

**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 July 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: Staff continues to work on next year’s budgets. The water rate increase is anticipated to increase approximately 1.5%. Water reclamation (sewer) rates are also anticipated to increase approximately 1.5%. The July Board Meeting was cancelled as a result of having no pertinent items requiring timely Board consideration. The next Board meeting is scheduled for August 2nd.
 - Area lake levels; During the month of June, the DFW area received a total of 1.27” of rain which is 2.84” below average. Lake Lewisville- current elevation 519.88’, -2.12’, Lake Ray Roberts- current elevation 631.60’, -0.90, Lake Chapman (Cooper Lake) - current elevation 438.09’, -1.91’, Lake Lavon- current elevation 489.79’, -2.21’.
 - Argyle Fire District points of interest: At the June 28th Board meeting, Chief Hohenberger gave an update on the construction of Station 514 which is in Northlake. Completion of the station has been delayed and is now scheduled for July 21st. The Station is scheduled to open September 1st. The Fire District responded to a total of 27 calls in Lantana during the month of May which accounted for 22% of the total calls for the month. The July meeting is scheduled for the 26th.
 - 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. The sewer line and water line to the building have been installed. Piers have been installed. Foundation work is underway. Footings should be placed by the end of the week. The steel building has been delivered and will be erected after the foundation has been completed. 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. Paving has been completed. Franchise utility installations are scheduled to be completed on July 24th. Project completion was scheduled for June but will most likely occur near the end of August.
 - 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 the masonry screening walls and
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are also working on the Hike and Bike Trail extension and other sidewalks within the hardscape package. Wood fencing along the northern boundary has commenced. SRH will start installation of the landscaping when Ratliff completes 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, 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. Tokyo Samurai is under new ownership.
- Two new projects are under construction 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 is progressing well. They have completed framing the building. Stucco and stone finishes of the exterior walls are in progress. Interior finishes are also in progress. Construction of the Firestone Retail Center has also commenced. The contractor has completed the foundation, parking lot paving and erection of the steel frame. Roofing and exterior walls are also nearing completion. Both projects should be completed in September. 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 been completed. The retaining wall in the back to save an existing landscape buffer adjacent to the golf course has also been completed. Some additional work is required within the 407 ROW. Plans have been submitted and approved for Great Clips and Luxury Nails and Spa. Great Clips is nearing completion and should be open for business in approximately two weeks. Plans have also been submitted and approved for Casa Mia, a Mexican food restaurant. Construction has commenced on all three spaces. Plans for Bank of America should be submitted by the end of the month. They are building a tellerless facility within the existing building.
- 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, Smiles Up Dentistry, ATI Physical Therapy and Dominos continue to do well. Construction of Uptown Salon has been completed and they are open for business. This was 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, click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 2,338 residents utilizing our electronic utility billing option.
- We have issued 2,093 building permits in District 6 and 1,724 building permits in District 7 for single-family residences through the month of June. Which is a total of 3,817 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 7 building permit applications awaiting review in District 7. 15 building permit applications for new homes were received in June; and 29 building permit applications for new homes were approved in June.
- We now have 2,059 occupied homes in District 6 and 1,606 occupied homes in District 7 as of June 30th. This is an increase of 27 new families for the month of June.
- District 6 activity: 2,083 homes have received Foundation Inspections. 2,079 homes have received Framing Inspections. 2,061 Homes have been completed and received Final Inspections.
- District 7 activity: 1,691 homes have received Foundation Inspections. 1,680 homes have received Framing Inspections. 1,618 homes have been completed and received Final Inspections.
- During the month of June, 4 residential building permits were issued in District 6 and 25 were issued in District 7. No foundation inspections were approved in District 6 and 8 were approved in District 7. 2 framing inspections were approved in District 6 and 19 were approved in District 7. 5 final inspections were approved in District 6 and 12 were approved in District 7.
- During the month of June, 5 permits were issued for residential remodels/additions; 7 swimming pool permits were issued. No commercial permits were issued.
- District 6 building permit related revenue for the month of June was \$37,855.00.
- District 7 building permit related revenue for the month of June was \$204,519.00.
- \$650.00 was received for contractor registration renewals in June.
- Water accountability for the month of June was at 95%. 85,675,000 gallons was pumped into the distribution system and, 81,585,533 gallons was accounted for in billings and other uses. 85,675,000 purchased gallons equates to a load factor of 89% of our subscribed capacity.