

**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 August 2018**

- Upper Trinity Regional Water District (UTRWD) points of interest: UTRWD set a record of 60.2 MG of potable water pumped on July 23<sup>rd</sup>. Staff is making the final adjustments to next year’s budgets. The water rate increase will be approximately 1.5%. Water reclamation (sewer) rates will increase approximately 1.25%. At the August Board Meeting, Mark Pape and Lyle Dresher were administered the Oath of Office. Mark is Copper Canyon’s new Representative and Lyle is Northlake’s new Representative. Celina, Lantana and Northlake all recently raised their water subscriptions. The additional 2MGD expansion of the Doe Branch Water Reclamation Plant has been subscribed by Prosper, Celina, Mustang SUD and DCFWSD 10. The next Board meeting is scheduled for September 6<sup>th</sup>.
- Area lake levels; During the month of July, the DFW area received a total of 0.25” of rain which is 1.96” below average. Lake Lewisville- current elevation 519.32’, -2.68’, Lake Ray Roberts- current elevation 631.19’, -1.31’, Lake Chapman (Cooper Lake) - current elevation 436.75’, -3.25’, Lake Lavon- current elevation 488.31’, -3.69’.
- Argyle Fire District points of interest: At the July Board meeting, Chief Hohenberger gave an update on the construction of Station 514 which is in Northlake. The station has been completed except for correction of some punch list items. The Station is scheduled to open September 1<sup>st</sup>. The Fire District responded to a total of 22 calls in Lantana during the month of June which accounted for 18% of the total calls for the month. 45% of the calls for the month were Fire related; 55% were EMS calls. The August meeting is scheduled for the 23<sup>rd</sup>.
- Denco has commenced construction of the Districts’ maintenance building. They have completed the building foundation. The underground plumbing (rough-in) has also been completed. The sewer line and water line to the building have been installed. The steel building has been delivered and the structural frame has been erected. Roof and wall panels should be installed by the end of the month. 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 have been completed. Wet utilities (water, wastewater and storm sewer lines) have been completed. Paving has been completed. Franchise utility installations are nearing completion. They are currently installing barrier

free ramps and meter boxes. Regulatory signage should be completed this week. The Final inspection is scheduled for August 28<sup>th</sup>.

- 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, the Hike and Bike Trail extension and other sidewalks within the hardscape package. Wood fencing along the northern boundary is nearing completion. SRH will start installation of the landscaping when Ratliff completes the hardscape package.
- The Bridge adjacent to Isabel Addition on the Hike and Bike Trail has been completed and will reopen once the guard rails are reinstalled.
- 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 nearing completion. Construction of the Firestone Retail Center is 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 has completed construction of the first building within 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. Additional work within the median of the 407 ROW has also been completed. Plans have been submitted and approved for Great Clips and Luxury Nails and Spa. Construction of Great Clips has been completed and is now open for business. Construction of Luxury Nails and Spa is nearing completion and they should be open for business within the next few weeks. Plans have also been submitted and approved for Casa Mia, a Mexican food restaurant. Construction has commenced and should be completed in October. Plans for Bank of America have been submitted, reviewed and approved. Construction should commence 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, Dominos and Uptown Salon continue to do well. 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 852 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 2,360 residents utilizing our electronic utility billing option.
- We have issued 2,096 building permits in District 6 and 1,734 building permits in District 7 for single-family residences through the month of July. Which is a total of 3,830 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 1 building permit application awaiting review in District 7. 14 building permit applications for new homes were received in July; and 12 building permit applications for new homes were approved in July.
- We now have 2,062 occupied homes in District 6 and 1,612 occupied homes in District 7 as of July 31<sup>st</sup>. This is an increase of 9 new families for the month of July.
- District 6 activity: 2,084 homes have received Foundation Inspections. 2,081 homes have received Framing Inspections. 2,063 Homes have been completed and received Final Inspections.
- District 7 activity: 1,705 homes have received Foundation Inspections. 1,691 homes have received Framing Inspections. 1,633 homes have been completed and received Final Inspections.
- During the month of July, 3 residential building permits were issued in District 6 and 10 were issued in District 7. One foundation inspection was approved in District 6 and 14 were approved in District 7. Two framing inspections were approved in District 6 and 11 were approved in District 7. Two final inspections were approved in District 6 and 15 were approved in District 7.
- During the month of July, 6 permits were issued for residential remodels/additions; 6 swimming pool permits were issued. No commercial permits were issued.
- District 6 building permit related revenue for the month of July was \$30,225.00.
- District 7 building permit related revenue for the month of July was \$81,100.00.
- \$250.00 was received for contractor registration renewals in July.
- Water accountability for the month of July was at 100%. 96,791,225 gallons was pumped into the distribution system and, 96,762,272 gallons was accounted for in billings and other uses. 96,791,225 purchased gallons equates to a load factor of 89% of our subscribed capacity.