

**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 November 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: On October 25th, the Corps of Engineers conducted the Public Hearing for Lake Ralph Hall. The meeting was held in Ladonia at the High School Gym. Approximately 130 people attended the meeting but only 12 spoke, the majority of which opposed the project. Most of the opposition stated they did not want to give up their land because it has been in the family for several generations. The Corps is evaluating the comments and will incorporate addressing any valid concerns into the final permit approval process. They believe the permit will be issued in April 2019. UTRWD and their consultants have been working on securing the permit for 12 years. Task order #2 with CP&Y was approved for the ongoing surveying and mapping services for Lake Ralph Hall. Crescent Constructors continue to make good progress on the pumping improvements at the Tom Harpool Water Treatment Plant. Task Order #3 with Alan Plummer and Associates was approved for the ongoing design and bidding of the side stream ozone rehabilitation at the Tom Taylor Water Treatment Plant.
- Area lake levels; During the month of October, the DFW area received a total of 15.66” of rain which is 10.87” above average. Total rainfall for the year is currently 51.48” which is 15.34” above the annual average. Lake Lewisville- current elevation 526.28’, +4.28’, Lake Ray Roberts- current elevation 638.59’, +6.09’, Lake Chapman (Cooper Lake) - current elevation 440.72’, +0.72’, Lake Lavon- current elevation 500.58’, +8.58’.
- Argyle Fire District points of interest: The October Board meeting was rescheduled due to a conflict with a meeting with the ESD and a special presentation at Robson Ranch. The meeting was held on November 8th and will serve as the November meeting as well. Work out/fitness equipment was purchased for Station 514. Computer equipment for Station 514, will be considered at the next 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 should commence by the end of next week. Electrical work is ongoing. Construction is progressing slower than expected. 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. Franchise utility installations are nearing completion. The Final inspection was conducted on August 30th. They are currently addressing the punch list items. Co Serv has received and installed the streetlights.
- 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 opened on September 22nd. Firestone Retail Center is open for business also. 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. Construction of Great Clips and Luxury Nails and Spa have been completed and are now open for business. Construction of Casa Mia, a Mexican food restaurant has been completed and opened for business on November 10th. Plans for Bank of America have been submitted, reviewed and approved. Construction has commenced. They are building a tellerless facility within the existing building. Plans have also been submitted 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.

- Kroger has completed their interior reset/remodel and expansion of their online ordering pick up service (Clicklist).
- 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 871 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 2,360 residents utilizing our electronic utility billing option.
- We have issued 2,105 building permits in District 6 and 1,752 building permits in District 7 for single-family residences through the month of October. Which is a total of 3,857 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and no building permit applications awaiting review in District 7. 10 building permit applications for new homes were received in October.; and 11 building permit applications for new homes were approved in October.
- We now have 2,069 occupied homes in District 6 and 1,654 occupied homes in District 7 as of October. 31st. This is an increase of 17 new families for the month of October.
- District 6 activity: 2,087 homes have received Foundation Inspections. 2,084 homes have received Framing Inspections. 2,073 Homes have been completed and received Final Inspections.
- District 7 activity: 1,724 homes have received Foundation Inspections. 1,720 homes have received Framing Inspections. 1,672 homes have been completed and received Final Inspections.
- During the month of October, 6 residential building permits were issued in District 6 and 3 were issued in District 7. Two foundation inspections were approved in District 6 and 5 were approved in District 7. One framing inspection was approved in District 6 and 4 were approved in District 7. Five final inspections were approved in District 6 and 13 were approved in District 7.
- During the month of October, 13 permits were issued for residential remodels/additions; 8 swimming pool permits were issued. No commercial permits were issued.
- District 6 building permit related revenue for the month of October was \$56,532.00.
- District 7 building permit related revenue for the month of October was \$26,399.00.
- \$150.00 was received for contractor registration renewals in October.

- Water accountability for the month of October was at 97%. 34,335,000 gallons were pumped into the distribution system and, 33,453,380 gallons were accounted for in billings and other uses. 34,335,000 purchased gallons equates to a load factor of 32% of our subscribed capacity.