

**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 November 2013**

- Upper Trinity Regional Water District points of interest: At the November Board Meeting, which was the annual fall retreat, we toured the future Lake Ralph Hall site. The Business Meeting was conducted at the Caylor house, a property acquired by Upper Trinity adjacent to the future lake. A contract was awarded to Dake Construction in the amount of \$1,781,700 to install a VFD (variable frequency drive) vertical turbine pump at the Taylor Plant and a VFD split case pump at the Stone Hill Pump Station. Dake is the contractor who is adding the VFD split case pump at our pump station. A joint contract with North Texas Municipal Water District, and the City of Irving was also approved to dredge the channel to the intake structure at Lake Chapman. Upper Trinity’s portion is \$222,919.09. The total contract amount is \$1,762,206. Work should be completed prior to next summer’s increased demand.
- Drought conditions- The DFW area has received a total of 24.52” of rain this year through the month of October, which is about 7.5” below average. Lake Lewisville- current elevation 513.51’, - 8.49’, Ray Roberts- current elevation 625.23’, - 7.27’, Lake Chapman (Cooper Lake) - current elevation 426.65’, - 13.35’, Lake Lavon- current elevation 479.73’, - 12.27’. 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 is nearing completion on the construction of Station 511. Irrigation and landscaping have been completed. They are currently addressing the punch list items prepared at the final acceptance inspection. Gibbons Road improvements have been completed. Open house is scheduled for January 11<sup>th</sup>. The Fire District received a total of 19 calls for service within Lantana during the month of September which accounted for 22% of the total calls for the month. The next Fire Board meeting is scheduled for November 21<sup>st</sup>.
- 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.
- American Landscape has completed the installation of the Landscape Package for Kendall Addition Phase 2A.

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- Ratliff Hardscape has completed the masonry walls in the Juniper Addition Phase A Hardscape Package. They are currently working on the private portion which consists of the raised planter bed and signage at the entry.
- Ratliff Hardscape is nearing completion on the Hike and Bike trail extension adjacent to Isabel Addition. The majority of the trail has been completed except for the connections at each end, some grading work, stabilization and general cleanup activities. Completion is anticipated later this 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. Co Serv is currently scheduled to complete the installation of the dry utilities in the next few days. 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 and Grande has relocated their communication lines from the old overhead power poles. Poles should be removed by the end of the week. 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. Balfour Beatty is the general contractor. They are currently installing the piers for the foundation and are starting the installation of onsite wet utilities.
- Kwik Industries is making good progress 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 November.
- Plans for the Dry Cleaners which will be located at 7140 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 at 7040 FM 407 on the East side of Sonic.
- CVS should be submitting plans by the end of the year. The location will be 7000 FM 407, which is at the northwest corner of Copper Canyon Road. 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. Bids were opened on October 29th. Three bids were received. LH Lacy submitted the apparent lowest bid of \$1,479,151.37. Spring Valley Construction submitted the apparent second lowest bid of \$1,748,260.43. The third bid was submitted by McMahon Contracting.

- Bids were opened on November 12<sup>th</sup> for the final phases of Kendall and Bandera Additions. Pavecon submitted the apparent lowest bid of \$1,670,375. GM Construction submitted the apparent second lowest bid of \$1,698,427. The apparent third lowest bid of \$1,739,688 was submitted by LH Lacy. McMahon Contracting submitted the 4<sup>th</sup> bid.
- 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. Highland homes has submitted plans for 4 homes within the subdivision and has several more homes under contract.
- Phoenix Fabricators is nearing completion on the construction of the new elevated water tank. The tank has been connected to the existing 16" water main running along FM 407. Perimeter security fencing has been installed. Power has been run to the site. SCADA (supervisory control and data acquisition) equipment installation should be completed by the end of November. Once the SCADA controls are operational the tank can be disinfected, filled and placed in service.
- Crossroads has completed the road restriping project. Stacey Lane has been restriped to create a center turn lane adjacent to the schools and crosswalks have been marked at the entrances to Madison and Juniper Additions. Turn lanes have been marked on Stacey Lane at Hickory Hill Road, Stacey Lane at Lantana Trail and on Branch Crossing at FM 407.
- Ornamental fence barriers have been installed adjacent to the Stacey Lane Bridge where grades are steep.
- Lane Construction is nearing completion on the reconstruction of Copper Canyon Road. They are working on the final section of the project which is between Orchid Hill and Stacey Lane. Traffic has been opened up in both directions. 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 has been completed between Copper Canyon Road and Chin Chapel except for some "leave outs" at drives and road connections. They also lack some deceleration and acceleration lanes. The entire project is anticipated to be completed in approximately 5 months. However, the contractor is currently slightly ahead of schedule.
- We now have 494 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 744 residents utilizing our electronic utility billing option.
- We have issued 1972 building permits in District 6 and 959 building permits in District 7 for single-family residences through the month of October.
- We currently have four building permit applications awaiting review in District 6 and eighteen building permit applications awaiting review in

District 7. 17 building permit applications for new homes were approved in October.

- We now have 1938 occupied homes in District 6 and 859 occupied homes in District 7 as of October 31<sup>st</sup>. This is an increase of 17 new families for the month of October.
- District 6 activity: 1959 homes have received Foundation Inspections. 1955 homes have received Framing Inspections. 1938 Homes have been completed and received Final Inspections.
- District 7 activity: 944 homes have received Foundation Inspections. 931 homes have received Framing Inspections. 867 homes have been completed and received Final Inspections.
- During the month of October, 3 residential building permits were issued in District 6 and 12 were issued in District 7. 4 foundation inspections were approved in District 6 and 14 were approved in District 7. 6 framing inspections were approved in District 6 and 17 were approved in District 7. 2 final inspections were approved in District 6 and 8 were approved in District 7.
- During the month of October, 8 permits were issued for remodels/additions and 3 swimming pool permits were issued.
- District 6 building permit revenue for the month of October was \$23,546.00.
- District 7 building permit revenue for the month of October was \$94,077.00.
- Water accountability for the month of October was at 97%. 41,900,000 gallons was pumped into the distribution system and 40,472,400 gallons was accounted for in billings and other uses. 41,900,000 purchased gallons equates to a load factor of 45% of our subscribed capacity.