



MEMORANDUM

DATE: August 1, 2025
TO: The Honorable Mayor Hudspeth and Council Members
FROM: Sara Hensley, City Manager
SUBJECT: Friday Staff Report

Upcoming Meetings

- A. Parks, Recreation and Beautification Board on **Monday, August 4, 2025**, at **6:00 p.m.** in the Civic Center Community Room.
- B. Work Session of the City Council on **Tuesday, August 5, 2025**, at **2:00 p.m.** in the City Council Work Session Room followed by a Regular Meeting at **6:30 p.m.** in the Council Chambers.
- C. Agenda Committee on **Thursday, August 7, 2025**, at **8:00 a.m.** in the City Council Work Session Room.
- D. Downtown Economic Development Committee on **Thursday, August 7, 2025**, at **8:30 a.m.** at the Development Service Center.
- E. Public Art Committee on **Thursday, August 7, 2025**, at **4:00 p.m.** in the Civic Center Community Room.
- F. **CANCELLED** - Community Services Advisory Committee on **Friday, August 8, 2025**, at **12:00 p.m.** at the Development Service Center.

Please check the City of Denton website for final meeting days and times as information is subject to change after the Friday Report is published. [Public Meetings & Agendas | Denton, TX \(civicplus.com\)](https://www.denton-tx.gov/civicplus.com)

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

General Information & Status Updates

- A. **Monthly Financial Reports** – The Monthly Financial Report provides a year-to-date comprehensive overview of the City of Denton's financial performance, including key revenue and expenditure highlights, as well as budget variances. The Monthly Financial Report can be accessed [here](#). Staff contact: Becky DePuy, Finance
- B. **Short-Term Rental Status Update** – On Oct. 22, 2024, City Council approved amendments to the City of Denton's Short-Term Rental Regulations. The amendments went into effect on Jan. 1, 2025, and were primarily intended to clarify and consolidate regulations in the Denton Development Code (DDC). Additionally, the amendments expanded the zoning districts in which Short-Term Rentals are allowed and implemented a 1,000-unit registration cap and 100-foot distance separation requirement within the City's residential districts (RR-R7). In 2023, when the code amendment process began, there were approximately 7 registered Short-Term Rentals in the City out of an estimated 200+ in existence. As of July 1, 135 Short-Term Rentals are registered with the City, and no registrations have been denied due to the 100-foot distance separation requirement in residential zoning districts. When comparing 2024 and 2025 Hotel Occupancy Tax (HOT) collections, 31 additional transactions have occurred year-to-date in 2025. This accounts for an additional revenue of \$9,075.64, which is a 44% increase from 2024. Should this trend continue through the end of the calendar year, it is estimated an additional \$22,666.69 may be collected from Short-Term Rentals in 2025. Staff contact: Angie Manglaris, Development Services
- C. **NATO Award Finalists** – The City of Denton Denton Television (DTV) team are honored to be named finalists in five categories - and recipients of an Award of Honor in another - at the National Association of Telecommunications Officers and Advisors (NATO) Government Programming Awards. These prestigious awards recognize excellence in local government programming across broadcast, cable, multimedia, and electronic platforms nationwide. We are proud to help share Denton's stories with our community and beyond - and are deeply grateful for this recognition from NATO. The City of Denton is nominated in the following five categories:
- **Children / Young Adults** - [Fire Summer Camp](#)
 - **Arts and Entertainment** - [Sycamore Street Bridge Mural](#)
 - **Public Safety Fire** - [The Dangers of Hoarding](#)
 - **Documentary** - [Behind the Coffin: Denton's Day of the Dead Festival](#)
 - **Social Media – Short Form** - [Walk Sign is On](#)
- Additionally, the City has received an Award of Honor:
- **Instruction / Training** - [Animal Shelter: Cat Room](#)
- The winners will be announced at the NATO conference on Thursday, Aug. 21, 2025, in New Orleans, Louisiana. Staff contact: Billy Matthews, Marketing and Communications

D. DTV Video Highlights for July - DTV released several videos this month which raise awareness, educate, and inform our community. The following are highlighted videos Council is encouraged to share:

- [Inside the Denton Chess Club](#)
Ready to make your next move? Visit DentonChessClub.com to join the fun!
- [Drainage Department](#)
Our Drainage Team works hard to keep our streets dry.
- [A Summer Reading Challenge: Everyone's Doing It!](#)
Everyone's taking the Summer Reading Challenge!
- [New Rebate Pushes for Electric Lawn Equipment](#)

A new rebate helps residents upgrade from gas-powered to electric lawn equipment. All videos air on DTV, are shared via social media channels, and are available on the [City's YouTube channel](#). Staff contact: Billy Matthews, Marketing and Communications

E. Mayor's Pet Spotlight – Shaggy is a 2-year-old Terrier, Pit Bull mix who has been in the shelter since May 5. With a high energy level and a love for toys, Shaggy thrives in active environments and would be a great companion for someone who enjoys playtime and outdoor activities. He is highly social with people and very food motivated, making him eager to learn and responsive to training with treats.

Shaggy does well with big dogs, but can be reactive to other dogs, especially in the kennel environment, so a forever home without dogs or with careful introductions is ideal. He tends to pull on the leash, so he'll benefit from continued leash training. Due to his length of stay and kennel reactivity, Shaggy is showing signs of stress and urgently needs a home to help him decompress and regain his mental well-being. Fostering or adopting Shaggy will not only give him a break from the shelter but also help him thrive in a home environment where his affectionate and playful nature can truly come out. Please contact Denton Animal Services by phone at [\(940\) 349-7594](tel:9403497594), or via email at Animal.Services@cityofdenton.com. Staff contact: Bailey Coleson, Animal Services



- F. Fitch and S&P Global Bond Credit Rating – The City recently received the bond credit ratings for the General Obligation (GO) and Certificates of Obligation (CO) bond sales, which occurred on July 23. On July 15, the City Council adopted bond ordinances authorizing the bond sales to support the 2019 and 2023 Bond Programs and improve solid waste, water, wastewater, and electric utility infrastructure and refund debt. Fitch, and S&P assigned a rating of ‘AA+’ to the city’s summer bond sales, the second highest rating offered by both. The attached Fitch and S&P Ratings and Bond Rating Charts (Attachment A) include both agency’s rating reports and bond rating charts. Staff contact: Randee Klingele, Finance
- G. South Branch Library Closure – The South Branch Library will be closed Friday, Aug. 15 for staff training. The branch will reopen on Saturday, Aug. 16, with regular hours. The South Branch book drop will remain open during the facility closure. Holds awaiting pickup at the South Branch Library location during the closure will remain on the hold shelf for an additional day after the branch reopens, ensuring the full 7-day pickup period. North Branch and Emily Fowler Central Libraries will remain open regular hours on Friday, Aug. 15. Staff contact: Jennifer Bekker, Library
- H. North Branch Library Closure for HVAC Replacement – The North Branch Library will be closed Saturday, Aug. 16 through Friday, Aug. 22 for HVAC replacement. The branch will reopen on Saturday, Aug. 23, with regular hours. The North Branch parking lot, drive up window, and book return will be inaccessible during the closure. Holds awaiting pickup at the North Branch Library location during the closure will remain on the hold shelf for additional days after the branch reopens, ensuring the full 7-day pickup period. South Branch and Emily Fowler Central Libraries will remain open regular hours during this time. The book returns at the South Branch and Emily Fowler Central Libraries will remain open 24/7 as usual. Staff contact: Jennifer Bekker, Library
- I. City Council Priorities Update – The City Manager’s Office is pleased to provide an update on Council priorities. The attached report (Attachment B) is reflective of progress through the third quarter of the fiscal year. Initiatives aligned with Council priorities are also tracked and reported through the City’s performance management software and are included, amongst over 100 initiatives supporting Council’s Key Focus Areas, on the City’s [public-facing dashboard](#). Staff contact: Aimée Kaslik, City Manager’s Office
- J. Airport Rd/FM 1515 Closure – On July 24, TxDOT notified the City South Bonnie Brae from Airport Road to I-35E would be closed to complete TxDOT construction on Bonnie Brae and I-35 Service Road. For safety, City Staff elected to close Airport Road and detour traffic to Western Boulevard, providing a more viable route. Area business and residents were notified. Staff contact: Robin Davis, Capital Projects
- K. Monthly Mobility Report – Innovative Transportation Solutions (ITS) provides a monthly report which includes an overview of Texas Department of Transportation (TxDOT) regional projects. See the attached ITS Monthly Mobility Report (Attachment C) for review. Staff contact: Seth Garcia, Capital Projects

- L. Denton Community Shelter Transition – On Aug. 1, Our Daily Bread (ODB), operator of the Denton Community Shelter, begins its transition to their housing-focused shelter model. This transition includes changes to day shelter operating hours and services, the reduction of total overnight guests, and expanding the number of individuals receiving case management and personalized support. Guests will be admitted to shelter via a waitlist when capacity allows. Throughout the month of August, staff from ODB, the United Way, and the City will be surging support to the shelter to help find solutions for guests as ODB reduces capacity from the current level of 161 daily overnight guests to 120. Attached is ODB's frequently asked questions document (Attachment D) and notice letter for guests regarding the transition (Attachment E). These service adjustments do not change ODB's role as the City's designated inclement weather shelter, expanding capacity and accommodating all when the overnight heat index is over 100°F or the windchill is below 32°F.

Individuals looking to support operations at the Denton Community Shelter can sign up to volunteer online at [Volunteer — Our Daily Bread](#). Staff contact: Jesse Kent, Community Services

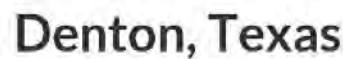
- M. Expanding Opportunities in Southern Downtown – In accordance with the implementation steps recommended by the Design Downtown Denton Plan, Staff is proposing an expansion of the Mixed-Use Downtown (MD) zoning district in the area of Downtown south of the Square. An update on the Expanding Opportunities in Southern Downtown work was previously provided in the June 26 Friday Staff Report. In a following update on July 23, staff presented a Work Session report to the Planning & Zoning Commission (P&Z) regarding the proposed expansion of MD zoning south of the Square. The Work Session covered Staff's analysis and recommendations regarding expanding MD zoning and the results of the neighborhood meetings where these recommendations were presented to the public. P&Z concurred with staff's recommendations regarding the areas where MD zoning should be expanded, and the areas where the current Mixed-Use Neighborhood (MN) zoning should be maintained. On the basis of the unanimous support of the neighborhood meeting attendees and P&Z the recommendations, Staff will bring an ordinance to expand MD zoning south of the Square to the Planning & Zoning Commission on Sept. 10 and to City Council on Oct. 21. Click the following links to the [Work Session presentation and discussion](#) or review the [Work Session packet and Agenda Information Sheet](#) containing Staff's analysis and recommendations. Staff contact: Sean Jacobson, Development Services

Responses to Council Member Requests for Information

- A. Construction on Riney Road Near Reeves Elementary – On July 24, Mayor Pro Tem Rumohr requested construction updates for Riney Road. Paving operations are underway from Bonnie Brae to Reeves Elementary. All driveways accessing Reeves Elementary from Riney Road are complete and will be open by Aug. 4. Reeves Elementary will have access from Hwy 77 (North Elm Street) until access to Riney Road from Bonnie Brae opens by Aug. 18. The sidewalk along Riney Road is anticipated to be completed by Aug. 12, providing a safe route for students to walk and bike to school. As construction progresses, alternate routes to cross Bonnie Brae at Riney Road will be provided and clearly marked by signs, striping and fencing. These safety measures will be implemented to protect student and pedestrian pathways in construction areas. Current constructions efforts are at max acceleration to expedite completion in the area. Staff contact: Scott Fettig, Capital Projects
- B. King's Ridge Internet Issues – On July 25, Mayor Pro Tem Rumohr requested an update on internet outages for the Kings Ridge Neighborhood. Internet outages were caused by underground lines being damaged during construction on Bonnie Brae and Riney Road. Temporary lines were installed to restore service while permanent repairs were completed. Permanent repairs have been completed, and service was fully restored on July 28. Staff contact: Scott Fettig, Capital Projects
- C. Residential Wind Turbine Permit Requirements – On July 23, Council Member Beck shared an inquiry from a resident whether a permit would be required to add a wind turbine to a home with an existing solar system. Staff confirmed a new permit for the wind turbine is required. Any alterations to an existing system (such as the electrical system, solar system, or anything) must have review and inspections. The requirements for the wind turbine are listed in the Denton Development Code (DDC) and would need to meet the 2020 National Electrical Code (NEC) requirements for install. The weight of the turbine would also need to be submitted with a letter from an engineer regarding the roof load and the ability to hold the wind turbine with or without alteration to the existing framed construction. Staff contact: Emily Loiselle, Development Services
- D. JPI Jefferson Bonnie Brae Noise Complaints – On July 28, Mayor Pro Tem Rumohr requested staff confirm if the JPI Bonnie Brae project had received a noise ordinance exception approval. The contractor does not have special permit and allowed workers to enter the site at 6 a.m. on July 26. Contractor leadership on site stated they had not been made aware of the hours. Staff provided the information and direction that no more work is to be performed outside the prescribed hours in the noise ordinance. Residents are able to report any noise ordinance violations to the Denton Police Department Non-emergency line for immediate enforcement under the ordinance. Additionally, Public Works Inspection and Building Inspection can be notified and will be able to take additional steps against the project for continued violations. Staff contact: Wesley M. McBride, Public Works Inspections

- E. Street Construction One Pager – On July 21, Mayor Hudspeth requested staff provide a process diagram containing the steps and timeframes required during roadway reconstruction projects. The [Roadway Reconstruction Process Diagram](#) is available on the [Capital Projects home page of Discuss Denton](#). Staff contact: Megan Davidson, Capital Projects

Attachment A – Fitch and S&P Ratings and Bond Rating Charts



The GOs and COs are direct obligations of the city, payable from an ad valorem tax levied on all taxable property within the city, limited to \$2.50 per \$100 of taxable assessed valuation (TAV). The COs are further backed by a limited pledge of surplus net revenues (not to exceed \$1,000) from the city's utility system.

orj@rahman@fitchratings.com

Fitch's Local Government Rating Model

The Local Government Rating Model generates Model Implied Ratings, which communicate the issuer's credit quality relative to Fitch's local government rating portfolio. (The Model Implied Rating will be the Issuer Default Rating except in certain circumstances explained in the applicable criteria.) The Model Implied Rating is expressed via a numerical value calibrated to Fitch's long-term rating scale that ranges from 10.0 or higher (AAA), 9.0 (AA+), 8.0 (AA), and so forth down to 1.0 (BBB- and below).

Model Implied Ratings reflect the combination of issuer-specific metrics and assessments to generate a Metric Profile and a structured framework to account for Additional Analytical Factors not captured in the Metric Profile that can either mitigate or exacerbate credit risks. Additional Analytical Factors are reflected in notching from the Metric Profile and are capped at +/-3 notches.

Rating Headroom & Positioning

Denton Model Implied Rating: 'AA+' (Numerical Value: 9.08)

- **Metric Profile:** 'AA+' (Numerical Value: 9.08)
- **Net Additional Analytical Factor Notching:** 0.0

Denton's Model Implied Rating is 'AA+'. The associated numerical value of 9.08 is at the lower end of the 9.0 to 10.0 range for a 'AA+' rating.

Current Developments

Denton closed fiscal 2024 (Sept. 30 FYE) with a \$2.55 million net general fund operating deficit, net of transfers. The unrestricted general fund balance at \$42 million is equal to 24.4% of spending. The unrestricted general fund balance has equaled no less than 24% of spending dating back at least a decade. The adopted fiscal 2025 budget reflects structurally balanced operations. Per management, property tax revenues are trending lower than expected, while public safety overtime-related expenditures are above average. Despite this variance, management expects to close the year with breakeven operations. Existing unrestricted reserve levels comfortably support the 'aaa' financial resilience assessment. The city's formal reserve policy includes a minimum reserve level at 20% of spending plus a 5% resiliency reserve (25% combined total).

In November 2023, voters approved a \$291.355 million GO bond authorization to finance roadway, public safety, affordable housing, facility upgrades and park-related projects. Following the current issuance, the city will have roughly \$213.625 million in authorized, but unissued debt remaining from the recent bond referendum. Furthermore, of the \$220.9 million in GOs authorized by voters in November 2019, the remaining \$18.9 million is being issued as part of the 2025 GO bonds. Given its strong growth projections, the city has a robust capital improvement program, which will necessitate the issuance of debt over the next several years.

Profile

Denton is located within the Dallas-Fort Worth metro area at the convergence of Interstates 35 East and West, and ready access to air and rail transportation have contributed to its strong warehousing and manufacturing base. The city is home to sizable distribution centers for several major retailers including but not limited to Target, Aldi and Lowe's Home Improvement. Its diverse manufacturers include Safran, Flowers Baking Company, TetraPak, Paccar Inc. and Peterbilt Motors, among others.

Denton is also known for its institutions of higher education including University of North Texas and Texas Woman's University and a regionally prominent medical sector. The city's growing health care facilities serve both north Texas and southern Oklahoma. These institutions include Columbia Medical Center Denton, Texas Health Presbyterian Hospital, Medical City Dallas and The Heart Hospital Denton (a Baylor Scott & White facility).

The city's tax base continues to experience strong growth. Fiscal 2025 TAV at \$21.1 billion reflects a 47% increase over fiscal 2022 TAV. According to city representatives, as of May 2023, of the roughly 63,000 acres of land within the city limits, approximately 21,000 acres remain developable. Due to the ample availability of developable land coupled with the more than 103,000 acres of land within the city's extraterritorial jurisdiction, which could be annexed, the city is not expected to reach buildout for many decades.

Key Drivers

Issuer: Denton (TX)		Financial Profile		0.0		Issuer Position Within AA+ Model Implied Rating		
Type: City General Obligation		Demographic & Economic Strength		0.0		<div><div></div><div></div><div></div></div>		
Current: AA+, RO:Sta (2025/05/23)		Long-Term Liability Burden		0.0		Strong AA+Mid AA+Low AA+		
Fiscal Year		2024	AAF Notching Total(4)		0.0	Rating position post application of analytical overlay		
Metric Profile		9.08	MIR - Metric		9.08			
Metric Profile Mapping		AA+	MIR - Mapping		AA+			

		Analyst Input		Metric		Composite	
Metric	2024	2024	Percentile	Weight	Percentile / Value	Assessment	Weight
Financial Profile							
Financial Resilience Components							
Available Reserves (FB/Expenditures: 5-Year Low) (%)	24.4						
Revenue Control Assessment	High	High					
Expenditure Control Assessment	High	High				aaa	35%
Budgetary Flexibility	Ample	Ample					
Financial Resilience	aaa	aaa		100%			
Lowest Cumulative 3 Year Revenue Performance (+/-) since 2008 (%)	5.2						
Revenue Volatility(1)			93%	100%		Strongest	0%
Demographic and Economic Strength							
Trend							
Population Trend (%) (2)	2.4		91%	100%	91%	Strongest	8%
Unemployment Rate as Percentage of National Rate (%) (5)	95.0		54%	33%			
Population w/ Bachelor's Degree and Higher (%) (2)	41.9		77%	33%	55%	Midrange	26%
MHI as a % of the Portfolio Median (2)	89.7		33%	33%			
Concentration & Size							
Population Size (2) (3)	159,223		100%	50%			
Economic Concentration (%) (2) (3)	21.8		100%	50%	100%	Strongest	9%
Long-Term Liability Burden							
Liabilities/Personal Income (%)	7.5	9.9	20%	35%			
Liabilities/Governmental Revenues (%) (6)	241.4	321.9	7%	25%	14%	Weakest	21%
Carrying Costs/Governmental Expenditures (%)	18.7	21.7	13%	40%			

(1) Models directly uses revenue volatility. Percentiles are for information only: metric percentile represents the issuer; composite percentile represents the average of the issuer's class. The Revenue Volatility metric represents the issuer's revenue volatility relative to the median revenue volatility of the total issuer portfolio. Revenue Volatility is treated asymmetrically, where weight is marginal for issuers that exhibit low to moderate revenue volatility. For issuers with higher revenue volatility, this factor will moderately lower the metric profile, implying a somewhat reduced weighting for all other variables in these instances.

