



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: December 16, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with CentralSquare Technologies, LLC, for Enterprise Land Management (ELM) software for the Development Services Department, which is the sole provider of this software, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding, and if over \$50,000, shall be awarded by the governing body; providing for the expenditure of funds therefor; and providing an effective date (File 8924 – awarded to CentralSquare Technologies, LLC, in the five (5) year not-to-exceed amount of \$1,029,536.12).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Strengthen Community and Quality of Life.

INFORMATION/BACKGROUND

The purpose of this agenda item is to request Council's approval for expenses for the City's current land management software for the Development Services Department. The City upgraded the previous software of 20 years to a newer version in 2021 after Council approval on July 21, 2020.

In 2024, BerryDunn conducted a needs assessment of the City's land management system, guided the Request for Proposals process, and coordinated both remote and in-person demonstrations from 11 vendors for City subject matter experts. Due to budget re-evaluation for enterprise system replacements, the City will not pursue a replacement system at this time and will instead extend its contract with CentralSquare.

Below are the estimated expenditures:

CST Cost per Year	Total Cost
Year 1	\$168,635.42
Year 2	185,498.96
Year 3	204,048.86
Year 4	224,453.75
Year 5	246,899.13
10% Contingency	102,953.61
Total	\$1,132,489.73

RECOMMENDATION

Award a contract with CentralSquare Technologies, LLC, for Enterprise Land Management (ELM) software for the Development Services Department, in a five (5) year not-to-exceed amount of \$1,029,536.12.

PRINCIPAL PLACE OF BUSINESS

CentralSquare Technologies, LLC
Lake Mary, FL

ESTIMATED SCHEDULE OF PROJECT

This is a five (5) year contract.

FISCAL INFORMATION

These services will be funded from Development Services Operating account 220002.7803. Requisition #173475 has been entered into the Purchasing software system in the amount of \$168,635.42. The budgeted amount for this item is \$1,029,536.12.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Charlie Rosendahl, (940) 349-8452.

Legal point of contact: Marcella Lunn at 940-349-8333.