



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CM/DCM/ACM: Cassey Ogden

DATE: October 14, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a Solid Waste Services Contract to provide solid waste services to the Legends Ranch Municipal Utility District of Denton County; and providing an effective date.

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

BACKGROUND

A MUD is a special-purpose district created to provide essential services such as water, wastewater, and drainage to areas outside city limits. Governed by an elected board, MUDs fund infrastructure and operations through bonds repaid by property taxes and user fees. MUDs are required to seek City consent when the MUD is within the extraterritorial jurisdiction (ETJ) of the City.

In September 2019, staff met with the petitioner for Legends Ranch regarding their development proposal and intention of seeking a MUD. On February 14, 2020, the City received a Petition for Consent from Legends Ranch Development, LLC to create a 496.136 acre MUD in the City's ETJ Division 1 through the TCEQ process identified above. The Petition was considered by the City Council on May 12, 2020, and consent was not granted. Following the Petitioner's inability to obtain consent from the City, staff and the representatives of Legends Ranch MUD met to develop terms that would be acceptable for the City to consider consenting to the Petition. The outcomes of these terms were incorporated into the approved Development Agreement adopted by the City Council on June 28, 2022. Incorporated in the Development Agreement was also the ability to enter into a Fire Services Agreement for the City of Denton to provide fire protection to the District, which became effective on May 12, 2023.

The City most recently amended the Development and Fire Services Agreement on August 20, 2024, to allow for the increase of multifamily units and modify the boundaries of the MUD. This agreement included a requirement for the developer to notify the City of offers for solid waste service and required them to use the City of Denton as the service provider if the City's offer was substantially similar to the offer by the third-party company. The City received that notice from the developer earlier this year and is able to provide a better service to the development than the third-party company, so staff began negotiating a solid waste agreement with the Legends MUD representatives.

Staff has negotiated this agreement with the MUD and includes a requirement for the provision of services similar to Denton residents, including:

- weekly trash, recycling, yard waste, and bulk pickup, commercial trash and recycling services, and other services; and
- fees for service for a \$50 setup fee, \$3 monthly capital fee, and City Council-approved monthly rates, which would be the out-of-city rate for these customers; and
- a five (5) year initial term with 5-year renewals.

RECOMMENDATION

Staff recommends approval of the ordinance and amendment attached as **Exhibit 2** based on the City having a previous agreement with the intention of providing solid waste service.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

June 28, 2022- City Council approved the Original Developers Agreement.

May 12, 2023- Fire Service Agreement became effective.

August 20, 2024- City Council approved an amendment to the Development Agreement and Fire Services Agreement.

October 22, 2024- City Council approved the Strategic Partnership Agreement with Legends Ranch.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Ordinance and Amendment

Exhibit 3 - Presentation

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services