(2) Population, Concentration, MHI and Educational Attainment data is lagged by one year. e.g. 2021 data is used and displayed for Fiscal Year 2022.

(3) Percentiles represent the class. Economic concentration is defined as the sum of the absolute deviation of the issuer from the national average proportion across major economic sectors. Sector data is on the county level for all entities or the MSA level for cities that span multiple counties. If data is unavailable for an issuer, median figures based on reported data for all counties within the issuer's state are used as proxy values.

(4) Additional Analytical Factors (AAF) have a potential notching range of +2/-2 for each of the three categories and an overall IDR notching range of +3/-3.

(5) County level data used for sub-county entities when prior year's data is unavailable. If county data is unavailable, MSA data is used. MSA level data is used for cities that span multiple counties.

(6) As a proxy for per capita personal income for sub-county levels of local government, Fitch calculates the ratio of money income to per capita income for the county in which the rated entity is located and applies that ratio to the entity's money income. The estimated per capita personal income figure is multiplied by population to estimate total personal income.

Source: Fitch Ratings

Financial Profile

Financial Resilience - 'aaa'

Denton's financial resilience is driven by the combination of its 'High' revenue control assessment and 'High' expenditure control assessment, culminating in a 'Ample' budgetary flexibility assessment.

- **Revenue control assessment:** High
- **Expenditure control assessment:** High
- **Budgetary flexibility assessment:** Ample
- **Minimum fund balance for current financial resilience assessment:** $\geq 7.5\%$
- **Current year fund balance to expenditure ratio:** 24.4% (2024)
- **Lowest fund balance to expenditure ratio for the fiscal-year period 2020-2024:** 24.4% (2024)

Revenue Volatility - 'Strongest'

Denton's weakest historic three-year revenue performance is neutral to the Model Implied Rating.

The revenue volatility metric is an estimate of potential revenue volatility based on the issuer's historical experience relative to the median for the Fitch-rated local government portfolio. The metric helps to differentiate issuers by the scale of revenue loss that would have to be addressed through revenue raising, cost controls or utilization of reserves through economic cycles.

- **Lowest three-year revenue performance (based on revenues dating back to 2005):** 5.2% increase for the three-year period ending fiscal 2014
- **Median issuer decline:** -4.5% (2024)

State-Specific Revenue/Expenditure Context & Budgetary Control

Underpinning Denton's ample budgetary flexibility is its high independent legal ability to raise operating revenues and high expenditure control. The city retains a significant margin below its statutory and city charter property tax limitations. Denton's fiscal 2025 tax rate of \$0.5842 per \$100 of TAV provides ample capacity below the \$2.50 per \$100 of TAV cap for operations and limited tax debt service. However, any increase in the operating tax rate that produces an annual operating levy increase of more than 3.5% (the voter approval tax rate for most local taxing units) requires a ratification election. The revenue cap does not apply to debt service tax levies. Moreover, the tax rate limitation excludes new additions to tax rolls and allows for banking of unused margin for up to three years. Denton's remaining control over property taxes and other local revenues such as fines, fees, licenses and permits is still sufficient to maintain a high level of revenue-raising flexibility.

Expenditure flexibility is aided by the city's high-level of control over workforce costs. Police and fire salaries and benefits are determined via four-year meet and confer agreements, providing management with strong control over its largest expenditure. Moreover, there are no formal collective bargaining agreements with any of the city's labor groups.

Demographic and Economic Strength

Population Trend - 'Strongest'

Based on the median of 10-year annual percentage change in population, Denton's population trend is assessed as 'Strongest'.

Population trend: 2.4% 2023 median of 10-year annual percentage change in population (91st percentile)

Unemployment, Educational Attainment and MHI Level - 'Midrange'

The overall strength of Denton's demographic and economic level indicators (unemployment rate, educational attainment, median household income [MHI]) in 2024 are assessed as 'Midrange' on a composite basis, performing at the 55th percentile of Fitch's local government rating portfolio. This is due to high education attainment levels and midrange unemployment rate offsetting low median-issuer indexed adjusted MHI.

- **Unemployment rate as a percentage of national rate:** 95.0% 2024 (54th percentile), relative to the national rate of 4.0%
- **Percent of population with a bachelor's degree or higher:** 41.9% (2023) (77th percentile)
- **MHI as a percent of the portfolio median:** 89.7% (2023) (33rd percentile)

Economic Concentration and Population Size - 'Strongest'

Denton's population in 2023 was of sufficient size and the economy was sufficiently diversified to qualify for Fitch's highest overall size/diversification category.

The composite metric acts asymmetrically, with most issuers (above the 15th percentile for each metric) sufficiently diversified to minimize risks associated with small population and economic concentration. Downward effects of the metric on the Metric Profile are most pronounced for the least economically diverse issuers (in the 5th percentile for the metric or lower). The economic concentration percentage shown below is defined as the sum of the absolute deviation of the percentage of personal income by major economic sectors relative to the U.S. distribution.

- **Population size:** 159,223 (2023) (above the 15th percentile)
- **Economic concentration:** 21.8% (2024) (above the 15th percentile)

Long-Term Liability Burden

Long-Term Liability Burden - 'Weakest'

Denton's carrying costs to governmental expenditures, liabilities to personal income, and liabilities to governmental revenue have deteriorated. The long-term liability composite metric in 2024 is at the 14th percentile, indicating an elevated liability burden relative to the Fitch's local government rating portfolio.

- **Liabilities to personal income:** 9.9% Analyst Input (20th percentile) (vs. 7.5% 2024 Actual)
- **Liabilities to governmental revenue:** 321.9% Analyst Input (7th percentile) (vs. 241.4% 2024 Actual)
- **Carrying costs to governmental expenditures:** 21.7% Analyst Input (13th percentile) (vs. 18.7% 2024 Actual)

Pension Adjustments

On an aggregate basis for all pension plans as of the most recent measurement date, the reported asset to liability ratio was 87.2%, or an estimated 79.1%, using Fitch's standard 6% rate of return adjustment. The Fitch-adjusted NPL was equal to \$149.9 million, or about 1.6% of personal income.

Additional Insight

The city's pensions are provided through the Texas Municipal Retirement System, an agent multiple-employer defined benefit plan, and the Denton Firemen's Relief and Retirement Fund, a single-employer plan. The city consistently meets its actuarially determined contribution for both plans.

A sustained approximate 15% increase in long-term liabilities and carrying costs absent a commensurate increase in personal income or governmental resources could pressure the rating.

Analyst Inputs to the Model

Analyst inputs to the model reflect metric adjustments to account for historical data anomalies, forward-looking performance shifts, or nonrecurring events that may otherwise skew the time series.

The long-term liability burden metrics were adjusted to include the city's series 2025 certificates of obligation and GO bonds, and to capture the amortization of existing debt through FYE 2025. The long-term liability metrics also account for self-support from the utility system.

ESG Considerations

The highest level of ESG credit relevance is a score of '3', unless otherwise disclosed in this section. A score of '3' means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. Fitch's ESG Relevance Scores are not inputs in the rating process; they are an observation on the relevance and materiality of ESG factors in the rating decision. For more information on Fitch's ESG Relevance Scores, visit <https://www.fitchratings.com/topics/esg/products#esg-relevance-scores>.

Financial Summary

(\$000, Audited Fiscal Years Ending Sep. 30)	2020	2021	2022	2023	2024
General Fund Revenues					
Property Tax	48,631	49,500	49,307	57,224	-
Sales Tax	39,338	45,405	51,992	56,704	-
Income Tax	-	-	-	-	-
Other Tax	304	372	1,192	27	-
Total Taxes - Undifferentiated	-	-	-	-	123,923
Intergovernmental	5,076	4,167	2,508	2,962	3,531
Other Revenue	31,612	35,375	40,670	43,457	41,914
Total	124,961	134,818	145,669	160,374	169,368
General Fund Expenditures					
General Government	26,969	26,461	26,563	33,498	36,295
Public Safety	75,986	80,848	86,682	96,318	104,757
Educational	-	-	-	-	-
Debt Service	-	-	-	-	-
Capital Outlay	443	476	540	475	661
Other Expenditures	11,894	14,179	16,265	19,236	28,451
Total	115,292	121,964	130,051	149,528	170,164
Transfers In and Other Sources	113	361	571	224	385
Transfers Out and Other Sources	6,739	8,497	9,230	11,929	2,141
Net Transfers & Other	-6,626	-8,137	-8,659	-11,705	-1,756
Adjustment for Bond Proceeds and Extraordinary One-Time Uses	-	-	-	-	-
Net Op. Surplus (Deficit) After Transfers	3,043	4,718	6,959	-859	-2,552
Net Op. Surplus (Deficit)/ (Total Expenditures + Transfers Out and Other Uses)(%)	2.49	3.62	5	-0.53	-1.48
Total Fund Balance	33,782	38,500	45,459	44,600	42,077
Unrestricted Fund Balance	33,777	38,500	45,459	44,600	42,077
Other Available Fund Balances	-	-	-	-	-
Total Available Unrestricted Reserves (GF + Other)	33,777	38,500	45,459	44,600	42,077
Available Reserves as % of Spending (Adj for Bond Proceeds and Other One-Time Uses)	27.68	29.51	32.64	27.62	24.42
Sources: Fitch Ratings, Fitch Solutions, Denton (TX) [General Government]					

Long-Term Liability Burden (\$000)

(\$000, Audited Fiscal Years Ending Sep. 30)	2024
Direct Debt	651,777
Less: Self-Supporting Debt	124,070
Net Direct Debt	527,707
Fitch Adjusted NPL	197,996
Net Direct Debt + Fitch-Adjusted net pension liabilities (NPL)	725,703
Population	165,998
Per Capita Personal Income	54,780
Estimated Personal Income (\$000)	9,093,363
Net Debt + Fitch-Adjusted NPL /Personal Income (%)	8
Total Governmental Revenues	280,693
Net Direct Debt + Fitch Adjusted NPL as Percentage of Governmental Revenue (%)	258.54
Debt Service (Net of State Support)	24,920
Actuarially Determined Pension Contributions	27,321
Actual OPEB Contributions	2,296
Total Governmental Expenditures	338,437
Carrying Costs/Governmental Expenditures (%)	16.11

Note: Figures above do not reflect any Analyst Input Adjustments.
Sources: Fitch Ratings, Fitch Solutions, Denton (TX) [General Government]

Summary

Description	Final Value
Budgetary Flexibility Assessments	
Revenue Control Assessment	High
Expenditure Control Assessment	High
Collective Bargaining and Resolution Framework	High
Workforce Outcomes	High
Cost Drivers	Midrange
Metrics Assessments	
Financial Profile - Financial Resilience	aaa
Financial Profile - Revenue Volatility	Strongest
Demographic & Economic Strength - Trend	Strongest
Demographic & Economic Strength - Level	Midrange
Demographic & Economic Strength - Concentration & Size	Strongest
Long-Term Liability Burden	Weakest
Metric Profile Mapping	AA+
Metric Profile	9.08
Additional Analytical Factors	-
Total Notching - capped	-
Financial Profile	-
Fiscal Oversight	-
Revenue Capacity	-
Contingent Risks	-
Non-Recurring Support or Spending Deferrals	-
Political Risks	-
Management Practices	-
Demographic & Economic Strength	-
Economic and Institutional Strength	-
Revenue Concentration Risks	-
School District Resources	-
Long-Term Liability Burden	-
Pension Funding Assumptions	-
Pension Contributions	-
OPEB	-
Debt Structure	-
Capital Demands and Affordability	-
Model Implied Rating - Mapping	AA+
Model Implied Rating - Metric	9.08
Outliers and Developing Situations Considerations	No
Notching Rationale - 1	-
Notching Rationale - 2	-
Issuer Default Rating/Issuer Default Credit Opinion	AA+
Outlook/Watch	RO:Sta
Source: Fitch Ratings	

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Research Update:

Denton, TX Series 2025 GO Bonds And Certificates Of Obligation Assigned 'AA+' Rating; Outlook Is Stable

July 8, 2025

Overview

- S&P Global Ratings assigned its 'AA+' long-term rating to the City of [Denton](#), Texas' proposed \$241.2 million series 2025 certificates of obligation (COs) and \$108.9 million series 2025 general obligation (GO) refunding and improvement bonds.
- At the same time, S&P Global Ratings affirmed its 'AA+' long-term rating on the city's existing GO debt and COs outstanding, as well as its 'A-1+' short-term rating on the city's commercial paper (CP) notes.
- The outlook, where applicable, is stable.
- The rating reflects the application of our "[Methodology For Rating U.S. Governments](#)," Sept. 9, 2024.

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Rationale

Security

The bonds and certificates constitute direct obligations of the city, payable from a direct annual ad valorem tax levied, within the limits prescribed by law, on all taxable property within the city. The certificates are further secured by a limited pledge (not to exceed \$1,000) of surplus net revenues of Denton's utility system. Given the limited nature of the additional pledged revenues, we base our ratings on these obligations on the city's ad valorem tax pledge. Despite state statutory tax-rate limitations, we do not differentiate between the city's limited-tax debt and its general creditworthiness because the ad valorem tax is not derived from a measurably narrower tax base and there are no limitations on the fungibility of resources, which support our view of the city's overall ability and willingness to pay debt service.

Proceeds from the COs will fund infrastructure and facility improvements, and the GO bond proceeds will be used for capital projects and to refund a portion of the city's existing debt for interest savings.

The 'A-1+' short-term rating on the CP notes is based on the 'AA+' long-term rating and strong market access to take out the financing with GO bonds or sell rollover notes, if needed.

Credit highlights

Denton benefits from its favorable location within the greater Dallas-Fort Worth metropolitan statistical area. The city continues to experience rapid assessed value (AV) growth fueled by a mix of residential and commercial development. Its sales tax base has also benefitted from population growth, as well as retail development, most notably the buildout of the Rayzor Ranch mixed-use development. We expect the city's AV will continue to exhibit strong growth over the outlook period, given ongoing residential and commercial development, as well as plans for several industrial projects, warehouses, and distribution centers.

Denton's revenue growth and very strong management have allowed the city to consistently maintain strong budgetary performance while managing its rising growth-related capital and service costs. In fiscal years 2023 and 2024, the city spent reserves for one-time capital expenditures and to bring its general fund balance closer to its formal policy level of 20%-25% of expenditures. For fiscal 2025, the city expected a deficit due to revenue shortfalls and growing expenditures, but officials were able to close the funding gaps and expect to end the year with balanced operations. The fiscal 2026 budget has not been adopted yet, but management expects it will be balanced as well. We expect the city will continue to exhibit at least balanced financial performance while using one-time spending to keep available reserves close to its policy range.

We expect the city's debt profile will remain elevated and a limiting credit factor for the foreseeable future given ongoing growth and debt plans that include about \$50 million annually in voter-approved bonds and \$40 million in COs for facility, street, and public safety improvements; these figures exclude utility debt that will be backed by enterprise revenues.

The rating also reflects our view of the city's:

- Growing economy, with the University of North Texas and Texas Woman's University providing a stabilizing effect on the local economy;
- Stable financial performance, with solid reserves that remain in line with the city's formal policy;
- Robust financial management policies and practices, highlighted by regular budget and investment monitoring, investment and debt management policies, and robust long-term financial and capital planning; and
- Elevated debt profile, which is reflective of rapid growth, with average amortization. We do not view pension and other postemployment benefits (OPEB) as a credit pressure given the adequate funded status of the city's pension plans and limited OPEB liability.
- For more information on our institutional framework assessment for Texas cities, see ["Institutional Framework Assessment: Texas Local Governments,"](#) Sept. 9, 2024.

Environmental, social, and governance

We view environmental, social, and governance factors as neutral in our credit rating analysis.

Outlook

The stable outlook reflects our expectation that the city will continue to manage the capital and operating needs associated with its rapid growth, while maintaining at least balanced performance and robust reserves, supported by well-embedded management practices.

Downside scenario

We could lower the rating if growth-related pressures negatively affect budgetary performance, resulting in sustained operating deficits, decreasing reserves below the city's formal policy.

Upside scenario

We could raise the rating if the city maintains its very strong available reserves while managing its rapid growth and if its debt profile moderates to levels commensurate with those of higher-rated peers.

Denton, TX--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	2.10
Economy	2.0
Financial performance	2
Reserves and liquidity	1
Management	1.00
Debt and liabilities	4.50

Denton, TX--key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita % of U.S.	71	--	71	73
County PCPI % of U.S.	111	--	111	111
Market value (\$000s)	21,110,332	19,219,844	16,721,124	14,403,105
Market value per capita (\$)	140,603	128,012	111,369	96,698
Top 10 taxpayers % of taxable value	3.9	4.0	4.3	4.7
County unemployment rate (%)	3.7	3.7	3.6	3.2
Local median household EBI % of U.S.	99	--	99	99
Local per capita EBI % of U.S.	96	--	96	94
Local population	150,141	--	150,141	148,950
Financial performance				
Operating fund revenues (\$000s)	--	169,368	160,374	145,669
Operating fund expenditures (\$000s)	--	170,164	149,528	130,051
Net transfers and other adjustments (\$000s)	--	(1,756)	(11,705)	(8,659)
Operating result (\$000s)	--	(2,552)	(859)	6,959
Operating result % of revenues	--	(1.5)	(0.5)	4.8
Operating result three-year average %	--	0.9	2.6	3.6

Denton, TX--key credit metrics

	Most recent	2024	2023	2022
Economy				
Reserves and liquidity				
Available reserves % of operating revenues	--	24.8	27.8	31.2
Available reserves (\$000s)	--	42,077	44,600	45,459
Debt and liabilities				
Debt service cost % of revenues	--	14.2	13.5	14.1
Net direct debt per capita (\$)	10,518	8,932	7,235	6,452
Net direct debt (\$000s)	1,579,187	1,341,032	1,086,323	960,990
Direct debt 10-year amortization (%)	45	50	--	--
Pension and OPEB cost % of revenues	--	11.0	10.0	11.0
NPLs per capita (\$)	--	738	918	283
Combined NPLs (\$000s)	--	110,807	137,889	42,110

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Ratings List

New Issue Ratings

US\$108.895 mil GO rfdg and imp bn ds ser 2025 dtd 07/15/2025 due 02/15/2045

Long Term Rating AA+/Stable

US\$241.175 mil certs of oblig ser 2025 dtd 07/15/2025 due 02/15/2055

Long Term Rating AA+/Stable

Ratings Affirmed

Local Government

Denton TX Limited Tax General Obligation A-1+

Denton, TX Limited Tax General Operating Pledge AA+/Stable

Denton, TX Limited Tax General Operating Pledge and Water, Sewer, and Retail Electric System Subordinate Lien AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

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BOND RATING CHART

Classification	Moody's	S&P	Fitch	Meaning
Investment Grade	Aaa	AAA	AAA	Prime Grade
	Aa1	AA+	AA+	High Grade
	Aa2	AA	AA	
	Aa3	AA-	AA-	
	A1	A+	A+	Upper Medium Grade
	A2	A	A	
	A3	A-	A-	
	Baa1	BBB+	BBB+	Lower Medium Grade
	Baa2	BBB	BBB	
	Baa3	BBB-	BBB-	
Junk	Ba1	BB+	BB+	Non-Investment Grade Speculative
	Ba2	BB	BB	
	Ba3	BB-	BB-	
	B1	B+	B+	Highly Speculative
	B2	B	B	
	B3	B-	B-	
	Caa1	CCC+	CCC+	Substantial Risks
	Caa2	CCC	CCC	Extremely Speculative
	Caa3	CCC-	CCC-	In Default with Little Prospect of Recovery
	Ca	CC	CC+	
		C	CC	In Default
			CC-	
	D	D	D	

Note: City's current ratings for all general obligation debt are: AA+ from S&P and Fitch. Moody's has not rated the City's new bonds since 2011 but maintains a surveillance rating of Aa2 for any outstanding general obligation debt (2011 and prior).



