

**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 September 2013

- Upper Trinity Regional Water District points of interest: FY 2013-2014 budgets were approved at the Board meeting on September 5th. DWU raw water rates are increasing 16.7%. Upper Trinity potable water blended rate is increasing approximately 3.1% and water reclamation blended rate is increasing approximately 3.5%. TCEQ will conduct a hearing for the permit to construct Lake Ralph Hall at 9:00 AM on September 24th in Austin. The two Administrative Law Judges that heard the contested case hearing, previously recommended TCEQ issue the permit. The Corps of Engineers’ is currently reviewing the 404 permit to construct the lake.
- Drought conditions- The DFW area has received a total of 18.67” of rain this year through the month of August, which is about 3.5” below average. Lake Lewisville- current elevation 514.07’, - 7.93’, Ray Roberts- current elevation 626.33’, - 6.17’, Lake Chapman (Cooper Lake) - current elevation 428.01’, - 11.99’, Lake Lavon- current elevation 480.69’, - 11.31’. 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 have been completed. Interior finishes are nearing completion. Project completion is scheduled for the later part of September. Sidewalks are currently being installed. Irrigation and landscaping will follow upon completion of the sidewalks. Gibbons Road improvements are scheduled to be completed in September and the station should open in October. The Fire District received a total of 19 calls for service within Lantana during the month of July which accounted for 20% of the total calls for the month. The Fire Board’s next meeting is scheduled for September 26th.
- Ratliff Hardscape is nearing completion on the masonry walls in the Kendall Addition Phase 2A Hardscape Package. Project completion is anticipated by the end of the week.
- Bids were opened on August 27th for Magnolia Phase F Hardscape package. All Around Lawn Care submitted the lowest bid amount of \$39,920.00. Ratliff Hardscape submitted the second lowest bid amount of \$44,423.00. Construction is scheduled to commence once the subdivision construction has been completed next month.

- Bids were also opened on August 27th for Magnolia Phase F Landscape package. All Around Lawn Care submitted the lowest bid amount of \$22,894.00. C Greenscaping submitted the second lowest bid amount of \$28,048.88. Construction is scheduled to commence once the masonry screening walls have been completed.
- American Landscape was awarded the Landscape Package for Kendall Addition Phase 2A. Construction will commence in the next few days.
- 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. Co Serv has completed installing sleeves for utility crossings. Sub Grade stabilization has been completed and paving should be completed by the end of the week. 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 has commenced rerouting the current overhead electrical lines within the subdivision. They will be relocated along Copper Canyon Road and should be completed by the end of the month. 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 elementary school 22. Plans should be reviewed and approved by the end of next week.
- 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 foundation and erecting the masonry walls. Roof framing is in progress and should be completed next week. 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 3-4 weeks.
- Pizza Hut should be submitting plans within the next month. It will be located on FM 407 on the East side of Sonic.
- CVS should be submitting plans within the next month 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 both phases of the Lantana Town Center. Construction should commence later next month.
- LH Lacy is nearing completion 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 has been completed including addition of the Lantana logo. 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, second and third phases have been completed from FM 407 to Orchid Hill. They are currently working on the final section of the project which is the section between Orchid Hill and Stacey Lane. During this phase traffic will be limited to Northbound Copper Canyon Road and Westbound Hickory Hill Road.
- 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. 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 have completed the paving from Lantana Trail to Copper Canyon Road. Subgrade stabilization and asphalt subgrade is in progress from Copper Canyon Road to Chin Chapel Road. The entire project is anticipated to be completed in approximately 7 months. However, the contractor is currently slightly ahead of schedule.
- Tiseo Paving has completed their section of FM407 from Chin Chapel Road to Briar Hill Road and all 4 lanes are now open to traffic.
- We now have 480 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 718 residents utilizing our electronic utility billing option.
- We have issued 1964 building permits in District 6 and 941 building permits in District 7 for single-family residences through the month of August.
- We currently have two building permit applications awaiting review in District 6 and three building permit applications awaiting review in District 7. 13 building permit applications for new homes were approved in August.
- We now have 1931 occupied homes in District 6 and 839 occupied homes in District 7 as of August 31st. This is an increase of 28 new families for the month of August.

- District 6 activity: 1951 homes have received Foundation Inspections. 1946 homes have received Framing Inspections. 1934 Homes have been completed and received Final Inspections.
- District 7 activity: 920 homes have received Foundation Inspections. 894 homes have received Framing Inspections. 846 homes have been completed and received Final Inspections.
- During the month of August, 4 residential building permits were issued in District 6 and 11 were issued in District 7. 3 foundation inspections were approved in District 6 and 22 were approved in District 7. 1 framing inspection was approved in District 6 and 16 were approved in District 7. 4 final inspections were approved in District 6 and 11 were approved in District 7.
- During the month of August, 3 permits were issued for remodels/additions and 1 swimming pool permit was issued.
- District 6 building permit revenue for the month of August was \$25,127.05.
- District 7 building permit revenue for the month of August was \$93,876.70.
- Water accountability for the month of August was at 96%. 83,020,000 gallons was pumped into the distribution system and 79,742,299 gallons was accounted for in billings and other uses. 83,020,000 purchased gallons equates to a load factor of 89% of our subscribed capacity.