



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda Public Utilities Board

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Monday, September 29, 2025

9:00 AM

Council Work Session Room

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### **REGISTRATION GUIDELINES FOR ADDRESSING THE PUBLIC UTILITIES BOARD**

Citizens will be able to participate in the following way:

- eComment – The agenda was posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Public Utilities Board immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Public Utilities Board of the City of Denton, Texas will convene in a Regular Meeting on Monday, September 29, 2025, at 9:00 a.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

### **REGULAR MEETING**

#### **1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

This section of the agenda permits a person to make comments regarding public business on items as listed on the agenda. Each speaker will be allowed a maximum of four (4) minutes. Such person(s) shall have registered under the REGISTRATION GUIDELINES FOR ADDRESSING THE PUBLIC UTILITIES BOARD detailed at the beginning of this agenda. Registration is required prior to the time this agenda item is read into the record.

#### **2. CONSENT AGENDA**

Each of the items on the Consent Agenda is recommended by the Staff and approval thereof will be strictly on the basis of the Staff recommendations. Approval of the Consent Agenda authorizes the City Manager or designee to implement each item in accordance with the Staff recommendations. The Public Utilities Board has received background information and has had an opportunity to raise questions regarding these items prior to consideration.

Listed below are bids, purchase orders, contracts, and other items to be approved for payment or other action under the Consent Agenda (Agenda Items A – N). This listing is provided on the Consent Agenda to allow Public Utilities Board Members to discuss or withdraw an item prior to approval of the Consent Agenda. If no items are pulled, the Consent Agenda Items will be approved with one motion. If items are pulled for separate discussion, they may be considered as the first items following approval of the Consent Agenda.

- A. [PUB25-158](#) Consider recommending adoption of an ordinance of the City of Denton, Texas, amending the expenditure of funds to authorize an increase of \$112,218.15 for the payment of wholesale transmission charges to American Electric Power; declaring a public purpose; and providing an effective date.
- Attachments: [Exhibit 1- Agenda Information Sheet.pdf](#)  
[Exhibit 2- Ordinance.pdf](#)
- B. [PUB25-167](#) Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Chemrite, Inc., for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823 – awarded to Chemrite, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$781,000.00).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Bid Tabulation](#)  
[Exhibit 3 - Ordinance and Contract](#)
- C. [PUB25-168](#) Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Gasochem International, LLC., for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823 – awarded to Gasochem International, LLC., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$220,000.00).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Bid Tabulation](#)  
[Exhibit 3 - Ordinance and Contract](#)
- D. [PUB25-169](#) Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Pencco, Inc., for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823 – awarded to Pencco, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$5,083,100.00).
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Bid Tabulation](#)  
[Exhibit 3 - Ordinance and Contract](#)
- E. [PUB25-170](#) Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Petra Chemical Company LLC, for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of

funds therefor; and providing an effective date (IFB 8823 – awarded to Petra Chemical Company LLC, in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$5,555,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Bid Tabulation](#)  
                                 [Exhibit 3 - Ordinance and Contract](#)

- F.    [PUB25-171](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Polydyne, Inc., for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823 – awarded to Polydyne, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$2,828,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Bid Tabulation](#)  
                                 [Exhibit 3 - Ordinance and Contract](#)

- G.    [PUB25-172](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with PVS DX, Inc., for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823 – awarded to PVS DX, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$4,301,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Bid Tabulation](#)  
                                 [Exhibit 3 - Ordinance and Contract](#)

- H.    [PUB25-173](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with PVS Technologies, Inc., for the purchase of water and wastewater chemicals for the Water Production and Reclamation Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8823 – awarded to PVS Technologies, Inc., in a three (3) year, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$6,050,000.00).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Bid Tabulation](#)  
                                 [Exhibit 3 - Ordinance and Contract](#)

