

**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 February 2019

- Upper Trinity Regional Water District (UTRWD) points of interest: Task order 1 with Half and Associates was approved at the February Board meeting. The scope of work involves conflict analysis of the District’s water and wastewater lines adjacent to US 380 as it pertains to TxDOT’s proposed roadway improvement project. The District also updated their purchasing policy. Generally raising purchasing authority limits for staff members and the Executive Director to account for inflation. The policy was last amended in 2013. The Executive Director was also authorized to enter into a purchase agreement with Pure Technologies to search for some apparent leaks and air pockets in the Districts 48” raw water pipeline near the Harpool Water Treatment Plant utilizing SmartBall technology. 162 net acres were purchased for the Lake Ralph Hall project bringing the total project land acquisition to 8,937 acres, which is 73% of the required property for the project.
- Argyle Fire District points of interest: The January Board meeting was held on the 24th. The Board is discussing the purchase of a new ambulance and replacing Engine 511. Engine 511 will be retained and used as a reserve engine. The District currently does not have a reserve engine. Workout equipment has been approved with an alternate vendor after the original vendor was unable to fulfill the Districts purchasing requirements. The Fire District responded to a total of 38 calls in Lantana during the month of December which accounted for 15% of the total calls for the month. 26% of the total calls for the month were Fire related; and 74% were EMS calls.
- Area lake levels; During the month of January, the DFW area received a total of 1.58” of rain which is 0.48” below average. Lake Lewisville- current elevation 522.22’, +0.22’, Lake Ray Roberts- current elevation 632.70’, +0.20’, Lake Chapman (Cooper Lake) - current elevation 440.83’, +0.83’, Lake Lavon- current elevation 492.54’, +0.54’.
- Denco is nearing completion of construction of the Districts’ maintenance building. Construction was originally scheduled to be completed on or before December 12th. The revised completion date was February 1st due to rain/weather delays. After the building is substantially completed and inspected, they will have 14 days to complete the punch list items.
- LH Lacy has completed construction of Barrington Addition Phase C. This is the final residential subdivision within Lantana, and consists of 139 additional, 50’, 60’ and 70’ lots. Highland Homes is nearing completion of a 70’ product model home on Haverford Lane, directly

across the street from their existing model homes. Highland Homes has also submitted plans for 7 additional homes within Phase C as well.

- Barrington Addition B and C Landscape and Hardscape contracts have been awarded. Ratliff has completed the masonry screening walls and are nearing completion of the Hike and Bike Trail extension and other sidewalks within the hardscape package. Wood fencing along the northern boundary has been completed. A preconstruction meeting was conducted with SRH on November 6th. SRH should start installation of the irrigation system and landscaping within the next few days, weather permitting. They have cleared and grubbed the common area adjacent to Copper Canyon Road and the area within the power line easement.
- The appeal to the Postmaster's required cluster box mail delivery method for Barrington Phase B & C has been resolved. The Postmaster has agreed to maintain the same delivery service consistent with other neighborhoods within Lantana, which is curbside delivery to double mailboxes on single poles.
- 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.
- Two additional 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 and the Firestone Retail Center are both doing well. 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. Casa Mia restaurant, Great Clips and Luxury Nails and Spa are doing well. Construction of Bank of America has been completed and they are now open for business. Plans have been submitted and approved for a liquor store at the north end of the building. Plumbing has been installed and they are currently framing the interior partitions. One additional lease space remains in the building. No plans have been submitted for the finish out yet.
- 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 888 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 2,399 residents utilizing our electronic utility billing option.
- We have issued 2,110 building permits in District 6 and 1,766 building permits in District 7 for single-family residences through the month of January. Which is a total of 3,876 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 18 building permit applications awaiting review in District 7. Fifteen building permit applications for new homes were received in January, and 15 building permit applications for new homes were approved in January.
- We now have 2,075 occupied homes in District 6 and 1,688 occupied homes in District 7 as of January 31st. This is an increase of 7 new families for the month of January.
- District 6 activity: 2,098 homes have received Foundation Inspections. 2,095 homes have received Framing Inspections. 2,081 Homes have been completed and received Final Inspections.
- District 7 activity: 1,739 homes have received Foundation Inspections. 1,734 homes have received Framing Inspections. 1,708 homes have been completed and received Final Inspections.
- During the month of January, 2 residential building permits were issued in District 6 and 5 were issued in District 7. One foundation inspection was approved in District 6 and 5 were approved in District 7. Five framing inspections were approved in District 6 and 4 were approved in District 7. One final inspection was approved in District 6 and 11 were approved in District 7.
- During the month of January, 14 permits were issued for residential remodels/additions; 7 swimming pool permits were issued. Two commercial permits were issued.
- District 6 building permit related revenue for the month of January was \$22,018.00.
- District 7 building permit related revenue for the month of January was \$46,932.00.
- \$1,850.00 was received for contractor registration renewals in January.
- Water accountability for the month of January was at 97%. 25,390,000 gallons were pumped into the distribution system and, 24,656,900 gallons were accounted for in billings and other uses. 24,656,900 purchased gallons equates to a load factor of 23% of our subscribed capacity. Upper Trinity has completed installation of our new master meter.