

**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 2017**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the December Board meeting the board considered a request from the Town of Northlake to be reinstated as a member of the District. The item was sent to the Policy Review Committee for a recommendation. The Committee is scheduled to meet on December 21<sup>st</sup>. The Board will reconsider the item at the February meeting. A contract was awarded to Red River Construction in the amount of \$1,893,794. For the rehabilitation of the final three filter basins, replacement of the hypochlorite storage tanks and miscellaneous related repairs at the Taylor Water Treatment Plant. Three of the six filter basins were reconstructed previously. The Executive Director was authorized to purchase a replacement wastewater pump for the Riverbend Plant from Flygt for \$59,536.38.
- Area lake levels; During the month of November, the DFW area received a total of 0.81” of rain which is 2.07” below average. Lake Lewisville- current elevation 519.84’, -2.16’, Lake Ray Roberts- current elevation 631.17’, -1.33, Lake Chapman (Cooper Lake) - current elevation 437.83’, -2.17’, Lake Lavon- current elevation 488.59’, -3.41’.
- Argyle Fire District points of interest: The December Board meeting was cancelled due to lack of a quorum. The Fire District received a total of 26 calls for service within Lantana during the month of October which accounted for 22% of the total calls for the month. The Fire District received a total of 20 calls for service within Lantana during the month of November which accounted for 18% of the total calls for the month.
- Bids were opened on December 14<sup>th</sup> for the Districts’ maintenance building. A total of three bids were received. Denco submitted the apparent lowest bid amount of \$887,344.30. Fast Trac submitted the apparent second lowest bid amount of \$956,942.16. Taurus submitted the third bid.
- LH Lacy is making good progress on the construction of Barrington Addition Phase C. This will be the final residential subdivision within Lantana. Grading operations are nearing completion. Retaining walls and wet utilities (water, wastewater and storm sewer lines) should commence by the end of the month. Project completion is currently scheduled for next June.
- RPMX is nearing completion of the construction of Barrington Addition Phase B. Additional erosion control adjacent to the Hike and Bike Trail has been installed. Subgrade stabilization and paving have been completed. Franchised utility installations should be completed in

January. Construction is currently scheduled to be completed in the later part of January. This phase consists of 93 additional 50' and 60' lots. For additional information regarding the subdivision please visit [lantanatx.org](http://lantanatx.org).

- Barrington Addition B and C Landscape and Hardscape Plans have been reviewed. Plans are currently being revised to address noted corrections.
- 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, Marble Slab Creamery, Lantana Spa and Nails, Hollywood Feed, Medspring Urgent Care, Farmers Insurance, and Remax Realty.
- Two new projects are proposed on the pad sites adjacent to Kroger. One will be a Chase Bank to the south of Starbucks and the other will be a Firestone retail center behind Starbucks. Plans have been submitted and reviewed for Chase Bank. Revised plans have been resubmitted for review. Construction should commence in January. Plans for the Firestone Retail Center have also been submitted and are currently being reviewed.
- Z Constructors continues to make good progress on the construction of 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. Rough grading of the site has been completed. Wet utilities (water, wastewater and storm sewer lines) have also been completed. Foundation piers and slab have been installed. Parking lot paving has been completed. Decel and left turn lanes have been constructed. Wall panels have been placed and erected. Roof joists and deck have been installed. For additional information regarding the project, please visit [lantanatx.org](http://lantanatx.org).
- Construction activity in the two strip center buildings North of Kroger; One building consists of 5 lease spaces and is approximately 9,800 SF. Dickey's and Dominos continue to do well. Smiles Up Dentistry, is open for business. Plans have been submitted, reviewed and approved for ATI Physical Therapy, a 2,200 SF finish out project for a physical therapy clinic. Construction has commenced. Underground plumbing has been installed, foundation has been placed and framing has been completed. One additional lease space is still available within the building. A second adjacent building consists of 2 lease spaces and is approximately 4,200 SF. One of the spaces is a Starbucks with a drive through. The second space is an AT&T Wireless store. Both establishments are doing well.
- We now have 813 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 2,289 residents utilizing our electronic utility billing option.

- We have issued 2,071 building permits in District 6 and 1,636 building permits in District 7 for single-family residences through the month of November. Which is a total of 3,707 within Lantana.
- We currently have 11 building permit applications awaiting review in District 6 and 13 building permit applications awaiting review in District 7. 16 building permit applications for new homes were received in November; and 8 building permit applications for new homes were approved in November.
- We now have 2,038 occupied homes in District 6 and 1,515 occupied homes in District 7 as of November 30<sup>th</sup>. This is an increase of 23 new families for the month of November.
- District 6 activity: 2,062 homes have received Foundation Inspections. 2,057 homes have received Framing Inspections. 2,043 Homes have been completed and received Final Inspections.
- District 7 activity: 1,612 homes have received Foundation Inspections. 1,594 homes have received Framing Inspections. 1,539 homes have been completed and received Final Inspections.
- During the month of November, 2 residential building permits were issued in District 6 and 6 were issued in District 7. 4 foundation inspections were approved in District 6 and 9 were approved in District 7. 3 framing inspections were approved in District 6 and 10 were approved in District 7. 6 final inspections were approved in District 6 and 15 were approved in District 7.
- During the month of November, 6 permits were issued for residential remodels/additions, 2 swimming pool permits were issued.
- District 6 building permit revenue for the month of November was \$19,098.00.
- District 7 building permit revenue for the month of November was \$51,196.80.
- \$350.00 was received for contractor registration renewals in November.
- Water accountability for the month of November was at 94%. 47,860,000 gallons was pumped into the distribution system and, 44,758,700 gallons was accounted for in billings and other uses. 47,860,000 purchased gallons equates to a load factor of 50% of our subscribed capacity.