- I.    [PUB25-174](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Inpowerd LLC, for consulting services related to Electric Regulatory Compliance for Denton Municipal Electric as set forth in the contract;

providing for the expenditure of funds therefor; and providing an effective date (RFQ 8840 – awarded to Inpowerd LLC, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of \$750,000.00).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Evaluation Sheet](#)  
                              [Exhibit 3 - Ordinance and Contract](#)

- J.    [PUB25-175](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to approve a pre-qualified professional services list of various types of engineers for Denton Municipal Electric; and providing an effective date (RFQ 8837 – for a three (3) year term).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Evaluation Sheet](#)  
                              [Exhibit 3 - Ordinance](#)

- K.    [PUB25-176](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Archer Western Construction, LLC, for pre-construction services of the Ray Roberts Water Treatment Plant Expansion Project for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8590 – awarded to Archer Western Construction, LLC, in the not-to-exceed amount of \$1,500,000.00).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Pricing Evaluation](#)  
                              [Exhibit 3 - Ordinance and Contract](#)

- L.    [PUB25-177](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Black & Veatch Corporation, amending the contract approved by the City Council on March 21, 2023, in the not-to-exceed amount of \$185,687.00; amended by Amendment 1 approved by Purchasing; said second amendment to provide additional Advanced Metering Infrastructure (AMI) Implementation Program Oversight and Deployment Program Management for the Water Metering Department; providing for the expenditure of funds therefor; and providing an effective date (File 7574-023 – providing for an additional second amendment expenditure amount not-to-exceed \$392,750.00, with the total contract amount not-to-exceed \$614,353.00).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Original Ordinance, Contract and Amendment 1](#)  
                              [Exhibit 3 - Ordinance and Amendment 2](#)

- M.    [PUB25-185](#)    Consider recommending adoption of an ordinance of the City of Denton determining the public use, need and necessity for the acquisition of approximately 3.682 acres of land

located along Spencer Road, in the Mary L. Austin Survey, Abstract Number 4, City and County of Denton, Texas, from Medanjo Partners, Ltd. a Texas limited partnership, recorded by County Clerk Document Number 2018-75291, Real Property Records, Denton County, Texas; for the purpose of future expansion of the Denton Municipal Electric campus; authorizing the expenditure of funds to Not exceed One Million Seven Hundred Twenty-Four Thousand One Hundred Seventy Dollars and 14/100 (\$1,724,170.14) for the 3.682 acres and associated closing costs; and providing for a severability and an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Site Map](#)  
[Exhibit 4 - Ordinance](#)  
[Exhibit 5 - Secretary of State](#)

- N. [PUB25-184](#) Consider recommending adoption of an ordinance of the City of Denton determining the public use, need and necessity for the acquisition of approximately 9.218 acres of land located along Shady Oaks drive, in the Mary L. Austin Survey, Abstract Number 4, City and County of Denton, Texas, from Giro Realty investments, Ltd. a Texas limited partnership, recorded by County clerk Document Number 2018-75451, Real Property Records, Denton County, Texas; for the purpose of future expansion of the Denton Municipal Electric campus; authorizing the expenditure of Funds to not exceed Four million Three Hundred Sixteen Thousand Five Hundred Twelve dollars and 86/100 (\$4,316,512.86) for the 9.218 Acres and associated closing costs; and providing for a severability and an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Location Map](#)  
[Exhibit 3 - Site Map](#)  
[Exhibit 4 - Ordinance](#)  
[Exhibit 5 - Secretary of State](#)

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PUB25-182](#) Consider approval of the September 15, 2025, minutes.

