

**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 September 2018

- Upper Trinity Regional Water District (UTRWD) points of interest: Operating and Capital Budgets were approved at the September Board Meeting. Water rates will increase approximately 1.5%. Water reclamation (sewer) rates will increase approximately 1.25%. Staff prepared and presented a 5-year rate forecast. Rates are anticipated to increase no more than 3% per year during the next 5 years. Considering this is the same timeframe we will be constructing Lake Ralph Hall, this is another example of UTRWD’s sound management and financial planning. The Board also reviewed and approved the parameters for a bond sale to fund the Doe Branch Water Reclamation Plant expansion. Plant participants are covering approximately \$16.5M of the estimated \$28.74M project costs. Celina is financing their portion which is approximately \$12.25M. An additional \$14.25M of current additional bonds have been identified as potential refunding opportunities. The total issue shall not exceed \$26.5M. A minimum 3% present value savings stipulation has been placed on the criteria for the refunding opportunity. Approval of a \$7.59M low interest financing agreement from the TWDB was also approved to fund the parallel pipeline from the Taylor Water Treatment Plant to the Stonehill Pump Station. The interest rate is expected to be 2.7%.
- Area lake levels; During the month of August, the DFW area received a total of 2.99” of rain which is 1.12” above average. Lake Lewisville- current elevation 519.19’, -2.81’, Lake Ray Roberts- current elevation 630.96’, -1.54’, Lake Chapman (Cooper Lake) - current elevation 435.87’, -4.13’, Lake Lavon- current elevation 487.93’, -4.07’.
- Argyle Fire District points of interest: At the August 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 a few remaining punch list items. The Grand Opening of the Station is scheduled for October 6th at noon. Chief also reviewed the Budget for FY 18-19. Final approval of the budget will occur at the September Board Meeting. The Fire District responded to a total of 10 calls in Lantana during the month of July which accounted for 20% of the total calls for the month. 46% of the total calls for the month were Fire related; 54% were EMS calls. The September meeting is scheduled for the 27th.
- 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

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delivered and the structural frame has been erected. Roof and wall panels should be installed by the end of the month. Construction is progressing slower than expected. 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. Franchise utility installations are nearing completion. The Final inspection was conducted on August 30th. They are currently addressing the punch list items. Co Serv is awaiting delivery of the streetlights which are anticipated to arrive by the end of the month.
- Flygt has completed the installation of the upgraded pumps at Bandera and Garner Lift Stations.
- Barrington Addition B and C Landscape and Hardscape contracts have been awarded. Ratliff is 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 has been completed. SRH will start installation of the landscaping when weather allows.
- The Bridge adjacent to Isabel Addition on the Hike and Bike Trail has been completed and has been reopened to pedestrian and bike traffic.
- 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 have completed construction on the pad sites adjacent to Kroger. Chase Bank is to the south of Starbucks and the other is a Firestone retail center behind Starbucks. Chase Bank is scheduled to open on September 22nd. Firestone Retail Center is open for business now. 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. Construction of Great Clips and Luxury Nails and Spa have been completed and are now open for business. 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 week. They are building a tellerless facility within the existing building.

- Kroger is nearing completion of their interior remodel and expansion of their online ordering pick up service (Clicklist).
- 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 853 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 2,354 residents utilizing our electronic utility billing option.
- We have issued 2,096 building permits in District 6 and 1,745 building permits in District 7 for single-family residences through the month of August. Which is a total of 3,841 within Lantana.
- We currently have 2 building permit applications awaiting review in District 6 and 1 building permit application awaiting review in District 7. 3 building permit applications for new homes were received in August; and 8 building permit applications for new homes were approved in August.
- We now have 2,063 occupied homes in District 6 and 1,625 occupied homes in District 7 as of August 31st. This is an increase of 14 new families for the month of August.
- District 6 activity: 2,084 homes have received Foundation Inspections. 2,082 homes have received Framing Inspections. 2,066 Homes have been completed and received Final Inspections.
- District 7 activity: 1,715 homes have received Foundation Inspections. 1,701 homes have received Framing Inspections. 1,645 homes have been completed and received Final Inspections.
- During the month of August, no residential building permits were issued in District 6 and 11 were issued in District 7. One foundation inspection was approved in District 6 and 10 were approved in District 7. One framing inspection was approved in District 6 and 10 were approved in District 7. Three final inspections were approved in District 6 and 12 were approved in District 7.
- During the month of August, 6 permits were issued for residential remodels/additions; 4 swimming pool permits were issued. Two commercial permits were issued.
- District 6 building permit related revenue for the month of August was \$4,060.00.

- District 7 building permit related revenue for the month of August was \$91,181.00.
- \$650.00 was received for contractor registration renewals in August.
- Water accountability for the month of August was at 96%. 90,605,000 gallons was pumped into the distribution system and, 87,312,100 gallons was accounted for in billings and other uses. 90,605,000 purchased gallons equates to a load factor of 88% of our subscribed capacity.