



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Development Services, Real Estate

**ACM:** Cassandra Ogden

**DATE:** December 5, 2023

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton determining the public use, need and necessity for the acquisition of approximately 3.158 acres of land located along Teasley Lane, in the J. Fisher Survey, Abstract No. 421, City and County of Denton, Texas for the purpose of a future Fire Station 6 Facility; authorizing the City Manager, or designee, to consummate and accept the purchase, grant and conveyance to the City of Denton from Denton West Joint Venture, seller; authorizing the expenditure of funds not to exceed Two Million One Hundred Thousand and 00/100 Dollars (\$2,100,000.00); and providing for severability and an effective date.

### **BACKGROUND**

Following the August 15, 2023 Work Session presentation by the Fire Department, City Council gave staff direction to initiate due diligence and to negotiate the purchase of approximately 3.179-acres of land at 3900 Teasley Lane for the future development of a new Fire Station 6. Fire Department staff presented data demonstrating that a new fire station at this location would expand the response area to a greater population between the southern portion of Teasley Lane and the City limits within the 4 minutes or less recommended response time.

In a Closed Meeting on September 26, 2023, Council gave staff direction to offer a Letter of Intent to Purchase the subject property in the amount of \$2,000,000.00, subject to acceptable due diligence reports and final approval of the City Council. Title has been opened at a local title company, and the appraisal and environmental clearance have been received.

Approval of this item will authorize the City Manager or designee to perform all duties and execute all instruments required to consummate and accept the purchase, grant and conveyance to the City.

If a Council member determines that he or she has a conflict of interest pursuant to the Ethics Ordinance, he or she may contact the City Attorney's Office to have a Recusal Form prepared prior to consideration of this agenda item.

<b>Funding Source</b>	<b>Amount</b>
Purchase Price	\$2,000,000.00
<b>Estimated Closing Costs</b>	<b>\$100,000.00</b>
Account # 100392475.1365.30100	\$1,295,000.00
Account # 100392469.1365.30100	\$805,000.00

### **OPTIONS**

1. Approve proposed ordinance
2. Decline to approve proposed ordinance

### **RECOMMENDATION**

Staff recommends approval of the ordinance.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

August 15, 2023- Direction to pursue due diligence received in Closed Section

September 26, 2023 – Direction received in Closed Section to send Letter of Intent to Purchase.

### **FISCAL INFORMATION**

On November 7, 2023, the voters in the City of Denton passed “Proposition D: Public Safety” in the amount of \$42,015,000. This proposition allocates funding for designing, acquiring, constructing, purchasing, renovating, improving, upgrading, updating, enlarging, demolishing, and equipping public safety including the purchase of land, easement, rights-of-way, and other real property with respect to: Fire State #5, Fire Station #6, and the Linda McNatt Animal Care and Adoption Center Expansion. The City will expend \$1,295,000 of Proposition D bond proceeds for the purchase of the Fire Station 6 property, with the remaining \$805,000 funded by General Fund appropriations set aside for this purpose in the FY 2023-24 budget.

Initial funding for this project will be allocated from existing City funds. Within 60 days of the date the funds are originally paid, Staff will bring forward a reimbursement ordinance declaring the intent to reimburse capital program expenditures of the general government with bond proceeds from the 2023 voter-approved propositions.

### **EXHIBITS**

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Location Map

Exhibit 3 - Ordinance

Respectfully submitted:  
Deanna Cody, Deputy Director  
Development Services-Real Estate