**Attachments:**      [9.15.25 PUB Minutes](#)

- B. [PUB25-164](#) Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation (“Denton”) providing for, authorizing, and approving the execution by the City Manager of the Power Purchase Agreement (“PPA”) between Denton and Tidwell Prairie IIA, LLC (“Tidwell Prairie”); authorizing the acceptance and approval by the City Manager of the Letter of Credit or other credit support issued on behalf of Tidwell Prairie further securing the obligations of Tidwell Prairie to Denton for the benefit of Denton; approving the execution of such other and further related documents deemed necessary to effectuate the transactions allowed under this agreement by the City Manager, which are incident to or related to the PPA; finding that the

purchase of capacity and energy made by Denton under the terms of the PPA are in the public welfare; authorizing the expenditure of funds; determining that specific information contained in documents involved in this transaction pertain to a “Competitive Electric Matter” as set forth under the provisions of §551.086 and §552.133 of the Texas Government Code, as amended; allowing the public to inspect and reproduce the PPA as redacted; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Ordinance & Redacted Power Purchase Agreement](#)  
                              [Exhibit 3 - Presentation](#)

- C.    [PUB25-165](#)    Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation (“Denton”) providing for, authorizing, and approving the execution by the City Manager of the Power Purchase Agreement (“PPA”) between Denton and Blue Summit I Wind, LLC (“Blue Summit”); authorizing the acceptance and approval by the City Manager of the Letter of Credit or other credit support issued on behalf of Blue Summit further securing the obligations of Blue Summit to Denton for the benefit of Denton; approving the execution of such other and further related documents deemed necessary to effectuate the transactions allowed under this agreement by the City Manager, which are incident to or related to the PPA; finding that the purchase of capacity and energy made by Denton under the terms of the PPA are in the public welfare; authorizing the expenditure of funds; determining that specific information contained in documents involved in this transaction pertain to a “Competitive Electric Matter” as set forth under the provisions of §551.086 and §552.133 of the Texas Government Code, as amended; allowing the public to inspect and reproduce the PPA as redacted; and providing an effective date.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Ordinance & Redacted Power Purchase Agreement](#)  
                              [Exhibit 3 - Presentation](#)

- D.    [PUB25-045](#)    Consider recommending approval of a resolution of the City of Denton, Texas, a Texas home-rule municipal corporation, adopting the City of Denton Water Master Plan; superseding all previously adopted water master plans; and declaring an effective date.

**Attachments:**      [Exhibit 1: Agenda Information Sheet](#)  
                              [Exhibit 2: Resolution](#)  
                              [Exhibit 3: Presentation](#)

- E.    [PUB25-183](#)    Management Reports  
                              1. Future Agenda Items  
                              2. New Business Action Items

**Attachments:**      [1. Future Agenda Items](#)  
                              [2. New Business Action Items](#)

#### 4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Public Utilities Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Following the completion of the Regular Meeting, the Public Utilities Board (PUB) will convene in a Closed Meeting to consider specific items when these items are listed below under the Closed Meeting section of this agenda. The Public Utilities Board (PUB) reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

#### CLOSED MEETING

- A. [PUB25-163](#) Deliberations Regarding Certain Public Power Utilities Competitive Matters - Under Texas Government Code Section 551.086; Consultation with Attorneys - Under Texas Government Code Section 551.071.

Receive information from staff regarding proposed wind resource and battery storage Power Purchase Agreements with Blue Summit I Wind, LLC and Tidwell Prairie IIA, LLC that include data stemming from public power utility competitive data; discuss, deliberate, and provide direction to staff regarding same. Consultation with City's attorney regarding issues associated with the above matter where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton Public Utilities Board under Texas Disciplinary Rule of Professional Conduct of the State Bar of Texas or would jeopardize the City's legal position in any administrative or potential litigation.

- B. [PUB25-186](#) Deliberations regarding Real Property - Under Texas Government Code Section 551.072;

Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the potential purchase of real property situated in the Mary L. Austin Survey, Abstract Number 4, in the City of Denton, Denton County, Texas, located near Shady Oaks Drive and Spencer Road, where a public deliberation of such potential purchase would have a detrimental effect on the City's position in negotiations with a third party.

Any final action, decision, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final action, decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (The 'Public Power Exception'). The Public Utilities Board reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its Open Meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Section 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on September 23, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.