

**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 July 2014

- Upper Trinity Regional Water District points of interest: The July Board meeting was cancelled due to no pertinent items requiring timely board consideration. The next meeting is scheduled for August 7th.
- Drought conditions- The DFW area received a total of 3.26” of rain in June, which is about 0.85” below average. We are only 6 months into 2014 and over 9” below average rainfall. Area lake levels continue to drop slightly due to deficient rainfall. Lake Lewisville- current elevation 513.92’, - 8.08’, Ray Roberts- current elevation 623.42’, - 9.08’, Lake Chapman (Cooper Lake) - current elevation 431.83’, - 8.17’, Lake Lavon- current elevation 480.30’, - 11.70’. 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 25 calls for service within Lantana during May which accounted for 27% of the total calls for the month. The next Fire Board meeting is scheduled for July 24th at 7:00PM.
- Ratliff Hardscape commenced construction of the Kendall Addition Phase C Hardscape Package on June 23rd and Bandera Addition Phase D Hardscape Package on June 30th. Piers, mow strips and thin wall have been completed. Rock columns should be completed within the next few days.
- Ratliff Hardscape is making good progress on the sidewalk extensions to provide access to Dorothy Adkins Elementary School. The portion on Lantana Tail should be completed next week. The Bluestem portion should commence next week and be completed the week of July 28th. The sections on Golf Club Drive have commenced and should be completed the first week of August.
- American Landscape Systems, Inc. should begin installation of the Bandera Addition Phase D and Kendall Addition Phase C Landscape Package the week of July 14th. Project completion is anticipated by the end of August.

- GM Construction is nearing completion on the construction of Juniper Addition Phase B. Co-Serv is scheduled to complete franchised utilities by July 11th. Final grading of the lots and backfilling adjacent to the box culverts is underway. Completion is anticipated the week of July 21st.
- RKM Utility Services is making good progress on the construction of Garner Addition Phase A. Co-Serv has completed installing utility crossings. Subgrade stabilization has been completed and paving is underway. The Developer decided to expedite the extension of Monahan to Copper Canyon Rd. to provide better ingress and egress to the project as well as the new school. Completion is currently 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 are currently addressing the punch list items noted at the inspections. Co-Serv has completed installing the franchised utilities in Kendall and Bandera.
- LH Lacy Construction is nearing completion on the new elementary school site 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 has commenced. Curb removal has been completed on FM 407 and they are currently working on the subgrade stabilization. Paving is scheduled to be completed and open to traffic before the first day of school.
- Balfour Beatty is making good progress on the construction of Dorothy Adkins Elementary School. Interior wall inspections are underway for the various wings and interior finishes are ongoing within the wings that have passed inspection. The facility is nearing completion and 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 making good progress on the construction of the Dry Cleaners which is located at 7140 FM 407 just west of the car wash. They have completed the structural steel framing, exterior finishes and roofing. Interior framing has been completed. They are currently working on the interior finishes and installing the dry cleaning equipment and conveyor system.
- Helker and Crawford is making good progress on the CVS which is located 7000 FM 407. They have completed the foundation. They are nearing completion of erecting the structural steel frame and installing the roof deck. Onsite utility adjustments and taps have been completed. Store opening is anticipated prior to the end of the year.
- LH Lacy has completed the public infrastructure for the Lantana Town Center. A final walk of the public improvements was conducted on April 29th. Spring Valley has commenced construction of the private improvements including prepping the pad and private utility installation

for Kroger, the strip center and the pad sites. Kroger opening is scheduled for next summer.

- Plans have been submitted and reviewed for the retail strip center and Kroger. Addresses have been assigned by the Town of Bartonville. Permits are ready to be issued as soon as the plat is filed at the County and Spring Valley completes the site work.
- 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 currently working on the other two lanes in the vicinity. The entire project was anticipated to be completed by the end of June. However, there is still a considerable amount of work to be completed.
- We now have 536 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 922 residents utilizing our electronic utility billing option.
- We have issued 1997 building permits in District 6 and 1095 building permits in District 7 for single-family residences through the month of June.
- We currently have 3 building permit applications awaiting review in District 6 and 18 building permit applications awaiting review in District 7. 21 building permit applications for new homes were received in June; and 14 building permit applications for new homes were approved in June.
- We now have 1958 occupied homes in District 6 and 964 occupied homes in District 7 as of June 30th. This is an increase of 21 new families for the month of June.
- District 6 activity: 1986 homes have received Foundation Inspections. 1979 homes have received Framing Inspections. 1962 Homes have been completed and received Final Inspections.
- District 7 activity: 1075 homes have received Foundation Inspections. 1059 homes have received Framing Inspections. 997 homes have been completed and received Final Inspections.
- During the month of June, 6 residential building permits were issued in District 6 and 21 were issued in District 7. 4 foundation inspections were approved in District 6 and 19 were approved in District 7. 1 framing inspection was approved in District 6 and 18 were approved in District 7. 3 final inspections were approved in District 6 and 33 were approved in District 7.
- During the month of June, 11 permits were issued for remodels/additions and 10 swimming pool permits were issued.
- District 6 building permit revenue for the month of June was \$49,517.00.
- District 7 building permit revenue for the month of June was \$157,962.00.
- \$350.00 was received for contractor registration renewals in June.

- Water accountability for the month of June was at 95%. 60,002,000 gallons was pumped into the distribution system and 57,224,200 gallons was accounted for in billings and other uses. 60,002,000 purchased gallons equates to a load factor of 67% of our subscribed capacity.