

**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 February 2013

- Upper Trinity Regional Water District points of interest: The Board did not meet in February due to no pertinent items requiring timely Board consideration. At the January meeting a contract was awarded to complete the final phase of the Southwest Pipeline and related booster pump station. However, an alternate was accepted to construct the final section as a 36” and a 30” pipeline. The line will most likely need to be upgraded within 15 years by adding a second parallel line to meet future demand. The extension will serve the western side of Flower Mound, Northlake and Justin. Eventually the line will be extended to the north to serve Sanger and other communities in northwestern Denton County. The contested case hearing for Lake Ralph Hall commenced Tuesday January 15th in Austin and closing testimony concluded on Friday January 25th. The two Administrative Judges hearing the case will carefully review all of the testimony and should render a decision to TCEQ sometime this spring or early summer.
- Drought conditions- Area lake levels continue to rise slightly from each rain event since the ground is basically saturated and area stock tanks are full. Lake Lewisville- current elevation 516.55’, - 5.45’, Ray Roberts- current elevation 628.64’, - 3.86’, Lake Chapman (Cooper Lake) - current elevation 432.89’, - 7.11’, Lake Lavon- current elevation 483.46’, - 8.54’. 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: Rain continues to hamper AUI on the construction of Station 511 which will be located at the corner of Gibbons Rd. and FM 407. They have installed the foundation piers and footings. They are ready to place the concrete for the first portion of the structural slab as soon as it dries out. Utilities (water, wastewater and storm sewer lines) have been installed. Some structural steel has been erected in areas where the columns are directly supported by the piers. Completion is anticipated in July of 2013. At the January Board meeting President Jon Donahue resigned in order to fill a vacancy on the Board of Directors of the Emergency Services District (ESD). James Price was elected as the new Board President and Jeff Mangum was elected to serve as Vice President of the Board. The next Fire Board meeting is scheduled for February 28th.
- LH Lacy should be given the notice to proceed for construction of Juniper Addition Phase A around March 1st. The first phase consists of 37 lots.

The addition will be on Stacey Lane immediately East of Madison Addition. The project should be completed in August.

- RKM Utility Services has also been hampered by the recent rains, on the construction of Kendall Addition Phase 2, which consists of 82 additional lots. Moisture conditioning of the 13 lots which needed additional treatment has been completed. Water, wastewater and storm sewer lines have been installed. Franchised utility crossings have been completed. Subgrade stabilization has been completed. The concrete batch plant should be delivered and set up next few weeks. Paving should commence by the end of next week. Project completion is currently scheduled for April.
- SCS is making good progress on this year's paving repairs. Most of the paving replacement within the streets should be completed by the end of next week. Then they will focus on the sidewalks. The entire project should be completed by the middle of March.
- GM Construction has commenced construction of Bandera Addition Phase 3 which consists of 38 additional lots. They have completed clearing and grubbing the site. The majority of the grading has been completed except for some mass grading in the final phase. Sanitary sewer lines are currently being installed. Project completion is currently scheduled for the first part of May. There will be one additional phase to complete the subdivision after construction of this phase.
- Gold Landscaping is currently renovating the entry beds of Wisteria, Dakota, Bellaire Phase 2 and both entries to the Sandlin Addition. Drought tolerant materials are being utilized consistent with previous entry bed renovations.
- Phoenix Tanks should commence construction of the new elevated water tank in March and be completed by next January.
- Lane Construction is making good progress as weather allows on the reconstruction of Copper Canyon Road. The first phase has been completed from FM 407 to Winding Creek Rd. They have completed the drainage structure and concrete guardrails at the Poindexter Branch crossing and the drainage structure boxes at the Bandera Phase two detention pond outfall line. They have completed installing driveway culverts at the majority of the drive locations within the second phase. Paving of the north bound lane in phase two has been completed. Paving the southbound lanes will commence next week. The entrance to Kendall Addition at Emily Ln. will be closed Tuesday February 19th until Saturday the 23rd to facilitate the paving. During construction of phase three, traffic will be limited to northbound only. Currently traffic is open in both directions north of the Pitaya entrance at Bandera. The entire project is anticipated to be completed in 6 additional months.
- Lane Construction is also making good progress on the reconstruction of FM 407 from Chin Chapel to FM 1830 even though the weather has been challenging. They have completed the drainage structure on the northbound side and associated guard rails where Loving Branch

crosses FM 407. They have completed paving the majority of the northbound lanes from Loving Branch through the “S” curve realignment at FM 1830. Paving of the Bentson Drive entrance to Magnolia Addition off of FM 407 should be completed by February 19, 2013. The road is scheduled to be reopened to traffic on February 26th. They are currently installing the sidewalk on the East side of the road adjacent to Lantana. They have completed paving the majority of the westbound lanes from Lantana Trail to Chin Chapel. Traffic should be rerouted onto the new pavement within the next few weeks to facilitate construction of the eastbound lanes. The entire project is anticipated to be completed in approximately 13 months. However, the contractor is currently slightly ahead of schedule.

- We now have 429 customers signed up for ACH, automatic payments for utility billing. To sign up visit the Districts’ website at Lantanatx.org, click on Utility Bill Payment, and follow the prompts to enter your bank account information. We also have 612 residents utilizing our electronic utility billing option.
- We have issued 1934 building permits in District 6 and 819 building permits in District 7 for single-family residences through the month of January.
- We currently have six building permit applications awaiting review in District 6 and nine building permit applications awaiting review in District 7.
- We now have 1904 occupied homes in District 6 and 734 occupied homes in District 7 as of January 31st. This is an increase of 7 new families for the month of January.
- District 6 activity: 1929 homes have received Foundation Inspections. 1927 homes have received Framing Inspections. 1909 Homes have been completed and received Final Inspections.
- District 7 activity: 810 homes have received Foundation Inspections. 796 homes have received Framing Inspections. 750 homes have been completed and received Final Inspections.
- During the month of January, three residential building permits were issued in District 6 and ten were issued in District 7. 2 foundation inspections were approved in District 6 and 17 were approved in District 7. 5 framing inspections were approved in District 6 and 13 were approved in District 7. No final inspections were approved in District 6 and 10 were approved in District 7.
- District 6 building permit revenue for the month of January was \$27,945.00.
- District 7 building permit revenue for the month of January was \$81,069.00.
- Water accountability for the month of January was at 95%. 20,645,000 gallons was pumped into the distribution system and 19,539,100 gallons was accounted for in billings and other uses. 20,645,000 purchased gallons equates to a load factor of 22% of our subscribed capacity.