

**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 February 2015

- Upper Trinity Regional Water District points of interest: At the Board meeting on February 5th the Board was given an update on the status of construction of the Doe Branch Water Reclamation project. The project has been accelerated and is now anticipated to be completed by year end. This is being done due to accelerated growth in the area and the Riverbend Plant being currently at 75% of capacity. Upper Trinity filed a preliminary abridged application with the Texas Water Development Board for State Water Implementation Fund for Texas (SWIFT) funding of ongoing planning efforts and future construction of Lake Ralph Hall. The proceeds will be interest free for 10 years. Upper Trinity has acquired approximately 40% (4,700 acres) of the necessary property to construct the lake.
- Drought conditions- The DFW area received a total of 3.62” of rain in January, which is about 1.56” above average. Hopefully this is the beginning of an above average rainfall year. Lake Lewisville- current elevation 514.94’, - 7.06’, Ray Roberts- current elevation 624.56’, - 7.94’, Lake Chapman (Cooper Lake) - current elevation 429.11’, - 10.89’, Lake Lavon- current elevation 480.14’, - 11.86’. This is the first time in months that all four reservoirs we track rose from the previous month. Elevations given are for the conservation pool elevation not the flood pool elevation. Flood pool elevations are 6-12’ above the conservation pools.
- Argyle Fire District points of interest: The Fire District will offer a CPR training class on February 21st 2015. Those interested may contact the Fire District at 940-464-7102 for more information. They will also offer another class in August of 2015. 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 received a total of 22 calls for service within Lantana during December which accounted for 20% of the total calls for the month. The next Fire Board meeting is scheduled for February 26th at 7:00PM.
- Pavecon is making good progress on Bellaire Addition Phase 3. 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 is approximately 90% complete with the retaining walls. Co-Serv is currently installing franchise utility crossings. Construction should be completed by the first part of May 2015. Newport Homes will be the builder within the 32 lot phase of the subdivision.

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- Pavecon is also making good progress on Garner West Addition. Garner West is between Simmons Road and Fairlin Addition. RPMX has completed the rough grading. PC Construction is nearing completion of the wet utilities (water, waste water and storm sewer lines). Water and waste water lines are complete and the storm sewer lines should be completed this week. Co-Serv will start the franchised utility crossings once the storm sewer lines are completed. The subdivision should be completed by the first part of June 2015. Lions Gate will be the builder within the 52 lot phase of the subdivision.
- Plans have been reviewed for 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 District 6. Huitt-Zollars is addressing the concerns noted during the review.
- Spring Valley is making good progress on the Kroger at The Lantana Town Center. The interior floor and mezzanine floor have been completed. They are currently working on interior finishes, installing shelving units and setting refrigeration cases. They are nearing completion of the exterior finishes of the entry structures and drive through cover for the pharmacy. Kroger opening is scheduled for this spring.
- Spring Valley is also making good progress on the retail strip center south of Kroger. 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. Two lease spaces are designated as restaurants. The other two will be retail spaces. Revised plans are currently being reviewed. Construction should commence within the next few weeks.
- Plans have also been submitted for the jewelry store finish out within Kroger. Construction should commence next month and 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.
- Stovall Construction has completed construction of Pizza Hut which is located at 7040 FM 407 immediately east of Sonic. The Certificate of Occupancy was issued on January 21st. However, they delayed opening the facility until they received their alcoholic beverage permit from the Texas Alcoholic Beverage Commission (TABC). Since opening, business has been very strong.
- Plans have been submitted and reviewed for Primrose School, a daycare facility which will be located at 7020 FM 407 between CVS and Pizza Hut. Revised plans have been received, reviewed and approved. The

facility will be approximately 12,000 SF. Construction should commence next week.

- TxDOT is installing traffic signals at the intersections of Blanco and FM 407 and at Simmons and FM 407. Durable Specialties has commenced installation of the signal at Blanco and it is expected to be operational by the end of March. The Simmons signal is anticipated to be operational by the end of May.
- We now have 614 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 2227 residents utilizing our electronic utility billing option.
- We have issued 2009 building permits in District 6 and 1232 building permits in District 7 for single-family residences through the month of January. Which is a total of 3,241 within Lantana.
- We currently have 5 building permit applications awaiting review in District 6 and 10 building permit applications awaiting review in District 7. 13 building permit applications for new homes were received in January; and 14 building permit applications for new homes were approved in January.
- We now have 1977 occupied homes in District 6 and 1105 occupied homes in District 7 as of January 31st. This is an increase of 20 new families for the month of January.
- District 6 activity: 2002 homes have received Foundation Inspections. 1999 homes have received Framing Inspections. 1982 Homes have been completed and received Final Inspections.
- District 7 activity: 1194 homes have received Foundation Inspections. 1174 homes have received Framing Inspections. 1114 homes have been completed and received Final Inspections.
- During the month of January, 1 residential building permit was issued in District 6 and 24 were issued in District 7. 2 foundation inspections were approved in District 6 and 17 were approved in District 7. 2 framing inspections were approved in District 6 and 24 were approved in District 7. 2 final inspections were approved in District 6 and 11 were approved in District 7.
- During the month of January, 6 permits were issued for remodels/additions and 3 swimming pool permits were issued.
- District 6 building permit revenue for the month of January was \$11,107.00.
- District 7 building permit revenue for the month of January was \$188,163.00.
- \$1,400.00 was received for contractor registration renewals in January.
- Water accountability for the month of January was at 90%. 44,715,000 gallons was pumped into the distribution system and 40,272,926 gallons was accounted for in billings and other uses. 44,715,000 purchased gallons equates to a load factor of 48% of our subscribed capacity. Cross

Timbers Water Supply Corporation (CTWSC) completed repainting their tanks and performing some other required maintenance to their system on January 30th. During the month of January we provided 16,650,000 gallons into CTWSC's system.