August.
- District 6 activity: 2013 homes have received Foundation Inspections. 2007 homes have received Framing Inspections. 1998 Homes have been completed and received Final Inspections.
- District 7 activity: 1304 homes have received Foundation Inspections. 1274 homes have received Framing Inspections. 1214 homes have been completed and received Final Inspections.
- During the month of August, 1 residential building permit was issued in District 6 and 7 were issued in District 7. 2 foundation inspections were approved in District 6 and 15 were approved in District 7. 2 framing inspections were approved in District 6 and 15 were approved in District 7. No final inspections were approved in District 6 and 14 were approved in District 7.
- During the month of August, 11 permits were issued for residential remodels/additions, 4 swimming pool permits were issued and 1 commercial interior finish out permit was issued.
- District 6 building permit revenue for the month of August was \$9,819.00.
- District 7 building permit revenue for the month of August was \$135,044.00.
- \$950.00 was received for contractor registration renewals in August.
- Water accountability for the month of August was at 93%. 101,815,000 gallons was pumped into the distribution system and 94,947,400 gallons was accounted for in billings and other uses. 101,815,000 purchased gallons equates to a load factor of 100% of our subscribed capacity.