City Manager's Office
215 E. McKinney St., Denton, TX 76201 • (940) 349-8307

MEMORANDUM

DATE: October 30, 2026
TO: The Honorable Mayor Watts and Council Members
FROM: Cassey Ogden, Interim City Manager
SUBJECT: Friday Staff Report

Upcoming Meetings

1. Parks, Recreation and Beautification Board on **Monday, November 2, 2026,** at **6:00 p.m.** in the Civic Center Redbud Room.
2. CANCELLED - Animal Shelter Advisory Committee on **Wednesday, November 4, 2026,** at **10:00 a.m.** at the Linda McNatt Animal Care & Adoption Center.
3. Economic Development Partnership Board on **Wednesday, November 4, 2026,** at **11:00 a.m.** at the Development Service Center.
4. Agenda Committee on **Thursday, November 5, 2026,** at **8:00 a.m.** in the City Council Work Session Room.
5. Bond Oversight Committee on **Thursday, November 5, 2026,** at **12:00 p.m.** in the City Council Work Session Room.
6. Denton Police Department Chief of Police Advisory Board on **Thursday, November 5, 2026, at 6:00 p.m**. in the Public Safety Training Center – 719 E. Hickory Street, Denton, TX 76205

Please check the City of Denton website for final meeting days and times as information is subject to change after the Friday Report is published. Public Meetings & Agendas | Denton, TX (civicplus.com)

Upcoming Community Events and Public Meetings

Please visit the City of Denton website for upcoming community events and details.

Updates to Council

A. General Information & Status Updates....3

Informal Staff Reports

A. 2027-004 Fee reduction or waiver for affordable housing developments....5
B. 2027-005 Protest of MUD 7....11

Information

A. Council Requests for Information....19
B. Public Meetings Calendar....20
C. Future Work Session Items....23
D. Street Closure Report....24

General Information & Status Updates

A. Increased Flexibility for Customers – Customer Service is happy to announce the addition of GooglePay to online payment options for customers. Unlike PayPal or Venmo, GooglePay does not collect a service fee within their application so customers will be assessed the 1.55% fee through Invoice Cloud. Any customer having trouble paying their monthly utility bill should contact Customer Service at 940-349-8700 or customer.service@cityofdenton.com for assistance before the interruption of service. Staff contact: Christa Foster, Customer Service

