

**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 June 2019

- Upper Trinity Regional Water District (UTRWD) points of interest: At the June meeting, the “A” term Board members were administered the Oath of Office by James (Jim) Karlovich, who served as the third President of the Board from 1991-1994. The new officers of the board took their chairs as well; Rich Lubke is now President, Ramiro Lopez, Vice President, Mike Fairfield, Treasurer and Brian Robertson is the new Secretary. UTRWD has won Best Tasting Water in The State of Texas for the past two years in a row. Preliminary rates and charges were reviewed for 2020. Rates are anticipated to increase no more than 3% for FY 2019-20. Task order No. 2 was approved with AR Consultants for continued Cultural Resource Survey work on Lake Ralph Hall. To date a total of 12,575 acres have been acquired for the Lake Ralph Hall project.
- Argyle Fire District points of interest: The May Board meeting was held on the 23rd. Chief Hohenberger reviewed the preliminary tax rolls. Over \$60,000,000. in assessed value is currently being disputed by property owners within the service area. Chief Hohenberger also reviewed Department staffing needs for FY 2019-20. 12 additional personnel will be needed for next year. The new Pierce engine to replace Engine 511 should be delivered in November. The Fire District responded to a total of 24 calls in Lantana during the month of April which accounted for 16% of the total calls for the month. 63% of the Lantana calls for the month were Fire related; and 37% were EMS calls. 58% of the total calls for the month were Fire related; and 42% were EMS calls.
- Area lake levels; During the month of May, the DFW area received a total of 8.15” of rain which is 3.23” above average. Lake Lewisville- current elevation 526.57’, +4.57’, Lake Ray Roberts- current elevation 636.58’, +4.08’, Lake Chapman (Cooper Lake) - current elevation 440.14’, +0.14’, Lake Lavon- current elevation 496.71’, +4.71’.
- Denco has completed construction of the Districts’ maintenance building. However, one of the overhead door openers is not operating properly, one of the lights in the main bays is not working and the “as built” drawings have not been submitted. Hopefully these two remaining items and the ‘as built” will be addressed by the end of the month. 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. HZI is calculating the liquidated damages assessment so we can

process the final payment after correction of the two remaining deficiencies and receipt of the “as built”.

- Barrington Addition B and C Landscape and Hardscape projects are nearing completion. Ratliff has completed the masonry screening walls. However, they are short on dirt needed to complete the Hike and Bike Trail extension and other sidewalks within the hardscape package. Highland Homes is diverting excess dirt from adjacent home construction sites to assist in the matter. SRH has completed the irrigation system installation. 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. They have completed installation of the trees within the common areas and are nearing completion of the sod installation. Hydro mulch within the electrical easement has commenced at the north end of the easement. However, some washed away in the recent rain events. Due to the delays in getting the project completed and the District assuming maintenance responsibilities, SRH has agreed to mow the areas in the interim.
- Crossroads LP has commenced on restriping and buttoning various streets within the community. All work should be completed by the end of the month.
- 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. Terry Donuts is under new ownership.
- 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 continue to do 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.
- Plans have been submitted reviewed and approved for a remodel of Kroger. Scope of work includes renovation of the deli and bakery areas. Change out of several refrigerated cases. Reworking the clothing area, paving repairs, and some drainage improvements to the outside sales area. The permit has been issued and work should commence this week.
- Ratliff is making good progress on construction of the HOA’s new amenity center in Barrington Addition. The building will be a 5,000 SF facility, located on Haverford Lane next to the model homes. The facility is comprised of 3 meeting rooms and a pre-meeting room, capable of being opened into one large room for community events. They have completed rough grading the site and prepping the building pad. They have completed paving of the parking lot and are currently working on

the building foundation and retaining walls. Construction is estimated to be completed in approximately 8 months.

- 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. Construction of Shellman's Liquor store which is located at the north end of the building in suite 100 has been completed and they are now open for business. One additional lease space remains in the building, which is suite 200. Plans have been submitted for the finish out of the space, which will be Honey Dental Office.
- 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 919 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 2,478 residents utilizing our electronic utility billing option.
- We have issued 2,115 building permits in District 6 and 1,821 building permits in District 7 for single-family residences through the month of May, which is a total of 3,936 within Lantana.
- We currently have no building permit applications awaiting review in District 6 and 8 building permit applications awaiting review in District 7. Thirteen building permit applications for new homes were received in May, and 10 building permit applications for new homes were approved in May.
- We now have 2,090 occupied homes in District 6 and 1,720 occupied homes in District 7 as of May 31st. This is an increase of 18 new families for the month of May.
- District 6 activity: 2,103 homes have received Foundation Inspections. 2,100 homes have received Framing Inspections. 2,092 Homes have been completed and received Final Inspections.
- District 7 activity: 1,786 homes have received Foundation Inspections. 1,768 homes have received Framing Inspections. 1,731 homes have been completed and received Final Inspections.
- During the month of May, 5 residential building permits were issued in District 6 and 9 were issued in District 7. Three foundation inspections were approved in District 6 and 11 were approved in District 7. One

framing inspection was approved in District 6 and 11 were approved in District 7. Three final inspections were approved in District 6 and 4 were approved in District 7.

- During the month of May, 4 permits were issued for residential remodels/additions; 6 swimming pool permits were issued.
- District 6 building permit related revenue for the month of May was \$42,877.00.
- District 7 building permit related revenue for the month of May was \$83,727.00.
- \$250.00 was received for contractor registration renewals in May.
- Water accountability for the month of May was at 104%. 44,693,000 gallons were pumped into the distribution system and, 46,533,000 gallons were accounted for in billings and other uses. The slight overage is the result of one day's difference in meter reading and beginning and ending of the month tank levels. 44,693,000 purchased gallons equates to a load factor of 41% of our subscribed capacity.