Progress Report

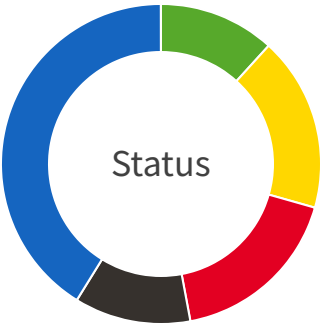
Council Priorities

April 1, 2025 through June 30, 2025

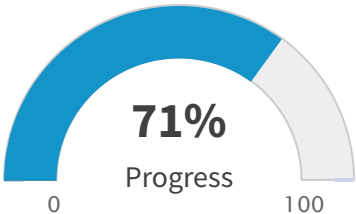
Report Created On: Jul 30, 2025

6	22	17
Key Focus Area	Priority	Initiative

Overall Summary



- On Track 12%
- Some Disruption 18%
- Major Disruption 18%
- Discontinued 12%
- Completed 41%



Report Legend Council Priority No Update Overdue

Key Focus Area 1

Progress 100%

Pursue Organizational Excellence and Collaborative and Respectful Leadership

Priority: 2

Initiative: 3

Completed

%

100

#

3

Priority 1.1

Progress 100%

Improve Grants Management

Initiative: 1

Completed

%

100

#

1

Initiative 1.1.1

Oct 01, 2021 - Sep 30, 2023

Completed

Progress 100%

Improve Grant Management

The City has experienced tremendous growth in the number of grants awarded over the last few years. With this growth, improving the management of grants internally ensures standardized processes related to how grants are applied for, managed, and closed out. Finance will standardize processes related to grant funds with creation of grants management office and by coordinating all grants through this team. In addition, communications will be enhanced, and the department will work to be more proactive in seeking out grant opportunities. In addition, the grants management office will work to ensure departments are following the process and will work with a third-party to provide updates on grants at the federal level.

The Grant Management Initiative is progressing well and is back on track with the hiring of the Grants Manager. This role is pivotal in ensuring a structured approach to grant administration, and staff continues to collaborate with various departments to identify and pursue grant opportunities. Improvements include:

- Developed Grant Management Policy, establishing clear guidelines to ensure compliance and consistency across all departments.
- Formed Grant Review and Oversight Committee, providing an additional layer of accountability and strategic direction.
- Procured grant management software, centralizing grant management, improving compliance, and enhancing reporting and analytics.
- Standardized intake and justification forms, streamlining processes for grant applications and justifications.
- Enhanced communication and reporting, improving transparency and collaboration within departments.
- Trained staff on grant processes, equipping employees with the knowledge and tools to effectively navigate the grant lifecycle.
- Developed metrics to track and report on program effectiveness and, most importantly, inform the decision-making process.

Priority 1.2

Progress 100%

Implement 311 System

Initiative: 2

Completed

%

100

#

2

Initiative 1.2.1

Jan 25, 2022 - Nov 16, 2025

Completed

Progress 100%

Implement 311 System

This initiative offers a comprehensive service solution enabling residents to initiate requests for major city services related to utilities, infrastructure, and community improvement, either independently or through Customer Service. Following the initial launch and post-implementation across several city divisions, the project will undergo further phases. These include replacing the Engage Denton app with a more robust mobile application and website portal, and the complete phasing of infrastructure groups.

311 is live and initial implementation is complete. The application is being used by the public and City staff and available on the web portal, mobile app, and telephone. The 311 short code is working for all mobile devices. 311 will continue to grow the services available in the application and engage with the community.

Initiative 1.2.2

Sep 01, 2024 - Mar 31, 2025

Completed

Progress 100%

Launch 311 Three Digit Dialing

Denton 311 provides a single point of contact for residents wanting to request city services and report non police emergencies such as code enforcement concerns, downed stop signs, electrical outages, and water main breaks. As the City continues to grow its 311 services, 311 abbreviated dialing will allow residents and visitors to dial the 3-digit short code 311 from their mobile phones.

Denton 311 went live in April with a new internal portal, mobile app, and citizen website. The services are available for citizens, visitors to the City of Denton, and staff. Denton 311 will continue to grow offering new solutions for residents and community outreach.

Enhance Infrastructure and Mobility

Priority: 5

Initiative: 3

	%	#
On Track	33	1
Some Disruption	33	1
Major Disruption	33	1

Priority 2.1

Progress 55%

Prioritize Street Maintenance and Roadway Funding

Initiative: 1

	%	#
Some Disruption	100	1

FY 2023-24 Highlights and Accomplishments

- Conducted Roadway Impact Fee Study:** Council adopted the 2022 Updated Roadway Impact Fee with an effective date of January 1, 2025.

Initiative 2.1.1

Oct 01, 2024 - Sep 30, 2025

Some Disruption

Progress 55%

Implement Roadway Funding Strategy

In March 2022, the City collaborated with a consultant to assess its current roadway maintenance, repair, and capital improvement strategy. This evaluation took into account both the condition of the roadways and the sources and allocations of funding over a 40-year period. Multiple funding strategies were explored to ensure the necessary roadway maintenance activities are carried out in a reliable and cost-effective manner, meeting the City's network condition goals.

In January 2023, City Council instructed staff to identify an additional \$5 million in annual funding to enhance reconstruction efforts. Provided the required funding is approved annually, this strategy will allow the City to maintain a network OCI average of 70 or above and decrease the backlog of poor roadways to 10% or less over the 40-year timeframe.

In order to work towards achieving this goal, the following are targeted for fiscal year 2024-25:

- Reconstruct 5 Lane Miles of Poor Roadway
- Mill and Overlay 10 Lane Miles of Fair Roadway
- Treat the Surface of 30 Lane Miles of Good Roadway
- Crack Seal 40 Lane Miles of Roadway

As part of the City’s Roadway Funding Strategy, the Streets Division continued making substantial progress toward FY 2024–25 maintenance and rehabilitation goals:

- Reconstruction: An additional 0.3 lane miles were completed in Q3, bringing the year-to-date total to 2.1 lane miles toward the annual goal of 5 lane miles.
- Mill and Overlay: 11.1 lane miles were completed this quarter, bringing the year-to-date total to 16.3 lane miles, surpassing the 10-lane mile goal.
- Crack Seal: Significant progress was made this quarter with 135 lane miles completed, exceeding the annual goal of 40 lane miles.
- Surface Treatments: No lane miles were completed this quarter, but work remains scheduled for later this year.

The City remains on track to meet or exceed all performance targets, contributing to long-term improvements in roadway quality and network reliability.

Priority 2.2

Identify Opportunities to Ease Travel throughout the City

The City is working closely with federal and regional stakeholders, including the USDOT, TXDOT, the North Central Texas Council of Governments, Denton County, the Denton County Transit Authority, and other local jurisdictions. We are actively involved in several regional studies aimed at improving East-West travel opportunities and providing collective feedback from the City during project meetings. East-West travel is a significant regional issue and has been prioritized by Transportation Services staff and regional stakeholders in their planning efforts, such as:

- 1. [US Department of Transportation’s Strategic Plan \[FY 2022-26\]](#)
- 2. [Statewide Long-Range Transportation Plan](#)
- 3. [The Metropolitan Transportation Plan \[MTP 2050 of NCTCOG\]](#)
- 4. [Denton County Thoroughfare Plan](#)
- 5. [Denton County Transit Study by NCTCOG](#)
- 6. [Recent Transit 2.0 Initiative by the NCTCOG](#)
- 7. [City of Denton’s Mobility Plan](#)
- 8. Denton County Transit Authority Strategic Planning Process
- 9. APWA Certification Process for Traffic Operations

Furthermore, staff participates in the [Surface Transportation Technical Committee \[STTC\]](#) at NCTCOG, which reviews, comments on, and prepares recommendations regarding surface transportation planning and funding transportation improvements in the Dallas-Fort Worth Metropolitan Area. Staff also participates in the [Regional Transportation Council](#); the RTC is an independent transportation policy body of the Metropolitan Planning Organization for the Dallas Fort Worth region. The STTC and RTC oversee and direct the metropolitan planning process in the Dallas-Fort Worth Area, and staff’s participation ensures that the City’s concerns are represented in regional planning efforts. Transportation Services Staff also participates in the [Dallas Regional Mobility Coalition](#) meetings. The Dallas Regional Mobility Coalition (DRMC) is a transportation advocacy group made up of cities, counties and transportation agencies in a five-county region (Dallas, Denton, Collin, Rockwall and Ellis) with a primary mission to advance critical mobility projects through advocacy efforts with state and federal elected officials and regional transportation agencies.

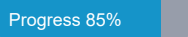
Priority 2.3

Expand the Bike and Pedestrian Network

FY 2023-24 Highlights and Accomplishments

- **Developed a Multimodal Transportation Approach:** Staff created a multimodal approach to travel throughout Denton, including a bicycle and pedestrian network, in concert with the Mobility Plan along with developing the overall work plan to prioritize and deliver projects.

Priority 2.4



Construct New City Hall with Potential for Retail Lease Space and Partnership Opportunities

Initiative: 1

	%	#
● Major Disruption	100	1

Explore Plan for a New City Hall

Exploration of options for a new City Hall facility will be contingent on the availability of funding. In fiscal year 2022-23, the City is exploring General Obligation Bonds as a funding source for a new City Hall. A future City Hall building will be introduced for possible inclusion in a 2023 bond program and be evaluated by the City Council, then by a citizen bond committee, and finally in a November election by voters.

In March 2023 City Council recommended a new Municipal Complex be considered by the 2023 Special Citizens Bond Advisory Committee. The Special Citizens Bond Advisory Committee comprised of 40 City of Denton residents met on various dates from May to July 2023 and did not recommend the inclusion of a new Municipal Complex as part of the 2023 Bond Program. During the Council Budget Work Session on September 12, 2023, the Council approved funding of \$100,000 for concept and design documents for a new Municipal Complex. In November 2023, a Request for Qualifications solicitation was issued by the City and evaluated by City staff. During the solicitation process for a new municipal complex, the City was contacted to explore the potential acquisition of the Sally Beauty Headquarters. From April to September 2024, the City conducted due diligence on the property using funds allocated for the municipal complex project. However, the property was subsequently sold to another government entity. The current solicitation for the municipal complex was rejected in February 2025.

Priority 2.5

Progress 0%

Review and Develop Denton Development Code

Initiative: 1

On Track

100

1

Initiative 2.5.1

Jan 01, 2022 - Ongoing

On Track

Review and Update Denton Development Code

As with all municipal development regulations, the 2019 Denton Development Code (DDC) must be updated regularly to stay current and maintain consistency with state law, Denton 2040 Comprehensive Plan, and other policy directives.

The following Denton Development Code (DDC) update was recently approved:

- An amendment providing for a land use definition and use-specific standards related to the modern iteration of domestic animal related businesses. This amendment allows for multiple uses, (grooming, training, daycare, overnight boarding) to be located under the same roof. This amendment has been approved by City Council.

City staff, in coordination with the Development Code Review Committee (DCRC), is reviewing the following topics. DDC updates are anticipated to follow:

- Updates to the Landscaping requirements to encourage water conservation and industry best practices. These amendments wrapped up with DCRC and are pending Tree Code updates before going to public hearing.
- Updates to the Tree Preservation requirements which focus on industry best practices and updating outdated or ineffective provisions.

Staff is currently preparing public engagement plans for the following updates prior to moving forward to public hearing:

- Regulations related Accessory Dwelling Units, including building scale, parking, setbacks, and permitted primary use.
- Regulations related to Townhomes, including a reduction of the minimum lot size in Mixed-Use Districts, removal of the limit on the maximum number of units, and modification to the open space requirement.

Key Focus Area 3

Progress 56%

Foster Economic Opportunity and Affordability

Priority: 6

Initiative: 4

	%	#
On Track	25	1
Some Disruption	25	1
Discontinued	50	2

Priority 3.1

Progress 81%

Implement the Economic Development Strategic Plan

Initiative: 1

	%	#
On Track	100	1

Initiative 3.1.1

Jan 06, 2020 - Jan 04, 2027

On Track

Progress 81%

Implement Economic Development Strategic Plan

This initiative provides for the implementation of the City's [Economic Development Strategic Plan](#), which provides a modern approach to economic development and helps economic development efforts to be more strategic and effective in responding to forthcoming changes in Denton. It was built around three major goals: accelerate recovery, foster growth, and strengthen community inclusion. Developed based on input from stakeholder engagement and economic assessments, the set of strategies and actions identified under each goal are meant to provide the City with a roadmap to organize its programs and bolster Denton's vitality over the next several years.

The Economic Development Strategic Plan is 81% complete. For more information on plan status, visit the [Economic Development Strategic Plan dashboard](#).

Priority 3.2

Support Economic Development through Incentives and Additional Tools

Initiative: 1

	%	#
Discontinued	100	1

Initiative 3.2.1

Oct 01, 2022 - Sep 30, 2024

Discontinued

Strengthen Relationship with Discover Denton

As a destination market organization, Discover Denton seeks to market and promote Denton in order to generate demand for the destination, creating a positive economic impact for the community. Aligning the goals of Discover Denton with the City's Economic Development Strategic Plan will result in an increase return on investment for both parties.

Discover Denton is now a City department for the next 12-18 months as the organization transitions to become its own independent Destination Management Organization. The final item on this initiative is to "Unify Brand and Marketing Efforts to Attract Visitors" which will likely be completed as part of the Citywide re-branding initiative.

Priority 3.3

Provide Incentives for Businesses to Reinvest in Downtown Denton

This priority is specifically addressed in the Economic Development Strategic Plan (see [Downtown Development](#)).

Priority 3.4

Enhance Support for Small Businesses

Initiative: 1

	%	#
● Discontinued	100	1

FY 2023-24 Highlights and Accomplishments

- In 2024, businesses downtown were impacted by road construction, and staff created road signage “Yes, downtown businesses are open during construction” to show support. In addition, City staff established a one-time utility reimbursement grant program to assist small businesses

Initiative 3.4.1

Oct 01, 2022 - Sep 30, 2023

Discontinued

Enhance Business Inclusion Program

Finance will work to enhance the Business Inclusion Program and continue to actively engage Historically Underutilized Businesses (HUB) and ensure all businesses are solicited and given equal opportunities throughout the procurement process.

Staff provided an update on the project to City Council on May 23, 2025, and has decided to discontinue the project at this time. The read the reports, click [here](#).

Priority 3.5

Focus on Attracting Major Employers

This priority is specifically addressed in the Economic Development Strategic Plan (see [Foster Growth: Connected Denton](#)).

Priority 3.6

Progress 30%

Focus on Affordable Housing with Implementation of the Affordable Housing Strategic Toolkit

Initiative: 1

	%	#
● Some Disruption	100	1

FY 2023-24 Highlights and Accomplishments

- **Developed a Public Facility Corporation Program:** The Denton City Public Facility Corporation was created to develop affordable housing within the City of Denton as approved by Council on May 7, 2024.

Implement the City's Housing Plan

City Council adopted Denton's [Affordable Housing Strategic Toolkit](#) on February 15, 2022. This housing plan furthers the City's commitment to fostering diverse housing options and opportunities in our community. The toolkit outlines five recommended strategies with targeted activities to deliver housing interventions. They are as follows:

1. Infill: Leverage empty space and underutilized buildings within existing urban areas for new housing development.
2. Zoning Relief: Offer slight zoning relief to new developments in exchange for affordability.
3. Capacity Building: Commit resources to developers, including non-profit developers, to increase their ability to produce housing at affordable rates.
4. Preservation: Maintain existing homes, while strengthening existing housing programs.
5. Information: Empower residents and property owners to make informed decisions by sharing data and information in targeted, accessible ways.

Implementation of the Housing Plan has resumed and staff is working towards bringing a revised implementation strategy for City Council consideration.

For additional information and to track overall progress, please visit the [Affordable Housing Strategic Toolkit](#) public-facing dashboard.

Progress 20%

Initiative: 1

	%	#
● Major Disruption	100	1

Progress 20%

	%	#
● Major Disruption	100	1

Progress 20%

Vulcan Materials operates a batch plant in close proximity to Downtown and SE Denton. Relocation of the plant will result in a higher and best use for the site and remove an environmental hazard to both residents and businesses.

The City, working with a broker, compiled and mapped a list of available, suitable sites and provided the information to the property owner. To date, the property owner has not selected an alternative site.

Identify Regional Gaps in Services

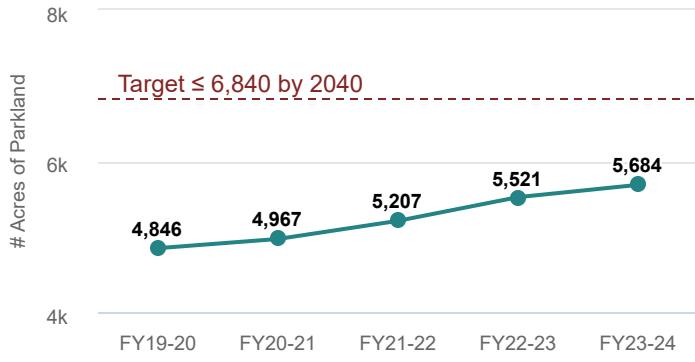
The City will explore regional gaps in services, such as libraries and food deserts, through master planning and economic development efforts as well as mapping tools available from third parties such as [this map](#) identifying grocery and food locations along with public transportation routes. Efforts are underway to work more collaboratively to close the food gap across Denton County as proposed in [a recent study](#) conducted by Southern Methodist University and area food banks.

