

**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 October 2014**

- Upper Trinity Regional Water District points of interest: At the Board meeting on October 2<sup>nd</sup>, a contract was awarded to SJ Louis Construction to install approximately 5,500’ of 60” pipe. The line will connect the Stone Hill Pump Station to the Southwest Pipeline, which will serve Lantana and other areas to the west. The contract amount is \$4,897,494.30. Two task orders were also approved; one with Alan Plummer and Associates for the preliminary design of the 48” raw water pipeline from the Regatta storage pond to the Tom Harpool Treatment Plant. They will also prepare the easements and assist with easement acquisition. The second task order was with Michael Baker Jr. Inc. to complete the Draft Environmental Impact Study (EIS) related to the 404 permit for Lake Ralph Hall.
- Drought conditions- The DFW area received a total of 0.06” of rain in September, which is about 2.78” below average. Which brings our deficit up to almost 11” below average rainfall for the year. Lake Lewisville- current elevation 515.14’, - 6.86’, Ray Roberts- current elevation 625.24’, - 7.26’, Lake Chapman (Cooper Lake) - current elevation 428.50’, - 11.50’, Lake Lavon- current elevation 479.52’, - 12.48’. 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: At the September Board meeting FY 2014-15 Budget was approved. Lantana’s costs will increase approximately \$92,000 for the year as a result of increased property values The Fire District received a total of 23 calls for service within Lantana during August which accounted for 26% of the total calls for the month. The next Fire Board meeting is scheduled for October 23<sup>rd</sup> at 7:00PM.
- American Landscape Systems, Inc. has completed the installation of the Kendall Addition Phase C Landscape Package and Bandera Addition Phase D Landscape Package. They are currently addressing a few punch list items.
- RKM Utility Services is nearing completion on the construction of Garner Addition Phase A. They are currently installing the wastewater lift station required to serve the subdivision. Co-Serv has completed installation of the franchised utilities. Completion is currently scheduled for the middle of November.

- A Notice to Proceed on the construction of Bellaire Addition Phase 3 is anticipated to be issued to Pavecon by the end of November. This will be the final phase of the addition and connect Bellaire and Azalia Additions.
- Bids were opened on October 14<sup>th</sup> for Garner West Addition which will be immediately east of Fairlin Addition and west of Simmons. A total of 3 bids were received. The lowest bid was in the amount of \$1,070,597.18. The second lowest bid submitted by Pavecon was for \$1,073,485.08. The third bid submitted by GM Construction was for \$1,117,224.30. The recommendation of award is to Pavecon based on past performance and ability.
- Helker and Crawford has completed construction of CVS which is located at 7000 FM 407. The final inspection was conducted on October 16<sup>th</sup>. They are currently addressing a few minor noted deficiencies, installing shelving units and stocking the store. Store opening is anticipated within the next few weeks.
- Spring Valley is making good progress on the Lantana Town Center. They have completed the private improvements including prepping the pad and private utility installation for Kroger, the strip center and the pad sites. Approximately 98% of the parking lot area has been paved. They have completed installation of piers and grade beams for the foundation. The plumbing rough has been completed. Exterior masonry wall construction is nearing completion. Roof framing and deck is approximately 75% complete. Kroger opening is scheduled for next spring.
- Permits have been issued for the retail strip center and Kroger's fuel station. The foundation has been completed for the strip center. And the fuel tanks have been set for the fuel center.
- The permit has been issued to Stovall Construction to construct Pizza Hut which will be at 7040 FM 407 immediately east of Sonic. Construction has commenced. The site has been graded. They are currently installing the plumbing rough and getting ready to place the foundation.
- Lane Construction has completed the reconstruction of FM 407 from Chin Chapel to FM 1830. Lantana hosted the ribbon cutting ceremony on October 16<sup>th</sup> which was conducted by Denton County Commissioner Andy Eads.
- TxDOT is installing traffic signals at the intersections of Blanco and FM 407 and at Simmons and FM 407. The signal at Blanco is expected to be operational by the end of March 2015 and the Simmons signal is anticipated by May 2015.
- We now have 565 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 992 residents utilizing our electronic utility billing option.

- We have issued 2005 building permits in District 6 and 1163 building permits in District 7 for single-family residences through the month of September.
- We currently have no building permit applications awaiting review in District 6 and 10 building permit applications awaiting review in District 7. 9 building permit applications for new homes were received in September; and 17 building permit applications for new homes were approved in September.
- We now have 1969 occupied homes in District 6 and 1036 occupied homes in District 7 as of September 30<sup>th</sup>. This is an increase of 20 new families for the month of August.
- District 6 activity: 1998 homes have received Foundation Inspections. 1987 homes have received Framing Inspections. 1972 Homes have been completed and received Final Inspections.
- District 7 activity: 1129 homes have received Foundation Inspections. 1115 homes have received Framing Inspections. 1048 homes have been completed and received Final Inspections.
- During the month of September, no residential building permits were issued in District 6 and 21 were issued in District 7. 4 foundation inspections were approved in District 6 and 20 were approved in District 7. 2 framing inspections were approved in District 6 and 18 were approved in District 7. No final inspections were approved in District 6 and 22 were approved in District 7.
- During the month of September, 8 permits were issued for remodels/additions and 1 swimming pool permit was issued.
- District 6 building permit revenue for the month of September was \$1,383.05.
- District 7 building permit revenue for the month of September was \$164,201.35.
- \$250.00 was received for contractor registration renewals in September.
- Water accountability for the month of September was at 110%. 70,250,000 gallons was pumped into the distribution system and 77,516,000 gallons was accounted for in billings and other uses. 70,250,000 purchased gallons equates to a load factor of 78% of our subscribed capacity. We read our meters on August 29<sup>th</sup>. However, Upper Trinity did not read their meter until September 1<sup>st</sup>. Adding in the two additional days of water supply brings our accountability down to 102%.