

**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 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: Staff is beginning to work on next year’s budgets. The water rate increase will not be as much as originally anticipated due to a credit on raw water purchases stemming from a lawsuit between Sabine River Authority and the City of Dallas. Water reclamation (sewer) rates are anticipated to increase approximately 3%. A task order with CP&Y was approved for surveying services related to Lake Ralph Hall. A task order was approved with Alan Plummer and Assoc. for the design of the parallel pipeline from the Taylor Water Plant to Stonehill Pump Station. A task order with Freese and Nichols was also approved for the design and construction phase of the Doe Branch Water Reclamation Plant expansion.
- Area lake levels; During the month of May, the DFW area received a total of 1.87” of rain which is 3.05” below average. Lake Lewisville- current elevation 520.99’, -1.01’, Lake Ray Roberts- current elevation 632.21’, -0.29, Lake Chapman (Cooper Lake) - current elevation 439.06’, -0.94’, Lake Lavon- current elevation 491.19’, -0.81’.
- Argyle Fire District points of interest: At the May 24th Board meeting, Chief Hohenberger gave an update on the construction of Station 514 which is in Northlake. The station is scheduled to be completed in June. However, they are significantly behind. The Station is scheduled to open September 1st. The Board approved financing agreements for the purchase of a new brush truck and a new suburban. The brush truck is being partially funded by the Hat Creek Development project and the Suburban is the replacement of a vehicle damaged by the hail storm last March. The Fire District will consider the purchase of a Life Pak monitor at the June Meeting for a cost of \$36,813. The Fire District responded to a total of 19 calls in Lantana during the month of April which accounted for 19% of the total calls for the month. The June meeting is scheduled for the 28th.
- Denco has commenced construction of the Districts’ maintenance building. They have completed prepping the subgrade for the building foundation. The underground plumbing (rough-in) has also been completed. The sewer line to the building has been installed. Piers have been installed. Foundation work has started. Construction is scheduled to be completed on or before December 12th.
- LH Lacy is nearing completion 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. Paving has been completed. Franchise utility installations have commenced. Project completion is scheduled for June but will most likely occur in July.

- Barrington Addition B and C Landscape and Hardscape contracts have been awarded. Ratliff has commenced construction of the Hardscape work. They are nearing completion of the masonry screening walls and are also working on the Hike and Bike Trail extension and other sidewalks. 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 is progressing well. They have completed framing the building. Stucco finishes of the exterior walls is in progress. Interior finishes should commence within the next 2 weeks. Construction of the Firestone Retail Center has also commenced. The contractor has completed the foundation and erection of the red steel. Roofing and exterior walls are currently underway. 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 been completed. The retaining wall in the back to save an existing landscape buffer adjacent to the golf course has also been completed. Some additional work is required by TXDOT within the 407 ROW. Additional vegetation and cleanup are also required. Plans have been submitted and approved for Great Clips hair salon and an additional nail salon. Plans have also been submitted and approved for Casa Mia, a Mexican food restaurant. Construction has commenced on all three spaces. Plans for Bank of America should be submitted by the end of the month. They are building a tellerless facility within the existing building.
- 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 and Dominos continue to do well. Construction of Uptown Salon has been completed and they are open for business. This was the final lease space 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.

- We now have 849 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 2,350 residents utilizing our electronic utility billing option.
- We have issued 2,089 building permits in District 6 and 1,699 building permits in District 7 for single-family residences through the month of May. Which is a total of 3,788 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 9 building permit applications awaiting review in District 7. 11 building permit applications for new homes were received in May; and 18 building permit applications for new homes were approved in May.
- We now have 2,055 occupied homes in District 6 and 1,587 occupied homes in District 7 as of May 31st. This is an increase of 13 new families for the month of May.
- District 6 activity: 2,083 homes have received Foundation Inspections. 2,077 homes have received Framing Inspections. 2,056 Homes have been completed and received Final Inspections.
- District 7 activity: 1,683 homes have received Foundation Inspections. 1,661 homes have received Framing Inspections. 1,606 homes have been completed and received Final Inspections.
- During the month of May, 2 residential building permits were issued in District 6 and 13 were issued in District 7. 4 foundation inspections were approved in District 6 and 19 were approved in District 7. 5 framing inspections were approved in District 6 and 10 were approved in District 7. 1 final inspection was approved in District 6 and 12 were approved in District 7.
- During the month of May, 10 permits were issued for residential remodels/additions; 7 swimming pool permits were issued. 1 commercial permit was issued.
- District 6 building permit revenue for the month of May was \$19,423.00.
- District 7 building permit revenue for the month of May was \$123,395.00.
- \$450.00 was received for contractor registration renewals in May.
- Water accountability for the month of May was at 99%. 71,375,000 gallons was pumped into the distribution system and, 70,509,241 gallons was accounted for in billings and other uses. 71,375,000 purchased gallons equates to a load factor of 72% of our subscribed capacity.