

**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 August 2014

- Upper Trinity Regional Water District points of interest: At the Board meeting on August 7th, the board approved moving forward with a \$3.5M refunding bond issue. The bonds were originally issued in 2005. Annual savings of \$19,000 is anticipated. The board also approved the purchase of a 350,000 gallon biosolids holding tank at the Riverbend Water Reclamation Plant. This is needed due to the increased development activities within the service area and to complete the recent upgrade in plant capacity from 1.5 MGD to 2.0 MGD. Funding is being provided by plant participants. Architect, William Peck was hired to design the building modifications necessary to utilize the recently purchased office building adjacent to UTRWD’s headquarters on Kealy in Lewisville. A leasing agent was also retained to lease the surplus office space in the front portion of the facility. UTRWD has completed the connection of the Southwest Pipeline to our point of delivery. They will be flushing the line and putting it into service within the next month or two.
- Drought conditions- The DFW area received a total of 0.98” of rain in July, which is about 1.23” below average. We are 7 months into 2014 and almost 11” below average rainfall. However, Lake Lewisville and Ray Roberts lake levels rose approximately 3’ due to recent local rainfall just north of Lantana. Lake Lewisville- current elevation 516.78’, - 5.22’, Ray Roberts- current elevation 626.51’, - 5.99’, Lake Chapman (Cooper Lake) - current elevation 431.04’, - 8.96’, Lake Lavon- current elevation 480.56’, - 11.44’. 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: The Insurance Services Office (ISO) evaluation was completed on May 20th. The preliminary finding is a Public Protection Class 3/8B. The split class is as follows: properties within 500’ of a hydrant and within 5 driven miles of a fire station will be assigned a Class 3 rating. Those not meeting this criteria will be assigned a Class 8B rating. All areas within Lantana meet the criteria for a Class 3 rating. The Fire District received a total of 26 calls for service within Lantana during June which accounted for 28% of the total calls for the month. The next Fire Board meeting is scheduled for August 25th at 7:00PM.
- Ratliff Hardscape has completed construction of the Kendall Addition Phase C Hardscape Package and Bandera Addition Phase D Hardscape Package.

- Ratliff Hardscape has completed the sidewalk extensions providing pedestrian access to Dorothy Adkins Elementary School. Gold Landscape is prepping the disturbed areas for sod installation which is scheduled to commence by the end of the week.
- American Landscape Systems, Inc. is scheduled to begin installation of the Kendall Addition Phase C Landscape Package August 25th and Bandera Addition Phase D Landscape Package on September 1st. Project completion for both projects is scheduled for September 15th barring any inclement weather.
- GM Construction has completed construction of Juniper Addition Phase B. They are currently reestablishing vegetation of the disturbed areas.
- RKM Utility Services is nearing completion on the construction of Garner Addition Phase A. They are currently working on inlet tops. Sealing the streets is scheduled to commence by the end of this week. Co-Serv is currently installing the franchised utilities. Completion is scheduled for the end of August.
- Pavecon has completed construction of Kendall Addition Phase 3 and Bandera Addition Phase 4. This is the final phases of both subdivisions. A final inspection of Kendall was conducted on June 10th and a final inspection of Bandera was conducted on July 1st. They have addressed the punch list items noted at the inspections.
- LH Lacy Construction is nearing completion on the Tanner Parkway extension and adjacent residential development. A final inspection of completed work was conducted on April 2nd. Punch list items have been completed. The tie in of Simmons at FM 407 is nearing completion. They need to complete a storm drainage inlet, a headwall and a small section of sidewalk at the FM 407/Simmons intersection. Completion is scheduled prior to August 25th.
- A Notice to Proceed on the construction of Bellaire Addition Phase 3 is anticipated to be issued to Pavecon within the next few weeks. This will be the final phase of the addition and connect Bellaire and Azalia Additions.
- Balfour Beatty is nearing completion on the construction of Dorothy Adkins Elementary School. Final inspections are being conducted on each wing as they are completed. The final Certificate of Occupancy inspection should be completed next week. The facility will be ready to open August 25th, which is the first day of school. The school will have an ultimate capacity of approximately 700 students. However, attendance the first year will be limited to approximately 250 students.
- Kwik Industries is nearing completion on the construction of the Dry Cleaners which is located at 7140 FM 407 just west of the car wash. They have completed the building but are awaiting installation of the landscaping. Store opening is anticipated by the end of the month.
- Helker and Crawford is making good progress on the construction of CVS which is located at 7000 FM 407. They have completed the foundation and erecting the structural steel frame and roof decking. They

are currently installing the mechanical, electrical and plumbing systems within the building. Onsite utility adjustments and taps have been completed. Store opening is anticipated prior to the end of the year.

- Spring Valley is making good progress on the Lantana Town Center. They are nearing completion of the private improvements including prepping the pad and private utility installation for Kroger, the strip center and the pad sites. Approximately 80% of the parking lot area has been paved. They are also installing piers for the foundation. Kroger opening is scheduled for next summer.
- Plans have been submitted, reviewed and approved for the retail strip center and Kroger's fuel station.
- Lane Construction is nearing completion of the reconstruction of FM 407 from Chin Chapel to FM 1830. Traffic has been switched over to two lanes of the new paving adjacent to the S curve near FM 1830. They are nearing completion on the other two lanes in the vicinity. The entire project was anticipated to be completed by the end of June. However, it now appears the project should be completed by the end of September.
- TxDOT is installing a traffic signal at the intersection of Blanco and FM 407. A signal has also been requested at Simmons and FM 407.
- We now have 549 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 945 residents utilizing our electronic utility billing option.
- We have issued 2001 building permits in District 6 and 1119 building permits in District 7 for single-family residences through the month of July.
- We currently have 1 building permit application awaiting review in District 6 and 15 building permit applications awaiting review in District 7. 12 building permit applications for new homes were received in July; and 22 building permit applications for new homes were approved in July.
- We now have 1960 occupied homes in District 6 and 993 occupied homes in District 7 as of July 31st. This is an increase of 31 new families for the month of July.
- District 6 activity: 1989 homes have received Foundation Inspections. 1981 homes have received Framing Inspections. 1970 Homes have been completed and received Final Inspections.
- District 7 activity: 1097 homes have received Foundation Inspections. 1076 homes have received Framing Inspections. 1014 homes have been completed and received Final Inspections.
- During the month of July, 4 residential building permits were issued in District 6 and 12 were issued in District 7. 3 foundation inspections were approved in District 6 and 22 were approved in District 7. 2 framing inspections were approved in District 6 and 17 were approved in District 7. 8 final inspections were approved in District 6 and 17 were approved in District 7.

- During the month of July, 11 permits were issued for remodels/additions and 6 swimming pool permits were issued.
- District 6 building permit revenue for the month of July was \$38,139.00.
- District 7 building permit revenue for the month of July was \$100,566.00.
- \$600.00 was received for contractor registration renewals in July.
- Water accountability for the month of July was at 93%. 70,410,000 gallons was pumped into the distribution system and 65,695,000 gallons was accounted for in billings and other uses. 70,410,000 purchased gallons equates to a load factor of 76% of our subscribed capacity.