

**MINUTES**  
**CITY OF DENTON**  
**ECONOMIC DEVELOPMENT PARTNERSHIP BOARD**  
May 9, 2018

After determining that a quorum was present, the Economic Development Partnership Board convened on Wednesday, May, 2018, at 11:03 a.m. The meeting was held in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas, 76201.

**PRESENT:** Marty Rivers, Jim Fykes, Carrell Ann Simmons, Gerard Hudspeth, Keely G. Briggs, Jimmy Mejia, John Baines, Jill Jester, Michael Rondelli, Bob Eames,

**ABSENT:** Carine Feyten, Neal Smatresk, and Steve Edgar

**EX-OFFICIO:** Present: Chuck Carpenter  
Absent: Jamie Wilson and Todd Hileman

**STAFF PRESENT:** Caroline Booth, Kim Phillips, Karen Boenker, and Michelle Coughlin

**1. WORK SESSION**

**A. EDP18-029 Receive a report and hold a discussion regarding revisions to the City's Public Improvement District Guidelines.**

Booth gave an overview of the City Council's direction work session on April 10, 2018

- Re-include residential PIDS, which had previously been excluded.
- Residential purchasers within a PID would be clearly informed that their home is in a PID and there would be additional assessments.
- Worked with outside council, Julie Fort, of Messer, Rockefeller & Fort Municipal Law Firm, to define demonstrable public benefit as "clearly apparent positive effect or reduction of negative effects on the population or the community." Examples include "development of higher quality and occurring sooner than if it was left on the open market". "Development in the City's ETJ, and the developer is willing to voluntarily annex into the City".
- A checklist of development standards for residential developments requesting PIDs to be included in the development agreement.
- Retain an assessment cap.

There was discussion about the item related to residential purchasers being informed that there home is in a PID. Booth assured the board that staff will rely on outside council to assist staff in drafting the development agreement, and that specifics will be addressed when the development agreement is written so that the City is not open to liability or overstepping bounds. The language in the draft was updated to clarify that the onus is on the developer to notify buyers.

**B. EDP18-032**

**Receive a report and hold a discussion regarding the Denton Renewable Resource Plan and the Denton Energy Center.**

George Morrow, General Manager, and Chris Lutrick, Project Manager, from Denton Municipal Electric, both presented to the EDP Board regarding the Denton Renewable Resource Plan and the Denton Energy Center.

Morrow introduced himself and gave a brief synopsis of his background. Morrow shared that he has been in the electric utility business for 40 years and of those he has been running municipal utilities for 24 years. Morrow said that DME began service in 1905, has 53,000 electric customers within one hundred square miles, and they currently have the largest capital project in Denton's history, the Denton Energy Center.

Lutrick shared an aerial photo of the DEC (Denton Energy Center), described the layout of the plant, and gave an overview of the project. Lutrick highlighted the fact that the plant uses very little water, 10-20 gallons per week, and is considered to be water conscious.

Baines asked for clarification regarding the project being the City's largest capital project. Lutrick said the project is worth two-hundred and twenty five million dollars, can deliver 220 megawatts of power via its 12 Wartsilia engines, and it's the world's largest natural gas engine.

Fykes asked about is the City's total electrical load. Lutrick answered that Denton's peak load maximum is approximately 355 megawatts. This number, Lutrick continued, grows over the summer to reach its peak in early August. Lutrick said that within five minutes the plant can deliver its full output.

Morrow spoke about other resources that contribute to the City's electrical load: The City's landfill project, the Santa Rita wind farm in West Texas, and Blue Bell Solar II, which was approved by the City Council yesterday, Tuesday, May 8, 2018.

Briggs asked if there were plans to add additional engines at the landfill to capture gasses that are currently not being captured. Morrow said not at this time, possibly once newer less costly engines come on the market.

Rondelli asked if Denton has a competitive edge over other cities with regard its energy capacity, and if the information that was presented today is used in Economic Development marketing materials. Booth answered and said that reliability is a big factor when it comes to the manufacturing industry as an example, as well as consistency of pricing. Whereas other cities may have less expensive energy pricing for these companies, Denton's energy load can take away the uncertainties of reliability and volatile pricing.

Hudspeth inquired about landscaping around sub-stations. Morrow spoke about the issues related to having too many trees for squirrels to climb and access electrical wiring, which can cause power disruptions. Lutrick mentioned that DME is subject to the Denton Development Code, and will plant trees according to the requirements where there is room and where it won't become a liability to try and off-set the visual impact of a substation. Hudspeth requested an email regarding information about the landscaping plan for the substation at Hickory Street.

Morrow concluded by conveying to the board the Denton Energy center is a large and important project that is invested by the EDP Board, citizens of Denton and local businesses and that DME will optimize the value of the plant going forward.

## **1. REGULAR MEETING**

### **A. EDP18-033 Consider approval of the minutes of the April 11, 2018 meeting.**

The minutes were amended to reflect that Fykes and Rivers were both absent at the April 11, 2018 meeting. Baines made a motion to accept the minutes of the April 11, 2018 meeting as amended. Jester seconded the motion. The motion was approved unanimously with a vote of 10-0.

### **B. EDP18-030 Consider a recommendation to the Denton City Council regarding approval of the revised Public Improvement District Guidelines.**

Jester made a motion to recommend to the Denton City Council regarding approval of the revised Public Improvement District Guidelines as written, with the revision which states the onus will be on the developer to notify the homebuyer that they are buying into a PID. Simmons seconded the motion. The motion was approved unanimously with a vote of 10-0.

### **C. EDP18-031 STAFF REPORTS:**

#### **1. Follow up on TWU Women in Business Grants.**

Booth reported that ten business owners have been selected to receive \$5000 grants/each. List of the businesses was provided, three of the ten are from Denton. The grant recipients have completed their grant training and will graduate in the near future.

#### **2. Follow up on amphitheater inquiry.**

Booth reported that the Parks and Recreation department confirmed they do not have capital project plans to build an amphitheater at this point in time. RED Development is still planning a central courtyard with a performance stage and seating at Rayzor Ranch.

#### **3. March 2018 STaND Report.**

#### **4. April 2018 City RFI Activity Report.**

#### **5. Year-to-Date City Direct Lead Summary.**

Fykes suggested adding dates to the City Lead Summary report. Dates when the lead came in, and dates when staff followed-up.

#### **6. May 2018 Chamber Activity Report.**

## **2. CONCLUDING ITEMS – None for today.**

The meeting adjourned at 12:09 p.m.