

**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 March 2019

- Upper Trinity Regional Water District (UTRWD) points of interest: A contract was approved with ASC Environmental for wet well cleaning operations. A contract was also approved with Cheney Environmental for sludge hauling. A task order and contract were approved with Ecosystem Planning and Restoration, LLC for \$1,996,000 related to the Mitigation Design for Lake Ralph Hall. Task order number 2 was approved with Alan Plummer and Associates related to the final design of the pipeline from the Taylor Water Treatment Plant to the Stonehill Pump Station. The 72” pipeline will parallel the existing 48” pipeline and will meet the needs of the growing demand in our area of Denton County. The task order is for \$2,447,000. Installation of the pipeline is anticipated to be a Construction Manager at Risk (CMAR) contract to meet the needed in service date.
- Argyle Fire District points of interest: The February Board meeting was held on the 24th. The Board continued discussions pertaining to the purchase of a new Pierce engine to replace Engine 511. Anticipated cost is \$694,000. Existing Engine 511 is a 2006 model Pierce and it will be retained and used as a reserve engine. The District currently does not have a reserve engine. Workout equipment has been purchased from an alternate vendor after the original vendor was unable to fulfill the Districts purchasing requirements. The net cost to the District will be \$16,000 after receiving an anonymous donation of \$16,000. The Fire District responded to a total of 33 calls in Lantana during the month of January which accounted for 26% of the total calls for the month. 36% of the Lantana calls for the month were Fire related; and 64% were EMS calls. 41% of the total calls for the month were Fire related; and 59% were EMS calls.
- Area lake levels; During the month of February, the DFW area received a total of 1.58” of rain which is 1.12” below average. Lake Lewisville- current elevation 522.99’, +0.99’, Lake Ray Roberts- current elevation 633.30’, +0.80’, Lake Chapman (Cooper Lake) - current elevation 441.11’, +1.11’, Lake Lavon- current elevation 493.29’, +1.29’.
- 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. A final inspection was conducted on March 1st. Denco had 14 days to complete the punch list items, which was March 15th. They still have several items remaining to be addressed. Hopefully they will complete all items by the end of the month.

- 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 has completed construction of a 70' product model home on Haverford Lane, directly across the street from their existing model homes. Highland has also commenced construction of 7 additional homes within Barrington Phase C.
- 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 is making good progress on landscaping installation and have started installation of the irrigation system. They have cleared and grubbed the common area adjacent to Copper Canyon Road and the area within the power line easement. Landscaping has been installed within the common area adjacent to Copper Canyon Road. This area is heavily congested with utilities. Therefore, permissible plantings are limited.
- 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, Luxury Nails and Spa, and Bank of America are doing well. The construction permit has been issued for Shellman's Liquor store which will be located at the north end of the building in suite 100. Plumbing, rough electrical work and framing of the interior partitions has been completed. They are currently installing drywall and interior finishes. Opening is anticipated in April. One additional lease space remains in the building. No plans have been submitted for the finish out of the space.
- 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 907 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 2,412 residents utilizing our electronic utility billing option.
- We have issued 2,110 building permits in District 6 and 1,781 building permits in District 7 for single-family residences through the month of February. Which is a total of 3,891 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 6 building permit applications awaiting review in District 7. Eighteen building permit applications for new homes were received in February, and 18 building permit applications for new homes were approved in February.
- We now have 2,076 occupied homes in District 6 and 1,694 occupied homes in District 7 as of February 28th. This is an increase of 7 new families for the month of February.
- District 6 activity: 2,098 homes have received Foundation Inspections. 2,098 homes have received Framing Inspections. 2,083 Homes have been completed and received Final Inspections.
- District 7 activity: 1,746 homes have received Foundation Inspections. 1,736 homes have received Framing Inspections. 1,712 homes have been completed and received Final Inspections.
- During the month of February, no residential building permits were issued in District 6 and 15 were issued in District 7. No foundation inspections were approved in District 6 and 7 were approved in District 7. Three framing inspections were approved in District 6 and 2 were approved in District 7. Two final inspections were approved in District 6 and 4 were approved in District 7.
- During the month of February, 10 permits were issued for residential remodels/additions; 7 swimming pool permits were issued.
- District 6 building permit related revenue for the month of February was \$4,072.00.
- District 7 building permit related revenue for the month of February was \$122,648.00.
- \$650.00 was received for contractor registration renewals in February.
- Water accountability for the month of February was at 100%. 22,639,000 gallons were pumped into the distribution system and, 22,683,000 gallons were accounted for in billings and other uses. 22,639,000 purchased gallons equates to a load factor of 23% of our subscribed capacity. Upper Trinity has completed installation of our new master meter. The slight overage in water accountability is attributed to the change out of the master meter.

- This year's waste water winter averages went down from 6,261 gallons per month per home to 5,554 gallons per month per home. This is due to the significant rains we received over the winter. This will result in decreased waste water revenues for the year.