

**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 August 2013**

- Upper Trinity Regional Water District points of interest: The Annual Membership Breakfast was Wednesday July 17<sup>th</sup> approximately 90 people attended the event this year. At the Board meeting on August 1<sup>st</sup> a resolution was approved appointing a finance team for The Doe Branch Water Reclamation Plant and funding for some other wastewater system improvements. Funding would be through the issuance of approximately \$30,000,000. in revenue bonds. The Doe Branch Plant is currently scheduled to be completed in September 2015. The UTRWD is also considering the refunding of approximately \$18,500,000 in existing bonds. Although market conditions are currently trending away from favorable refunding opportunities, the district needs to be ready, should market conditions change.
- Drought conditions- The DFW area has received a total of 17.35” of rain this year through the month of July, which is about 3” below average. Lake Lewisville- current elevation 515.59’, - 6.41’, Ray Roberts- current elevation 627.27’, - 5.26’, Lake Chapman (Cooper Lake) - current elevation 429.73’, - 10.27’, Lake Lavon- current elevation 482.67’, - 9.33’. 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 continues to make good progress on the construction of Station 511 which is located at the corner of Gibbons Rd. and FM 407. Exterior finishes are nearing completion. Interior finishes are also nearing completion. Project completion is scheduled for the later part of August. Gibbons Road improvements are scheduled to be completed in September and the station should open in October. The Fire District received a total of 16 calls for service within Lantana during the month of July. The Fire Board’s last meeting was August 7<sup>th</sup> and the next meeting is tentatively scheduled for September 26<sup>th</sup>.
- There has been a recent increase of interest in Code Red weather and non-weather related emergency alerts. If you wish to sign up for Code Red alerts visit Argyle Fire District’s website at [www.argylefire.com](http://www.argylefire.com) and click on “sign up for code red” and complete the registration form. There is no cost to register for the service. Code Red registration instructions were also enclosed in the latest Lantana water bill as an insert.
- A link has been added to the Water Districts’ website, [www.lantanatx.org](http://www.lantanatx.org) to Denton County’s West Nile Virus information page. Please visit the site

for current information regarding the West Nile virus. An insert regarding West Nile was also included in the latest Lantana water bill.

- Ratliff Hardscape has been awarded the contract for the Kendall Addition Phase 2A Hardscape Package. Brick has been delivered and construction should commence within the next couple of days.
- American Landscape was awarded the Landscape Package for Kendall Addition Phase 2A. Construction will commence once the masonry walls have been completed.
- GM Construction is making good progress on the construction of Magnolia Addition Phase F which will be the final phase of the addition. The project consists of 78 additional lots. Clearing has been completed. Grading and moisture conditioning has been completed. Wet utilities (water, wastewater and storm sewer lines) have been installed. The sanitary sewer tie in at the hike and bike trail on Loving Branch has also been completed. Co Serv is currently installing sleeves for utility crossings. Sub Grade stabilization should commence within the next 2 weeks and paving will follow upon completion of the stabilization process. The subdivision is currently scheduled to be completed by the middle of October.
- LH Lacy Construction is making good progress on the new elementary school site and adjacent residential development. Clearing has been completed. Grading is nearing completion. Wet utilities (water, wastewater and storm sewer lines) are currently being installed. Co-Serv should commence rerouting the current overhead electrical lines within the subdivision by the end of the week. They will be relocated along Copper Canyon Road. Project completion is currently scheduled for the middle of November. The new school is scheduled to open in the fall of 2014.
- Plans have been submitted for the elementary school and are currently being reviewed.
- Kwik Industries is making good progress on construction of the car wash which will be adjacent to the Kwik Oil change facility on FM 407. They have completed the utilities and the foundation and are currently erecting the masonry walls.
- Kwik Industries has also submitted plans for the dry cleaners which will also be located on FM 407 just west of the car wash.
- Pizza Hut should be submitting plans within the next few weeks. It will be located on FM 407 next to Sonic.
- CVS should be submitting plans within the next few weeks as well. The location will be at the corner of Copper Canyon Road and FM 407.
- Civil Plans have been reviewed and approved for both phases of the Lantana Town Center. Construction should commence later next month.
- LH Lacy is making good progress on the construction of Juniper Addition Phase A. They have completed the grading work. Wet Utilities (water, waste water and storm sewer lines) have been completed. Co-Serv has installed crossings. Subgrade stabilization and paving have been

