

**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 December 2013

- Upper Trinity Regional Water District points of interest: The December Board Meeting was cancelled due to no pertinent items requiring Board Consideration in a timely manner. The next board meeting will be on January 9th.
- Drought conditions- The DFW area has received a total of 26.64” of rain this year through the month of November, which is about 5.5” below average. Lake Lewisville- current elevation 513.76’, - 8.24’, Ray Roberts- current elevation 624.86’, - 7.64’, Lake Chapman (Cooper Lake) - current elevation 427.15’, - 12.85’, Lake Lavon- current elevation 479.56’, - 12.44’. 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 has completed the construction of Station 511. They are nearing completion of the punch list items prepared at the final acceptance inspection. Open house is scheduled for January 11th. The Fire District received a total of 24 calls for service within Lantana during the month of October which accounted for 23% of the total calls for the month. The next Fire Board meeting is scheduled for December 19th.
- All Around Lawn Care will commence construction on the Magnolia Phase F Hardscape package after GM Construction completes their punch list items and the area dries out from the recent winter weather.
- 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.
- Ratliff Hardscape has completed the masonry walls in the Juniper Addition Phase A Hardscape Package and the private portion which consists of the raised planter bed and signage at the entry.
- All Around Landscape is making good progress on the Landscape Package for Juniper Addition Phase A. They are nearing completion of the irrigation system installation.
- Ratliff Hardscape is nearing completion on the Hike and Bike trail extension adjacent to Isabel Addition. The majority of the trail has been completed including the culverts at the creek crossings and the accessible ramp connections at each end. Paving at the creek crossings needs to be completed, as well as some grading work, stabilization and

general cleanup activities. Project completion is anticipated later this month.

- Pavecon has been issued a Notice to Proceed on the construction of Kendall Addition Phase 3 and Bandera Addition Phase 4. This will be the final phases of both subdivisions. A preconstruction meeting was conducted on December 10th. Both projects are currently scheduled to be completed by next July.
- GM Construction has completed construction of Magnolia Addition Phase F which is the final phase of the subdivision. The project consists of 78 additional lots. They are currently addressing the punch list items noted at the final inspection which was conducted on December 3rd.
- LH Lacy Construction is making slow progress on the new elementary school site and adjacent residential development as a result of the recent winter weather. Co-Serv has completed rerouting the current overhead electrical lines within the subdivision and Grande has relocated their communication lines and the overhead power poles have been removed. Subgrade stabilization and paving should commence within the next few weeks if the weather will cooperate. Project completion was scheduled for the middle of November, but is behind due to the delays in rerouting the overhead power and communication lines.
- Balfour Beatty has commenced construction of Elementary School 22. They are currently installing the piers for the foundation and have started the installation of onsite wet utilities (water, wastewater and storm sewer lines). They are also drilling wells for the geothermal heating and cooling systems for the facility. The new school is scheduled to open in the fall of 2014.
- Kwik Industries is nearing completion on construction of the car wash which is at 7120 FM 407, adjacent to the Kwik Oil change facility. They are currently working on interior finishes and installing equipment. Project completion is currently scheduled for the end of February.
- Kwik Industries has also commenced construction of the Dry Cleaners which will be located at 7140 FM 407 just west of the car wash. They are working on the plumbing rough and foundation as weather allows.
- Pizza Hut is expected to submit plans within the next few weeks. It will be located at 7040 FM 407 on the East side of Sonic.
- CVS is submitting plans December 11th. The location will be 7000 FM 407, which is at the northwest corner of Copper Canyon Road.
- LH Lacy has been issued a Notice to Proceed on the construction of the Lantana Town Center. Construction should commence next week weather permitting.
- Phoenix Fabricators is nearing completion on the construction of the new elevated water tank. SCADA (supervisory control and data acquisition) equipment installation has been completed. The security yard light still needs to be installed. The tank has been disinfected, filled, water quality tested, and placed in service. The old tank has been dechlorinated,

drained and is currently being dismantled. Removal of the old tank should be completed by the end of next week.

- Lane Construction has completed the reconstruction of Copper Canyon Road.
- Lane Construction is making limited progress on the reconstruction of FM 407 from Chin Chapel to FM 1830 due to the weather. Construction of the eastbound lanes has been completed between Copper Canyon Road and Chin Chapel except for some “leave outs” at drives and road connections. They are currently working on the deceleration/acceleration lanes and medians. The entire project is anticipated to be completed in approximately 4 months.
- We now have 499 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 755 residents utilizing our electronic utility billing option.
- We have issued 1974 building permits in District 6 and 967 building permits in District 7 for single-family residences through the month of November.
- We currently have no building permit applications awaiting review in District 6 and eighteen building permit applications awaiting review in District 7. 10 building permit applications for new homes were approved in November.
- We now have 1938 occupied homes in District 6 and 872 occupied homes in District 7 as of November 30th. This is an increase of 13 new families for the month of November.
- District 6 activity: 1959 homes have received Foundation Inspections. 1957 homes have received Framing Inspections. 1939 Homes have been completed and received Final Inspections.
- District 7 activity: 952 homes have received Foundation Inspections. 944 homes have received Framing Inspections. 881 homes have been completed and received Final Inspections.
- During the month of November, 2 residential building permits were issued in District 6 and 8 were issued in District 7. No foundation inspections were approved in District 6 and 8 were approved in District 7. 2 framing inspections were approved in District 6 and 13 were approved in District 7. 1 final inspection was approved in District 6 and 14 were approved in District 7.
- During the month of November, 7 permits were issued for remodels/additions and 4 swimming pool permits were issued.
- District 6 building permit revenue for the month of November was \$19,195.75.
- District 7 building permit revenue for the month of November was \$80,648.25.
- Water accountability for the month of November was at 109%. 26,162,000 gallons was pumped into the distribution system and

28,427,300 gallons was accounted for in billings and other uses.
26,162,000 purchased gallons equates to a load factor of 29% of our
subscribed capacity. The 9% overage is the result of reading Lantana's
meters on December 2nd but Upper Trinity read the master meter on
November 30th.