

**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 August 2019**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the August Board meeting, the Preliminary Capital Budget was reviewed for FY 2019-20. The total Preliminary Capital Budget is \$82,655,560. \$47,488,730 is for the Lake Ralph Hall project. \$21,721,060 is for the parallel pipeline from the Taylor Water Treatment Plant to the Stonehill Pump Station. Most of the remaining improvements are for the Harpool Water Treatment Plant and related North East water system improvements. The Board approved a Resolution establishing the parameters for the issuance of \$20.25M in refunding bonds for the Regional Treated Water Supply System. The Board also authorized the Executive Director to execute a Collection Agreement with the US Forest Service relative to a 990-acre exchange of property as it pertains to the Lake Ralph Hall project. The Board ratified payment for the emergency repairs to the District’s 36” pipeline adjacent to the Harpool Water Treatment Plant. Total costs were just over \$607,000. To date a total of 12,811 acres have been acquired for the Lake Ralph Hall project.
- Argyle Fire District points of interest: The July Board meeting was held on the 25<sup>th</sup>. Chief Hohenberger reviewed the preliminary tax rolls. Chief Hohenberger also reviewed preliminary budgeting information and Department staffing needs for FY 2019-20. 12 additional personnel will be needed for next year. The Fire District is having some issues with the Flower Mound Fire Chief regarding renewal of the contract to provide coverage for the Canyon Falls area. At the ESD Board meeting on August 8<sup>th</sup>, the Board authorized Chief Hohenberger to continue discussions with the Flower Mound Fire Chief for a contract to provide coverage for the Canyon Falls community for the following year. The new Pierce engine to replace Engine 511 should be delivered in November. The Fire District responded to a total of 13 calls in Lantana during the month of June which accounted for 19% of the total calls for the month. 38% of the Lantana calls for the month were Fire related; and 62% were EMS calls. 64% of the total calls for the month were Fire related; and 36% were EMS calls.
- Area lake levels; During the month of July, the DFW area received a total of 0.78” of rain which is 1.43” below average. Lake Lewisville- current elevation 521.76’, -0.24’, Lake Ray Roberts- current elevation 632.22’, -0.28’, Lake Chapman (Cooper Lake) - current elevation 439.14’, -0.86’, Lake Lavon- current elevation 490.27’, -1.73’.
- Barrington Addition B and C Landscape and Hardscape projects are nearing completion. Ratliff has completed the masonry screening walls.

However, they were short on dirt needed to complete the Hike and Bike Trail extension and other sidewalks within the hardscape package. Highland Homes diverted excess dirt from adjacent home construction sites to assist in the matter. Ratliff has completed grading the area between Haverford Lane and the existing trail adjacent to the creek and completed the trail extension except for one small section adjacent to the HOA's new amenity building. A Storm drain line needs to be installed prior to placement of the last sidewalk section. SRH has completed the irrigation system installation, except for some additional areas which were added to the scope of work. 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. They have completed installation of the trees within the common areas except for some additional trees added around the pond. They are nearing completion of the sod installation. Hydro mulch within the electrical easement has commenced at the north end of the easement. However, some washed away in the excessive rain events in May. Due to the delays in getting the project completed and the District assuming maintenance responsibilities, SRH has agreed to mow the areas in the interim. The existing Hike and Bike Trail adjacent to Isabel Addition has been cleaned but will remain closed until irrigation and landscape work within the area has been completed.

- Crossroads LP has completed the installation of the new school zone beacon on Lantana Trail, which was damaged in a recent automobile accident.
- 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. Terry Donuts is under new ownership. The permit has been issued for F 45 Gym which will be in Suite 180. Construction is going well. They are currently at the framing stage. Completion should occur within the next 30-60 days.
- 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 continue to do 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. The permit has been issued and the contractor is making good progress. The store will remain open throughout the renovation project.

- Ratliff is making good progress on construction of the HOA's new amenity center in Barrington Addition. The building will be a 5,000 SF facility, 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. Framing has been completed and roof decking is underway. Construction is estimated to be completed in approximately 6 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. Shellman's Liquor store which is located at the north end of the building in suite 100 has been completed and they are also doing well. One additional lease space remains in the building, which will be Honey Dental Office located in suite 200. The permit has been issued and construction is nearing completion. They should be open for business within the next 30 days.
- We now have 941 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts' website at [www.lantanatx.org](http://www.lantanatx.org), click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 2,538 residents utilizing our electronic utility billing option.
- We have issued 2,116 building permits in District 6 and 1,832 building permits in District 7 for single-family residences through the month of July, which is a total of 3,948 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 1 building permit application awaiting review in District 7. Seven building permit applications for new homes were received in July, and 8 building permit applications for new homes were approved in July.
- We now have 2,095 occupied homes in District 6 and 1,733 occupied homes in District 7 as of July 31<sup>st</sup>. This is an increase of 11 new families for the month of July.
- District 6 activity: 2,107 homes have received Foundation Inspections. 2,102 homes have received Framing Inspections. 2,096 Homes have been completed and received Final Inspections.
- District 7 activity: 1,808 homes have received Foundation Inspections. 1,797 homes have received Framing Inspections. 1,744 homes have been completed and received Final Inspections.
- During the month of July, no residential building permits were issued in District 6 and 2 were issued in District 7. One foundation inspection was approved in District 6 and 12 were approved in District 7. One framing inspection was approved in District 6 and 16 were approved in District 7. One final inspection was approved in District 6 and 11 were approved in District 7.

- During the month of July, 4 permits were issued for residential remodels/additions; 1 swimming pool permit was issued.
- District 6 building permit related revenue for the month of July was \$1,593.00.
- District 7 building permit related revenue for the month of July was \$17,950.00.
- \$300.00 was received for contractor registration renewals in July.
- Water accountability for the month of July was at 98%. 89,405,000 gallons were pumped into the distribution system and 87,567,000 gallons were accounted for in billings and other uses. 89,405,000 purchased gallons equates to a load factor of 82% of our subscribed capacity. This is a 27% increase from June.