

**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 January 2019

- Upper Trinity Regional Water District (UTRWD) points of interest: The Board generally does not meet in January unless there are items requiring timely board consideration.
- Area lake levels; During the month of December, the DFW area received a total of 4.55” of rain which is 1.81” above average. The official DFW total rainfall for 2018 was 55.97”, which was 18.29” above the average. 2018 was officially DFW’s second wettest year in history. 2015 was the record, when 62.61” of rain fell in the DFW area. Lake Lewisville- current elevation 523.82’, +1.82’, Lake Ray Roberts- current elevation 633.74’, +1.24’, Lake Chapman (Cooper Lake) - current elevation 442.76’, +2.76’, Lake Lavon- current elevation 496.33’, +4.33’.
- Argyle Fire District points of interest: The December Board meeting was cancelled due to quorum issues during the Holidays. 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 are nearing completion. Electrical work is ongoing. Plumbing top out has been completed. Mechanical rough in has also been completed. Drywall installation is ongoing. Handrail and guardrail installations are nearing completion. Construction was scheduled to be completed on or before December 12th. The contractor does have some weather delays to factor in to the revised completion date.
- LH Lacy has completed construction of Barrington Addition Phase C. This is the final residential subdivision within Lantana, and consists of 139 additional, 50’,60’ and 70’ lots. Franchise utility installations have been completed. The Final inspection was conducted on August 30th. They have addressed all but one punch list item. Highland Homes is nearing completion of a 70’ product model home on Haverford Lane, directly across the street from their existing model homes. Highland Homes has also submitted plans for 5 additional homes within Phase C as well.
- 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 days, weather permitting. They are currently clearing and grubbing the common area adjacent to Copper Canyon Road.

- 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 was looking at reopening the facility if additional exterior signage could 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 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.
- 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. Casa Mia restaurant, Great Clips and Luxury Nails and Spa are doing well. Construction of Bank of America has been completed and they are now open for business. The branch is a tellerless facility within the existing building. Plans have also been submitted and approved 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.
- 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 882 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 2,378 residents utilizing our electronic utility billing option.

- We have issued 2,108 building permits in District 6 and 1,761 building permits in District 7 for single-family residences through the month of December. Which is a total of 3,869 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 17 building permit applications awaiting review in District 7. Five building permit applications for new homes were received in December, and 6 building permit applications for new homes were approved in December.
- We now have 2,075 occupied homes in District 6 and 1,681 occupied homes in District 7 as of December. 31st. This is an increase of 14 new families for the month of December.
- District 6 activity: 2,097 homes have received Foundation Inspections. 2,090 homes have received Framing Inspections. 2,080 Homes have been completed and received Final Inspections.
- District 7 activity: 1,734 homes have received Foundation Inspections. 1,730 homes have received Framing Inspections. 1,697 homes have been completed and received Final Inspections.
- During the month of December, no residential building permits were issued in District 6 and 4 were issued in District 7. Two foundation inspections were approved in District 6 and 4 were approved in District 7. Three framing inspections were approved in District 6 and 7 were approved in District 7. Two final inspections were approved in District 6 and 15 were approved in District 7.
- During the month of December, 5 permits were issued for residential remodels/additions; 4 swimming pool permits were issued. No commercial permits were issued.
- District 6 building permit related revenue for the month of December was \$2,373.00.
- District 7 building permit related revenue for the month of December was \$30,278.00.
- \$550.00 was received for contractor registration renewals in December.
- Water accountability for the month of December was at 99%. 25,640,000 gallons were pumped into the distribution system and, 25,626,300 gallons were accounted for in billings and other uses. 25,626,300 purchased gallons equates to a load factor of 24% of our subscribed capacity.