

**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 June 2014

- Upper Trinity Regional Water District points of interest: At the Board meeting on June 5th; Bill Greenleaf reviewed the preliminary water and wastewater rates for FY 2014-15 with the Board. The volume component of the water rate will remain at \$0.95/1,000Gal. However, the demand fee will increase from \$373,265./MGD to \$388,110./MGD. The volume component of the wastewater rate will be reduced to \$1.75/1,000gal. from \$1.90/1,000gal. However, the joint facilities fee will increase from \$515,250./MGD to \$625,300./MGD. Overall, rates will increase 3-4%.
- Drought conditions- The DFW area received a total of 3.4” of rain in May, which is about 1.52” below average. We are only 5 months into 2014 and over 8.5” below average rainfall. Area lake levels are holding relatively steady. Lake Chapman is the exception, which rose over 4’ in the past month. Lake Lewisville- current elevation 514.12’, - 7.88’, Ray Roberts- current elevation 623.84’, - 8.66’, Lake Chapman (Cooper Lake) - current elevation 432.92’, - 7.08’, Lake Lavon- current elevation 480.57’, - 11.43’. 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 Insurance Services Office (ISO) evaluation was completed on May 20th. Results have not been released at this time. The Fire District has to upgrade their radios to be P 25 compliant by October of 2016. Estimated cost is \$187K. Chief Hohenberger will apply for a grant to cover up to 95% of the costs. The Fire District received a total of 25 calls for service within Lantana during May which accounted for 29% of the total calls for the month. The next Fire Board meeting is scheduled for June 26th at 7:00PM.
- Ratliff Hardscape will commence construction of the Kendall Addition Phase C Hardscape Package on June 23rd and Bandera Addition Phase D Hardscape Package on June 30th.
- American Landscape Systems, Inc. will begin installation of the Bandera Addition Phase D and Kendall Addition Phase C Landscape Package once Ratliff completes construction of the screening walls.
- GM Construction is nearing completion on the construction of Juniper Addition Phase B. Co-Serv is currently installing franchised utilities. Final grading and backfilling adjacent to the box culverts will be completed once franchised utilities are installed. Completion is currently scheduled for the end of June.

- RKM Utility Services is making good progress on the construction of Garner Addition Phase A. Wet utilities (water, waste water and storm sewer lines) have been completed. Co-Serv should start installing utility crossings by the end of the week. Subgrade stabilization and paving should commence by the end of June. The Developer decided to expedite the extension of Monahan to Copper Canyon Rd. to provide better ingress and egress to the project as well as the new school. Completion is currently scheduled for July.
- Pavecon is nearing completion on the construction of Kendall Addition Phase 3 and Bandera Addition Phase 4. This will be the final phases of both subdivisions. A final inspection of Kendall was conducted on June 10th. They are currently addressing the punch list items noted at the inspection. The last headwall was completed in Bandera on June 11th. A final inspection of Bandera should be conducted within the next week or two. Co-Serv has completed installing the franchised utilities in Kendall and are currently installing the franchised utilities in Bandera. 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. A final inspection of completed work was conducted on April 2nd. Punch list items are nearing completion. The tie in of Simmons at FM 407 is scheduled to commence next week; be completed and open to traffic before the first day of school.
- Balfour Beatty is making good progress on the construction of Dorothy Adkins Elementary School. The building is now dried in. Interior wall inspections are underway for the various wings and interior finishes are ongoing within the wings that have passed inspection. The facility is scheduled to open this fall.
- Kwik Industries is making good progress on the construction of the Dry Cleaners which is located at 7140 FM 407 just west of the car wash. They have completed the structural steel framing, exterior finishes and roofing. Interior framing has been completed. They are currently working on the interior finishes.
- Helker and Crawford is making good progress on the CVS which is located 7000 FM 407. They have completed the foundation piers and plumbing rough, and are currently making up the foundation and getting ready to place the structural concrete slab. Onsite utility adjustments and taps are nearing completion. Store opening is anticipated prior to the end of the year.
- LH Lacy has completed the public infrastructure for the Lantana Town Center. A final walk of the public improvements was conducted on April 29th. Spring Valley has commenced construction of the private improvements including prepping the pad and private utility installation for Kroger, the strip center and the pad sites. Kroger opening is scheduled for next summer.
- Plans have been submitted for the retail strip center and Kroger. Reviews should be completed by the end of the month.

- Lane Construction is nearing completion of the reconstruction of FM 407 from Chin Chapel to FM 1830. They still lack some paving at the realignment of the S curve near FM 1830. The entire project was anticipated to be completed by the end of June. However, there is still a considerable amount of uncompleted work.
- We now have 538 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 860 residents utilizing our electronic utility billing option.
- We have issued 1991 building permits in District 6 and 1074 building permits in District 7 for single-family residences through the month of May.
- We currently have 4 building permit applications awaiting review in District 6 and 12 building permit applications awaiting review in District 7. 28 building permit applications for new homes were received in May; and 32 building permit applications for new homes were approved in May.
- We now have 1954 occupied homes in District 6 and 947 occupied homes in District 7 as of May 31st. This is an increase of 16 new families for the month of May.
- District 6 activity: 1982 homes have received Foundation Inspections. 1978 homes have received Framing Inspections. 1959 Homes have been completed and received Final Inspections.
- District 7 activity: 1056 homes have received Foundation Inspections. 1041 homes have received Framing Inspections. 964 homes have been completed and received Final Inspections.
- During the month of May, 7 residential building permits were issued in District 6 and 17 were issued in District 7. 5 foundation inspections were approved in District 6 and 15 were approved in District 7. 3 framing inspections were approved in District 6 and 15 were approved in District 7. 4 final inspections were approved in District 6 and 15 were approved in District 7.
- During the month of May, 4 permits were issued for remodels/additions and 10 swimming pool permits were issued.
- District 6 building permit revenue for the month of May was \$57,893.00.
- District 7 building permit revenue for the month of May was \$135,642.00.
- \$880.00 was received for contractor registration renewals in May.
- Water accountability for the month of May was at 90%. 58,233,000 gallons was pumped into the distribution system and 52,443,800 gallons was accounted for in billings and other uses. We read our meters on the morning of May 30th. Upper Trinity did not read our meter until the afternoon of May 31st. Backing out the additional 1.5 days of consumption brings the accountability up to 95%. 58,233,000 purchased gallons equates to a load factor of 63% of our subscribed capacity.