

**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 September 2019**

- Upper Trinity Regional Water District (UTRWD) points of interest: At the September Board meeting, the Operating and Capital Budgets were Approved for FY 2019-20. The total Capital Budget is \$120,824,030. Water and Wastewater rates were also approved. Water rates will increase approximately 3% while wastewater rates will remain the same. To date a total of 12,999 acres have been acquired for the Lake Ralph Hall project.
- Argyle Fire District points of interest: The August Board meeting was held on the 22<sup>nd</sup>. Chief Hohenberger reviewed the FY 2019-20 Budget with the Board. The new ambulance, Medic 514 will be placed in service in November. The new Pierce engine to replace Engine 511 should be delivered in November. The Fire District responded to a total of 29 calls in Lantana during the month of July which accounted for 17% of the total calls for the month. 38% of the calls for the month were Fire related; and 62% were EMS calls.
- Area lake levels; During the month of August, the DFW area received a total of 2.44” of rain which is 0.57” above average. Lake Lewisville- current elevation 521.11’, -0.89’, Lake Ray Roberts- current elevation 632.07’, -0.43’, Lake Chapman (Cooper Lake) - current elevation 439.07’, -0.93’, Lake Lavon- current elevation 489.07’, -2.93’.
- Barrington Addition B and C Landscape and Hardscape projects are nearing completion. Ratliff has completed the masonry screening walls. Ratliff has also completed grading the area between Haverford Lane and the existing trail adjacent to the creek and completed the trail extension, including installation of the brick pavers at the accessible ramps. 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 is nearing completion. 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 adjacent to Hollyhock Ct. has been completed.
- Retail strip center south of Kroger activity: The following businesses have completed construction and are now open for business: The Tutoring  
2650 FM Highway 407 E Suite125, Bartonville, Texas 76226  
Tel. (940) 728-5050 Fax. (940) 725-2192

Center, Tokyo Samurai Restaurant, Terry Donuts, Lantana Eyecare, Nathan Romney DDS., Supercuts, Lantana Spa and Nails, Hollywood Feed, Farmers Insurance, and Remax Realty. The permit has been issued for F 45 Gym which will be in Suite 180. Construction is nearing completion. They should be open within the next few weeks.

- 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. Construction is estimated to be completed in approximately 5 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 948 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 2,117 building permits in District 6 and 1,848 building permits in District 7 for single-family residences through the month of August, which is a total of 3,965 within Lantana.

- We currently have no building permit applications awaiting review in District 6 and no building permit applications awaiting review in District 7. Nine building permit applications for new homes were received in August, and 10 building permit applications for new homes were approved in August.
- We now have 2,095 occupied homes in District 6 and 1,745 occupied homes in District 7 as of August 31<sup>st</sup>. This is an increase of 12 new families for the month of August.
- District 6 activity: 2,108 homes have received Foundation Inspections. 2,106 homes have received Framing Inspections. 2,096 Homes have been completed and received Final Inspections.
- District 7 activity: 1,824 homes have received Foundation Inspections. 1,804 homes have received Framing Inspections. 1,753 homes have been completed and received Final Inspections.
- During the month of August, no residential building permits were issued in District 6 and 16 were issued in District 7. One foundation inspection was approved in District 6 and 16 were approved in District 7. Four framing inspections were approved in District 6 and 7 were approved in District 7. No final inspections were approved in District 6 and 9 were approved in District 7.
- During the month of August, 10 permits were issued for residential remodels/additions; 10 swimming pool permits were issued.
- District 6 building permit related revenue for the month of August was \$14,049.00.
- District 7 building permit related revenue for the month of August was \$129,845.00.
- \$350.00 was received for contractor registration renewals in August.
- Water accountability for the month of August was at 99%. 94,951,000 gallons were pumped into the distribution system and 93,625,500 gallons were accounted for in billings and other uses. 94,951,000 purchased gallons equates to a load factor of 88% of our subscribed capacity. This is a 6% increase from July.