In addition, the Parks, Recreation, and Trails System Master Plan addresses strategies to ensure that residents have access to a quality park within a 10-minute walk from their home.

Develop Strategic Approach to Land Acquisition

Data visualizations are provided below to highlight the acquisition of parkland. The City is on track to achieve its goal of having 6,840 acres of parkland by 2040, as identified in the Parks, Recreation, and Trails System Master Plan.

Park Acres



Park Acres Added

162.6

acres of parkland were added in FY23-24. This exceeds ↑ the target of 150 acres per year.

Key Focus Area 5

Progress 70%

Support Healthy and Safe Communities

Priority: 2

Initiative: 2

Major Disruption

50

1

Completed

50

1

Priority 5.1

Progress 100%

Bolster Mental Health Services

Initiative: 1

Completed

100

1

Initiative 5.1.1

Jan 06, 2022 - Dec 31, 2024

Completed

Progress 100%

Enhance Police Department Mental Health Division

The Police Department's Mental Health Division (MHD) was established in 2020 and houses the Homeless Outreach Team (HOT) and Crisis Intervention Response Team (CIRT). The mission of the MHD is to serve our most vulnerable citizens with compassion and steadfastness by connecting those in a serious mental health crisis or experiencing homelessness with help. The MHD strives to reduce arrests of people suffering from mental illness while increasing the likelihood they will receive mental health services. The department is focused on enhancing the program through a number of approaches including expanding staff, implementing software, creating a crisis call diversion program, expanding training and community outreach, establish community peer resources, seek additional means of financial support, and expand therapy programs.

In order to enhance the division, a CIRT Program Manager was hired, through an internal promotion, in April 2023 to provide needed supervision for the CIRT Clinicians and HOT Stability Caseworker. In addition, the MHD staff was expanded with the filling of the MHD Sergeant and HOT Caseworker positions. Capacity was also increased with two clinicians obtaining a professional counselor designation through the Texas Behavioral Health Executive Council. This designation allows them to supervisor interns and will allow the MHD to partner with TWU and UNT to provide internship opportunities for graduates working towards their licensure. In addition, Julota software was implemented as the division's primary reporting software. Training and educational opportunities were expanded for both staff and the community. Staff research the use of a therapy dog and will explore the program further through future budget discussions. Lastly, peer groups were established win collaboration with the National Alliance of Mental Illness of North Texas.

Priority 5.2

Progress 40%

Enhance Focus on Traffic and Speed Safety

Initiative: 1

Major Disruption

100

1

Initiative 5.2.1

Jun 02, 2023 - Dec 31, 2024

Major Disruption

Progress 40%

Initiate Vision Zero

The City of Denton prioritizes transportation safety above all and is committed to enhancing current safety measures and identifying ways to reduce severe accidents, with the ultimate goal of achieving zero fatalities. The initial step towards this goal is the development of a Vision Zero Plan. To learn more about Vision Zero, click [here](#).

The City of Denton Transportation Services, in collaboration with the consultant for the Vision Zero Phase Two project, is currently working on public engagement efforts related to this initiative. Staff hosted a pop-up event at the Touch a Truck event on May 10, 2025, and will conduct a public workshop on July 24, 2025. More public engagement opportunities will also be available later this year. Additionally, staff have launched a public survey and an interactive map on the Discuss Denton website to gather community input for this project.

Key Focus Area 6

Progress 88%

Promote Sustainability and the Environment

Priority: 4

Initiative: 4

Some Disruption

25

1

Completed

75

3

Priority 6.1

Progress 100%

Expand Use of Electric Vehicles and Solar Power

Initiative: 1

Completed

100

1

FY 2023-24 Highlights and Accomplishments

- Expanded Renewable Energy Resources: The City awarded a contract for a new 100-Megawatt solar power purchase agreement for a new solar generation facility to add to Denton Municipal Electric's renewable energy portfolio.

FY 2024-25 Highlights and Accomplishments

- The Denton Fire Department (DFD) made history with the arrival of Texas’ first electric fire truck, a groundbreaking addition that highlights the City of Denton’s commitment to innovation and sustainability in emergency response. In celebration of this milestone, DFD hosted a ‘push-in’ ceremony on April 11, 2025, at Fire Station 1 where the vehicle will be housed.

Initiative 6.1.1

Jun 01, 2022 - May 31, 2024

Completed

Progress 100%

Expand Electrical Vehicle Fleet and Infrastructure

A review the City's fleet will be conducted to determine electrical vehicle (EV) readiness for future procurement. In addition, the City will work to ensure that the EV charging infrastructure is available to meet the needs of both the City's fleet and the public and identify opportunities for encouraging the use of EV.

Staff finalized the Electric Vehicle and EV Charging Infrastructure Strategy. Fleet Services has expanded the available EV options for city fleet. The City provides EV charging at five city facilities for the public.

Priority 6.2

Progress 50%

Develop Policies to Align with Climate Action Plan Goals

Initiative: 1

Some Disruption

100

1

FY 2023-24 Highlights and Accomplishments

- Created Climate Action Plan:** The Climate Action Plan, adopted by Council on August 6, 2024, ties various Master Plans to the City's climate goals, and will progress Denton towards achieving net zero emissions by 2050.

Champion Climate Action Plan

The City of Denton established Science-Based Targets (SBTs) to reduce community-wide greenhouse gas emissions and ultimately reach net-zero emissions by 2050 (via ordinance 22-746, April 19, 2022). That ordinance called for a formal Climate Action Plan (CAP) to outline the path to achieving a SBT while addressing the need to build resilience to climate hazards and vulnerabilities. Subsequently, City Council adopted Denton's first Climate Action Plan (CAP) on August 6, 2024 (Resolution 24-1420). The CAP includes the following three primary goals tied to 16 actions.

Goal 1: Enhance how the Denton community moves with improved active travel modes and efficient motor driven travel.

- Decarbonize fleet (all sources)
- Improve Active Transportation Infrastructure
- Encourage Walking and Biking (no emission modes)
- Decrease total number of trips taken in vehicles
- Facilitate Installation of Green Hydrogen Fueling Station

Goal 2: Enhance buildings to improve efficiency, resilience, and reduce long-term impact.

- Encourage energy efficiency upgrades (existing bldgs.)
- Encourage Reduction in Overall Energy Consumption
- Encourage Very High Energy Efficiency Standard (new bldgs.)
- Encourage Zero-Emission Systems in buildings
- Reduce Waste produced per capita
- Increase waste diversion (reuse, recycling, composting, etc.)
- Maximize Organic Diversion for Renewable Natural Gas
- Reduce water consumption

Goal 3: Enhance land use to improve access to necessities, minimize energy needs, and ensure connectivity across Denton.

- Enhance Access to Necessities (walkable communities)
- Increase local, renewable energy generation capacity
- Produce Renewable Natural Gas from Landfill

Through this initiative, Environmental Services and Sustainability staff will work with other departments and the community to progress the 16 actions and create the structure to support ongoing tracking and reporting of this progress.

Climate Action Plan updates are planned for both City Council and the Sustainability Framework Advisory Committee in July 2025. A Climate Action Plan dashboard has been developed by Strategic Services to communicate progress of Climate Action Plan metrics.

Priority 6.3

Progress 100%

Develop Large-Scale Energy Policy

Initiative: 2

Completed

100

2

Update Denton Renewable Resource Plan

The Renewable Resource Plan's goal of 100% renewable energy offset was achieved as of 2021. However, the plan needs to be updated to ensure goal is forward looking and remains clear for future staff. Upon successful implementation of the Denton Renewable Resource Plan, the program will offer diverse incentives to various customer segments. This strategy aims to optimize energy usage during periods of scarcity or conservation needs, thereby mitigating the risk of enforced outages within the community.

While the original goal of 100% renewable energy offset was achieved in 2021, the plan has been revised to maintain clarity, relevance, and long-term vision for future staff. As part of the refresh, the utility has presented updates to the Public Utilities Board and City Council, secured Council approval, published the revised plan, and gathered feedback to guide implementation. The updated strategy introduces targeted customer incentives to support energy conservation during peak periods and reduce the likelihood of service disruptions.

Contract for Additional Renewable Resources Plus Battery Storage

Based upon the results of the 2024 version of the Denton Renewable Resource Plan as approved by the City Council, the Denton Municipal Electric will initiate the planning process to develop or contract for new generation resources necessary to:

1. Meet increased peak demand of the DME customers over the next 20 years.
2. Provide necessary financial hedge against DME's 100% renewable power supply portfolio.
3. Comply with Public Utility Commission of Texas (PUCT) and the Electric Reliability Council of Texas (ERCOT) requirements known as the Performance Credit Mechanism or alternative regulatory requirements as approved by the PUCT.
4. Achieve eligibility for an Early Completion Bonus pursuant to 16 Texas Administrative Code Section 25.511 as required by Senate Bill 2627 during the 88th Regular Legislative Session.

This initiative covers the first year of development of the options recommended in the 2024 version of the Denton Renewable Resource Plan.

DME has completed key milestones to launch the first year of new generation resource development under the 2024 Denton Renewable Resource Plan. These include finalizing the plan, securing greenfield development services, assessing joint ventures, conducting financial analysis, hiring an owner's engineer, securing site control, initiating interconnection procedures, and issuing an RFP for facility construction. These efforts support long-term demand, regulatory compliance, financial risk mitigation, and pursuit of an Early Completion Bonus under Senate Bill 2627.

Priority 6.4

Evaluate the City's Tree Code

Staff has identified areas within the Denton Development Code (DDC) that need to be updated or clarified related to enforcement of the tree preservation regulations, and the landscape regulations need to be updated to align with the City's Water Efficiency Plan Update. At the April 28, 2025 Development Code Review Committee (DCRC) meeting, staff concluded discussions related to landscape regulations and introduced amendments to the City's tree preservation regulations. At the June and July DCRC meetings, staff presented information regarding tree preservation and the Texas Local Government Code, setting the foundation for the tree code amendment discussions. It is anticipated the DCRC's review of the tree code amendments will continue through the Fall of 2025. Once the DCRC has completed their review, staff will bring forth amendments to the Planning and Zoning Commission and City Council regarding DDC amendments to both the landscape and tree code regulations.



City of Denton Transportation/Mobility Project Status Report

Prepared by ITS

July 2025

PROJECTS

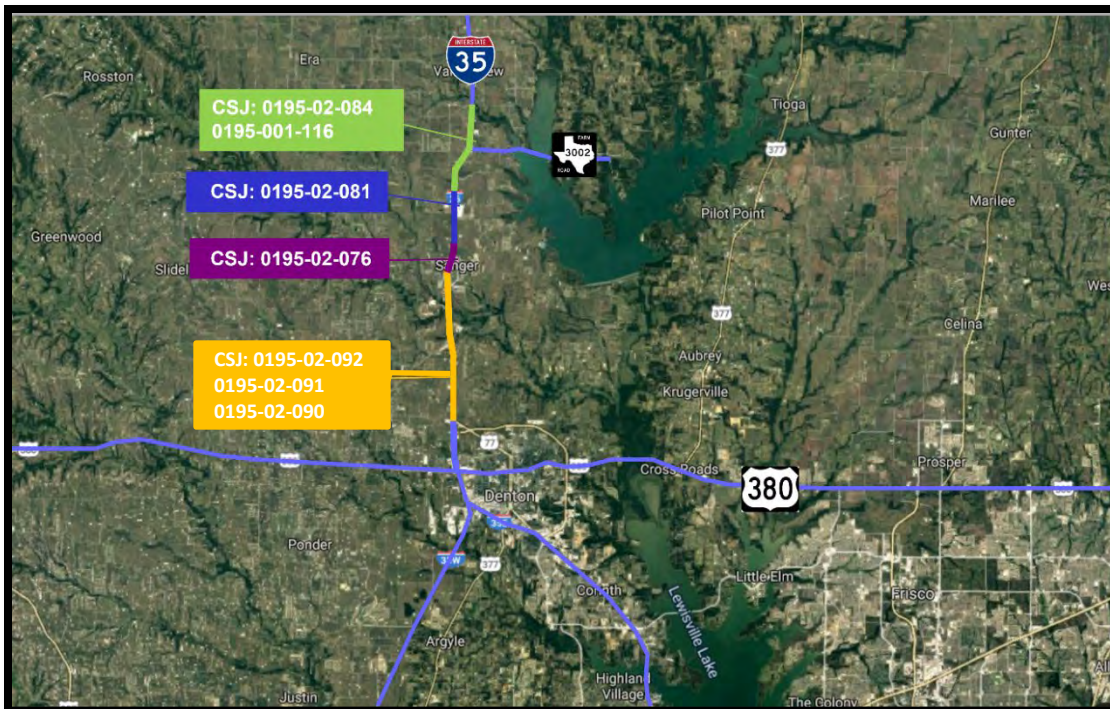
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PROJECT SUMMARY

PROJECT	LET DATE	CONTRACTOR/ ENGINEER	CONSTRUCTION COST
I-35 North	Various	Stantec	\$936,000,747
I-35/35E/35W Merge	04-2024	Sema Construction	\$588,780,841
I-35E/Mayhill	06-2025	Zachary Construction	\$123,539,232
I-35W Frontage Roads Middle	09-2028	WSP	\$213,024,000
Loop 288 West Frontage Roads	09-2028	CP&Y	\$227,423,354
Loop 288 East-US 380 Connector	*	Westwood	\$1,262,000,000
Bonnie Brae Segment 7	*	Westwood	*
FM 1515	*	LTRA	\$69,484,709
FM 1173	*	Halff	\$125,852,145
Outer Loop	*	LJA	\$1,547,212,128
TOTAL			\$5,093,317,156

I-35 North

CSJ:	0195-02-074; 0195-02-076; 0195-02-081; 0195-01-116; 0195-02-084; 0195-02-092; 0195-02-091; 0195-02-090	Schematic Approval:	January 31, 2019
Limits:	From US 77 to FM 3002 (Cooke County line)	Environmental Approval:	October 7, 2019
Length:	12.4 miles		
Description:	Reconstruct and widen 4- to 6-lane rural freeway with ramp modifications and reconstruct 4- to 4/6-lane frontage roads	ROW Acquisition Complete:	July 2023
Est. Construction Cost:	\$936,000,747 -092: \$187,409,484 -091: \$158,653,846 -090: \$187,500,000 -081: \$175,274,676 -116: \$110,895,970 -084: \$116,266,771	Utility Relocations Complete:	-092: August 2026 -091: August 2026 -090: August 2026 -081: June 2025 -116: October 2025 -084: October 2025
Construction Funding:	\$801,507,230 CAT 4: \$220,966,122 CAT 11: \$2,574,631 CAT 12: \$577,966,477	100% Plans:	-092: March 2026 -091: December 2026 -090: June 2027 -081: June 2025 -116: August 2025 -084: August 2025
Firm:	Stantec	Ready to Let Date:	-092: August 2026 -091: December 2026 -090: June 2027 -081: June 2025 -116: October 2025 -084: October 2025
TxDOT PM:	Dawit Abraham	Let Date:	-092: November 2026 -091: November 2027 -090: November 2028 -081: August 2025 -116: December 2029 -084: December 2029



Current Activity:

- **PS&E:** Work on the 100% PS&E plan set for the -074 CSJ is underway with updates to 2024 TxDOT Specifications. TxDOT has split -074 CSJ into three separate CSJs for letting.
- The 100% PS&E plan set for the -081 CSJ was submitted to Austin on June 6, 2025.
- Work on the 100% PS&E plan set for -084 CSJ is underway with updates to the 2024 TxDOT Specifications; some scope being shifted from the -081 CSJ.
- **Utilities:** The status of utilities in conflict is listed below by CSJ/segment.

IH-35 from US 77 to South of FM 455; CSJ: 0195-02-074

- Utilities that are clear of construction: Atmos Distribution, Brazos Electric, City of Denton, Frontier, Nortex, OneOK, and Sanger Electric.
- Utilities that are currently relocating: Bolivar WSC, CoServ Electric, CenturyLink/Brightspeed, and UTRWD.
- Utilities that are pending relocations: Altice, MCI/Verizon, and Zayo.
- Utilities that are critical path: None

IH-35 from North of FM 455 to View Road; CSJ: 0195-02-081

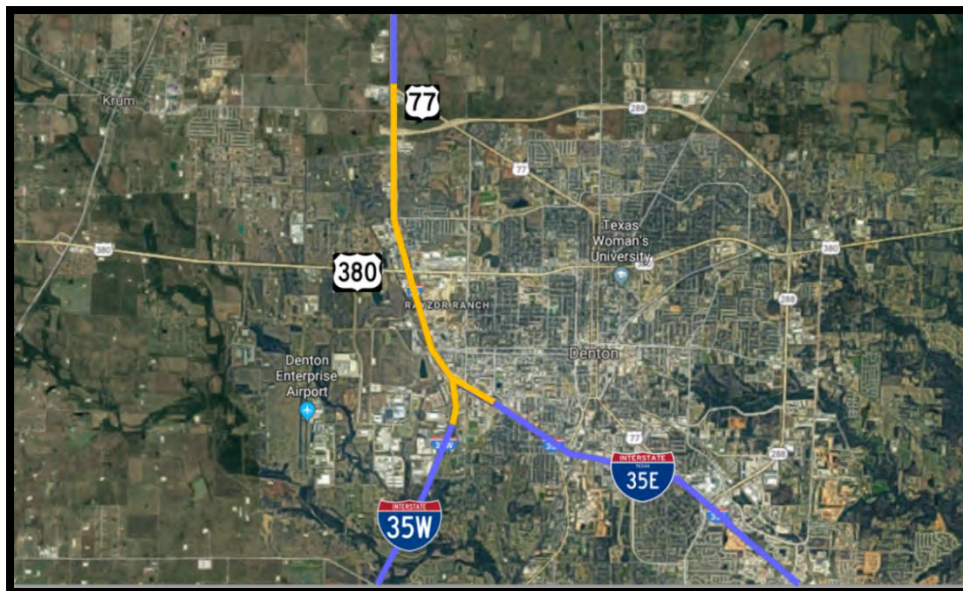
- Utilities that are clear of construction: AT&T, Bolivar WSC, Brightspeed/CenturyLink, Lumen/Level 3, Nortex, Sanger Electric and Sanger Water/Wastewater.
- Utilities that are currently relocating: MCI/Verizon and Zayo.
- Utilities that are critical path: MCI/Verizon.

IH-35 from View Road to Cooke County Line (FM 3002); CSJ: 0195-02-084

- Utilities that are clear of construction: AT&T, Bolivar WSC, CoServ Electric, Lumen/Level 3, Nortex, and Sanger Electric.
- Utilities that are currently relocating: None.
- Utilities that are pending relocations: MCI/Verizon, Oncor, and Zayo.
- Utilities that are critical path: None.

