

**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 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: At the December Board meeting parameters were established to issue \$32M in bonds; \$17.5M for the expansion of the Doe Branch Water Reclamation Plant and an additional \$14.5M for refunding current debt in the Northeast Regional Water Reclamation System. Task Order #5 was approved with Michael Baker Jr., Inc. for the Final Environmental Impact Statement for Lake Ralph Hall (LRH). Task order #1 with AR Consultants, Inc was also approved for preparation of Cultural Resource Surveys for LRH. Task orders were also approved with Gregory Geotechnical, Cyganiewicz Geotechnical, and Tullis Engineering Consultants for the technical review of the dam and emergency spillway for LRH. A contract with Acadia Services was approved for the cleaning of the Stonehill Ground Storage tanks, repair of a leak at the Stonehill Pump Station, replacement of 15 customer meters and relocation of a 24” water main along Teasley Lane (FM 2181). The contract amount is \$1,289,500. The District also consented to Aubrey’s assignment of their wastewater service area to Mustang Special Utility District.
- Area lake levels; During the month of November, the DFW area received a total of 0.86” of rain which is 2.02” below average. Total rainfall for the year is currently 57.26” which is 19.58” above the annual average. Lake Lewisville- current elevation 523.49’, +1.49’, Lake Ray Roberts- current elevation 635.45’, +2.95’, Lake Chapman (Cooper Lake) - current elevation 440.74’, +0.74’, Lake Lavon- current elevation 493.38’, +1.38’.
- Argyle Fire District points of interest: At the November Board meeting. The Board approved the purchase of work out/fitness equipment for Station 514. Computer equipment for Station 514, will be considered at the December meeting. The Fire District responded to a total of 27 calls in Lantana during the month of October which accounted for 15% of the total calls for the month. 42% of the total calls for the month were Fire related; and 58% were EMS calls.
- Denco continues to make slow progress on the construction of the Districts’ maintenance building. Perimeter paving has been completed. The steel building has been delivered and erected. Roof, wall panels and insulation have been completed. Interior framing has been completed. Masonry walls have not commenced. However, the CMU and related masonry materials have been delivered. Electrical work is ongoing. Plumbing top out is nearing completion. Mechanical rough in is nearing completion as well. Construction was scheduled to be completed on or

before December 12th. The contractor does have some weather delays to factor in to a revised completion date.

- LH Lacy has completed construction of Barrington Addition Phase C. This is the final residential subdivision within Lantana, and consists of 139 additional, 50',60' and 70' lots. Franchise utility installations have been completed. The Final inspection was conducted on August 30th. They have addressed all but one punch list item. Highland Homes has commenced construction of a 70' product model home on Haverford Lane, directly across the street from their existing model homes.
- Barrington Addition B and C Landscape and Hardscape contracts have been awarded. Ratliff has completed the masonry screening walls and are nearing completion of the Hike and Bike Trail extension and other sidewalks within the hardscape package. Wood fencing along the northern boundary has been completed. A preconstruction meeting was conducted with SRH on November 6th. SRH will start installation of the irrigation system and landscaping within the next few weeks weather permitting.
- 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. Tokyo Samurai is under new ownership.
- Two new 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 are both doing 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.
- 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. The retaining wall in the back to save an existing landscape buffer adjacent to the golf course has also been completed. Additional work within the median of the 407 ROW has also been completed. Casa Mia restaurant, Great Clips and Luxury Nails and Spa are doing well. Construction of Bank of America is nearing completion. They are building a tellerless facility within the existing building. Plans have also been submitted and approved to add a drive through lane for the lease space at the north end of the building. No finish out plans have been submitted yet, but the space will tentatively be a retail liquor store.

- 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, Smiles Up Dentistry, ATI Physical Therapy, Dominos and Uptown Salon continue to do well. 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 861 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 2,372 residents utilizing our electronic utility billing option.
- We have issued 2,108 building permits in District 6 and 1,757 building permits in District 7 for single-family residences through the month of November. Which is a total of 3,865 within Lantana.
- We currently have one building permit application awaiting review in District 6 and 8 building permit applications awaiting review in District 7. 12 building permit applications for new homes were received in November, and 6 building permit applications for new homes were approved in November.
- We now have 2,072 occupied homes in District 6 and 1,670 occupied homes in District 7 as of November. 30th. This is an increase of 19 new families for the month of November.
- District 6 activity: 2,095 homes have received Foundation Inspections. 2,087 homes have received Framing Inspections. 2,078 Homes have been completed and received Final Inspections.
- District 7 activity: 1,730 homes have received Foundation Inspections. 1,723 homes have received Framing Inspections. 1,682 homes have been completed and received Final Inspections.
- During the month of November, 3 residential building permits were issued in District 6 and 5 were issued in District 7. Eight foundation inspections were approved in District 6 and 6 were approved in District 7. Three framing inspections were approved in District 6 and 3 were approved in District 7. Five final inspections were approved in District 6 and 10 were approved in District 7.
- During the month of November, 7 permits were issued for residential remodels/additions; 4 swimming pool permits were issued. No commercial permits were issued.
- District 6 building permit related revenue for the month of November was \$28,676.00.
- District 7 building permit related revenue for the month of November was \$41,684.00.
- \$150.00 was received for contractor registration renewals in November.
- Water accountability for the month of November was at 97%. 28,810,000 gallons were pumped into the distribution system and, 28,069,000 gallons were accounted for in billings and other uses. 28,069,000

purchased gallons equates to a load factor of 27% of our subscribed capacity.