

**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 March 2018**

- Upper Trinity Regional Water District (UTRWD) points of interest: Larry Patterson is now the Executive Director for UTRWD effective March 1<sup>st</sup>. Tom Taylor will continue to work for another year or so wrapping up several key projects relating primarily to Lake Ralph Hall. At the Board meeting on March 1<sup>st</sup> several updates were presented to the Board regarding the Lake Ralph Hall (LRH) project. One of the presentations was a review of the preliminary design of the Leon Hurse Dam. The dam will be approximately 65’ in height and 13,000’ (2.5 miles) in length and consist of 4 million cubic yards of material. The spillway will consist of fixed flood gates and a 1,700’ wide emergency spillway near the north end of the dam. The project will also consist of the reconstruction of the TX Hwy 34 bridge which will cross near the east end of the lake. The bridge design will feature a separate bike/pedestrian lane and will have approximately 40’ of clearance above the water to accommodate the passage of sailboats beneath. The main bridge will be over one mile in length with an additional mile of abutments adjacent to the bridge. The final update pertained to transporting water back to our service area. A pipeline approximately 32 miles in length is required to convey water from the intake at LRH to the connection to the Chapman Pipeline near Princeton. The pipeline route is nearing completion and the design is underway.
- Area lake levels; During the month of February, the DFW area received a total of 11.31” of rain which is 8.61” above average and a new record for the month. Lake Lewisville- current elevation 524.94’, +2.94’, Lake Ray Roberts- current elevation 634.06’, +1.56, Lake Chapman (Cooper Lake) - current elevation 447.34’, +7.34’, Lake Lavon- current elevation 499.57’, +7.57’.
- Argyle Fire District points of interest: At the February Board meeting, the Board approved the lease for a 2018 Pierce Velocity Pumper Fire engine. The engine will be owned by the ESD. Chief Hohenberger gave an update on the construction of Station 514 which will be in Northlake. The station is currently scheduled to be completed by the end of March. During the month of January, the Fire District responded to 20 calls for service within Lantana, which accounted for 28% of the total calls within the District.
- Bids were opened on December 14<sup>th</sup> for the Districts’ maintenance building. Denco submitted the lowest responsive bid amount of \$887,344.30. Contracts have been signed and a pre-construction

meeting was held on March 6<sup>th</sup>. Construction is scheduled to commence March 12<sup>th</sup> and be completed on or before December 12<sup>th</sup>.

- 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. The Final Plat was approved on March 7<sup>th</sup>. Denco 911 is currently addressing the subdivision. A final inspection was conducted on February 7<sup>th</sup>. They are currently addressing the punch list items. Franchise utilities have been completed except for installing the light poles. This phase consists of 93 additional 50' and 60' lots.
- Barrington Addition B and C Landscape and Hardscape bids were opened on February 13<sup>th</sup>. 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. A meeting with SRH was held on March 6<sup>th</sup> to review the irrigation system pricing. The contract with Ratliff was approved last month and the contract with SRH should be ready for approval this month.
- 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.
- 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 approved for Chase Bank. The permit for the project has been issued. Construction should commence in the next week. Plans for the Firestone Retail Center have also been approved. The permit has been issued and construction should commence within the next two weeks. 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 is nearing completion 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 has been completed. 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 have also been submitted for Casa Mia, 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 has commenced. Completion should occur by the end of April. 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.
- We now have 826 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 2,294 residents utilizing our electronic utility billing option.
- We have issued 2,085 building permits in District 6 and 1,673 building permits in District 7 for single-family residences through the month of February. Which is a total of 3,758 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 1 building permit application awaiting review in District 7. 4 building permit applications for new homes were received in February; and 16 building permit applications for new homes were approved in February.
- We now have 2,046 occupied homes in District 6 and 1,545 occupied homes in District 7 as of February 28<sup>th</sup>. This is an increase of 10 new families for the month of February.
- District 6 activity: 2,075 homes have received Foundation Inspections. 2,067 homes have received Framing Inspections. 2,050 Homes have been completed and received Final Inspections.
- District 7 activity: 1,642 homes have received Foundation Inspections. 1,623 homes have received Framing Inspections. 1,571 homes have been completed and received Final Inspections.
- During the month of February, 9 residential building permits were issued in District 6 and 19 were issued in District 7. 7 foundation inspections were approved in District 6 and 13 was approved in District 7. 7 framing inspections were approved in District 6 and 9 were approved in District 7. 3 final inspections were approved in District 6 and 10 were approved in District 7.

- During the month of February, 5 permits were issued for residential remodels/additions; 2 swimming pool permits were issued.
- District 6 building permit revenue for the month of February was \$75,160.00.
- District 7 building permit revenue for the month of February was \$163,796.00.
- \$1,500.00 was received for contractor registration renewals in February.