

**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 February 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: Larry Patterson is the new Executive Director for UTRWD effective March 1st. Tom Taylor will continue to work for another year or so wrapping up several key projects relating primarily to Lake Ralph Hall. At the February Board meeting the board considered a request from the Town of Northlake to be reinstated as a member of the District. Northlake was one of the original founding members of the District but parted ways in 1993 since they had experienced very little growth and subsequently no need for a regional water supply. The Policy Review Committee met on December 21st and again on January 10th to discuss the merits of their request and ultimately recommended to the Board that Northlake be reinstated as a member. The board narrowly approved the item. Soon Northlake will appoint a Board member to represent the entity. Alina Ciocan took the Oath of Office and is the new representative for the City of Sanger. Planning for the expansion of the Doe Branch Water Reclamation Plant continues. Preliminary input from plant participants indicate a consensus towards doubling plant capacity from 2 MGD to 4 MGD.
- Area lake levels; During the month of January, the DFW area received a total of 0.85” of rain which is 1.21” below average. Lake Lewisville- current elevation 520.30’, -1.70’, Lake Ray Roberts- current elevation 631.04’, -1.46, Lake Chapman (Cooper Lake) - current elevation 437.99’, -2.01’, Lake Lavon- current elevation 489.43’, -2.57’.
- Argyle Fire District points of interest: At the January Board meeting, a \$116,734 check was received from the Texas Department of Health for reimbursement of expenses from Hurricane Harvey emergency responses. 7,000’ feet of 5” hose, a trailer, and two draft suction units were purchased to serve the Hat Creek Development. The developer of the project funded the purchases. This will provide an alternative water supply for fire suppression since Cross Timbers Water Supply will not allow the installation of fire hydrants within their distribution system. The Board also approved the purchase of 14 new air packs for a total of \$112,281. During the month of December, the Fire District responded to 16 calls for service within Lantana, which accounted for 13% of the total calls within the District.
- Bids were opened on December 14th for the Districts’ maintenance building. Denco submitted the lowest responsive bid amount of \$887,344.30. Contracts have been prepared and a pre-construction

meeting has been scheduled. Construction is scheduled to commence March 12th and be completed on or before December 12th.

- LH Lacy is making good progress on the construction of Barrington Addition Phase C. This will be the final residential subdivision within Lantana, and consists of 139 additional, 50', 60' and 70' lots. Rough grading operations have been completed. Retaining walls and wet utilities (water, wastewater and storm sewer lines) are nearing completion. Franchised utility crossings are ready to be installed. Subgrade stabilization and paving operations should commence next month. Project completion is currently scheduled for June.
- RPMX is nearing completion of the construction of Barrington Addition Phase B. A final inspection was conducted on February 7th. They are currently addressing the punch list items. This phase consists of 93 additional 50' and 60' lots.
- Barrington Addition B and C Landscape and Hardscape Plans have been revised to address noted corrections. Bids were opened on February 13th. Two bids were received for the Landscape package. SRH submitted the apparent lowest bid amount of \$136,765.86. Greenscaping submitted the second bid in the amount of \$233,343.92. Ratliff submitted the only bid for the Hardscape Package.
- 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, Medspring Urgent Care, Farmers Insurance, and Remax Realty. Marble Slab Creamery has recently closed their location at the Town Center.
- 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 reviewed for Chase Bank. Revised plans have been resubmitted and approved. The project is currently out for bids. Construction should commence in February. Plans for the Firestone Retail Center have also been submitted and reviewed. Corrections have also been made by the architect and consulting engineers. The project is currently out for bids and construction should commence next month. 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 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. Roofing has been installed. Storefront system is nearing completion. Exterior finishes are nearing completion. Final grading, landscaping and franchised utilities are nearing completion. A retaining wall will be

required in the back to save an existing landscape buffer adjacent to the golf course. Project completion is anticipated next month. Plans have been submitted and are currently being reviewed for Great Clips hair salon and an additional nail salon. Plans are also being prepared for a Mexican food restaurant.

- 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. Construction of ATI Physical Therapy, a 2,200 SF finish out project for a physical therapy clinic has been completed and they are now open for business. Plans have also been submitted, reviewed and approved for Lantana Hair Salon which will be in the remaining 1,725 SF lease space in the building. Construction should commence this week. 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 820 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 2,312 residents utilizing our electronic utility billing option.
- We have issued 2,076 building permits in District 6 and 1,654 building permits in District 7 for single-family residences through the month of January. Which is a total of 3,730 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 2 building permit applications awaiting review in District 7. 10 building permit applications for new homes were received in January; and 27 building permit applications for new homes were approved in January.
- We now have 2,044 occupied homes in District 6 and 1,537 occupied homes in District 7 as of January 31st. This is an increase of 6 new families for the month of January.
- District 6 activity: 2,068 homes have received Foundation Inspections. 2,060 homes have received Framing Inspections. 2,047 Homes have been completed and received Final Inspections.
- District 7 activity: 1,629 homes have received Foundation Inspections. 1,616 homes have received Framing Inspections. 1,561 homes have been completed and received Final Inspections.
- During the month of January, 5 residential building permits were issued in District 6 and 13 were issued in District 7. 2 foundation inspections were approved in District 6 and 16 was approved in District 7. 1 framing inspection was approved in District 6 and 10 were approved in District 7. 1 final inspection was approved in District 6 and 8 were approved in District 7.

- During the month of January, 4 permits were issued for residential remodels/additions, 1 swimming pool permit was issued.
- District 6 building permit revenue for the month of January was \$42,511.00.
- District 7 building permit revenue for the month of January was \$88,953.00.
- \$1,300.00 was received for contractor registration renewals in January.
- Water accountability for the month of January was at 95%. 28,240,000 gallons was pumped into the distribution system and, 26,865,534 gallons was accounted for in billings and other uses. 28,240,000 purchased gallons equates to a load factor of 28% of our subscribed capacity.