

**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 January 2013**

- Upper Trinity Regional Water District points of interest: The January Board meeting was earlier this afternoon. A contract to repair and rehabilitate the filters at the Taylor Water treatment plant was on the agenda as well as a contract to complete the final phase of the Southwest Pipeline and related booster pump station. The contested case hearing for Lake Ralph Hall commences next Tuesday the 15<sup>th</sup> in Austin. If the permit is granted, this will be the first major reservoir built in North Texas in the past 30 years. Construction of Ray Roberts Lake began in 1981 and was completed in 1987. Speaking of Ray Roberts Lake, zebra mussels have now been found in the reservoir and it will only be a matter of time before they migrate downstream into Lake Lewisville and other reservoirs along the Trinity River.
- Drought conditions- Area lake levels are rising from the recent rain event. The majority of the North Texas area received 3-5” of rain this week: Lake Lewisville- current elevation 516.11’, - 5.89’, Ray Roberts- current elevation 628.72’, - 3.78’, Lake Chapman (Cooper Lake) - current elevation 432.92’, - 7.08’, Lake Lavon- current elevation 482.83’, - 9.17’. Elevations given are for the conservation pool elevation not the flood pool elevation. Flood pool elevations are 6-12’ above the conservation pools.
- Argyle Fire District points of interest: Weather has hampered AUI on the construction of Station 511 which will be located at the corner of Gibbons Rd. and FM 407. They have installed the foundation piers and footings. They are almost ready to place the concrete for the first portion of the structural slab. Utilities (water, wastewater and storm sewer lines) have been installed. Completion is anticipated in July of 2013. The next Board meeting is scheduled for January 24<sup>th</sup>.
- District Building Update: Last month we had considerable discussion with regards to the proposed location of the District building on Lantana Trail between Bellaire Addition and Azalia Addition. Although we are still several years away from possibly constructing the building, we wanted board member and resident input regarding the location of the building or if we even need to build a permanent location for the District Offices. The Boards directed staff to explore three options: between Bellaire and Azalia Addition, the site adjacent to the proposed new elevated water tank just west of Lantana Trail on FM 407 as well as exploration of a long term lease of either the current office location in the Bartonville Town Center or the future Lantana Town Center. The rationale of a long term

lease would be to use the building funds in lieu of issuance of future bond debt to retire some of the infrastructure costs.

- Bids were opened on January 4<sup>th</sup> for Juniper Addition Phase A which consists of 37 lots. The addition will be on Stacey Lane immediately East of Madison Addition. A total of three bids were received. LH Lacy submitted the apparent low bid amount of \$1,042,537.93. RKM Utility Services submitted the apparent second lowest bid amount of \$1,056,896.45. The third bid was received from Pavecon LTD.
- RKM Utility Services is making good progress, in spite of the recent weather, on the construction of Kendall Addition Phase 2, which consists of 82 additional lots. Grading the site has been completed and they are currently moisture conditioning 13 lots which needed additional treatment. The water mains and services have been installed and pressure tested. Storm and sanitary sewer lines have been installed. They are currently installing storm sewer inlets as weather allows. Franchised utility crossings are scheduled to start next Monday. Upon completion of the crossings, subgrade stabilization will commence. The concrete batch plant should be delivered and set up within the next few weeks. Project completion is currently scheduled for next April.
- Star Outdoors Inc. has completed the landscaping contract for Carlisle Addition Phase 3. They have one item to correct that was noted during the final inspection on December 6<sup>th</sup>.
- The contract with SCS has been awarded for this year's paving repairs within the road maintenance program. Work is scheduled to commence this week and be completed by the end of March.
- GM Construction has commenced construction of Bandera Addition Phase 3 which consists of 38 additional lots. They are clearing and grubbing the site as weather allows. Project completion is currently scheduled for the first part of May. There will be one additional phase to complete the subdivision after construction of this phase.
- Lane Construction is making good progress as weather allows on the reconstruction of Copper Canyon Road. The first phase has been completed from FM 407 to Winding Creek Rd. They have completed the drainage structure and concrete guardrails at the Poindexter Branch crossing and are currently installing the drainage structure boxes at the Bandera Phase two detention pond outfall line. They are also installing driveway culverts at drive locations within the second phase. Paving of the north bound lane in phase two has been completed. Phase two runs from the North side of Canyon Oaks Addition to Orchid Hill Rd. During construction of phase three, traffic will be limited to northbound only. Currently traffic is open in both directions north of the Pitaya entrance at Bandera. The entire project is anticipated to be completed in 7 additional months.
- Lane Construction is also making good progress on the reconstruction of FM 407 from Chin Chapel to FM 1830 even though the weather has been challenging. They have completed the drainage structure on the north

bound side and associated guard rails where Loving Branch crosses FM 407. They have completed paving the majority of the northbound lanes from Loving Branch through the “S” curve realignment at FM 1830. Bentson Drive is closed at FM 407 for approximately 3 more weeks to facilitate the reconstruction of the intersection. They are currently installing the sidewalk on the East side of the road adjacent to Lantana. They have completed grading and stabilization of the West bound lanes from Lantana Trail to Chin Chapel. Steel is currently being tied and paving of the area has been completed between Lantana Trail and Copper Canyon Rd. Paving from Copper Canyon Rd to Chin Chapel will continue for the next couple of weeks when weather allows. Paving operations run from 9:00 AM to 3:30 PM Monday through Saturday and traffic is limited to one lane, in alternating directions. Excessive backups are anticipated and drivers should avoid traveling the roadway if possible during this timeframe. The entire project is anticipated to be completed in approximately 14 months. However, the contractor is currently slightly ahead of schedule.

- We now have 426 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts’ website at [Lantanatx.org](http://Lantanatx.org), click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 603 residents utilizing our electronic utility billing option.
- We have issued 1931 building permits in District 6 and 809 building permits in District 7 for single-family residences through the month of December.
- We currently have two building permit applications awaiting review in District 6 and eight building permit applications awaiting review in District 7.
- We now have 1903 occupied homes in District 6 and 728 occupied homes in District 7 as of December 31<sup>st</sup>. This is an increase of 21 new families for the month of December.
- District 6 activity: 1927 homes have received Foundation Inspections. 1922 homes have received Framing Inspections. 1909 Homes have been completed and received Final Inspections.
- District 7 activity: 793 homes have received Foundation Inspections. 783 homes have received Framing Inspections. 740 homes have been completed and received Final Inspections.
- During the month of December, two residential building permits were issued in District 6 and seventeen were issued in District 7. 5 foundation inspections were approved in District 6 and 8 were approved in District 7. 1 framing inspection was approved in District 6 and 7 were approved in District 7. 1 final inspection was approved in District 6 and 14 were approved in District 7.
- District 6 building permit revenue for the month of December was \$15,752.00.

- District 7 building permit revenue for the month of December was \$133,549.00.
- Water accountability for the month of December was at 97%. 29,000,000 gallons was pumped into the distribution system and 28,044,700 gallons was accounted for in billings and other uses. 29,000,000 purchased gallons equates to a load factor of 31% of our subscribed capacity.