

**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 October 2013

- Upper Trinity Regional Water District points of interest: At the October Board Meeting a contract with CDM Constructors was approved for preconstruction services of the Doe Branch Water Reclamation Plant in the amount of \$117,000. Total costs to construct the plant is estimated at approximately \$24,000,000. The contract with CDM will be a Construction Manager at Risk contract. The plant is currently scheduled to be completed in September 2015. Lewis Contractors is making slow progress on the final phase of the Southwest Pipeline. The project is just west of Lantana and they have encountered a section of solid rock which has hampered the installation and warranted a significant change order. TCEQ approved the permit to construct Lake Ralph Hall at a hearing in Austin on September 24th. The Corps of Engineers’ is currently reviewing the 404 permit to construct the lake.
- Drought conditions- The DFW area has received a total of 21.39” of rain this year through the month of September, which is about 5.8” below average. Lake Lewisville- current elevation 513.33’, - 8.67’, Ray Roberts- current elevation 625.71’, - 6.79’, Lake Chapman (Cooper Lake) - current elevation 426.91’, - 13.09’, Lake Lavon- current elevation 479.80’, - 12.20’. 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 recently took a step backwards on the construction of Station 511. A water line in the building ran overnight and caused significant damage in the sleeping quarter’s portion of the station. Exterior finishes have been completed. Interior finishes were nearing completion. Sidewalks have been installed. Irrigation has been completed and landscaping is nearing completion. Gibbons Road improvements have been completed. The Fire District received a total of 18 calls for service within Lantana during the month of August which accounted for 19% of the total calls for the month. The Fire Board’s next meeting is scheduled for October 24th.
- All Around Lawn Care is scheduled to commence construction on the Magnolia Phase F Hardscape package once Co-Serv and Verizon completes installation of the dry utilities (electric, gas and communications) and GM Construction completes their punch list items.
- All Around Lawn Care is scheduled to commence the installation of the Magnolia Phase F Landscape package once the masonry screening walls have been completed.

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- Ratliff Hardscape has completed the masonry walls in the Kendall Addition Phase 2A Hardscape Package.
- American Landscape has commenced the installation of the Landscape Package for Kendall Addition Phase 2A. Completion is anticipated next month.
- Ratliff Hardscape is making good progress on the masonry walls in the Juniper Addition Phase A Hardscape Package. Piers and mow strips have been installed. They are currently working on the masonry thin wall columns and pilasters.
- Ratliff Hardscape is also making good progress on the Hike and Bike trail extension adjacent to Isabel Addition. Approximately 50% of the trail has been completed. Completion is anticipated later next month.
- GM Construction is nearing completion on the construction of Magnolia Addition Phase F which will be the final phase of the addition. The project consists of 78 additional lots. Paving has been completed. Co Serv is currently scheduled to complete the installation of the dry utilities in the first part of November. After completion, GM Construction has approximately two weeks of work to complete the subdivision.
- LH Lacy Construction is making good progress on the new elementary school site and adjacent residential development. Wet utilities (water, wastewater and storm sewer lines) have been completed. Co-Serv has completed rerouting the current overhead electrical lines within the subdivision. However, Grande still has to relocate some communication lines from the old overhead power poles. Project completion was scheduled for the middle of November, but is behind due to the delays in rerouting the power and communication lines. The new school is scheduled to open in the fall of 2014.
- Plans have been submitted, reviewed and approved for elementary school 22. However, permit issuance can't occur until the plat is approved and the address is assigned by DenCo 911.
- Kwik Industries is making good progress on construction of the car wash which is adjacent to the Kwik Oil change facility on FM 407. They have completed erecting the masonry walls and roof construction. Project completion is currently scheduled for the middle of November.
- Plans for the Dry Cleaners which will also be located on FM 407 just west of the car wash have been submitted and approved. Construction should commence within the next few weeks.
- Pizza Hut is expected to submit plans within the next few weeks. It will be located on FM 407 on the East side of 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. Additional dirt has been placed on the site and the building pad has been readied for construction.
- Civil Plans have been reviewed and approved for the Lantana Town Center. A pre bid meeting is scheduled for next week.

- LH Lacy has completed construction of Juniper Addition Phase A. Co-Serv has completed installation of the dry utilities. The LOMR has been approved for the lots that were in the flood plain enabling approval of the final plat. The first phase consists of 37 lots.
- Phoenix Fabricators is making good progress on the construction of the new elevated water tank. The tank has been 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. They are currently working on the final section of the project which is between Orchid Hill and Stacey Lane. During this phase, traffic will be limited to Northbound Copper Canyon Road and Westbound Hickory Hill Road. Completion is scheduled for the end of November.
- Lane Construction is also making good progress on the reconstruction of FM 407 from Chin Chapel to FM 1830. Construction of the eastbound lanes is ongoing between Copper Canyon Road and Chin Chapel. Machine paving is scheduled to be completed next week. The entire project is anticipated to be completed in approximately 6 months. However, the contractor is currently slightly ahead of schedule.
- We now have 486 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 735 residents utilizing our electronic utility billing option.
- We have issued 1969 building permits in District 6 and 947 building permits in District 7 for single-family residences through the month of September.
- We currently have three building permit applications awaiting review in District 6 and twelve building permit applications awaiting review in District 7. 7 building permit applications for new homes were approved in September.
- We now have 1934 occupied homes in District 6 and 846 occupied homes in District 7 as of September 30th. This is an increase of 10 new families for the month of September.
- District 6 activity: 1955 homes have received Foundation Inspections. 1949 homes have received Framing Inspections. 1936 Homes have been completed and received Final Inspections.
- District 7 activity: 930 homes have received Foundation Inspections. 914 homes have received Framing Inspections. 859 homes have been completed and received Final Inspections.
- During the month of September, 5 residential building permits were issued in District 6 and 6 were issued in District 7. 4 foundation inspections were approved in District 6 and 10 were approved in District 7. 3 framing inspections were approved in District 6 and 20 were

approved in District 7. 2 final inspections were approved in District 6 and 13 were approved in District 7.

- During the month of September, 10 permits were issued for remodels/additions and 4 swimming pool permits were issued.
- District 6 building permit revenue for the month of September was \$55,327.35.
- District 7 building permit revenue for the month of September was \$52,159.20.
- Water accountability for the month of September was at 98%. 65,085,000 gallons was pumped into the distribution system and 63,576,400 gallons was accounted for in billings and other uses. 65,085,000 purchased gallons equates to a load factor of 72% of our subscribed capacity.