

**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 2019**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the September Board meeting, two agreements with the Texas Water Development Board were approved to provide an additional \$30M of funding for the Lake Ralph Hall (LRH) project at 3.05% interest and \$18.64M at 2.02% interest for the parallel pipeline from the Taylor Water Treatment Plant to the Stonehill Pump Station. The Board also approved a design build strategy to rebuild relocated roadways and bridges necessary to facilitate the LRH project. Staff was also authorized to pursue competitive sealed bids for the implementation of the Mitigation Plan for LRH. UTRWD is also working with Energy Transfer Partners on an agreement to relocate a gas transmission pipeline in conflict with the LRH project. A contract was approved with Eagle Contracting in the amount of \$17.302M for the expansion of the Doe Branch Water Reclamation Plant from 2MGD to 4MGD. To date a total of 13,002 acres have been acquired for the (LRH) project.
- Argyle Fire District points of interest: The September Board meeting was held on the 26<sup>th</sup>. The contract was approved with the Emergency Services District #1 for services for FY 2019-20. The new ambulance, Medic 514 will be placed in service on November 15<sup>th</sup>. The new Pierce engine to replace Engine 511 should also be delivered in November. The Fire District responded to a total of 38 calls in Lantana during the month of August which accounted for 20% of the total calls for the month. 47% of the Lantana calls for the month were Fire related; and 53% were EMS calls.
- Area lake levels; During the month of September, the DFW area received a total of 0.00” of rain which is 2.84” below average. Lake Lewisville- current elevation 520.15’, -1.85’, Lake Ray Roberts- current elevation 631.77’, -0.73’, Lake Chapman (Cooper Lake) - current elevation 438.23’, -1.77’, Lake Lavon- current elevation 487.75’, -4.25’.
- Barrington Addition B and C Landscape and Hardscape projects are nearing completion. Ratliff has completed the Hardscape package except for signage and striping at the new crosswalks for the Hike and Bike Trail extensions. The final inspection is tentatively set for October 17<sup>th</sup>. SRH has completed the Landscaping project except for correction of a few punch list items which were noted at the final inspection which was conducted on September 26<sup>th</sup>. The developer has authorized some additional improvements primarily in the vicinity of the detention pond including additional irrigation, sod and installation of additional trees.

- The Lantana Water Districts' new website is now live. Please take a look at [www.lantanatx.org](http://www.lantanatx.org), Navigating the new site is much simpler now and information is much easier and quicker to find.
- We have received the Districts' new irrigation controllers, pedestals and related irrigation equipment. The site survey is 80% complete. The site survey work should be completed this week. The first few controllers have already been installed. Work will continue throughout the Fall and Winter as we change out all 63 existing controllers utilizing our staff. The new controllers in Barrington Addition will be compliant with our new system.
- Osmose has completed repainting the streetlights on Lantana Trail. They have also completed repainting the regulatory sign poles in phase one (Larkspur, Sandlin, Sierra, Wisteria, Camden, Laviana, Sonora, Heritage1 (Laurel), Telea, and Carlisle A) of District 6. Street signs and street name blade changeouts in phase one are in progress.
- We have received our second shipment of median reflectors. Installations have commenced along our minor arterials/collectors including but not limited to Branch Crossing, Razor Road, Golf Club Drive Tanner Parkway as well as the medians at entrances to our neighborhoods.
- 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. Construction of F 45 Gym which is in Suite 180 has been completed and they are now open for business.
- 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.
- The permit has been issued for the Kroger remodel. 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 contractor is making good progress. The store will remain open throughout the renovation project. All work within the store has been completed. Exterior work is nearing completion.
- 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 the roof has been installed. Installation of exterior doors and windows is nearing completion. They are almost ready for the

framing inspection. Exterior finishes are in progress. Insulation and drywall installation will follow. Construction is estimated to be completed in approximately 4 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 week or two.
- We now have 934 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 2,541 residents utilizing our electronic utility billing option.
- We have issued 2,120 building permits in District 6 and 1,857 building permits in District 7 for single-family residences through the month of September, which is a total of 3,977 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and no building permit applications awaiting review in District 7. Eight building permit applications for new homes were received in September, and 9 building permit applications for new homes were approved in September.
- We now have 2,097 occupied homes in District 6 and 1,753 occupied homes in District 7 as of September 30<sup>th</sup>. This is an increase of 10 new families for the month of September.
- District 6 activity: 2,109 homes have received Foundation Inspections. 2,107 homes have received Framing Inspections. 2,097 Homes have been completed and received Final Inspections.
- District 7 activity: 1,832 homes have received Foundation Inspections. 1,820 homes have received Framing Inspections. 1,769 homes have been completed and received Final Inspections.
- During the month of September, 3 residential building permits were issued in District 6 and 9 were issued in District 7. One foundation inspection was approved in District 6 and 8 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 16 were approved in District 7.
- During the month of September, 5 permits were issued for residential remodels/additions; 4 swimming pool permits were issued.

- District 6 building permit related revenue for the month of September was \$26,740.00.
- District 7 building permit related revenue for the month of September was \$74,926.00.
- \$100.00 was received for contractor registration renewals in September.
- Water accountability for the month of September was at 98%. 91,532,000 gallons were pumped into the distribution system and 89,473,177 gallons were accounted for in billings and other uses. 91,532,000 purchased gallons equates to a load factor of 87% of our subscribed capacity. This is a 1% decrease from August.