

**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 April 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: For the third time in the past 10 years Upper Trinity has won the Best Tasting Water in the State. Jody Zabolio presented the award to Tim Brazille at the April Board Meeting. Two task orders related to Lake Ralph Hall were also approved at the meeting. Task Order 1 with Freeze and Nichols was approved for the design of the Leon Hurse Dam and spillway structure. Task order 1 with Alan Plummer Associates was also approved for the design of the mitigation area. Officer elections will be held at the May Board meeting. The nominating committee was appointed at the April Meeting. Ken Parr, Flower Mound’s representative announced his retirement effective at the end of April.
- Area lake levels; During the month of March, the DFW area received a total of 2.90” of rain which is 0.59” below average. Lake Lewisville- current elevation 521.80’, -0.20’, Lake Ray Roberts- current elevation 632.64’, +0.14, Lake Chapman (Cooper Lake) - current elevation 440.06’, +0.06’, Lake Lavon- current elevation 492.37’, +0.37’.
- Argyle Fire District points of interest: The March Board Meeting was cancelled due to lack of a quorum. The next Board meeting is scheduled for April 19th.
- Denco has commenced construction of the Districts’ maintenance building. They are currently prepping the subgrade for the building foundation. Construction is scheduled to be completed on or before December 12th.
- LH Lacy is making good progress on the construction of Barrington Addition Phase C. This will be the final residential subdivision within Lantana, and consists of 139 additional, 50’, 60’ and 70’ lots. Retaining walls are nearing completion. Wet utilities (water, wastewater and storm sewer lines) have been completed. Franchised utility crossings have been installed. Subgrade stabilization is in progress and paving operations should commence by the end of April. Project completion is currently scheduled for June.
- RPMX has completed construction of Barrington Addition Phase B. The Final Plat was approved on March 7th. Denco 911 has completed addressing the subdivision. A final inspection was conducted on February 7th. They have completed correction of the punch list items. Franchise utilities have also been completed. This phase consists of 93 additional 50’ and 60’ lots. MHI (Plantation) has submitted plans for two model homes within the subdivision. MHI and Highland homes will be building within Phase B.

- Barrington Addition B and C Landscape and Hardscape contracts have been awarded. SRH submitted the lowest bid for the Landscape Package. Ratliff submitted the only bid for the Hardscape Package. Ratliff has commenced construction of the Hardscape work. SRH will start installation of the landscaping when Ratliff completes their work.
- 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. Medspring has closed their Lantana location. Another emergency medical center is looking at reopening the facility if additional signage can be added.
- 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. Construction of Chase Bank has commenced. They are currently prepping the foundation and installing the grade beams. Construction of the Firestone Retail Center has also commenced. The contractor is currently prepping the subgrade for installation of the foundation. Only one additional pad site remains on the Kroger side of FM 407, which is located at the corner of Jeter and FM 407.
- Z Constructors is nearing completion 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. The shell building has basically been completed. However, a retaining wall is required in the back to save an existing landscape buffer adjacent to the golf course. Project completion is anticipated next month. Plans have been submitted and are currently being reviewed for Great Clips hair salon and an additional nail salon. Plans have also been submitted for Casa Mia, a Mexican food restaurant. Construction should commence on all three spaces by the end of April.
- 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 and ATI Physical Therapy, are open for business. Plans have also been submitted, reviewed and approved for Lantana Hair Salon which will be in the remaining 1,725 SF lease space in the building. Construction has commenced. Completion should occur by the end of April. 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 839 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 2,324 residents utilizing our electronic utility billing option.

- We have issued 2,085 building permits in District 6 and 1,679 building permits in District 7 for single-family residences through the month of March. Which is a total of 3,764 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 6 building permit application awaiting review in District 7. 5 building permit applications for new homes were received in March; and no building permit applications for new homes were approved in March.
- We now have 2,050 occupied homes in District 6 and 1,553 occupied homes in District 7 as of March 31st. This is an increase of 12 new families for the month of March.
- District 6 activity: 2,078 homes have received Foundation Inspections. 2,068 homes have received Framing Inspections. 2,053 Homes have been completed and received Final Inspections.
- District 7 activity: 1,655 homes have received Foundation Inspections. 1,635 homes have received Framing Inspections. 1,583 homes have been completed and received Final Inspections.
- During the month of March, no residential building permits were issued in District 6 and 6 were issued in District 7. 3 foundation inspections were approved in District 6 and 13 were approved in District 7. 1 framing inspection was approved in District 6 and 12 were approved in District 7. 3 final inspections were approved in District 6 and 12 were approved in District 7.
- During the month of March, 6 permits were issued for residential remodels/additions; 4 swimming pool permits were issued.
- District 6 building permit revenue for the month of March was \$3,446.00.
- District 7 building permit revenue for the month of March was \$92,046.00.
- \$1,250.00 was received for contractor registration renewals in March.
- Water accountability for the month of March was at 93%. 36,170,000 gallons was pumped into the distribution system and, 33,579,552 gallons was accounted for in billings and other uses. 36,170,000 purchased gallons equates to a load factor of 36% of our subscribed capacity.