

**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 October 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: at the Board Meeting on October 4th a contract with RKM was approved for the construction of a maintenance facility. The project consists of a 5-bay open air, roofed equipment storage structure with an enclosed portion for parts and material storage containing approximately 2,700 SF. RKM submitted the lowest responsive bid amount of \$956,000. The other bid amount was \$1,038,470. Construction should start by the end of the month. A front-end loader for the Lakeview Water Reclamation Plant and a Vac Tron Vacuum Excavation System were purchased for the Maintenance Department. Both pieces of equipment were purchased through BuyBoard. The front-end loader cost is \$67,247.14 and the Vac Tron unit cost is \$56,881. Task order number 3 for \$109,400 was approved with Alan Plummer and Associates (AP&A). The task order is an amendment to an existing contract for professional services to update and amend the current Texas Pollutant Discharge Elimination System (TPDES) permits at the Riverbend and Doe Branch Water Reclamation Plants to address the continued growth along the 380 corridor. Task order number 4 for \$200,700. with Carollo Engineers was also approved. The scope of services consists of hydraulic modeling of the District’s Regional Treated Water System to determine areas where improvements can be made to increase operational efficiency.
- Area lake levels; During the month of September, the DFW area received a total of 12.69” of rain which is 9.85” above average. Lake Lewisville- current elevation 523.88’, +1.88’, Lake Ray Roberts- current elevation 634.58’, +2.08’, Lake Chapman (Cooper Lake) - current elevation 439.16’, -0.84’, Lake Lavon- current elevation 493.47’, +1.47’.
- Argyle Fire District points of interest: At the September Board meeting, Chief Hohenberger presented the Budget for FY ’18-19 which was approved after Board discussion. The Grand Opening of Station 514 occurred on October 6th at 1PM. County Commissioner Eads, Northlake’s Mayor Dewing, several Fire Board members and ESD Board members were just a few of the numerous attendees present for the momentous occasion. The Fire District responded to a total of 11 calls in Lantana during the month of August which accounted for 15% of the total calls for the month. 55% of the total calls for the month were Fire related; 45% were EMS calls. The October meeting is scheduled for the 25th.
- Denco continues to make progress on the construction of the Districts’ maintenance building. They have completed the building foundation. The underground plumbing (rough-in) has also been completed. The sewer

line and water line to the building have been installed. Perimeter paving has been completed. The steel building has been delivered and erected. Roof, wall panels and insulation have been completed. Masonry walls should commence by the end of the week. 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. SRH will start installation of the landscaping when weather allows.
- 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 is nearing completion and should be opening for business by the end of the month. Plans for Bank of America have been submitted, reviewed and approved. Construction has

commenced. They are building a tellerless facility within the existing building.

- Kroger is nearing completion of their interior 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 858 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 2,364 residents utilizing our electronic utility billing option.
- We have issued 2,099 building permits in District 6 and 1,749 building permits in District 7 for single-family residences through the month of September. Which is a total of 3,848 within Lantana.
- We currently have 3 building permit applications awaiting review in District 6 and 4 building permit applications awaiting review in District 7. 12 building permit applications for new homes were received in September.; and 7 building permit applications for new homes were approved in September.
- We now have 2,066 occupied homes in District 6 and 1,640 occupied homes in District 7 as of September. 30th. This is an increase of 18 new families for the month of September.
- District 6 activity: 2,085 homes have received Foundation Inspections. 2,083 homes have received Framing Inspections. 2,068 Homes have been completed and received Final Inspections.
- District 7 activity: 1,719 homes have received Foundation Inspections. 1,716 homes have received Framing Inspections. 1,659 homes have been completed and received Final Inspections.
- During the month of September, 3 residential building permits were issued in District 6 and 4 were issued in District 7. One foundation inspection was approved in District 6 and 4 were approved in District 7. One framing inspection was approved in District 6 and 15 were approved in District 7. Two final inspections were approved in District 6 and 14 were approved in District 7.
- During the month of September, 6 permits were issued for residential remodels/additions; 2 swimming pool permits were issued. No commercial permits were issued.
- District 6 building permit related revenue for the month of September was \$27,268.00.
- District 7 building permit related revenue for the month of September was \$33,586.00.

- \$450.00 was received for contractor registration renewals in September.
- Water accountability for the month of September was at 100%.
48,505,000 gallons were pumped into the distribution system and,
48,667,894 gallons were accounted for in billings and other uses.
48,505,000 purchased gallons equates to a load factor of 46% of our
subscribed capacity. The slight overage is the result of a one day
difference in meter reading days between UTRWD and our meter
reading.