

**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 2019

- Upper Trinity Regional Water District (UTRWD) points of interest: At the April meeting we were scheduled to take a field trip to The Lake Ralph Hall site as part of our Annual Spring Retreat work session and board meeting. However, due to an unforeseen water emergency at the host town, we were forced to reschedule the trip. We did have our meeting at District Headquarters in Lewisville. RJ Muraski with North Texas Municipal Water District (NTMWD) gave an overview and update on the construction of Bois D’ Arc Lake which is also located in Fannin County along with proposed Lake Ralph Hall. We are optimistic that many trades will be wrapping up construction of Bois D’ Arc Lake as we are ready to begin construction of Lake Ralph Hall, which may afford better pricing as a result of availability of labor and equipment. Red River Construction has completed the rehabilitation of the filters and hypochlorite tanks at the Taylor Water Treatment Plant. The board also ratified the emergency repairs to the 54” Southwest Pipeline which provides water to Lantana and other towns west of Lantana. Total costs were in excess of \$330,000. To date a total of 12,349 acres have been acquired for the Lake Ralph Hall project. The nominating committee for the 2019-20 Officers’ was also appointed. Officer elections will occur at the May meeting.
- Argyle Fire District points of interest: The March Board meeting was held on the 28th. The Board continued discussions pertaining to the purchase of a new Pierce engine to replace Engine 511. Anticipated cost is \$694,000. The final payment on Engine 511 will be made this year. The payment on the new engine is anticipated to be slightly less than Engine 511, which will provide the necessary funding for the new engine. Existing Engine 511 is a 2006 model Pierce and it will be retained and used as a reserve engine. The District currently does not have a reserve engine. The Fire District responded to a total of 22 calls in Lantana during the month of February which accounted for 15% of the total calls for the month. 36% of the Lantana calls for the month were Fire related; and 64% were EMS calls. 38% of the total calls for the month were Fire related; and 62% were EMS calls.
- Area lake levels; During the month of March, the DFW area received a total of 2.01” of rain which is 1.48” below average. Lake Lewisville- current elevation 522.02’, +0.02’, Lake Ray Roberts- current elevation 632.45’, -0.05’, Lake Chapman (Cooper Lake) - current elevation 440.19’, +0.19’, Lake Lavon- current elevation 492.31’, +0.31’.

- Denco is nearing completion of construction of the Districts' maintenance building. Construction was originally scheduled to be completed on or before December 12th. The revised completion date was February 1st due to rain/weather delays. A final inspection was conducted on March 1st. Denco had 14 days to complete the punch list items, which was March 15th. They still have a few items remaining to be addressed, primarily electrical. Hopefully they will correct all items by the end of the month.
- Barrington Addition B and C Landscape and Hardscape projects are nearing completion. 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. SRH is nearing completion of the irrigation system installation. They have cleared and grubbed the common area adjacent to Copper Canyon Road and the area within the power line easement. Landscaping has been installed within the common area adjacent to Copper Canyon Road. This area is heavily congested with utilities. Therefore, permissible plantings are limited. They are nearing completion of installing trees within the common areas. Hydromulch within the electrical easement has commenced at the north end of the easement.
- 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.
- Two additional 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.
- Plans have been submitted reviewed and approved for a remodel of Kroger. Scope of work includes renovation of the deli and bakery areas. Change out of several refrigerated cases. Reworking the clothing area, paving repairs, and some drainage improvements to the outside sales area.
- Plans have also been submitted reviewed and approved for the HOA's new amenity center in Barrington Addition. The building will be located on Haverford Lane next to the model homes. The facility is comprised of 3 meeting rooms and a pre-meeting room, capable of being opened into one large room for community events. Ratliff is the contractor building the almost 5,000 SF facility. They are currently grading the site and prepping the building pad. Construction is estimated to be completed in approximately 10 months.
- 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. Casa Mia restaurant, Great Clips, Luxury Nails and Spa, and Bank of America are doing well. Construction of Shellman's Liquor store which will be located at the north end of the building in suite 100 is nearing completion. Opening is anticipated in the next few weeks. One additional lease space remains in the building. No plans have been submitted for the finish out of the space.

- 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 912 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 2,437 residents utilizing our electronic utility billing option.
- We have issued 2,110 building permits in District 6 and 1,803 building permits in District 7 for single-family residences through the month of March, which is a total of 3,913 within Lantana.
- We currently have 4 building permit applications awaiting review in District 6 and 10 building permit applications awaiting review in District 7. Eleven building permit applications for new homes were received in March, and 15 building permit applications for new homes were approved in March.
- We now have 2,081 occupied homes in District 6 and 1,704 occupied homes in District 7 as of March 31st. This is an increase of 15 new families for the month of March.
- District 6 activity: 2,099 homes have received Foundation Inspections. 2,099 homes have received Framing Inspections. 2,087 Homes have been completed and received Final Inspections.
- District 7 activity: 1,759 homes have received Foundation Inspections. 1,742 homes have received Framing Inspections. 1,722 homes have been completed and received Final Inspections.
- During the month of March, no residential building permits were issued in District 6 and 22 were issued in District 7. One foundation inspection was approved in District 6 and 13 were approved in District 7. One framing inspection was approved in District 6 and 6 were approved in District 7. Four final inspections were approved in District 6 and 10 were approved in District 7.
- During the month of March, 8 permits were issued for residential remodels/additions; 4 swimming pool permits were issued.

- District 6 building permit related revenue for the month of March was \$3,851.00.
- District 7 building permit related revenue for the month of March was \$175,114.00.
- \$500.00 was received for contractor registration renewals in March.
- Water accountability for the month of March was at 96%. 33,407,000 gallons were pumped into the distribution system and, 31,938,400 gallons were accounted for in billings and other uses. 33,407,000 purchased gallons equates to a load factor of 31% of our subscribed capacity.