

**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 November 2017**

- Upper Trinity Regional Water District (UTRWD) points of interest: The November Board meeting was cancelled due to having no agenda items requiring timely consideration by the Board. The December Board meeting is scheduled for December 7<sup>th</sup>.
- Area lake levels; During the month of October, the DFW area received a total of 2.12” of rain which is 2.67” below average. Lake Lewisville- current elevation 520.52’, -1.48’, Lake Ray Roberts- current elevation 631.59’, -0.91, Lake Chapman (Cooper Lake) - current elevation 438.51’, -1.49’, Lake Lavon- current elevation 489.46’, -2.54’.
- Argyle Fire District points of interest: At the October Board Meeting the Board authorized the purchase of a 2017 Suburban to replace a 2009 Ford Pickup that was totaled in the March hail storm. The vehicle is for the Fire Marshall. Total cost is \$57,180. Chief Hohenberger gave an update on the status of construction of Station 514. Construction is running behind, completion is now scheduled for February 27, 2018. The Fire District received a total of 18 calls for service within Lantana during the month of September which accounted for 19% of the total calls for the month.
- Bids were opened on September 12<sup>th</sup> for the Districts’ maintenance building. Only one bid was received, and the pricing seemed unreasonably high. HZI is repackaging the project to rebid as a civil package and a building package.
- A preconstruction meeting was conducted on October 24<sup>th</sup> with LH Lacy for Barrington Addition Phase C. This will be the final residential subdivision within Lantana. The Notice To Proceed was issued on October 24<sup>th</sup>. Construction has commenced, and earthwork operations are underway.
- RPMX is nearing completion of the construction of Barrington Addition Phase B. Additional erosion control adjacent to the Hike and Bike Trail has been installed. Wet utilities (water, wastewater and storm sewer lines) have been completed. Franchised utility crossings (electric, gas and communication lines) have been installed. Subgrade stabilization and paving have been completed. Franchised utility installations are in progress. Installation should take about 3 more weeks to complete. Construction is currently scheduled to be completed next January. However, an early completion is anticipated if weather continues to cooperate. This phase consists of 93 additional 50’ and 60’ lots. For additional information regarding the subdivision please visit [lantanax.org](http://lantanax.org).

- Greenscaping has completed the installation of the landscape package in Reata. They have also completed installation of the irrigation system. A final inspection was conducted on October 4<sup>th</sup>. Noted deficiencies have been corrected.
- Greenscaping has also completed the installation of the landscape package in Barrington and Garner Additions. Final inspections were conducted on October 4<sup>th</sup>. Noted deficiencies have been corrected.
- 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, Marble Slab Creamery, Lantana Spa and Nails, Hollywood Feed, Medspring Urgent Care, Farmers Insurance, and Remax Realty.
- Two new projects are proposed on the pad sites adjacent to Kroger. One will be a Chase Bank to the south of Starbucks and the other will be a Firestone retail center behind Starbucks. Plans have been submitted and are currently being reviewed for Chase Bank. Construction should commence next month. Plans for the Firestone Retail Center should be submitted by the end of the month.
- Z Constructors continues to make good progress on the construction of 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. Rough grading of the site has been completed. Wet utilities (water, wastewater and storm sewer lines) are nearing completion. Retaining walls are being constructed. Foundation piers and slab have been installed. Parking lot paving is nearing completion. Decel and left turn lanes are currently being constructed. For additional information regarding the project, please visit [lantanax.org](http://lantanax.org).
- 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 and Dominos continue to do well. Smiles Up Dentistry, is open for business. Plans have been submitted, reviewed and approved for ATI Physical Therapy, a 2,200 SF finish out project for a physical therapy clinic. Construction should commence by the end of the month. One additional lease space is still available within the building. 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. Both establishments are doing well.
- We now have 805 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 2,279 residents utilizing our electronic utility billing option.

- We have issued 2,069 building permits in District 6 and 1,630 building permits in District 7 for single-family residences through the month of October. Which is a total of 3,699 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 11 building permit applications awaiting review in District 7. 17 building permit applications for new homes were received in October; and 8 building permit applications for new homes were approved in October.
- We now have 2,034 occupied homes in District 6 and 1,496 occupied homes in District 7 as of October 31<sup>st</sup>. This is an increase of 16 new families for the month of October.
- District 6 activity: 2,058 homes have received Foundation Inspections. 2,054 homes have received Framing Inspections. 2,037 Homes have been completed and received Final Inspections.
- District 7 activity: 1,603 homes have received Foundation Inspections. 1,584 homes have received Framing Inspections. 1,524 homes have been completed and received Final Inspections.
- During the month of October, 2 residential building permits were issued in District 6 and 9 were issued in District 7. 1 foundation inspection was approved in District 6 and 17 were approved in District 7. 2 framing inspections were approved in District 6 and 6 were approved in District 7. 2 final inspections were approved in District 6 and 21 were approved in District 7.
- During the month of October, 8 permits were issued for residential remodels/additions, 6 swimming pool permits were issued, and one commercial remodel permit was issued for Kroger.
- District 6 building permit revenue for the month of October was \$20,980.00.
- District 7 building permit revenue for the month of October was \$76,074.00.
- \$550.00 was received for contractor registration renewals in October.
- Water accountability for the month of October was at 94%. 62,975,000 gallons was pumped into the distribution system and, 59,431,300 gallons was accounted for in billings and other uses. 62,975,000 purchased gallons equates to a load factor of 63% of our subscribed capacity.

