

**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 March 2014**

- Upper Trinity Regional Water District points of interest: At the Board meeting on March 6<sup>th</sup>; the contract to construct the Doe Branch Water Reclamation Plant was approved. The \$23,850,000.00 contract with CDM Constructors is a Construction Manager at Risk Contract. The Board also approved a new policy regarding supplemental fluoridation of our water. The policy recommends not supplementing the level of fluoride present in our water, partly as a result of the presence of fluoride in numerous other products each of us encounter on a daily basis. The current recommended level of fluoride is 0.7 MG/L; Upper Trinity’s water has about half that level naturally. On March 6<sup>th</sup> Upper Trinity Staff was informed of a leak by Highland Village Public Works Staff on the existing 30” pipeline serving Lantana and other neighboring communities. Repairs commenced on March 7<sup>th</sup> and were completed on March 8<sup>th</sup>. Upper Trinity’s Staff did a great job of communicating with affected members and although members were unable to receive additional water for some time, services to homes and businesses were not affected. The next board meeting, which is the Annual Spring Retreat, all day Work Session, will be on April 3<sup>rd</sup>.
- Drought conditions- The DFW area received a total of 0.41” of rain in February, which is about 2.29” below average. We are only 2 months into 2014 and almost 5” below average rainfall. Lake Lewisville- current elevation 513.92’, - 8.08’, Ray Roberts- current elevation 624.57’, - 7.93’, Lake Chapman (Cooper Lake) - current elevation 427.03’, - 12.97’, Lake Lavon- current elevation 479.55’, - 12.45’. 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: The Fire District received a total of 26 calls for service within Lantana during January which accounted for 24% of the total calls for the month. The next Fire Board meeting is scheduled for March 27<sup>th</sup> at 7:00PM.
- GM Construction is making good progress on the construction of Juniper Addition Phase B. They have completed grading the site and processing the imported fill material within the subdivision. Sanitary sewer lines have been installed. Water lines should be completed by the end of the week. Storm sewer lines should commence by the end of next week. Completion is currently scheduled for the end of June.
- RKM Utility Services has commenced construction of Garner Addition Phase A. Clearing and grubbing operations have been completed. They  
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are currently mass grading the future phase(s) of the subdivision. Pads within the subdivision have been completed. They are currently grading the streets. Wet utilities (water, waste water and storm sewer lines) should commence by the end the week. Completion is currently scheduled for the first part of July.

- All Around Lawn Care is nearing completion of the installation of the Magnolia Phase F Landscape package.
- Ratliff Hardscape has completed the Hike and Bike Trail extension adjacent to Isabel Addition.
- Pavecon is making good progress on the construction of Kendall Addition Phase 3 and Bandera Addition Phase 4. This will be the final phases of both subdivisions. Grading has been completed. Wet utilities (water, wastewater and storm sewer lines) have also been completed. Retaining walls are nearing completion. Co-Serv crossings have been installed. Moisture conditioning is scheduled to commence by the end of the week. Subgrade stabilization should commence in approximately 2 weeks. Both projects are currently scheduled to be completed in July.
- LH Lacy Construction is nearing completion on the new elementary school site and adjacent residential development. Subgrade stabilization and paving have been completed except for the tie in of Simmons at FM 407. This work can't occur until the FM 407 widening project has been completed. Project completion is anticipated in April.
- Balfour Beatty is making good progress on the construction of Elementary School 22. They are currently erecting the structural steel framing and masonry walls. Onsite wet utilities (water, wastewater and storm sewer lines) have been completed. They have also completed the well drilling for the geothermal heating and cooling systems for the facility. The new school is scheduled to open in the fall of 2014.
- Kwik Industries has completed construction of the car wash which is at 7120 FM 407, adjacent to the Kwik Oil change facility. They are now open for business.
- Kwik Industries has commenced construction of the Dry Cleaners which will be located at 7140 FM 407 just west of the car wash. They have completed the plumbing rough, foundation and paving of the parking lot.
- CVS submitted plans on December 11<sup>th</sup>. The plans have been approved and the permit is ready to be issued. The address will be 7000 FM 407, which is at the northwest corner of Copper Canyon Road and FM 407. They are currently exploring options to facilitate beer and wine sales at the store.
- LH Lacy is making good progress on the construction of the Lantana Town Center. They have cleared the site and removed the old garden center structure. They are nearing completion of grading the site. Excess soil is being transported to Garner Addition where the material is needed.
- Phoenix Fabricators has completed construction of the new elevated water tank. The yard light and security ladder gate have been installed.

- Lane Construction is nearing completion on the reconstruction of FM 407 from Chin Chapel to FM 1830. They are nearing completion on the intersections and medians between Copper Canyon Road and Jernigan Road. They still lack some paving at the realignment of the S curve near FM 1830 as well. South bound traffic has been switched over to the new lanes. The entire project is anticipated to be completed next month.
- We now have 514 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 812 residents utilizing our electronic utility billing option.
- We have issued 1983 building permits in District 6 and 1020 building permits in District 7 for single-family residences through the month of February.
- We currently have no building permit applications awaiting review in District 6 and fifteen building permit applications awaiting review in District 7. 15 building permit applications for new homes were received in February; and 32 building permit applications for new homes were approved in February.
- We now have 1946 occupied homes in District 6 and 917 occupied homes in District 7 as of February 28<sup>th</sup>. This is an increase of 18 new families for the month of February.
- District 6 activity: 1974 homes have received Foundation Inspections. 1967 homes have received Framing Inspections. 1950 Homes have been completed and received Final Inspections.
- District 7 activity: 1000 homes have received Foundation Inspections. 971 homes have received Framing Inspections. 929 homes have been completed and received Final Inspections.
- During the month of February, 4 residential building permits were issued in District 6 and 19 were issued in District 7. 3 foundation inspections were approved in District 6 and 26 were approved in District 7. 5 framing inspections were approved in District 6 and 9 were approved in District 7. 3 final inspections were approved in District 6 and 14 were approved in District 7.
- During the month of February, 13 permits were issued for remodels/additions and 11 swimming pool permits were issued.
- District 6 building permit revenue for the month of February was \$36,140.00.
- District 7 building permit revenue for the month of February was \$159,276.00.
- \$600.00 was received for contractor registration renewals in February.
- Water accountability for the month of February was at 94%. 24,290,000 gallons was pumped into the distribution system and 22,831,100 gallons was accounted for in billings and other uses. 24,290,000 purchased gallons equates to a load factor of 29% of our subscribed capacity.