

**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 November 2015

- Upper Trinity Regional Water District (UTRWD) points of interest: At the Board meeting on November 5th, DCFWSD’s 8A, 10, 11A and the Town of Providence Village increased their waste water subscriptions. The City of Aubrey also subscribed to an initial waste water capacity of .28 MGD. A contract and task order was approved with Black and Veatch for professional services related to the implementation of a GIS system for UTRWD. We were scheduled to tour several UTRWD facilities in the Northeast service area including the Doe Branch Water Reclamation Plant, which is currently under construction. Typically, each November the meeting is an all-day retreat and board meeting. However, due to anticipated thunderstorms the field trip portion of the meeting was postponed.
- Area lake levels; Area lake levels are slightly above the conservation pool levels except Lake Lavon. During the month of October, the DFW area received a total of 9.82” of rain which is 5.03” above average. Lake Lewisville- current elevation 522.58’, + 0.58’, Lake Ray Roberts- current elevation 633.22’, + 0.72’, Lake Chapman (Cooper Lake) - current elevation 440.55’, + 0.55’, Lake Lavon- current elevation 489.67’, - 2.33’.
- Argyle Fire District points of interest: At the Board meeting on October 22nd Chief Hohenberger reviewed and discussed the status of the update to the Employee Handbook. Approval of the proposed handbook is anticipated at the December meeting. 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 has also applied for and received a grant through FEMA to fund personnel for the new Fire Station 514 for the first 2 years of operation. The Fire District received a total of 20 calls for service within Lantana during the month of September which accounted for 17% of the total calls for the month. The next Fire Board meeting is scheduled for November 19th at 7:00PM.
- GM Construction is making good progress on the construction of Phase A of Barrington Addition. The project is located at the north end of Lantana Trail and consists of 119 lots. They have completed clearing and grubbing the site. They are nearing completion of rough grading the site. The geotechnical consultant is nearing completion of borings to determine if moisture conditioning of the pads will be required. Several overhead electrical lines must be relocated prior to completion of the

grading operations. The project is currently scheduled to be completed in April of 2016.

- Pavecon is nearing completion of the construction of Garner West Addition. Co-Serv has completed the installation of the franchised utilities. A final inspection was conducted on September 29th. The punch list items have been addressed except for some grading and the installation of an additional retaining wall at the rear of the lots near Tanner Parkway. Lions Gate will be the builder within the 52 lot phase of the subdivision. Ratliff Hardscape has commenced on the installation of the Hardscape Package. Piers and mow strips for the thin wall have been completed and the foundation for the stone barrier wall near the detention pond on Tanner Parkway has been placed.
- Pavecon has completed rough grading and moisture conditioning of the pads within Reata Addition. Wallco is currently working on the interior retaining walls. Installation of wet utilities (water, wastewater and storm drain lines) have commenced. They are currently installing the sanitary sewer lines. 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 May of 2016.
- 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 have been submitted for Hollywood Feed. They will be located immediately south of Kroger.
- Construction of Super Cuts, The Tutoring Center, Terry Donuts, Romney Dentistry, Marble Slab Creamery and Lantana Spa and Nails have been completed and they are now open for business.
- Spring Valley continues to make good progress on the construction of two additional strip center buildings North of Kroger. One building consists of 5 lease spaces and is approximately 9,800 SF. Three lease spaces are designated as food establishments. One of which will be a Dickey's BBQ. Plans have been submitted, reviewed and approved. The other two will be Dominos and Subway. Dominos' plans have been submitted for review. Plans have also been submitted, reviewed and approved for Oak Creek Family Dentist. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. One of the spaces is designated as a Starbucks with a drive through. They are nearing completion of the parking lot and drives. Exterior walls have been erected and roof framing and deck have been completed. They are currently working on exterior finishes and framing of roof details.
- Links Construction is making good progress on the construction of a 10,474 S.F., multi-tenant, retail strip center building at the northeast corner of Simmons and FM 407 adjacent to the dry cleaners facility. They have completed the exterior finishes. They are currently installing the

roofing and storefront system. Plans have been submitted, reviewed and approved for Anytime Fitness a 6,100 SF fitness facility located at the south end of the building. The building will also have two additional lease spaces.

- A traffic signal has met the warrants, been approved and funded by TxDOT for the Branch Crossing and FM 407 intersection. The project is out of the design phase and has been sent out for construction. Equipment is currently being procured. Installation should occur by March 2016.
- We now have 666 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 2214 residents utilizing our electronic utility billing option.
- We have issued 2027 building permits in District 6 and 1356 building permits in District 7 for single-family residences through the month of October. Which is a total of 3,378 within Lantana.
- We currently have 1 building permit application awaiting review in District 6 and 6 building permit applications awaiting review in District 7. 16 building permit applications for new homes were received in October; and 17 building permit applications for new homes were approved in October.
- We now have 1993 occupied homes in District 6 and 1235 occupied homes in District 7 as of October 31st. This is an increase of 12 new families for the month of October.
- District 6 activity: 2014 homes have received Foundation Inspections. 2013 homes have received Framing Inspections. 2001 Homes have been completed and received Final Inspections.
- District 7 activity: 1325 homes have received Foundation Inspections. 1317 homes have received Framing Inspections. 1241 homes have been completed and received Final Inspections.
- During the month of October, 2 residential building permits were issued in District 6 and 12 were issued in District 7. 1 foundation inspection was approved in District 6 and 9 were approved in District 7. 3 framing inspections were approved in District 6 and 23 were approved in District 7. 1 final inspection was approved in District 6 and 12 were approved in District 7.
- During the month of October, 8 permits were issued for residential remodel/addition, 1 swimming pool permit was issued and no commercial interior finish out permits were issued.
- District 6 building permit revenue for the month of October was \$18,203.00.
- District 7 building permit revenue for the month of October was \$97,592.00.
- \$450.00 was received for contractor registration renewals in October.

- Water accountability for the month of October was at 94%. 60,295,000 gallons was pumped into the distribution system and 56,622,555 gallons was accounted for in billings and other uses. 60,295,000 purchased gallons equates to a load factor of 61% of our subscribed capacity.