

**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 December 2019**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the December Board meeting, the Executive Director was authorized to accept and execute the Corps of Engineers Section 404 permit. A task order was approved with CH2MHill Engineers for the procurement of a design build firm for the Lake Ralph Hall (LRH) roadway relocations. A task order was also approved with HDR Engineering for design and construction phase services related to construction of two groundwater wells to provide construction water for the LRH project. The Executive Director was also authorized to enter into pricing agreements for materials testing at LRH with Alpha Testing, East Texas Testing Laboratory, Fugro USA Land and Giles Engineering Associates. UTRWD also recently learned of a pending lawsuit between CDM Constructors and Cardinal Concrete. CDM was the general contractor for the construction of the first phase of the Doe Branch Water Reclamation Plant and Cardinal Concrete was the subcontractor that placed defective concrete at one of the aeration basins. An additional 49 acres was purchased for the LRH project bringing the total land acquisition to 13,064 acres which is 87% of the required property for the project.
- Argyle Fire District points of interest: The November Board meeting was cancelled due to Thanksgiving. The December meeting was held on the 12<sup>th</sup>. The new Pierce engine to replace Engine 511 is in the Denton area being prepped for final delivery. The Fire District responded to a total of 35 calls in Lantana during the month of October which accounted for 17% of the total calls for the month. 23% of the Lantana calls for the month were Fire related; and 77% were EMS calls. 62% of the entire District calls for the month were Fire related; and 38% were EMS calls. The Fire District responded to a total of 33 calls in Lantana during the month of November which accounted for 20% of the total calls for the month. 33% of the Lantana calls for the month were Fire related; and 67% were EMS calls. 43% of the entire District calls for the month were Fire related; and 57% were EMS calls.
- Area lake levels; During the month of November, the DFW area received a total of 1.80” of rain which is 1.08” below average. Lake Lewisville- current elevation 522.42’, +0.42’, Lake Ray Roberts- current elevation 632.54’, +0.04’, Lake Chapman (Cooper Lake) - current elevation 438.02’, -1.98’, Lake Lavon- current elevation 488.49’, -3.51’.
- Barrington Addition B and C Landscape and Hardscape projects are nearing completion. Ratliff has completed the Hardscape package except for signage at the Haverford Lane crosswalk for the Hike and Bike Trail

extension. The final inspection was tentatively set for December 12<sup>th</sup>. However, due to a few outstanding items the inspection was rescheduled for December 17<sup>th</sup>. SRH has completed the Landscaping project except for a few cleanup items which were noted at the final inspection. The developer has authorized some additional improvements primarily in the vicinity of the detention pond including additional irrigation, sod and installation of additional trees. This work is underway and should be completed by year end.

- The Lantana Water Districts' new website is now live. Please take a look at [www.lantanatx.org](http://www.lantanatx.org), Navigating the new site is much simpler and information is much easier and quicker to find.
- We have received the Districts' new irrigation controllers, pedestals and related irrigation equipment. The 26 additional radios are scheduled for delivery today. The site survey has been completed. The first 31 controllers have been installed. Work will continue throughout the Winter as we change out all 63 controllers utilizing our staff. The new controllers in Barrington Addition will be compliant with our new system.
- We have received our second shipment of median reflectors. Installations have commenced along our minor arterials/collectors including but not limited to Branch Crossing, Razor Road, Golf Club Drive Tanner Parkway as well as the egress side of medians at the entrances to our neighborhoods.
- Retail strip center south of Kroger activity: The following businesses have completed construction and are now open for business: The Tutoring Center, Tokyo Samurai Restaurant, Terry Donuts, Lantana Eyecare, Nathan Romney DDS., Supercuts, Lantana Spa and Nails, Hollywood Feed, Farmers Insurance, and Remax Realty. Construction of F 45 Gym which is in Suite 180 has been completed and they are now open for business.
- Two additional projects have completed construction on the pad sites adjacent to Kroger. Chase Bank is to the south of Starbucks and the other is a Firestone retail center behind Starbucks. Chase Bank and the Firestone Retail Center continue to do well. Only one additional pad site remains on the Kroger side of FM 407, which is located at the corner of Jeter and FM 407.
- Ratliff is making good progress on construction of the HOA's new amenity center in Barrington Addition. The building is a 5,000 SF facility, located on Haverford Lane next to the model homes. The facility is comprised of 3 meeting rooms and a pre-meeting room, capable of being opened into one large room for community events. Framing has been completed and the roof has been installed. Installation of exterior doors, windows and finishes have been completed. Exterior grading has been completed and most of the landscaping has been installed. The framing and insulation inspections have been approved. Drywall installation has been completed and interior finishes are underway. The cedar arbors

and trellises are currently being installed. Construction is estimated to be completed in approximately 2 months.

- Z Constructors has completed construction of the first building within Phase 2 of The Lantana Town Center, which is located on the inside of the FM407 curve just South of Blanco. The project consists of a multi-tenant 15,000 SF building. Two future phases will consist of 5 additional buildings with an additional 48,820 SF of retail and restaurant uses. The shell building has been completed. Casa Mia restaurant, Great Clips, Luxury Nails and Spa, Bank of America and Shellman's Liquor are doing well. The final lease space in the building, is Honey Dental Office located in suite 200. Construction has been completed and they will open for business within the next few weeks.
- We now have 950 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts' website at [www.lantanatx.org](http://www.lantanatx.org), click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 3,483 residents utilizing our electronic utility billing option.
- We have issued 2,120 building permits in District 6 and 1,865 building permits in District 7 for single-family residences through the month of November, which is a total of 3,985 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 9 building permit applications awaiting review in District 7. Ten building permit applications for new homes were received in November, and 3 building permit applications for new homes were approved in November.
- We now have 2,103 occupied homes in District 6 and 1,774 occupied homes in District 7 as of November 30<sup>th</sup>. This is an increase of 11 new families for the month of November.
- District 6 activity: 2,110 homes have received Foundation Inspections. 2,109 homes have received Framing Inspections. 2,103 Homes have been completed and received Final Inspections.
- District 7 activity: 1,841 homes have received Foundation Inspections. 1,833 homes have received Framing Inspections. 1,781 homes have been completed and received Final Inspections.
- During the month of November, no residential building permits were issued in District 6 and 3 were issued in District 7. No foundation inspections were approved in District 6 and 5 were approved in District 7. No framing inspections were approved in District 6 and 5 were approved in District 7. Three final inspections were approved in District 6 and 8 were approved in District 7.
- During the month of November, 7 permits were issued for residential remodels/additions; 3 swimming pool permits were issued.
- District 6 building permit related revenue for the month of November was \$2,501.00.
- District 7 building permit related revenue for the month of November was \$27,343.00.

- \$100.00 was received for contractor registration renewals in November.
- Water accountability for the month of November was at 98%. 31,901,000 gallons were pumped into the distribution system and 31,187,000 gallons were accounted for in billings and other uses. 31,901,000 purchased gallons equates to a load factor of 30% of our subscribed capacity. This is a 33% decrease from October.