I-35/35E/35W Merge

CSJ:	0195-03-099 (N Texas Blvd to I-35E/W) 0195-03-090 (I-35E/W to US 380) 0195-03-087 (US 380 to US 77)	Schematic Approval:	-090: August 2011 -087: January 31, 2019
Limits:	From North Texas Blvd to US 77 north of Denton	Environmental Approval:	-090: June 2017 -087: October 7, 2019
Length:	5.073 miles	ROW Acquisition Completed:	May 2022
Description:	Reconstruct interchange and existing frontage roads; reconstruct and widen to 6/8-lane rural freeway with ramp modifications	Utility Relocations Complete:	May 2025
Est. Construction Cost:	\$588,780,841	City of Denton Utility Relocations Completed:	December 2024
Construction Funding:	\$588,780,841 CAT 2: \$65,978,054 CAT 3: \$1,452,495 CAT 4: \$75,042,004 CAT 11: \$106,973,305 CAT 12 (Strategic Priority): \$219,334,983 CAT 12 (Texas Clear Lanes): \$120,000,000	100% Plans:	January 2024
Firm & Key Contact:	AECOM (-090); Stantec (-087)	Let Date:	April 4, 2024
TxDOT PM:	John Rich	Construction Completion:	November 2029



Current Activity:

- **Construction:** The project let for construction on April 4, 2024. The project was awarded to Sema Construction with a low bid of \$588,780,840.70, at 18% above engineer's estimate. There are 1,356 working days and 56 months of barricades. **See attached TxDOT construction report.**
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: AT&T, Atmos Distribution, Atmos Transmission, Brazos Valley Electric, Charter/Spectrum, City of Denton Water/Wastewater, CoServ Electric, DME Distribution, DME Transmission, Fiberlight, Frontier, Lumen, MCI/Verizon, UPN, and Zayo.
 - Utilities that are currently relocating: City of Denton sewer.
 - Utilities that are pending relocation: None.
 - Utilities that are critical path: UPN conflict with installation; COD NBRF adjustment.

TxDOT Monthly Project Report

Date of report: July 8, 2025

Report prepared by: Jonathan Rich

Project: 0195-03-087, ETC

Control: 0195-03-087, ETCA

Highway: IH 35

Limits: IH35E at North Texas Blvd to North of US 77 on IH35

Contractor: Sema

TxDOT Project Manager: Jonathan Rich
Contractor's Project Manager: Shea Hurley

Phone: (945) 290-0731
Phone: (720) 215-8056

Date Work Began: January 13, 2025

Anticipated Completion Date: November 2029

Current Activities:

Current activities: Southbound frontage road-Scripture-US 380-Loop 288: drainage being installed. Continue work on several detours throughout project. NE-SW direct-connector detour. Northbound frontage road at Bonnie Brae-Oak Street traffic switch (date to be determined). Northbound/southbound I-35E median earthwork, lime temporary pavement for detours. Northbound frontage road N Texas Bonnie Brae off-ramp placing flex base. Southbound frontage road tie-in at Loop 288 permanent earthwork, lime hot mix asphalt, and reinforced concrete pavement. Southbound frontage road N Texas to Bonnie Brae permanent earthwork, lime, hot mix asphalt, and reinforced concrete pavement. Permanent I-35W exit Loop to Airport Road placing traffic control and hot mix asphalt. Permanent northbound frontage road N Texas to Bonnie Brae off-ramp placing earthwork, lime, hot mix asphalt, and reinforced concrete pavement. Temporary traffic signal at Bonnie Brae. Place overhead temporary signs throughout project. Drilling and pouring multiple bridge drill shaft, columns, and caps throughout project. Retaining wall soil nail and panel ongoing.

Narrative description of last month's activities: Completion of culvert partial extension. Multiple bridge drill shafts installed. NE-SW direct-connector detour earthwork/lime. Northbound frontage road Bonnie Brae Oak detour earthwork, lime, hot mix asphalt. Northbound frontage road ITS efforts. Temporary traffic signal at Bonnie Brae. Fixing potholes throughout project. Roadway sweeping within project limits. Fixing damaged traffic control devices throughout project. Retaining walls leveling pad, excavation, soil nail, panel installation.

Narrative description of activities planned for next month: Signal activation at Oak. Southbound frontage road Scripture-US 380-Loop 288 drainage line being installed. Continue work on several detours throughout project. Continue with direct connector bridge from I-35W to I-35E. Continue with northbound frontage road N Texas/Bonnie Brae off-ramp. Permanent I-35W exit to Airport Road/FM 1515/Bonnie Brae. Continue retaining walls leveling pad, excavation, soil nail, and panel installation.

Traffic issues: Nightly lane closures. Temporary one-lane frontage road throughout project in multiple locations.

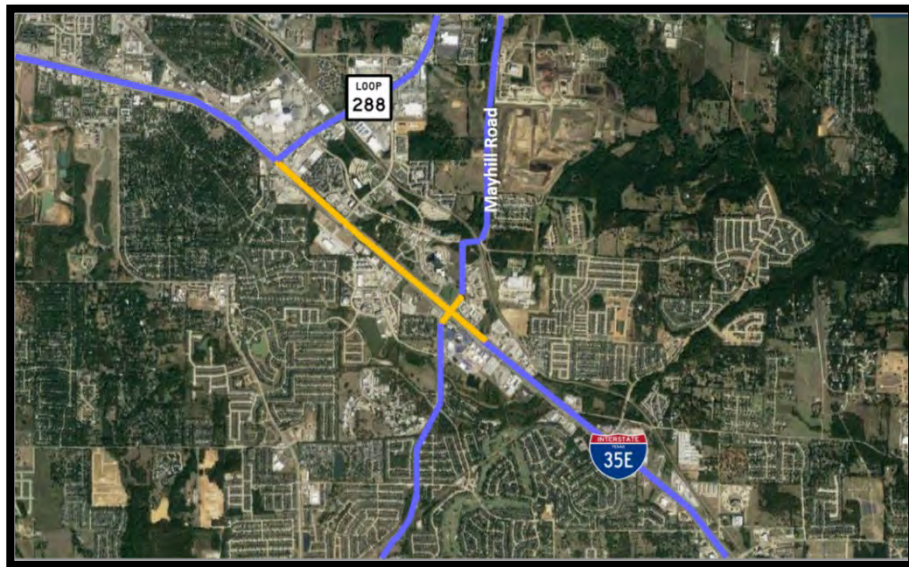
Plans for changes in traffic patterns: None

Item(s) of work currently controlling project completion: None

Other items of significance: None

I-35E/Mayhill

CSJ:	0196-01-109	Schematic Approval:	February 2011
Limits:	I-35E intersection with Mayhill from Pockrus Page Rd to Loop 288	Environmental Clearance:	January 31, 2012
Length:	1.912 miles	ROW Acquisition Completed:	November 2022
Description:	Reconstruct interchange at Mayhill and I-35E and existing 4-lane frontage roads	Utility Relocations Complete:	August 2025
Construction Cost:	\$123,539,232	City of Denton Utility Relocations Completed:	February 2024
Construction Funding:	\$139,130,349 CAT 2: \$129,130,349 CAT 4: \$10,000,000	100% Plans:	November 2024
Firm & Key Contact:	LTRA, Tyler Martin	Let Date:	June 5, 2025
TxDOT Project Manager:	Chaikou Bah	Construction Start:	*

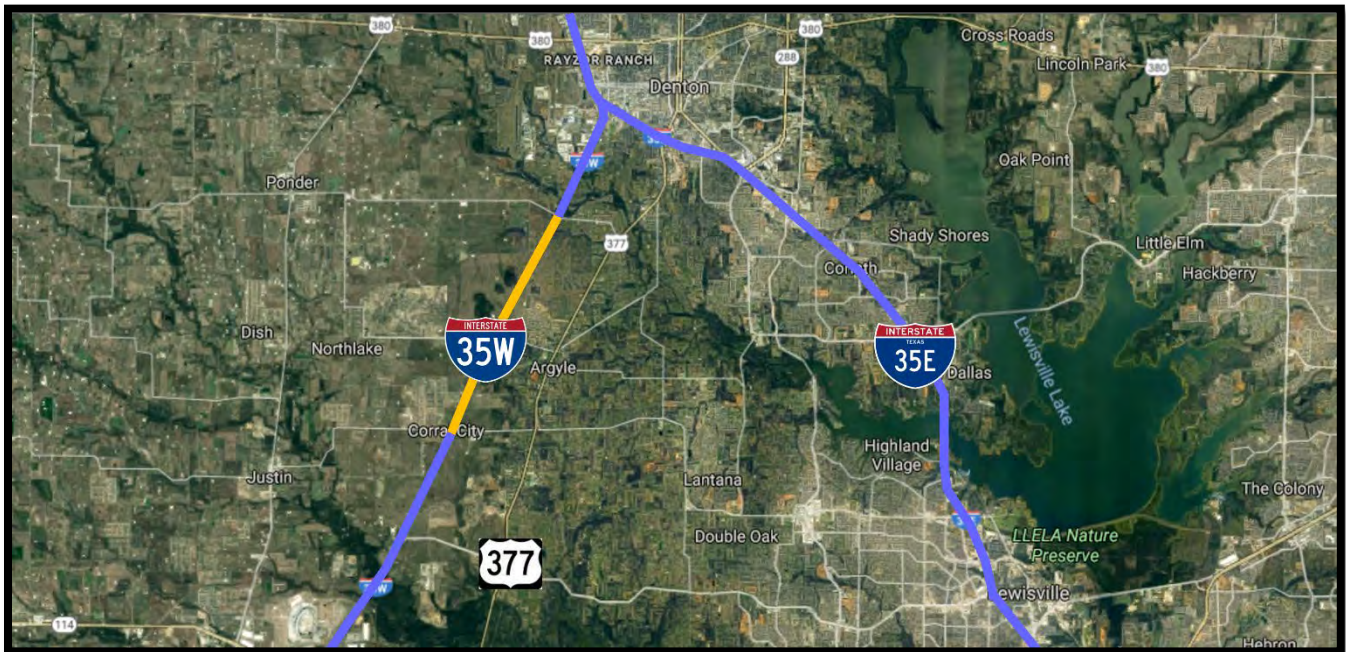


Current Activity:

- **PS&E:** LTRA updated the plan set to the 2024 TxDOT Specifications and included additional sheets and quantities requested by TxDOT. LTRA submitted final plan set to TxDOT.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities currently clear of construction: Atmos Gas (Distribution), AT&T, CoServ Gas, City of Denton Water, City of Denton Wastewater, NGG, Oncor, and United Private Networks.
 - Utilities that are currently relocating: Astound (Grande), Brightspeed/CenturyLink, Charter/Spectrum, DISD, DME, Frontier, Lumen/Level 3, and Zayo.
 - Utilities that are pending relocation: None.
 - Utilities that are critical path: DME is placing new poles needed for Charter and Frontier to complete.
- **Construction:** The project let for construction on June 5, 2025. Apparent low bidder is Zachary Construction Corporation with a low bid of \$123,539,232.30, at 16.2% below engineer's estimate. There are 981 working days and 40 months of barricades. Contract has 120-day delay. TxDOT is evaluating utility clearance date and coordinating with Zachary on start date.

I-35W Frontage Roads Middle

CSJ:	0081-13-071	Schematic Approval:	March 20, 2020
Limits:	From 0.7 miles south of FM 407 to FM 2449	Environmental Clearance:	June 30, 2020
Length:	6.76 miles		
Project Description:	Construct frontage roads	ROW Acquisition Complete:	June 2026
Est. Construction Cost:	\$213,024,000	Utility Relocations Complete:	December 2027
Construction Funding:	\$213,024,000 CAT 2: \$24,537,247 CAT 12: \$188,486,753	100% Plans:	December 2025
Firm:	WSP	Ready to Let Date:	December 2027
TxDOT PM:	Gutema Gebriel	Let Date:	September 2028



Current Activity:

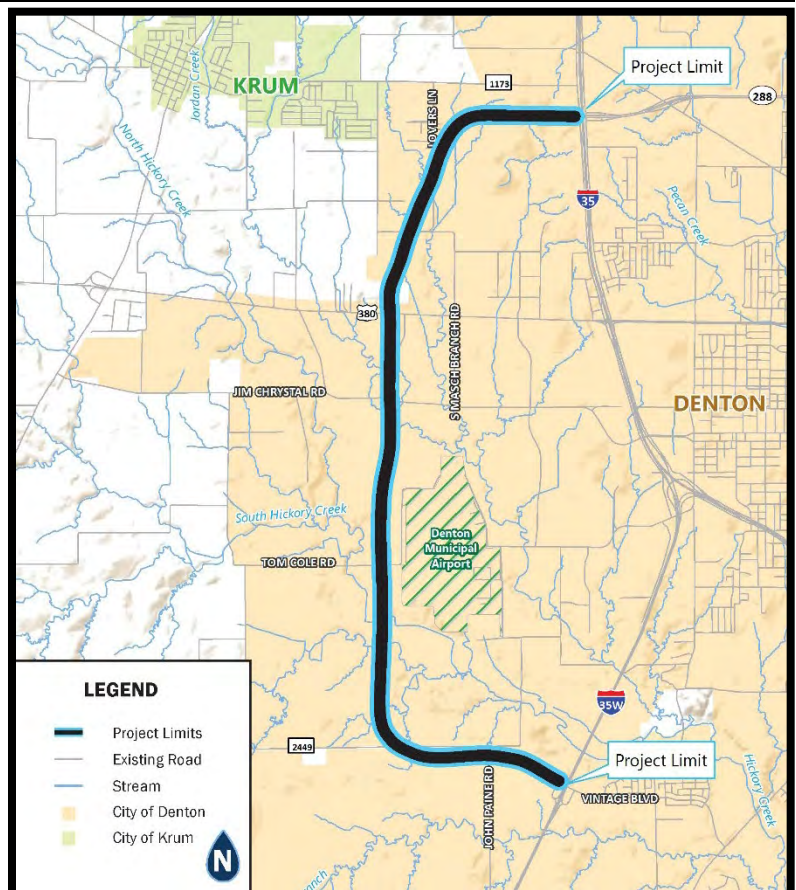
- **PS&E:** WSP continues addressing TxDOT comments to 95% plan set and is working toward completion of final plan set.
- **ROW:** There are 58 parcels to acquire. There are: 3 parcels in ED and 55 parcels acquired. ROW acquisition has been placed on hold due to District budgetary constraints.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: DME Transmission and UTRWD.
 - Utilities that are currently relocating: None.
 - Utilities that are pending relocations: Atmos, CoServ Electric, DME Distribution, Fiberlight, Frontier, Fiberlight, Lumen, and Zayo.
 - Utilities that are critical path: CoServ pole placement design and placement is needed for telecoms to finalize their design.

Loop 288 West Frontage Roads

CSJ:	2250-00-013 (from I-35 to US 380) 2250-00-032 (from US 380 to I-35W)	Schematic Approval:	March 20, 2020
Limits:	From I-35 to I-35W	Environmental Clearance:	September 28, 2020
Length:	9.0 miles	ROW Acquisition Complete:	December 2025
Description:	Construct frontage roads	Utility Relocations Complete:	April 2026
Estimated Construction Cost:	\$227,423,354 -013: \$95,315,990 -032: \$132,107,364	100% Plans:	June 2025
Construction Funding:	\$3,000,000 CAT 3 \$1,000,000 CAT 7	Ready to Let Date:	April 2026
Firm & Key Contact:	CP&Y, Tom Cochill & Jacob Roberts	Let Date:	Pending Funding
TxDOT Project Manager:	Gutema Gebriel		

Current Status:

- **ROW:** For RCSJ 2250-02-023, there are 19 parcels to acquire. There are: 2 parcels in ED and 17 parcels in possession. For RCSJ 2250-02-024, there are 20 parcels to acquire. There are: 5 parcels in negotiations and 15 parcels in possession.
- ROW acquisition efforts are on hold due to District budgetary constraints.
- **PS&E:** CP&Y updated PBLR for final submittal.
- CP&Y updated Exhibit A and made final submittal on September 30, 2024.
- The 95% PS&E plan set submittal was made on September 3, 2024. The comment resolution meeting was held on January 28, 2025. CP&Y continued addressing comments and working toward final submittal.
- TxDOT requested revised traffic numbers; CP&Y awaiting new pavement design to finalize submittal.
- Bi-weekly coordination meetings underway.
- **Utilities:** SUE Level A submittal was made on October 11, 2024. Completed two Level A test holes for gas pipeline crossing per TxDOT request. Investigated conflict with Enterprise and Atmos Gas lines.



Loop 288 East-US 380 Connector

CSJ:	2250-02-025; 0135-10-066; 0135-10-066	Schematic Approval:	August 2025
Limits:	from I-35 to US 380 east of Geesling Road	Environmental Clearance:	July 2026
Length:	8 miles	ROW Acquisition Completion:	*
Project Description:	Construct Loop 288 frontage roads and grade separations and an improved connector to US 380	Utility Relocations Completion:	*
Estimated Const. Cost:	\$1.262 billion	100% Plans:	*
Construction Funding:	\$0	Ready to Let Date:	*
Firm & Key Contact:	Westwood, Mark Schluter, Mark Zoellner	Let Date:	*

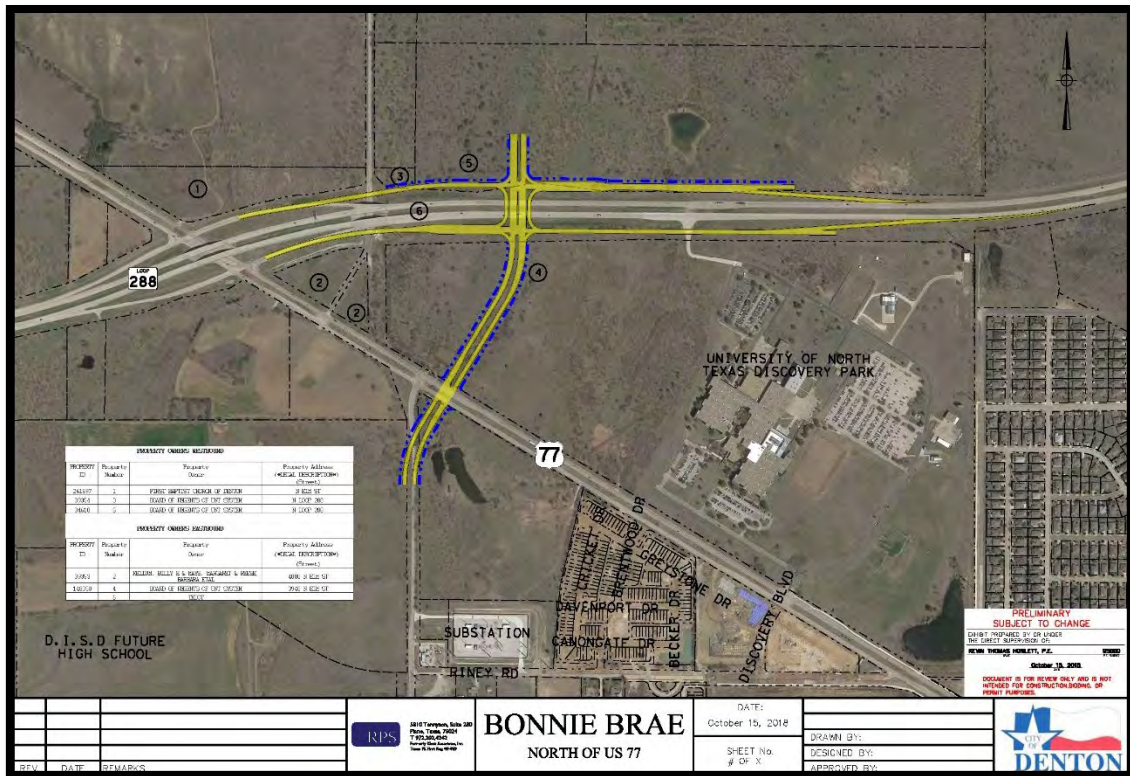


Current Activity:

- **PS&E:** Westwood submitted revised schematic on March 28, 2025. Westwood completed 100% review comments on May 2, 2025. Westwood is making minor right-of-way footprint revisions to schematic.
- Westwood is making minor revisions to the drainage report.
- Westwood is updating estimates, completing traffic control plan, and finalizing TxDOT forms.
- **Environmental:** Public hearing date is expected to be held in February 2026. TxDOT approved project for an Environmental Assessment (EA). Westwood continues working on Environmental Assessment and Technical Reports.

