

ORDINANCE NO. 25-2155

AN ORDINANCE OF THE CITY OF DENTON, A TEXAS HOME-RULE MUNICIPAL CORPORATION, AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT WITH RM SQUARED DENTON, LLC AND BAKER 345, LLC, FOR DEVELOPER'S PROPORTIONATE SHARE OF COST OF DESIGN, EASEMENT ACQUISITION, SURVEYING, ENGINEERING, POTHOLING, CONSTRUCTION, LEGAL FEES AND ALL OTHER ASSOCIATED COSTS FOR A SANITARY SEWER LINE PUBLIC IMPROVEMENT THEREFORE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Denton (the "City") and RM Squared Denton, LLC and Baker 345, LLC (collectively, the "Developer") mutually desire to enter into an agreement for the Developer's proportionate share of cost of design, easement acquisition, surveying, engineering, potholing, construction, legal fees and all other associated costs for a sanitary sewer line public improvement; and

WHEREAS, Developer is the owner or developer of the approximately 352.71 acres of land located north of Hampton Road and east of Lovers Lane within the city limits of Denton and is in the process of developing and improving the property; and

WHEREAS, onsite and offsite easements are needed to ensure sanitary sewer line facilities are available to serve the Hickory Creek service Area as defined in the Wastewater Master Plan; and

WHEREAS, the City intends to construct Capital Improvement Project 13 – North Masch Sewer Line, a sewer line of approximately 9,114 linear feet; and

WHEREAS, to expedite the construction of the City Sewer Line, Developer has engaged Kimley-Horn & Associates, Inc. to design and provide engineering services for the City Sewer Line, and Developer has already funded costs associated with such design and engineering for the City Sewer Line; and

WHEREAS, the City and Developer desire to set forth, in writing, their understandings and agreement regarding the design, construction, and installation of the City Sewer Line as more fully set forth herein; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitals contained in the preamble of this ordinance are hereby incorporated into the body of this ordinance are true and correct.

SECTION 2. The City Manager, or their designee, is hereby authorized to execute the written contract which is attached hereto and incorporated herein as Exhibit A.

SECTION 3. The City Council of the City of Denton, hereby expressly delegates the authority to take any actions that may be required or permitted to be performed by the City of Denton under this ordinance to the City Manager of the City of Denton, or their designee.

SECTION 4. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. This ordinance was passed and approved by the following vote [\_\_\_ - \_\_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRED REX, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM: MACK  
REINWAND, CITY ATTORNEY

BY: Marcella Lunn

**Exhibit A**  
Development Agreement