

**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 May 2018**

- Upper Trinity Regional Water District (UTRWD) points of interest: Officer elections were held at the May Board meeting. The nominating committee recommended retaining the current officers for the next year. The Board approved the motion. Flower Mound’s and Corinth’s new representatives were administered the oath of office. Clay Riggs is Flower Mound’s new representative and Bob Hart is Corinth’s new representative. A resolution was approved authorizing an application to the Texas Water Development Board for \$42.185 million to fund the design and construction of a parallel pipeline from the Taylor Water Treatment Plant to the Stonehill Pump Station. Staff is beginning to work on next year’s budgets. A 7.5% increase is anticipated for raw water from DWU. UTRWD is striving to hold the wholesale water rate increase to less than 5%.
- Area lake levels; During the month of April, the DFW area received a total of 0.77” of rain which is 2.3” below average. Lake Lewisville- current elevation 521.69’, -0.31’, Lake Ray Roberts- current elevation 632.66’, +0.16, Lake Chapman (Cooper Lake) - current elevation 439.74’, -0.26’, Lake Lavon- current elevation 492.22’, +0.22’.
- Argyle Fire District points of interest: At the April Board meeting on the 19<sup>th</sup> Chief Hohenberger gave an update on the construction of Station 514 which is in Northlake. The station is currently scheduled to be completed in June. The Board approved a lease of a 2018 Pierce Velocity Pumper fire engine from the ESD for a total cost of \$748,914.90. The Fire District will consider the purchase of a Life Pak monitor at the June Meeting for a cost of \$36,813. The Fire District responded to a total of 38 calls during the month of March which accounted for 29% of the total calls for the month. The May meeting is scheduled for 24<sup>th</sup>.
- Denco has commenced construction of the Districts’ maintenance building. They have completed prepping the subgrade for the building foundation. The underground plumbing (rough-in) has also been completed. Foundation work is scheduled to commence this week. Construction is scheduled to be completed on or before December 12th.
- LH Lacy is nearing completion 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. Retaining walls are nearing completion. Wet utilities (water, wastewater and storm sewer lines) have been completed. Machine paving has been completed and hand pours should be completed by the end of the week. Franchise utility

installations are scheduled to commence this week. Project completion is scheduled for June.

- Barrington Addition B and C Landscape and Hardscape contracts have been awarded. Ratliff has commenced construction of the Hardscape work. They are nearing completion of masonry screening walls and are also working on the Hike and Bike Trail extension and other sidewalks. SRH will start installation of the landscaping when Ratliff completes their work.
- 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. Medspring has closed their Lantana location. Another emergency medical center is looking at reopening the facility if additional signage can be added.
- 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. Construction of Chase Bank has commenced. They have completed the foundation and are currently framing the building. Construction of the Firestone Retail Center has also commenced. The contractor is nearing completion of prepping the subgrade for installation of the foundation. 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. The shell building has basically been completed. However, a retaining wall is required in the back to save an existing landscape buffer adjacent to the golf course. Project completion is anticipated by the end of the month. Plans have been submitted approved for Great Clips hair salon and an additional nail salon. Plans have also been submitted for Casa Mia, a Mexican food restaurant. Construction has commenced on all three spaces.
- 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 and ATI Physical Therapy are open for business. Construction of the Lantana Hair Salon is nearing completion. This is the final lease space 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.
- We now have 847 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 2,336 residents utilizing our electronic utility billing option.

- We have issued 2,087 building permits in District 6 and 1,686 building permits in District 7 for single-family residences through the month of April. Which is a total of 3,773 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 13 building permit application awaiting review in District 7. 18 building permit applications for new homes were received in April; and 7 building permit applications for new homes were approved in April.
- We now have 2,053 occupied homes in District 6 and 1,576 occupied homes in District 7 as of April 30<sup>th</sup>. This is an increase of 26 new families for the month of April.
- District 6 activity: 2,079 homes have received Foundation Inspections. 2,072 homes have received Framing Inspections. 2,055 Homes have been completed and received Final Inspections.
- District 7 activity: 1,664 homes have received Foundation Inspections. 1,651 homes have received Framing Inspections. 1,594 homes have been completed and received Final Inspections.
- During the month of April, 2 residential building permits were issued in District 6 and 7 were issued in District 7. 1 foundation inspection was approved in District 6 and 9 were approved in District 7. 4 framing inspections were approved in District 6 and 16 were approved in District 7. 2 final inspections were approved in District 6 and 11 were approved in District 7.
- During the month of April, 11 permits were issued for residential remodels/additions; 9 swimming pool permits were issued. 4 commercial permits were issued.
- District 6 building permit revenue for the month of April was \$20,832.00.
- District 7 building permit revenue for the month of April was \$66,551.00.
- \$1,350.00 was received for contractor registration renewals in April.
- Water accountability for the month of April was at 90%. 52,115,000 gallons was pumped into the distribution system and, 46,805,500 gallons was accounted for in billings and other uses. 52,115,000 purchased gallons equates to a load factor of 54% of our subscribed capacity.