

**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 January 2014**

- Upper Trinity Regional Water District points of interest: TCEQ officially issued the water rights permit for Lake Ralph Hall on December 11. Then, as the final step, the water rights permit was filed in the Fannin County property records on December 20. The Corps of Engineers’ is currently reviewing the 404 permit to construct the lake. The next board meeting will be on January 9<sup>th</sup>.
- Drought conditions- The DFW area received a total of 29.4” of rain this year, which is about 8.28” below average. Lake Lewisville- current elevation 514.80’, - 7.20’, Ray Roberts- current elevation 625.16’, - 7.34’, Lake Chapman (Cooper Lake) - current elevation 427.89’, - 12.11’, Lake Lavon- current elevation 479.67’, - 12.33’. 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 has completed the construction of Station 511. Open house is scheduled January 11<sup>th</sup> from 2:00-5:00PM. The Dedication Ceremony will follow at 6:00PM. The Fire District received a total of 242 calls for service within Lantana during 2013 which accounted for 21% of the total calls for the year. Property losses totaled \$431,000 for the year. The next Fire Board meeting is scheduled for January 9<sup>th</sup> at 7:00PM.
- Bids were opened on January 7<sup>th</sup> for Juniper Addition Phase B. GM Construction submitted the apparent lowest bid amount of \$895,323.47. LH Lacy submitted the apparent second lowest bid amount of \$899,892.72. Pavecon submitted the third bid.
- Bids were also opened on January 7<sup>th</sup> for Garner Addition Phase A. RKM Utility Services submitted the apparent lowest bid amount of \$2,202,375.50. Pavecon submitted the apparent second lowest bid amount of \$2,272,448.21. Webber submitted the third bid.
- All Around Lawn Care has commenced construction on the Magnolia Phase F Hardscape package. Piers have been drilled. They are currently placing concrete in the piers and mow strips. Project completion is anticipated next month.
- 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.

- Ratliff Hardscape has completed the masonry walls in the Juniper Addition Phase A Hardscape Package and the private portion which consists of the raised planter bed and signage at the entry.
- All Around Landscape is making slow progress on the Landscape Package for Juniper Addition Phase A due to the weather. They are nearing completion of the irrigation system installation. Landscape materials will be installed when weather allows.
- Ratliff Hardscape has completed the Hike and Bike trail extension adjacent to Isabel Addition. A final inspection was conducted on January 8<sup>th</sup>. They are currently addressing the punch list items.
- Pavecon is making good progress on the construction of Kendall Addition Phase 3 and Bandera Addition Phase 4. This will be the final phases of both subdivisions. Rough grading has been completed in Kendall. They are currently rough grading in Bandera. Wet utilities (water, wastewater and storm sewer lines) should commence next week in Kendall. Both projects are currently scheduled to be completed in July.
- LH Lacy Construction is making slow progress on the new elementary school site and adjacent residential development as a result of the winter weather. Subgrade stabilization has commenced and paving should commence within the next few weeks. Project completion was scheduled for the middle of November, but is behind due to the delays in rerouting the overhead power and communication lines.
- Balfour Beatty has commenced construction of Elementary School 22. They are currently installing the piers and the foundation. Onsite wet utilities (water, wastewater and storm sewer lines) have been completed. They are also nearing completion of the well drilling for the geothermal heating and cooling systems for the facility. The new school is scheduled to open in the fall of 2014.
- Kwik Industries is nearing completion 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, installing equipment and placing concrete paving of the parking lot and drives. Project completion is currently scheduled for the end of February.
- Kwik Industries has also commenced construction of the Dry Cleaners which will be located at 7140 FM 407 just west of the car wash. They are working on the plumbing rough and foundation as weather allows.
- 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 submitted plans on December 11<sup>th</sup>. The plans have been approved and the permit will be issued as soon as they select a general contractor for the project. The location will be 7000 FM 407, which is at the northwest corner of Copper Canyon Road.
- LH Lacy has started construction of the Lantana Town Center. They are nearing completion of the erosion control measures. Clearing and grading should commence by the end of the week weather permitting.

- Phoenix Fabricators is nearing completion on the construction of the new elevated water tank. SCADA (supervisory control and data acquisition) equipment installation has been completed. The security yard light still needs to be installed. The tank has been disinfected, filled, water quality tested, and placed in service. The old tank has been dechlorinated, drained and removed.
- Lane Construction has completed the reconstruction of Copper Canyon Road. They are performing some final grading, drive culvert headwalls, and general cleanup activities.
- Lane Construction is making limited progress on the reconstruction of FM 407 from Chin Chapel to FM 1830 due to the weather. 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 are currently working on the deceleration/acceleration lanes and medians. The entire project is anticipated to be completed in approximately 3 months.
- We now have 503 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 767 residents utilizing our electronic utility billing option.
- We have issued 1976 building permits in District 6 and 980 building permits in District 7 for single-family residences through the month of December.
- We currently have two building permit applications awaiting review in District 6 and eleven building permit applications awaiting review in District 7. 18 building permit applications for new homes were approved in December.
- We now have 1941 occupied homes in District 6 and 891 occupied homes in District 7 as of December 31<sup>st</sup>. This is an increase of 21 new families for the month of December.
- District 6 activity: 1963 homes have received Foundation Inspections. 1961 homes have received Framing Inspections. 1944 Homes have been completed and received Final Inspections.
- District 7 activity: 959 homes have received Foundation Inspections. 951 homes have received Framing Inspections. 900 homes have been completed and received Final Inspections.
- During the month of December, 2 residential building permits were issued in District 6 and 13 were issued in District 7. 4 foundation inspections were approved in District 6 and 7 were approved in District 7. 4 framing inspections were approved in District 6 and 7 were approved in District 7. 5 final inspections were approved in District 6 and 19 were approved in District 7.
- During the month of December, 7 permits were issued for remodels/additions and 3 swimming pool permits were issued.

- District 6 building permit revenue for the month of December was \$19,072.65.
- District 7 building permit revenue for the month of December was \$109,291.20.
- \$1,350. was received for contractor registration renewals in December.
- Water accountability for the month of November was at 109%.  
26,162,000 gallons was pumped into the distribution system and 28,427,300 gallons was accounted for in billings and other uses.  
26,162,000 purchased gallons equates to a load factor of 29% of our subscribed capacity. The 9% overage is the result of reading Lantana's meters on December 2<sup>nd</sup> but Upper Trinity read the master meter on November 30<sup>th</sup>.