Bonnie Brae Segment 7

CSJ:	*	Schematic Approval:	June 2025
Limits:	From US 77 to Loop 288	Environmental Clearance:	December 2025
Length:	0.2 miles	ROW Acquisition Complete:	*
Description:	Extension of Bonnie Brae north of US 77	Utility Relocations Complete:	*
Est. Construction Cost:	*	100% Plans:	*
Construction Funding:	*	Ready to Let Date:	*
Firm & Key Contact:	Westwood, Mark Schluter, Mark Zoellner	Let Date:	*
TxDOT Project Manager:	Stephen Endres	Construction Start:	*



Current Activity:

- **PS&E:** The segment between US 77 and Loop 288 has been added to Loop 288 East contract with Westwood.

FM 1515

CSJ:	1951-01-011	Schematic Re-approval:	October 13, 2021
Limits:	From Bonnie Brae to Masch Branch Road	Environmental Approval:	August 4, 2020
Length:	2.096 miles	Environmental Re-eval:	March 15, 2022
Description:	Widen existing 2-lane rural section to a six-lane divided urban roadway	ROW Acquisition Complete:	July 2023
Est. Construction Cost:	\$69,484,709	Utility Relocations Complete:	March 2027
Construction Funding:	\$500,000 CAT 7	100% Plans:	June 2024
Firm & Key Contact:	LTRA, Tyler Martin	Ready to Let Date:	March 2027
TxDOT Project Manager:	Bryan Esmaili-Doki	Let Date:	Pending Funding



Current Activity:

- **PS&E:** LTRA updated plans to the 2024 TxDOT Specifications and submitted the final plan 6-25set on June 28, 2024. Plans have been shelved until letting.
- **Exhibit A:** LTRA submitted new Exhibit A for CPKC approval.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: None
 - Utilities that are currently relocating: None
 - Utilities that are pending relocation: AT&T, Atmos, Brightspeed/CenturyLink, Charter/Spectrum, City of Denton Water/Wastewater, DME Distribution, Lumen, MCI/Verizon, and UPN.
 - Utilities that are critical path: City Water needs to be placed prior to Atmos. DME poles are needed for telecoms to begin.

FM 1173

CSJ:	1059-01-047; 1059-02-002	Schematic Approval:	March 20, 2020
Limits:	From I-35E to FM 156	Environmental Clearance:	August 26, 2021
Length:	3.613 miles		
Description:	Widen and realign to 4/6-lane divided urban road	ROW Acquisition Completed:	September 2023
Est. Construction Cost:	\$125,852,145 -047: \$62,892,803 -002: \$62,959,342	Utility Relocations Complete:	June 2026
Construction Funding:	\$0	100% Plans:	May 2025
Firm & Key Contact:	Halff Associates, Adam Bazar	Ready to Let Date:	June 2026
TxDOT PM:	Kwan Lam	Let Date:	Pending Funding

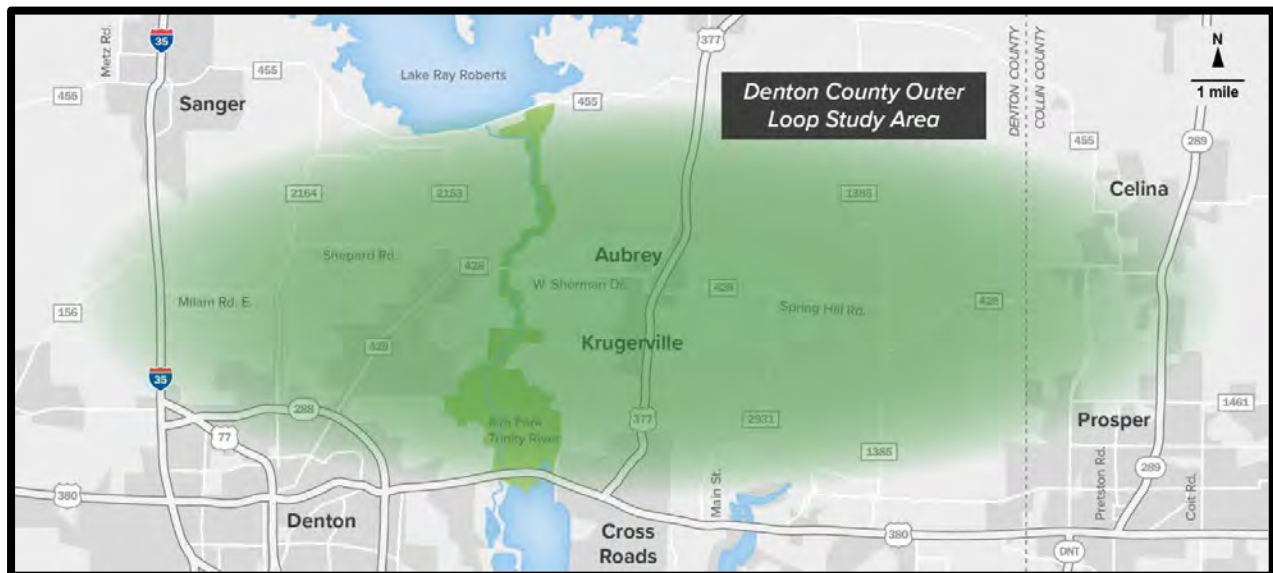


Current Activity:

- **PS&E:** Halff resubmitted final PS&E plan set on May 10, 2025.
- Halff submitted BNSF Exhibit A on September 24, 2024.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: None.
 - Utilities that are currently relocating: AT&T, Atmos Distribution, CoServ Electric, and Oncor.
 - Utilities that are pending relocations: Altice, Atmos, Brightspeed, City of Denton Sewer, City of Krum Water/Sewer, Fiberlight, and Zayo.
 - Utilities that are critical path: City of Krum Water/Sewer; Atmos line resolution to avoid adjusting, and CoServ and Oncor poles need to be placed for telecoms.

Outer Loop

CSJ:	0918-46-341	Schematic Approval:	March 2026
Limits:	From I-35 to the DNT at the Denton County Line	Environmental Clearance:	September 2026
Length:	23 miles	ROW Acquisition Complete:	*
Description:	Construct a six-lane controlled access freeway with continuous frontage roads	Utility Relocations Complete:	*
Est. Construction Cost:	\$1,547,212,128	100% Plans:	*
Construction Funding:	\$0	Ready to Let Date:	*
Firm & Key Contact:	LJA, Tony Kimmey	Let Date:	*
TxDOT Project Manager:	Liang Ding	Construction Start:	*



Current Activity:

- **Design:** LJA is working toward completion of 60% submittal.
- LJA continues coordination with NCTCOG, TxDOT, USACE, and other agencies.
- LJA continues identifying developments adjacent to proposed Outer Loop alignment.
- LJA is reviewing IAJR comments.
- Traffic projections were updated to include the limits east of DNT. Completed crash data review for 2023 and 2024.
- **Utilities:** LJA continues developing utility conflict matrix. LJA continues developing Level D map. LJA is coordinating and identifying areas to perform Level B SUE. First draft of utility conflict matrix completed.
- **Environmental:** Evaluating easements and TxDOT property near USACE property. Reviewing additional constraints and areas of concern. Tracking right-of-entry responses. Ongoing field work in areas where right-of-entry has been obtained. LJA is reviewing and responding to comments received regarding various environmental technical reports.
- **Other:** Project website is available: www.DentonCountyOuterLoop.com.
- **Public Involvement:** Anticipate a public meeting to be held in September 2025.

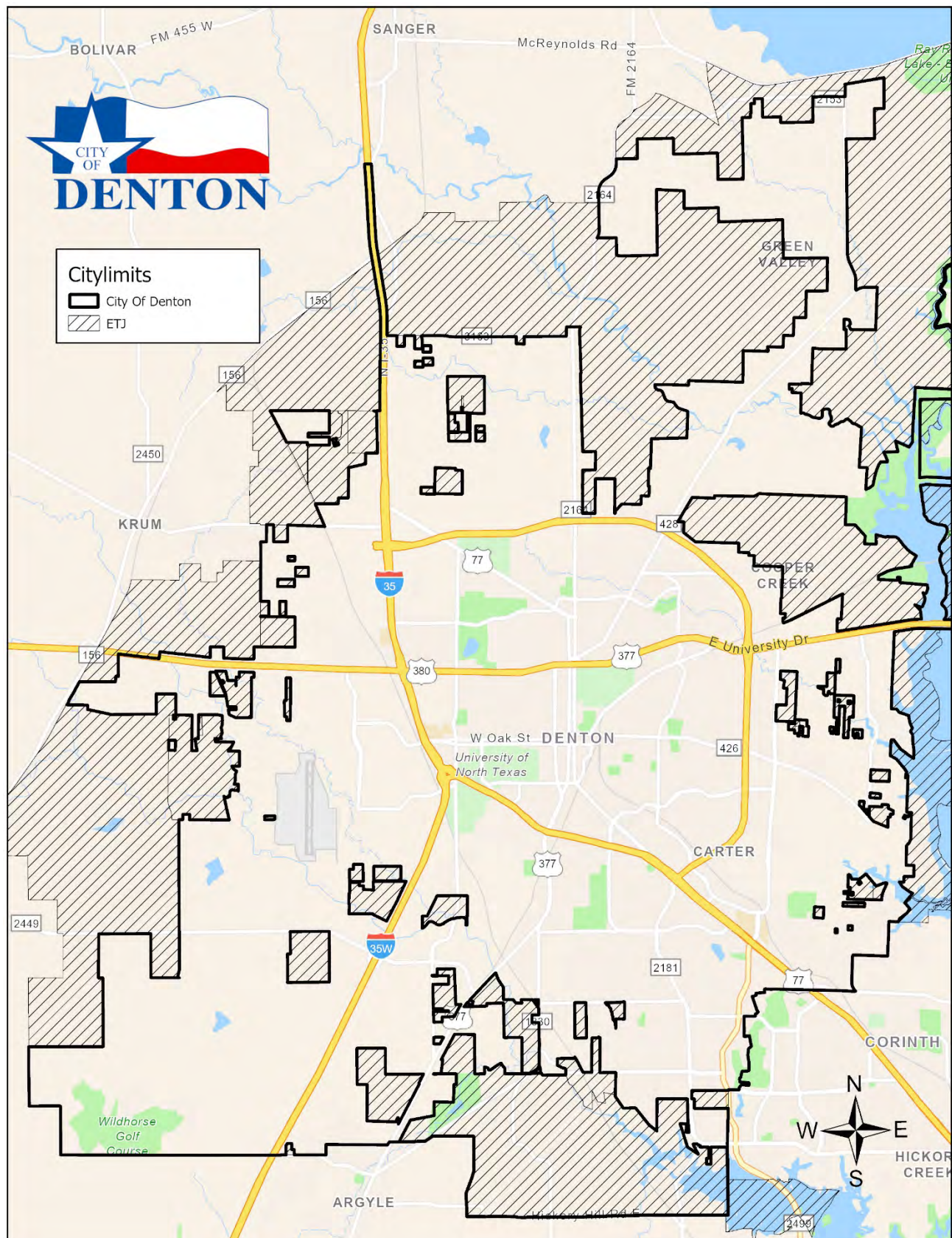
Glossary of Acronyms

- AADT – Annual Average Daily Traffic
- AFA – Advanced Funding Agreement
- ARPA – Archeological Resources Protection Act
- CE – Categorical Exclusion (environmental clearance process for projects that do not involve significant environmental impacts)
- CLOMR – (FEMA's) Conditional Letter of Map Revision
- Conformity – Federal requirement in nonattainment areas to conduct air quality analysis on projects, programs, and policies identified in transportation plans, transportation improvement programs, federally funded projects, or projects requiring federal approval
- CSJ – (TxDOT's) Control Section Job Number
- DCC – Design Concept Conference
- EA – Environmental Assessment
- ED – Eminent Domain
- EIS – Environmental Impact Statement
- EPIC – Environmental Permits, Issues, and Commitments
- ESAL – Equivalent Single Axle Load (TxDOT design calculation)
- FONSI – Finding of No Significant Impact
- IAJR – Interstate Access Justification Request
- ICA – Interlocal Cooperative Agreement
- IFP – Initial Financial Plan
- Let – Official date of receipt and opening of bids
- MAPO – Meeting with Affected Property Owners
- MPO – Metropolitan Planning Organization
- MTP – Metropolitan Transportation Plan
- NCTCOG – North Central Texas Council of Governments
- NEPA – National Environmental Policy Act
- NOPC – Notice of Proposed Construction
- NTTA – North Texas Toll Authority
- PBLR – Preliminary Bridge Layout Review
- PS&E – Plans Specifications and Estimate
- PUA – Possession and Use Agreement
- ROW – Right-of-Way
- RTC – Regional Transportation Council
- RTL – Ready to Let (date project is clear for construction but lacks funding for actual let)
- RTR – Regional Toll Revenue (funds resulting from certain toll/managed lane projects in DFW region)
- RULIS – Right-of-Way, Utilities, Leasing, and Information System
- STBG – Surface Transportation Block Grant
- STIP – Statewide Transportation Improvement Program
- SUE – Subsurface Utility Engineering
- SW3P – Storm Water Pollution Prevention Plan
- TCP – Traffic Control Plan
- TIA – Time Impact Analysis
- TPP – Transportation Planning and Programming
- TPWD – Texas Parks & Wildlife Department
- TTC – Texas Transportation Commission
- TxDOT – Texas Department of Transportation
- UTP – Unified Transportation Program
- VE – Value Engineering

TxDOT Funding Categories

- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvement / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

Denton City Limits



Attachment D – Our Daily Bread Shelter Model FAQ



Q: How long can someone stay at the shelter?

A: The average length of stay is approximately 120 days, but this can vary based on individual circumstances. We understand that each guest's journey is different, and as long as progress is being made toward housing stability and guests are meeting all program requirements, stays may be extended as needed.

Q: What are the requirements for staying in overnight shelter (housing focused shelter program)?

A: The primary requirement is a willingness to work toward housing. Guests must be 18 or older, physically independent, and able to manage personal hygiene without assistance. They are expected to meet weekly with a case manager, complete a Coordinated Entry Assessment, and develop a Housing Plan within the first two weeks of stay. Guests must show ongoing effort toward their housing goals. Lack of progress for more than two weeks may result in exit from the shelter. Participation in the guest volunteer program is also required, with adjustments made for those who are employed or in work programs.

Q: What is a housing stability plan?

A: A housing stability plan has goals, resources, and benchmarks that help you move closer to housing and independence. It addresses your strengths, barriers, and your housing goals. Your plan may include obtaining identifying documents, budgeting, daily living skills, and person-specific goals.

Q: Why is case management required?

A: Case management gives you an opportunity to receive guidance, resources, and assistance in developing a housing stability plan. Case managers will help you develop goals and will help you stay on track with stabilizing and reaching your goals.

Q: Will there still be a lottery system for beds?

A: No, the lottery system will no longer be used to assign beds. Guests will complete an application and will be placed on a waiting list. Once a bed becomes available, guests on the waitlist will be contacted.

Q: What information will the application ask for and why do I need to fill out an application?

A: The application will ask for your name, DOB, contact information, questions about your situation, accommodations needed, and your housing goals. We use the application to understand your current situation and help us ensure the support you receive is appropriate for your next steps.

Q: How does the waitlist work?

A: If there is not a bed available when you apply, you will be put on the waitlist for the program. In order to remain on the waitlist, you must engage in at least 1 service (meals, hygiene, clothing, etc.) per month from an approved agency in Denton (Salvation Army, Interfaith Ministry, Giving Grace). We must be able to verify the service in HMIS.

Q: What happens if I don't use services or check in while on the waitlist?

A: If you do not engage with an authorized service provider at least once every 30 days, or we cannot verify your service through HMIS, your name may be removed from the waitlist. You would need to reapply to be considered again.

Q: How long do guests have to claim a bed once contacted?

A: Guests will have three business days (M-F) to claim the open bed. If they are not able to claim the bed within three business days, they will remain on the waiting list.

Q: What if I change my phone number or contact info while on the waitlist?

A: It's your responsibility to update your contact information with shelter staff. If we cannot reach you when a bed becomes available, you may miss your opportunity to claim it.

Q: Will guests still have access to meals, even if they aren't staying overnight?

A: Yes, lunch (11:30-1pm), snack (3pm), and dinner (5:30-6:30pm) will still be available. Guests also have the option of taking a snack pack as they exit day shelter. Additionally, Farmer's Market will be offered several times per week (days and times to be determined).

Q: Who can help me with the next steps?

A: Your case manager is your main point of contact. They can help with documents, applications, classes, goals, and connecting to outside resources. Sign up at the information desk for program services.

Q: Is this only for people who are working or have income?

A: No, it is for everyone. Whether you're working, can't work, or are in between, there are steps you can take based on your own situation.

Q: Can I apply for ODB's shelter program while I am at another shelter?

A: Guests who are staying in a shelter outside of the city of Denton are not eligible to apply for ODB's program at this time. We recommend that guests use the services and resources available in their community.

Q: Will emergency shelter be provided for inclement weather?

A: Yes. We will continue our longstanding commitment to providing overnight shelter during inclement weather events.

Q: If I am not accepted into the program on September 1, where do I go?

A: Our Daily Bread staff is available to help explore alternative options, which may include referrals to other resources or diversion support. We strongly encourage you to speak with a staff member before September 1 to plan next steps. If you have a potential stability solution, we're here to support you in pursuing it.

Q: How many beds will be available in the new program?

A: The new program will offer 56 beds for women and 64 beds for men. In addition, 12 beds (4 for women and 8 for men) will be reserved for short-term stays, including emergency placements related to safety concerns, street outreach, DPD drop-offs, diversion, veteran programs, and similar needs.

Q: Will you stop accepting new guests into emergency shelter prior to September 1?

A: Yes, beginning August 1, we will halt all new emergency shelter enrollments. This will not apply to day shelter guests.

Q: Will I be able to join the program after September 1?

A: Yes. You can complete an application at any time. Applications must be completed in person at Our Daily Bread. Based on bed availability, you will either be accepted into the program or placed on the waiting list. Please refer above for details on program requirements and the waitlist process.

