

**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 July 2019

- Upper Trinity Regional Water District (UTRWD) points of interest: At the July Board meeting, Preliminary rates and charges were reviewed for FY 2019-20. Rates are anticipated to increase no more than 3%. Leslie Maynard was reappointed and Lissa Shepard was appointed to the Upper Trinity Conservation Trust Board. The Board authorized the pre-purchase of additional membrane cassettes from Suez Technology for the expansion of the Harpool Water Treatment Plant. Total equipment cost is \$2,072,818. This will increase plant capacity by 4MGD. A contract amendment was approved between UTRWD and the City of Commerce regarding water from Lake Chapman. The City is relinquishing their share of water from the lake for 100 years. At that time, they may opt to purchase the water rights back from UTRWD if they need the additional supply. To date a total of 12,791 acres have been acquired for the Lake Ralph Hall project.
- Argyle Fire District points of interest: The June Board meeting was held on the 27th. Bill Castleman was appointed by Copper Canyon to be the new Fire Board Representative for the Town. Chief Hohenberger reviewed the preliminary tax rolls. Over \$60,000,000. in assessed value is currently being disputed by property owners within the service area. 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 new Pierce engine to replace Engine 511 should be delivered in November. The Fire District responded to a total of 28 calls in Lantana during the month of May 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 June, the DFW area received a total of 4.13” of rain which is 0.02” above average. Lake Lewisville- current elevation 522.02’, +0.02’, Lake Ray Roberts- current elevation 633.67’, +1.17’, Lake Chapman (Cooper Lake) - current elevation 440.23’, +0.23’, Lake Lavon- current elevation 492.30’, +0.30’.
- Denco has completed construction of the Districts’ maintenance building. However, one of the overhead door openers is not operating properly, one of the lights in the main bays is not working and the “as built” drawings have not been submitted. Hopefully these two remaining items and the ‘as builds” will be addressed by the end of the month. 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. HZI has calculated the liquidated damages assessment so we can process the final payment after correction of the two remaining deficiencies and receipt of the “as built”.

- 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 begun grading the area between Haverford Lane and the existing trail adjacent to the creek for the trail extension. SRH has completed 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 have completed installation of the trees within the common areas and 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.
- Crossroads LP has completed the restriping and buttoning various streets within the community. They should install the new school zone beacon on Lantana Trail within the next few weeks, 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. Plans have been submitted reviewed and approved for F 45 Gym which will be in Suite 180. Construction has commenced.
- 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 work has commenced. 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. They have completed rough grading the site and prepping the building pad. They have completed paving the parking lot and placing the building foundation and retaining walls. Framing has commenced. Construction is estimated to be completed in approximately 7 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 is located at the north end of the building in suite 100 has been completed and they are open for business. One additional lease space remains in the building, which will be Honey Dental Office located in suite 200. Plans have been submitted, reviewed and approved. The permit has been issued and construction has commenced.
- We now have 928 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 2,527 residents utilizing our electronic utility billing option.
- We have issued 2,116 building permits in District 6 and 1,830 building permits in District 7 for single-family residences through the month of June, which is a total of 3,946 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 8 building permit applications awaiting review in District 7. Fourteen building permit applications for new homes were received in June, and 23 building permit applications for new homes were approved in June.
- We now have 2,092 occupied homes in District 6 and 1,725 occupied homes in District 7 as of June 30th. This is an increase of 7 new families for the month of June.
- District 6 activity: 2,107 homes have received Foundation Inspections. 2,101 homes have received Framing Inspections. 2,095 Homes have been completed and received Final Inspections.
- District 7 activity: 1,796 homes have received Foundation Inspections. 1,781 homes have received Framing Inspections. 1,733 homes have been completed and received Final Inspections.

- During the month of June, 1 residential building permit was issued in District 6 and 19 were issued in District 7. One foundation inspection was approved in District 6 and 10 were approved in District 7. One framing inspection was approved in District 6 and 13 were approved in District 7. Three final inspections were approved in District 6 and 2 were approved in District 7.
- During the month of June, 8 permits were issued for residential remodels/additions; 8 swimming pool permits were issued.
- District 6 building permit related revenue for the month of June was \$13,676.00.
- District 7 building permit related revenue for the month of June was \$159,456.00.
- \$400.00 was received for contractor registration renewals in June.
- Water accountability for the month of June was at 98%. 57,586,000 gallons were pumped into the distribution system and 56,591,650 gallons were accounted for in billings and other uses. 57,586,000 purchased gallons equates to a load factor of 55% of our subscribed capacity. This is a 14% increase from May.