completed. Co-Serv is currently installing utilities. The new crosswalk on Stacey Lane has been completed. The first phase consists of 37 lots. The addition is on Stacey Lane immediately East of Madison Addition. The project is scheduled to be completed near the end of the month.

- Phoenix Fabricators is making good progress on the construction of the new elevated water tank. The tank is located on FM 407 just west of Lantana Trail and will be the same size (600,000 Gallons) as the existing tank. They have completed the assembly of the tank. All welds have been inspected and x-rayed. Painting of the tank is scheduled to begin next week. The tank still needs to be connected to the existing 16" water main running along FM 407. Project completion is currently scheduled for next January but they are currently ahead of schedule.
- Lane Construction continues to make good progress on the reconstruction of Copper Canyon Road. The first and second phases have been completed from FM 407 to the fire station. Paving of the North bound lane has also been completed. Traffic has been switched over to the new pavement to allow construction of the southbound lane. Paving of the southbound lane is ongoing. Traffic is limited to northbound only from the fire station to Orchid Hill Rd. The entire project is anticipated to be completed next month.
- Lane Construction is also making good progress on the reconstruction of FM 407 from Chin Chapel to FM 1830. Westbound traffic has been switched to the new paving from Rayzor Road to Hilltop Road and from Chin Chapel to Lantana Trail. Construction of the eastbound lanes is ongoing. They have completed the last section of the box culvert structure at Loving Branch Creek and have also completed subgrade stabilization and asphalt subgrade from the Loving Branch Creek crossing up to Bentson Drive. Paving of this section has also been completed. They are now paving the section from Lantana Trail to the east towards Simmons Road. The entire project is anticipated to be completed in approximately 8 months. However, the contractor is currently slightly ahead of schedule.
- We now have 470 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts' website at [www.lantanatx.org](http://www.lantanatx.org), click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 691 residents utilizing our electronic utility billing option.
- We have issued 1960 building permits in District 6 and 930 building permits in District 7 for single-family residences through the month of July.
- We currently have four building permit applications awaiting review in District 6 and three building permit applications awaiting review in District 7. 31 building permit applications for new homes were approved in July.
- We now have 1925 occupied homes in District 6 and 817 occupied homes in District 7 as of July 31<sup>st</sup>. This is an increase of 20 new families for the month of July.

- District 6 activity: 1948 homes have received Foundation Inspections. 1945 homes have received Framing Inspections. 1930 Homes have been completed and received Final Inspections.
- District 7 activity: 898 homes have received Foundation Inspections. 878 homes have received Framing Inspections. 835 homes have been completed and received Final Inspections.
- During the month of July, 6 residential building permits were issued in District 6 and 23 were issued in District 7. 3 foundation inspections were approved in District 6 and 19 were approved in District 7. 3 framing inspections were approved in District 6 and 10 were approved in District 7. 3 final inspections were approved in District 6 and 18 were approved in District 7.
- During the month of July, 8 permits were issued for remodels/additions and 4 swimming pool permits were issued.
- District 6 building permit revenue for the month of July was \$51,297.30.
- District 7 building permit revenue for the month of July was \$195,972.00.
- Water accountability for the month of July was at 95%. 67,534,000 gallons was pumped into the distribution system and 64,018,400 gallons was accounted for in billings and other uses. 67,534,000 purchased gallons equates to a load factor of 72% of our subscribed capacity.