Q: If I am currently enrolled in the transitional shelter program, will I have to apply for the new program?

A: Yes, all guests must complete an application. However, if you are meeting the expectations of the current program and agree to the expectations of the new program, you will be automatically accepted.

Q: Will daily check in be required?

A: Yes, all overnight guests must check in by 8pm daily to retain your bed. Failure to check in on time without prior communication may result in loss of your bed assignment. If on work verified check in time will be based on your work schedule provided.

Q: Will breakfast be served?

A: Yes. Breakfast will be offered to guests who stay overnight in the shelter. Guests not staying overnight will receive a to-go snack or Farmer's Market items the night before to serve as a morning meal the following day.

Q: If I am work verified, am I guaranteed a spot in the new shelter model?

A: No.

Attachment E – Our Daily Bread Shelter Announcements



Dear Guests,

Beginning **8/1/25**, day shelter services and hours will be changing.

New Day Shelter Hours will be 10am-7pm.

Day shelter services will continue to include:

- Lunch (11:30am-1pm), Snack (3pm), Dinner (5:30- 6:30pm)
- Snack Packs at exit upon request 6:30pm-7:00pm (Tuesday, Thursday, Saturday and Sunday) - **Day Shelter Guests only**
- Farmer's Market (Monday, Wednesday, Friday 6:30pm - 7pm)
- Showers
- Mail
- Hygiene Closet
- Clothing Vouchers (1pm-2:30pm)
- Storage Lockers
- Diversion Services
- Coordinated Entry Assessments
- Resource Navigation & Referrals
- Enrichment and Educational Classes & Groups
- Partner Agency Services
- Prescription Vouchers (for qualifying prescriptions)

The following services will no longer be available during day shelter:

- Breakfast
- Bus passes
- Gas vouchers
- Identification services (BC, ID, DL, SS)
- Laundry
- Case Management Sign Up

Please note, an intake will be required for first time guests and guests with expired intakes. If you have questions or need help finding alternative resources, please ask a staff member.



Transition to Housing-Focused Shelter Model

Beginning September 1, 2025

Our Daily Bread will transition to a housing-focused shelter program serving up to 120 guests at a time.

This change reflects our commitment to long-term stability and permanent housing solutions, and will replace the previous overnight shelter and lottery-based bed assignments.

Housing Focused Shelter Program

- Serving 120 guests in total
- Guests must apply in person to join the program
- Beds will be assigned on a first-come, first-served waitlist
- Program includes case management, housing planning, and personalized support
- All current transitional shelter guests must complete an application to continue in the new program

Focused Case Management

- Case managers will serve up to 20 guests each
- Two case managers will specialize in mental health and substance use recovery
- Goal: provide personalized care that supports stabilization and transition into permanent housing

What This Means for You:

- Everyone must apply for the new shelter model to receive a bed or be added to the waiting list starting Sept. 1
- Our goal is to help as many guests as possible stabilize and transition to permanent housing.

Services No Longer Available for Day Shelter Guests (8/1/25):

- Breakfast
- Transportation Vouchers (Bus & Gas)
- Laundry Services
- Identification Document Assistance Management Enrollment

Questions or Need Help?

Please speak with a staff member at the front desk.

We are here to help you understand these changes and explore your next steps.



LAUNDRY & SHOWER SERVICE UPDATES Starting August 1, 2025

Laundry Services for Overnight Shelter Guests Only

- Laundry drop-off will be available:
 - Sunday – Thursday from 7 PM to 8 PM
 - In the laundry room
- Pick up at laundry window Mon - Sun when open
- Final Laundry Drop-Off: Monday, August 26
- Final Laundry Pick-Up: Wednesday, August 28 by 7:00 PM
- After 8/28, laundry services will no longer be available to guests not staying in the shelter.

Showers for Day Shelter Guests (not staying overnight)

- Must be completed by 6:30 PM daily

If you have questions or need support, please talk to a staff member.



Meal Schedule & Grab-and-Go Breakfast for Non-Overnight Guests

Meal Schedule:

Breakfast 8:00 AM – 9:00 AM (Overnight guest Only)

(Available to All Guests)

Lunch: 11:30 AM – 1:00 PM

Afternoon Snack: 3:00 PM

Dinner: 5:30 PM – 6:30 PM

Evening Distribution (6:30 PM – 7:00 PM):

These items are intended to serve as breakfast for the
following morning.

- Snack Packs: Offered Tuesdays, Thursdays,
Saturdays & Sundays

For guests not staying overnight only

- **Farmer's Market Items: Offered Mondays,**
Wednesdays & Fridays

Available to all guests, including shelter guests.

Priority to guests not staying overnight.

Important Reminders:

- One snack pack per person – No seconds provided
- No food sharing allowed, even if unopened or uneaten
- Food items cannot be taken to shelter rooms
- Once you exit the building, you may not reenter with food items



SERVICE CHANGES STARTING 8/1/25

MEALS:

Lunch: 11:30am - 1:00pm

Snack: 3:00pm - 3:30pm

Dinner: 5:30pm - 6:30pm

SNACK PACKS (Day Shelter Guests Only):

Tuesdays, Thursdays, Saturdays, and Sundays

6:30pm - 7:00pm (upon exit)

FARMER'S MARKET:

Mondays, Wednesdays, and Fridays

6:30pm - 7:00pm

CLOTHING VOUCHERS:

Monday - Friday from 1:00pm - 2:30pm

LAUNDRY (Overnight Shelter Guests Only):

Drop-off (laundry room): Sunday - Thursday from 7:00pm - 8:00pm

Pick-up (laundry room): Monday - Sunday when open

*FINAL LAUNDRY DROP-OFF: Monday, August 26th

*FINAL LAUNDRY PICK-UP: Wednesday, August 28th

AFTER AUGUST 28TH LAUNDRY SERVICES WILL NO LONGER BE AVAILABLE TO GUESTS NOT STAYING IN OVERNIGHT SHELTER

SHOWERS:

Must be completed by 6:30pm daily for Day Shelter guests

If you have questions or need support, please talk to a staff member. Thank you for your cooperation as we prepare for upcoming changes.

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Upcoming Community Events and Public Meetings

Please visit the City of Denton [website](#) for upcoming community events and details.

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INFORMAL STAFF REPORT TO MAYOR AND CITY COUNCIL

SUBJECT:

City's most recent competitive bond sales for the Series 2025 General Obligation Refunding and Improvement Bonds and Certificates of Obligation.

BACKGROUND:

The purpose of this report is to provide the City Council with details regarding the sale of Series 2025 General Obligation Refunding and Improvement Bonds and Certificates of Obligation authorized on July 15, 2025, with Bond Ordinances 25-1037 and 25-1038.

DISCUSSION:

On July 23, 2025, the City's financial advisor, Hilltop Securities, conducted competitive sales for \$78,320,000 in General Obligation (GO) Bonds and \$232,645,000 in Certificates of Obligation (CO). The delivery of funds to the City will be made on August 26, 2025.

The GO bonds were awarded to J.P. Morgan Securities, LLC and the CO's were awarded to Wells Fargo Bank, NA., the lowest true interest cost bidders. Below is a list of all participating firms who placed bids on each issuance.

GO Participating Firms	Bid Submission	CO Participating Firms	Bid Submission
J.P. Morgan Securities, LLC	3.958935	Wells Fargo Bank, NA	4.344676
Wells Fargo Bank, NA	3.981007	BofA Securities	4.369846
KeyBanc Capital Markets	3.98854	J.P. Morgan Securities, LLC	4.373314
BofA Securities	3.999874	Jefferies, LLC	4.436305
Jefferies, LLC	4.007035	Truist Securities, Inc.	4.448214
Robert W. Baird & Co., Inc.	4.025919	Morgan Stanley & Co., LLC	4.473754
Truist Securities, Inc.	4.052199	Robert W. Baird & Co, Inc.	4.519245
Raymond James & Assoc., Inc.	4.124223		

The GO bonds included the issuance of \$18,900,000 to fund the sixth and final year of the 2019 Bond program, \$24,61,000 to fund the second year of voter approved projects from the November 2023 bond election and refunded a portion of the remaining principal amount the GO and CO Series 2015. As approved by the City Council on July 15, 2025, the GO bond sale met all the following required parameters listed below:

- Maximum principal amount of sale is \$142,565,000;
- Final stated maturity of February 15, 2045;
- Maximum net effective interest rate of 5.00%;
- Delegation authority ends January 15, 2026.

Concurrently, the City also completed a competitive CO sale for \$232,645,000 to support general government, solid waste, water, wastewater, and electric projects. As approved by the City Council on July 15, 2025. the CO sale met all the following required parameters listed below:

- Maximum principal amount of sale is \$254,050,000;
- Final stated maturity of February 15, 2055;

-
- Maximum net effective interest rate of 5.00%;
 - Delegation authority ends January 15, 2026.

The all-in true interest cost for the GOs is 4.00%, and 4.37% for the COs which factors in the interest rate received plus all issuance costs. The COs have a slightly higher borrowing cost because they have a longer final maturity. City staff was pleased with the results of both sales.

Please do not hesitate to contact me if you have any further questions on the results of the City's most recent debt issuance.

STAFF CONTACT:

Randee Klingele, Treasury Manager
940-349-8206
randee.klingele@cityofdenton.com

REQUESTOR:

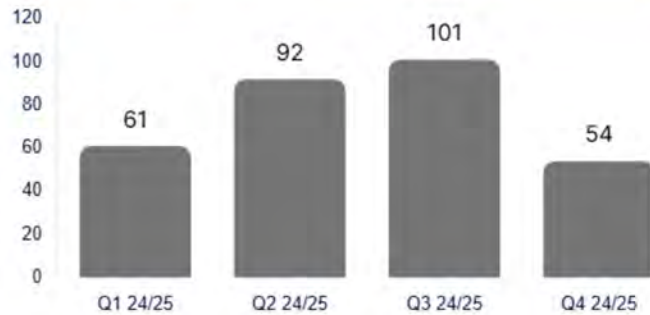
Staff Initiated

STAFF TIME TO COMPLETE REPORT:

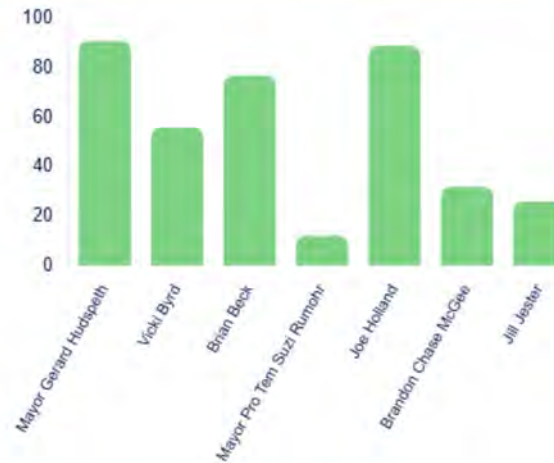
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FY 24/25 Council Requests

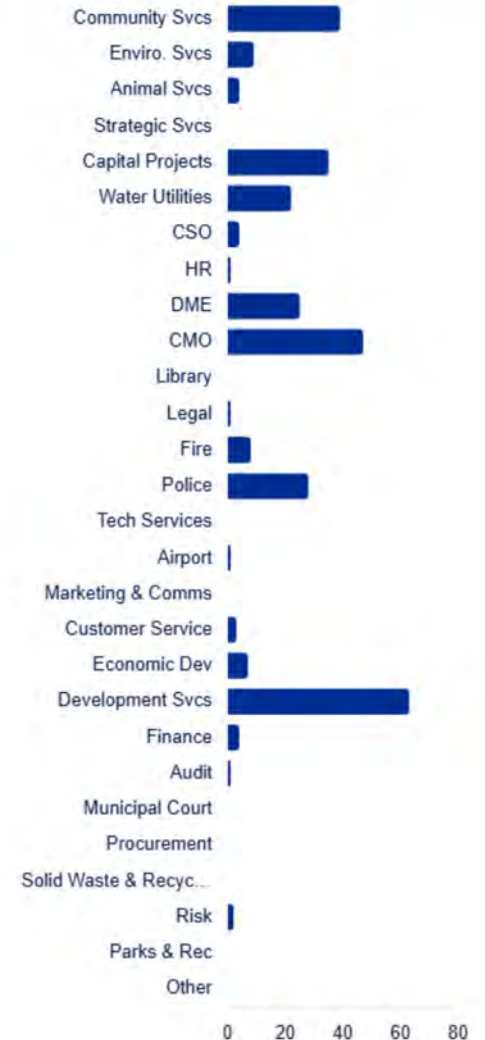
Number of Requests Per Quarter



Total Requests Made by Council Member



Requests by Department



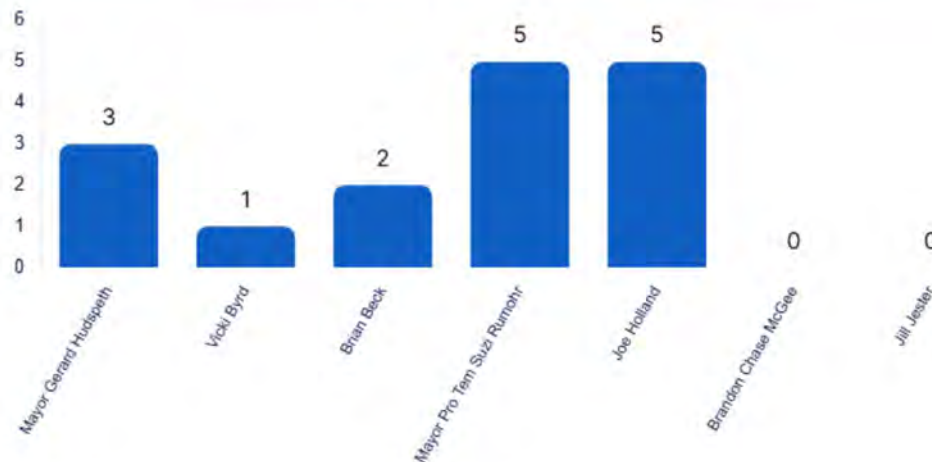
Please Note: the total number of requests per council member or department may not match, as several council members and/ or departments may be associated with a single request.

Council Requests

11



Number of Pending Requests by Council Member



Friday Report - Council Requests

	Summary of Request or Item	Council Member Requestor	Date Received	Staff Assigned	Department	Comments	Status
1	Stop sign on Windsor at North Lakes	Council Member Beck	07/18/25	Farhan Butt	Development Services	Traffic audit anticipated completion on August 4.	●
2	Lake Forrest park	Council Member Holland	07/29/25	Gary Packan	Parks	Referred to staff.	●
3	JPI Jefferson Bonnie Brae - Noise Complaint	Mayor Pro Tem Rumohr	07/28/25	Seth Garcia	Capital Projects/Engineering/Public Works	Referred to staff.	●
4	Impact fee discussion	Mayor Hudspeth	07/29/25	Stephen Gay	Wastewater Water	Response sent.	●
5	Wind turbine generation	Council Member Beck	07/23/25	Antonio Puente	DME	Referred to staff.	●
6	Construction on Riney Road near Reeves Elementary	Mayor Pro Tem Rumohr	07/24/25	Seth Garcia	Capital Projects/Engineering/Public Works	Referred to staff.	●
7	1109 Egan Street - Code Enforcement	Council Member Holland	07/27/25	Jesse Kent Joshua Ellison	Community Services	Referred to Code Enforcement	●
8	E. McKinney @ Crawford - Code Violation	Council Member Holland	07/28/25	Jesse Kent	Community Services	Referred to staff.	●
9	North University - Homeless Encampment	Mayor Hudspeth	07/27/25	Jesse Kent	Community Services	Referred to Code Enforcement	●
10	King's Ridge Internet Issues - Construction	Mayor Pro Tem Rumohr	07/25/25	Scott Fettig Seth Garcia	Capital Projects/Engineering/Public Works	Response sent.	●
11	Under University Drive Bridge - Homeless Encampment	Mayor Hudspeth	07/27/25	Gary Packan, Jesse Kent	Community Services Parks	Referred to Code Enforcement	●
12	Zoning Inquiry	Mayor Pro Tem Rumohr	07/28/25	Hayley Zagurski Scott McDonald	Development Services	Response sent.	●
13	Calhoun Middle School - Park Inquiry	Council Member Holland	07/27/25	Christine Taylor	CMO	Response sent.	●
14	Meeting request on construction methodology	Mayor Pro Tem Rumohr	07/30/25	Seth Garcia	Capital Projects/Engineering/Public Works	CP staff setting up meeting.	●



City of Denton

Meeting Calendar

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Criteria : Begin Date: 8/4/2025, End Date: 11/7/2025

Date	Time	Meeting Body	Meeting Location
<u>August 2025</u>			
8/4/2025	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
8/5/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
8/7/2025	8:00 AM	Agenda Committee	Council Work Session Room
8/7/2025	8:30 AM	Downtown Economic Development Committee	Development Service Center
8/7/2025	4:00 PM	Public Art Committee	Civic Center Community Room
8/8/2025	12:00 PM	Community Services Advisory Committee	Development Service Center
8/9/2025	8:00 AM	City Council	Council Work Session Room & Council Chambers
8/11/2025	9:00 AM	Public Utilities Board	Council Work Session Room
8/11/2025	3:00 PM	Development Code Review Committee	Development Services Center
8/11/2025	5:30 PM	Board of Ethics	CANCELLED
8/11/2025	5:30 PM	Historic Landmark Commission	Development Service Center
8/11/2025	5:30 PM	Library Board	Emily Fowler Central Library
8/13/2025	11:00 AM	Economic Development Partnership Board	Development Service Center
8/13/2025	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
8/13/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
8/14/2025	3:00 PM	Health & Building Standards Commission	Development Service Center
8/19/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
8/22/2025	9:00 AM	Community Partnership Committee	City Council Work Session Room
8/25/2025	9:00 AM	Public Utilities Board	Council Work Session Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
8/25/2025	3:00 PM	Development Code Review Committee	Development Services Center
8/25/2025	5:30 PM	Zoning Board of Adjustment	Development Service Center
8/27/2025	10:00 AM	Mobility Committee	Council Work Session Room
8/27/2025	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
8/27/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers

September 2025

9/4/2025	8:00 AM	Agenda Committee	Council Work Session Room
9/8/2025	3:00 PM	Development Code Review Committee	Development Services Center
9/8/2025	5:30 PM	Board of Ethics	Council Work Session Room
9/8/2025	5:30 PM	Historic Landmark Commission	Development Service Center
9/8/2025	5:30 PM	Library Board	North Branch Library
9/8/2025	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
9/9/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
9/10/2025	10:00 AM	Animal Shelter Advisory Committee	Animal Services Training Room
9/10/2025	11:00 AM	Economic Development Partnership Board	Development Service Center
9/10/2025	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
9/10/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
9/11/2025	3:00 PM	Health & Building Standards Commission	Development Service Center
9/12/2025	12:00 PM	Community Services Advisory Committee	Development Service Center
9/15/2025	9:00 AM	Public Utilities Board	Council Work Session Room
9/16/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
9/18/2025	3:00 PM	Committee on Persons with Disabilities	Development Service Center
9/22/2025	3:00 PM	Development Code Review Committee	Development Services Center
9/22/2025	5:30 PM	Zoning Board of Adjustment	Development Service Center
9/24/2025	10:00 AM	Mobility Committee	Council Work Session Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
9/24/2025	12:00 PM	Tax Increment Reinvestment Zone Number One Board	Development Service Center
9/24/2025	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
9/24/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
9/29/2025	9:00 AM	Public Utilities Board	Council Work Session Room
9/30/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers

October 2025

10/2/2025	8:00 AM	Agenda Committee	Council Work Session Room
10/2/2025	8:30 AM	Downtown Economic Development Committee	Development Service Center
10/2/2025	4:00 PM	Public Art Committee	Civic Center Community Room
10/6/2025	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
10/8/2025	11:00 AM	Economic Development Partnership Board	Development Service Center
10/8/2025	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
10/8/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
10/9/2025	3:00 PM	Health & Building Standards Commission	Development Service Center
10/10/2025	12:00 PM	Community Services Advisory Committee	Development Service Center
10/13/2025	9:00 AM	Public Utilities Board	Council Work Session Room
10/13/2025	3:00 PM	Development Code Review Committee	Development Services Center
10/13/2025	5:30 PM	Board of Ethics	Council Work Session Room
10/13/2025	5:30 PM	Historic Landmark Commission	Development Service Center
10/13/2025	5:30 PM	Library Board	South Branch Library
10/14/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
10/21/2025	2:00 PM	City Council	Council Work Session Room & Council Chambers
10/22/2025		Civil Service Commission	City Hall East Human Resources Training Room

Meeting Calendar continued...

