

**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 June 2017**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the June Board meeting, new Board Officers were seated (Kevin Mercer- President, Rich Lubke- Vice President, Ramiro Lopez- Treasurer, Mike Fairfield- Secretary). Bob Nelson, former Executive Director of Utilities for Denton and an original member of the steering committee that formed Upper Trinity Regional Water District attended the meeting and gave the Oath of Office for the re-appointed B Term Members. Issuance of \$23,990,000. in bonds for the Northeast Regional Water Reclamation System were approved to provide permanent financing for the Riverbend Water Reclamation Plant expansion. The term is 29 years and has three years of capitalized interest. True interest cost is expected to be around 4.2%. In addition, approximately \$18.05 million was issued for Regional Treated Water Supply Revenue Refunding Bonds converting existing temporary Commercial Paper Debt to permanent debt at a rate of approximately 3.3%. The Executive Director was authorized to pre-purchase three pumps, three motors and two transformers for Phase 1B of the Tom Harpool Water Treatment Plant improvements currently under design. This will expedite the construction process since these items have a lengthy lead time.
- Area lake levels; During the month of May, the DFW area received a total of 0.70” of rain which is 4.22” below average. Lake Lewisville- current elevation 522.33’, +0.33’, Lake Ray Roberts- current elevation 632.23’, -0.27’, Lake Chapman (Cooper Lake) - current elevation 436.93’, -3.07’, Lake Lavon- current elevation 491.52’, -0.48’.
- Argyle Fire District points of interest: At the May Fire Board Meeting Chief Hohenberger updated the Board on Station 514, which will be located in Northlake. Construction is scheduled to be completed in October 2018. Two vehicles were totaled from the recent hail storm, fortunately they were only personnel vehicles and not fire or EMS apparatus. The Board authorized the purchase of a 1-ton truck, trailer, 10,000’ of 5” hose and two drafting units for the Hat Creek Development. Expenditures will be borne by the developer as well as the maintenance of the equipment. The Fire District received a total of 20 calls for service within Lantana during the month of March which accounted for 17% of the total calls for the month. The Fire District received a total of 30 calls for service within Lantana during the month of April which accounted for 21% of the total calls for the month.
- RPMX is making good progress on the construction of Barrington Addition Phase B. They have completed the clearing, grubbing and rough

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grading of the site. Erosion control measures and construction entrances have been installed. A request to add additional erosion control adjacent to the Hike and Bike Trail has been requested as well as cleanup of the path and area. Geotechnical borings have been completed to determine the extent of moisture conditioning of the lots. Approximately 31 lots will require moisture conditioning to a depth of 4' and an additional 13 lots will require moisture conditioning to a depth of 7'. Wet utilities (water, wastewater and storm sewer lines) have commenced. They are currently installing sanitary sewer lines. Storm Sewer lines should commence by the end of the week. Construction is currently scheduled to be completed next January. This phase consists of 93 additional 50' and 60' lots. Highland Homes will be the builder within the subdivision. For additional information regarding the subdivision please visit [lantana.tx.org](http://lantana.tx.org).

- RKM has completed construction of the final phase of Garner Addition. A final inspection was conducted on April 11<sup>th</sup>. They have completed correction of the punch list items. The phase consists of 82 lots. Installation of franchise utilities has also been completed. Cal Atlantic is the builder within the subdivision.
- Ratliff Hardscape has completed the Reata Hardscape package including a small portion of sidewalk adjacent to the detention pond. The private portion, consisting of the subdivision entry sign and raised planter bed has also been completed.
- Greenscaping is nearing completion of the installation of the landscape package in Reata. They have completed installation of the irrigation system. Installation of landscape materials has also been completed except for a few plantings in the entry bed and the sod adjacent to the detention pond and common area at the north end of the addition. Sod has been delayed due to recent rain events at the sod farm. Project completion is anticipated by the end of the month.
- Ratliff Hardscape has completed installation of the Barrington Hardscape package. They have also completed the private hardscape package within the median of the Lantana Trail round-a-bout.
- Greenscaping is nearing completion of the installation of the Barrington Landscape package. Completion should occur by the end of the month.
- Ratliff hardscape has also completed the construction of the Garner East Phase 2 hardscape package.
- 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 currently being designed on the pad sites adjacent to Kroger. One will be a bank to the south of Starbucks and the other will be a Firestone retail center behind Starbucks.

- Newquest has submitted plans for the first phase of retail on the inside of the FM407 curve just South of Blanco. Plans are currently being reviewed.
- Spring Valley has completed construction of two additional strip center buildings North of Kroger. One building consists of 5 lease spaces and is approximately 9,800 SF. Dickey's and Dominos are open for business. Smiles Up Dentistry, is open for business. 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.
- We now have 781 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 2272 residents utilizing our electronic utility billing option.
- We have issued 2056 building permits in District 6 and 1557 building permits in District 7 for single-family residences through the month of May. Which is a total of 3,613 within Lantana.
- We currently have 3 building permit applications awaiting review in District 6 and 19 building permit applications awaiting review in District 7. 23 building permit applications for new homes were received in May; and 11 building permit applications for new homes were approved in May.
- We now have 2021 occupied homes in District 6 and 1428 occupied homes in District 7 as of May 31<sup>st</sup>. This is an increase of 11 new families for the month of May.
- District 6 activity: 2045 homes have received Foundation Inspections. 2044 homes have received Framing Inspections. 2025 Homes have been completed and received Final Inspections.
- District 7 activity: 1533 homes have received Foundation Inspections. 1511 homes have received Framing Inspections. 1447 homes have been completed and received Final Inspections.
- During the month of May, 1 residential building permit was issued in District 6 and 7 were issued in District 7. No foundation inspections were approved in District 6 and 20 were approved in District 7. 2 framing inspections were approved in District 6 and 17 were approved in District 7. 7 final inspections were approved in District 6 and 4 were approved in District 7.
- During the month of May, 9 permits were issued for residential remodels/additions, 2 swimming pool permits were issued and no new commercial permits were issued. In addition, no commercial remodel permits were issued.
- District 6 building permit revenue for the month of May was \$11,866.00.
- District 7 building permit revenue for the month of May was \$56,778.00.
- \$2,800.00 was received for contractor registration renewals in May.
- Water accountability for the month of May was at 97%. 66,990,000 gallons was pumped into the distribution system and, 65,266,000 gallons

was accounted for in billings and other uses. 66,990,000 purchased gallons equates to a load factor of 68% of our subscribed capacity.