

**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 April 2013**

- Upper Trinity Regional Water District points of interest: The April Board Meeting was the annual Spring Retreat. We had a short board meeting in the morning and then boarded a motor coach and toured the District’s facilities and service area. We visited the Tom Harpool Water Treatment Plant and checked on the basin recoating project in progress. We also drove up to Prosper and Celina to look at some of their development activities and had lunch. Then we checked on Ray Roberts Lake, and drove through Denton. We stopped at Northlake and received a presentation on their new development at FM 407 and I-35, and then made a brief stop in Lantana and gave the group an update on our development activities and watershed protection efforts.
- Drought conditions- Area lake levels continue to rise slightly from each rain event. Lantana received a total of .24” yesterday bringing the total for April up to 1.55” so far. Lake Lewisville- current elevation 517.33’, - 4.67’, Ray Roberts- current elevation 628.61’, - 3.89’, Lake Chapman (Cooper Lake) - current elevation 432.34’, - 7.66’, Lake Lavon- current elevation 484.26’, - 7.74’. 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: AUI is making better progress on the construction of Station 511 which is located at the corner of Gibbons Rd. and FM 407. The majority of the structural slab has been completed. Two structural slab sections remain to be placed in the equipment bays. The paving for the parking lot has been completed except for one drive approach. They are currently framing the walls of the living quarters and office area and building the CMU walls in the equipment bays. Completion is scheduled for July of 2013 but they are still behind schedule. During the month of March the Fire District received 18 calls for service within Lantana which accounted for 17% of all calls for the month. During the first 10 days of April the Fire District received 4 calls for service within Lantana which accounted for 11% of all calls for the month to date. The next Fire Board meeting is scheduled for April 25<sup>th</sup>.
- Plans have been reviewed for Magnolia Addition Phase F which will be the final phase of the addition. The project consists of 78 additional lots. Bids were opened this morning and work should commence next month.
- Plans have also been reviewed for the extension of Tanner Parkway including the new elementary school site and adjacent residential

development. Bids were also opened this morning and work should commence by the end of the month.

- Plans have been submitted for the car wash which will be adjacent to the Kwik Oil change facility on FM 407. The permit should be issued next week and construction should commence within the next 10 days.
- LH Lacy is making good progress on the construction of Juniper Addition Phase A. They have completed clearing and grubbing the site. The majority of the grading has been completed as well. Water, wastewater and storm sewer line installation should commence April 17<sup>th</sup>. The first phase consists of 37 lots. The addition is on Stacey Lane immediately East of Madison Addition. The project should be completed in August.
- RKM Utility Services is nearing completion on the construction of Kendall Addition Phase 2, which consists of 82 additional lots. Water, wastewater and storm sewer lines have been installed. Paving has been completed. Retaining walls and franchised utilities are nearing completion. Project completion is currently scheduled for the end of April.
- SCS is nearing completion of this year's paving repairs. Most of the paving replacement within the streets has been completed except for a section in Carlisle which will be completed next week if the weather cooperates.
- GM Construction is making good progress on the construction of Bandera Addition Phase 3 which consists of 38 additional lots. They have completed the grading including mass grading of the final phase. Paving has been completed. Franchised utilities are currently being installed. 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.
- Phoenix Fabricators is making good progress on the construction of the new elevated water tank. The tank will be located on FM 407 just west of Lantana Trail and will be the same size and style as the existing tank. The site has been cleared. The piers have been completed. Pier caps and footings should be completed by the end of April. Project completion is currently scheduled for next January.
- Lane Construction is making good progress on the reconstruction of Copper Canyon Road. The first and second phases have been completed from FM 407 to the fire station. They have completed the drainage structure boxes at the Bandera Phase two detention pond outfall line. They have completed installing driveway culverts at the majority of the drive locations within the third phase. The intersection at Copper Canyon Rd. adjacent to FM 407 has been completed and reopened to traffic. However, traffic is limited to northbound only from the fire station to Orchid Hill Rd. Please exercise caution while driving this section of roadway as many southbound motorists are ignoring the road closed signage and still driving against the flow of traffic. The entire project is anticipated to be completed in July.

- Lane Construction is also making good progress on the reconstruction of FM 407 from Chin Chapel to FM 1830. They have completed paving the northbound lanes from Loving Branch through the “S” curve realignment at FM 1830. Traffic has been switched to the new paving from Rayzor Road to Hilltop Road. They have completed paving the westbound lanes from Chin Chapel to Lantana Trail and switched traffic onto the new pavement. Construction of the eastbound lanes has commenced. The entire project is anticipated to be completed in approximately 11 months. However, the contractor is currently slightly ahead of schedule.
- We now have 440 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 627 residents utilizing our electronic utility billing option.
- We have issued 1944 building permits in District 6 and 851 building permits in District 7 for single-family residences through the month of March.
- We currently have two building permit applications awaiting review in District 6 and eleven building permit applications awaiting review in District 7. 30 building permit applications for new homes were approved in March.
- We now have 1911 occupied homes in District 6 and 761 occupied homes in District 7 as of March 31<sup>st</sup>. This is an increase of 12 new families for the month of March.
- District 6 activity: 1933 homes have received Foundation Inspections. 1929 homes have received Framing Inspections. 1916 Homes have been completed and received Final Inspections.
- District 7 activity: 837 homes have received Foundation Inspections. 821 homes have received Framing Inspections. 776 homes have been completed and received Final Inspections.
- During the month of March, three residential building permits were issued in District 6 and eighteen were issued in District 7. 4 foundation inspections were approved in District 6 and 18 were approved in District 7. No framing inspections were approved in District 6 and 16 were approved in District 7. 3 final inspections were approved in District 6 and 9 were approved in District 7.
- District 6 building permit revenue for the month of March was \$23,413.00.
- District 7 building permit revenue for the month of March was \$141,367.00.
- Water accountability for the month of March was at 98%. 32,050,000 gallons was pumped into the distribution system and 31,456,600 gallons was accounted for in billings and other uses. 32,050,000 purchased gallons equates to a load factor of 34% of our subscribed capacity.