Date	Time	Meeting Body	Meeting Location
10/22/2025	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
10/24/2025	9:00 AM	Community Partnership Committee	City Council Work Session Room
10/27/2025	9:00 AM	Public Utilities Board	Council Work Session Room
10/27/2025	3:00 PM	Development Code Review Committee	Development Services Center
10/27/2025	5:30 PM	Zoning Board of Adjustment	Development Service Center
10/29/2025	10:00 AM	Mobility Committee	Council Work Session Room

November 2025

11/3/2025	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
11/6/2025	8:00 AM	Agenda Committee	Council Work Session Room

Tentative Work Session Topics and Meeting Information					
Updated: August 1, 2025					
Meeting Date	Item	Legistar ID	Departments Involved	Type	Estimated Time
August 5 Work Session (@2:00 p.m.) Regular Called Meeting (6:30 p.m.)	A. Fair Chance Hiring Ordinance	25-1178	City Manager's Office	Council Request	1:00
	B. Two Minute Pitch:	25-031	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s): Council Appointed Position Performance Reviews: City Auditor, Municipal Judge, City Manager (if needed), and City Attorney.		Legal (if any)	City Business	2:00
				Total Est. Time:	3:30
	Other Major Items for Meeting:				
August 9 Saturday Budget Workshop (8:30 a.m.)	A. 2025-26 City Manager’s Proposed Budget, Capital Improvement Program, and Five-Year Financial Forecast.	24-2619	Finance	City Business	2:30
	B. Special Session Finance Bills Update	TBD	City Manager's Office	City Business	1:00
	C. Council Ethics Training	TBD	Internal Audit	City Business	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	4:30
Other Major Items for Meeting:					
August 19 Work Session (@2:00 p.m.) Regular Called Meeting (6:30 p.m.)	A. DCTA Update	TBD	City Manager's Office	City Business	0:45
	B. Fiscal Year 2025-26 City Manager's Proposed Budget, Capital Improvement Program, and Five-Year Financial Forecast	24-2620	Finance	City Business	1:00
	C. Audit of Public Works Maintenance	25-338	Internal Audit	City Business	0:30
	D. East Hickory Street Parking	25-1059	City Manager's Office	Council Request	0:30
	E. Two Minute Pitch:	25-032	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	3:45
Other Major Items for Meeting:					
September 9 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. Inclement Weather Policy	TBD	City Manager's Office	City Business	1:00
	B. Budget Update	TBD	Finance	City Business	1:00
	C. Audit Plan	TBD	City Auditor's Office	City Business	0:30
	D. Leak Adjustment Program	TBD	Customer Service/Water	City Business	0:45
	E. Two Minute Pitch:	25-033	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
			Total Est. Time:	4:15	
Other Major Items for Meeting:					
September 16 Work Session (@2:00 p.m.) Regular Called Meeting (@6:30 p.m.)	A. Animal Services Audit Follow-Up	TBD	Internal Audit	City Business	0:30
	B. Budget Update	TBD	Finance	City Business	1:00
	C. Water Master Plan	25-363	Water	City Business	0:45
	D. Homelessness Update	TBD	Community Services	City Business	1:00
	E. Two Minute Pitch:	25-034	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
			Total Est. Time:	4:15	
Other Major Items for Meeting:					
September 30 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. Audit of Parks Management and Planning	25-340	Internal Audit	City Business	0:30
	B. Capital Improvement Advisory Committee	TBD	Development Services	City Business	0:45
	C. Two Minute Pitch:	25-035	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
			Total Est. Time:	1:45	
Other Major Items for Meeting:					
October 14 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. Two Minute Pitch:	25-036	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:00
Other Major Items for Meeting:					
October 21 Work Session (@2:00 p.m.) Regular Meeting (@6:30 p.m.)	A. Two Minute Pitch:	25-037	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:00
Other Major Items for Meeting:					
November 18 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the Work Session)	A. LIHTC Policy	TBD	Community Services	City Business	0:30
	B. Two Minute Pitch:	25-038	City Manager's Office	Council Request	0:30
	Closed Meeting Item(s):		Legal (if any)	City Business	0:30
				Total Est. Time:	1:30
Other Major Items for Meeting:					
Council Priorities and Significant Work Plan Items to be Scheduled					
	Item	Date Approved	Department	Next Step	Requestor
Approved Council Pitches to be Scheduled	Board of Ethics develop guidance for interactions with external partners	6/18/2024	Internal Audit	Work Session	CM Beck
	Rooftop and wall gardens and solar panels on City buildings	12/3/2024	Facilities Management	Agenda Committee	CM Beck

*This is for planning purposes only. Dates are subject to change.

1 Street Closure Report: Upcoming Closures



SCR Aug 4th - 10th

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Bonnie Brae St S	Willowood St	Parvin St	09/08/25	12/19/25	Installation of drainage infrastructure, embankment work in advance of street widening. (Access to Natl Wholesale & residents only)	Engineering	Robin Davis	Full Closure
2	Scripture St	Bonnie Brae St	I-35 Service Rd	08/18/25	08/22/25	Sidewalk / ADA Repair	Streets	Roy San Miguel	Lane Closure

2 Street Closure Report: Current Closures

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Aileen St	Panhandle St	Cordell St	09/27/24	08/16/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
2	Airport Rd (FM 1515)	I 35 E Service Rd	I 35 W Service Rd	07/30/25	08/18/25	Paving work by both City and TxDot contractors for the 35E, Bonnie Brae and Airport Road projects. (USE WESTERN BLVD)	Engineering	Robin Davis	Full Closure
3	Alice St	Sunset St	University Dr (US 380)	05/27/25	10/31/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Rolling Closure
4	Alice St	Panhandle St	Crescent St	05/02/25	12/05/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
5	Apollo Dr	Redstone Rd	Selene Dr	07/24/25	02/13/26	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
6	Ave D	Chestnut St	Mulberry St	05/12/25	08/15/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
7	Ave G	Prairie St	Louise St	03/13/25	09/01/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
8	Bonnie Brae St	Conquest Dr	North Lakes Park	07/07/25	08/08/25	Contractor will be demolishing the existing street intersection of Bonnie Brae and Riney Road. The Contractor will construct the new concrete street intersection. Contractor has built a temporary concrete pavement detour to allow traffic to keep moving north and south.	Engineering	Jesus Perez	Full Closure
9	Bonnie Brae St S	I 35 E	Walt Parker Dr	07/30/25	08/18/25	Paving work by both City and TxDot contractors for the 35E, Bonnie Brae and Airport Road projects.		Robin Davis	Full Closure
10	Brookside Dr (5700)	Trailridge Dr	@ intersection	07/21/25	08/15/25	Sidewalk Repair	Streets	Roy San Miguel	Lane Closure
11	Cactus Cir	Yucca Dr	(End of street) Cul de sac	04/28/25	09/02/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
12	Carlton St	Aileen St	Malone St	07/23/25	09/19/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
13	Chestnut St	Ave C	Ave D	05/12/25	08/15/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
14	Congress St	Ponder St	Carroll Blvd	03/31/25	09/30/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Rolling Closure
15	Congress St W	Malone St	Bryan St	01/31/25	08/22/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
16	Cordell St	Coit St	Fulton St	06/30/25	09/26/25	Full road reconstruction	Engineering	Megan Davidson	Full Closure
17	Crescent St W	Aileen St	Malone St	05/21/25	09/05/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
18	Denton St	Hickory St	Congress St	06/02/25	11/05/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
19	Eagle Dr	Ave C	Ave A	03/17/25	08/29/25	Using it or an entrance due to elevation changes in the jobsite it is the only way to get into the site	Public Works Inspections	Collin Cole	Lane Closure
20	Ector St	Cordell St	University Dr (US380)	06/30/25	08/30/25	Sewer Line Being installed, Manholes, pipe, paving	Public Works Inspections	Collin Cole	Full Closure
21	Egan St	Carroll Blvd	Bolivar St	05/07/25	09/10/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
22	Fannin St	S Ave B	McCormick st	08/01/25	08/15/25	Utility work for PCM24-0012	Public Works Inspections	Alexander Cervantes	Lane Closure
23	Fry St	Oak St	Hickory St	04/28/25	08/08/25	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
24	Glenwood Dr	Kayewood Dr	Mistywood Ln	07/21/25	08/31/25	Drainage Cut across Glenwood to remove and install new Junction Box	Drainage	Sheldon Gatewood	Full Closure
25	Hercules Ln (East bound)	Redstone Rd	Stuart Rd	07/18/25	08/08/25	Offsite utility work for Landmark at Locust project	Public Works Inspections	Alexander Cervantes	Lane Closure
26	Hercules Ln (West bound)	Redstone Rd	Stuart Rd	07/21/25	08/08/25	Offsite utility work for Landmark at Locust project	Public Works Inspections	Alexander Cervantes	Lane Closure
27	Hickory Creek Rd	Riverpass Dr	Country Club Rd (FM 1830)	03/13/23	12/31/26	Bridge Installation	Engineering	Tracy Beck	Full Closure

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
28	Hilltop Rd	Country Club Road (FM 1830)	@ intersection	05/27/25	09/30/25	Hilltop Road at Country Club Road will be reconstructed (new drainage, road, etc.) and new northbound right turn lane will be added to Country Club Road	Engineering	Tracy Beck	Full Closure
29	Hobson Ln	Forrestridge Dr	Country Club Rd	05/08/25	08/14/25	Utility work and turn lane construction on Hobson	Public Works Inspections	Gavin Petner	Full Closure
30	Hobson Ln	Forrestridge Dr	Country Club Rd	07/29/25	08/30/25	Patching asphalt on existing road	Private Development	Gavin Petner	Full Closure
31	Huisache St	Aspen Dr	Yucca Dr	04/09/25	09/05/25	Utilities and Pavement replacement	Engineering	Dante Hale	Rolling Closure
32	Jim Christal Rd	Masch Branch Rd	@ Intersection	03/07/25	08/11/25	Adding 2 Lanes E/W on Jim Christal: Adding a turn Lane on Masch Branch	Public Works Inspections	Kirk Winter	Lane Closure
33	Juno Ln	Atlas Dr	Stuart Dr	04/09/25	09/12/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Rolling Closure
34	Kings Row	Stuart Rd	Valley View Rd	08/04/25	08/08/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
35	Mistywood Ln	Robinwood Ln	Glenwood Ln	04/28/25	08/31/25	Voids underground	Other	Sheldon Gatewood	Full Closure
36	Mockingbird Ln	Mingo Rd	University Dr (U.S. 380)	06/16/25	08/15/25	Bore work to install new sanitary sewer line.	Private Development	Zabdiel Mota	Lane Closure
37	Mounts Ave	Congress St W	Haynes St	08/01/25	11/01/25	Utility installations and pavement replacement	Engineering	Megan Davidson	Full Closure
38	Mulberry St	Elm St	Carroll Blvd	03/17/25	08/22/25	Water/Wastewater connections	Public Works Inspections	Stephany Trammell	Full Closure
39	Mulberry St	Welch St	Bernard St	11/29/24	10/01/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
40	Normal St	Oak St	Scripture St	05/08/25	09/05/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	
41	Northridge St	Hinkle Dr	Bolivar St	04/16/25	04/20/26	Utilities and Pavement replacement	Engineering	Dante Hale	Rolling Closure
42	Oak St	Carroll Blvd	Fry St	04/21/25	08/08/25	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
43	Oak St	Welch St	Ave C	04/28/25	08/08/25	Mastec relocating gas lines	Public Works Inspections	Stephany Trammell	Rolling Closure
44	Oak St E (109)	Austin St	@ intersection	05/19/25	08/22/25	ADA / Sidewalk Work at Intersection	Streets	Roy San Miguel	Lane Closure
45	Ocean Dr	Atlantic Dr	Nautical Ln	04/14/25	08/14/25	Sanitary Sewer install	Private Development	Gavin Petner	Full Closure
46	Panhandle St (2525)	East Park Blvd	Bonnie Brae St	07/31/25	08/31/25	Paving driveway approaches / sidewalks .	Private Development Public Works Inspections	Ryan Donaldson	Lane Closure
47	Parvin St	Larkhall Ln	Bonnie Brae St	07/21/25	09/05/25	Installation of Drainage Infrastructure crossing Parvin near Bonnie Brae. NO ACCESS TO BONNIE BRAE FROM PARVIN - Use Willowwood	Engineering	Robin Davis	Full Closure
48	Pershing Dr	Atlas Dr	Stuart Rd	05/08/25	12/15/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
49	Ponder Ave	Oak St W	Panhandle St	06/02/25	12/31/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Rolling Closure
50	Precision Dr	Airport Rd	UNT Library Annex	04/01/25	08/31/25	Reconstruction	Engineering Other	Gio Pineiro	Full Closure
51	Redstone Rd	Hercules Ln	Neptune Dr	05/05/25	06/12/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
52	Riney Rd	Bonnie Brae St	Hardaway Rd	03/08/25	08/08/25	Contractor to install 12-inch waterline to provide water to the new DISD elementary school	Engineering	Jesus Perez	Full Closure
53	Robinwood Ln	Emerson Ln	Live Oak St	11/12/24	08/31/25	Full Road Reconstruction	Engineering	Sheldon Gatewood	Full Closure
54	Robinwood Ln	Live Oak St	Kayewood Dr	01/27/25	08/31/25	Road reconstruction (Milling and C/G Removal, Stabilization)	Engineering	Sheldon Gatewood	Full Closure
55	Scripture St	Jagoe St	Ponder St	03/04/25	10/17/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
56	Selene Dr	Neptune Dr	Stuart Rd	06/04/25	11/28/25		Engineering	Scott Fettig	Full Closure
57	Seven Oaks Ln (7912)	Clear River Ln	@ Intersection	06/23/25	08/08/25	Sidewalk Repair	Streets	Roy San Miguel	Lane Closure
58	Sunnydale Ln	Sun Valley Dr	Kings Row	07/10/25	12/05/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
59	Sunset St	Carroll Blvd	Bolivar St	07/07/25	08/31/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
60	Sunset St	University Dr W	Carroll Blvd	01/20/25	10/16/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Full Closure
61	Trinity Rd S	McKinney St E	Mary Ln	06/09/25	08/29/25	Force Main Waterline being installed, staging area and line install. Road closed to through traffic	Public Works Inspections	Collin Cole	Full Closure
62	Unicorn Lake Blvd	State School Rd	Shoreline Dr	07/03/25	08/14/25	Sanitary sewer connection and paving repair	Private Development	Gavin Petner	Lane Closure
63	Union Cir (in entirety)	Chestnut St	Prairie St	05/12/25	10/01/25	Utility installations and pavement replacement.	Engineering	Megan Davidson	Full Closure
64	Welch St	Eagle Dr	Hickory St	05/31/24	10/15/25	Utility installations and pavement replacement.	Engineering	Scott Fetting	Rolling Closure
65	Yellowstone Pl	Hercules Ln	Juno Ln	06/30/25	09/01/25	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure

3 Street Closure Report: Completed Closures

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Airport Rd (FM 1515)	I35 E Frontage Rd	Airport / I35W Frontage Rd	07/07/25	07/14/25	Construction of the new alignment of Bonnie Brae connecting to Airport Road/FM 1515	Engineering	Robin Davis	Full Closure
2	Ave A	Eagle Dr	Highland St	02/03/25	07/31/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Rolling Closure
3	Ave B	Fannin St	Margie St	11/22/24	07/31/25	Pavement replacement	Engineering	Scott Fettig	Full Closure
4	Bonnie Brae St	Airport Rd (FM 1515)	Walt Parker Dr (Main Stadium Dr)	01/06/25	07/14/25	Utility installations and pavement replacement.	Engineering	Robin Davis	Full Closure
5	Bonnie Brae St	Conquest Dr	Windsor Dr	07/07/25	07/21/25	Removing dirt along existing back of curb and removing existing large trees along the back of curb in the same area. Contractor will also tie-in new 16-inch waterline to existing 16-inch waterline.	Engineering	Jesus Perez	Lane Closure
6	Clover Ln	Robinwood Ln	Glenwood Ln	11/12/24	07/31/25	Full Road Reconstruction	Engineering	Sheldon Gatewood	Full Closure
7	Eagle Dr	Welch St	@ intersection	07/17/25	07/17/25	Asphalt repair on intersection of Welch and Eagle Dr	Public Works Inspections Streets Traffic Water	Christopher Yanez	Lane Closure
8	Emery St	Alice St	Dead End (West of Fulton)	02/03/25	08/01/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
9	Fulton St	Cordell St	Emery St	02/03/25	08/01/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure
10	La Mirada (1500)	Manten Blvd	Zilda Way	06/09/25	07/04/25	Concrete Panel Repair	Streets	Roy San Miguel	Lane Closure
11	Prairie St	Welch St	Bernard St	03/13/25	07/25/25	Utility installations	Engineering	Megan Davidson	Full Closure
12	Robson Rd	I-35W	Orangewood Trail	07/18/25	07/21/25	Adding right turn lanes for Hunter's Ranch	Public Works Inspections	Gary Hatfield	Lane Closure
13	Stuart Rd	Hercules Ln	Kings Row	06/09/25	07/18/25	Offsite utility work for Landmark at Locust project	Public Works Inspections	Alexander Cervantes	Lane Closure
14	Sun Valley Dr	Stuart Rd	Atlas Dr	06/09/25	07/25/25	Asphalt repairs for Landmark at Locust project	Public Works Inspections	Alexander Cervantes	Full Closure
15	Westway St	Anna St	Bolivar St	01/24/25	07/31/25	Utility installations and pavement replacement.	Engineering	Scott Fettig	Full Closure