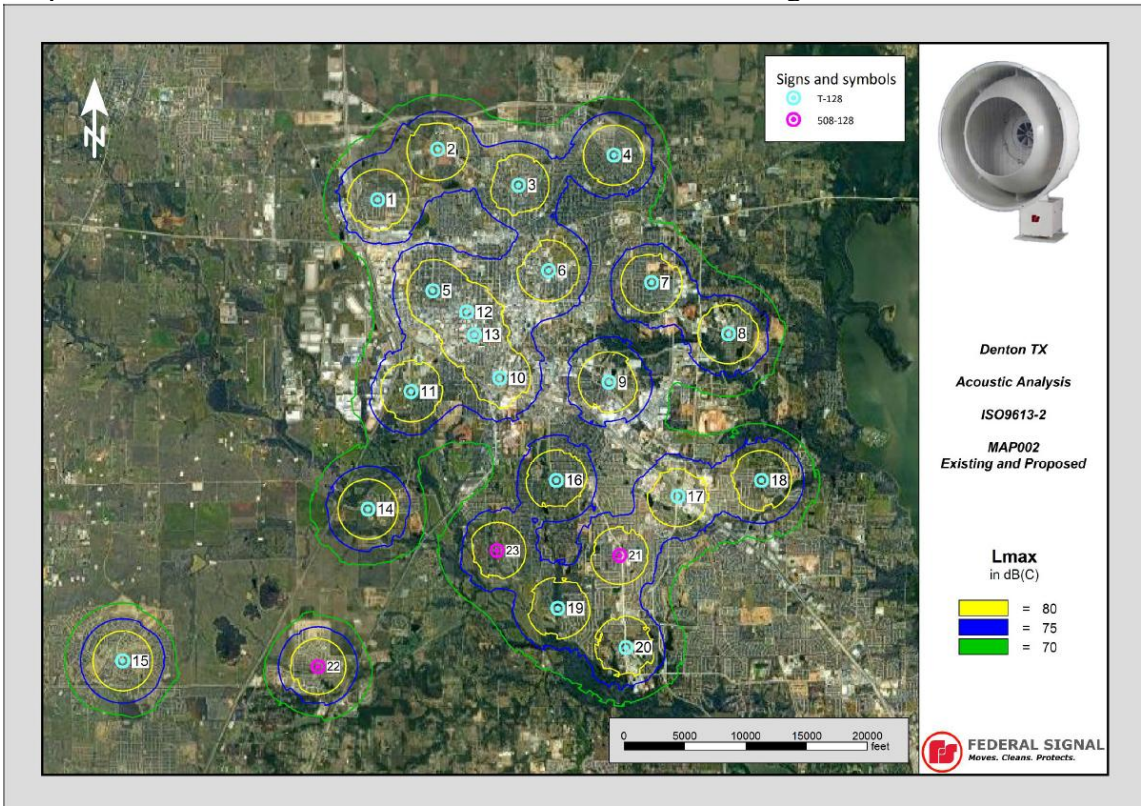
B. Core Scientific TCEQ Violations – At the Oct. 27 City Council meeting, there was a inquiry regarding alleged TCEQ violations for the Core Scientific Data Center. On July 24, Core Scientific was issued a Notice of Enforcement (NOE) by the TCEQ for failure to comply with maximum emission rates on their air registration, failure to obtain a Title V Federal Operating Permit for a major source, failure to limit non-emergency operation of the emergency generators to hour limits, and failure to maintain records for compliance with permit by rule conditions associated with eight back-up generators at Buildings C & D. The alleged violations stemmed from running eight emergency generators between April and June 2026 while resolving manufacturing defects in ninety-three site transformers. TCEQ's enforcement group will review the NOE and determine next steps. Staff contact: Charlie Rosendahl, Development Services

C. Swift Water Deployment - The Fire Department has deployed a six-person swift water team to San Juan County, New Mexico, as part of a Texas Task Force 1 deployment. The team is conducting search and damage assessment operations along the Animas and San Juan Rivers after last week's flooding. They are working alongside local resources, an established Incident Management Team, Texas Task Force 1 squads from Fort Worth, San Antonio, and El Paso, and two Oklahoma Task Force 1 squads. With Tropical Storm Vance expected to bring more rain this weekend, the team is pre-locating boat access points and hazards in case of renewed flooding. Staff contact: Collin Skipper, Fire

D. Denia Recreation Center to Close for Electrical Panel Upgrade – The Denia Rec Center will be closed from Dec. 2 through Dec. 7 to undergo a planned upgrade to the facility's electrical panel system, bringing the building up to current code standards. The closure is necessary as this work requires a full building power outage. Residents will be notified regarding the Recreation Center's closure via the Parks and Recreation newsletter, website, social media accounts, and signage posted at the facility. Staff contact: Megan Thomas, Parks and Recreation.

E. Outdoor Warning Sirens Expansion - FEMA has approved the City of Denton's grant application for an Outdoor Warning System Expansion project, for a total amount of $117,086.79. The federal share of $87,815.09 (75%) comes from the Hazard Mitigation Grant Program. The City's $29,271.70 match (25%) will come from the Emergency Management budget. The grant will fund three solar-powered outdoor warning sirens with battery backup in the fast-growing southern part of the city, activated from the Emergency Operations Center through a secure, redundant network. The project is expected to be completed within 15 months.

Purple indicates the location of the three new outdoor warning sirens.



Staff contact: Bob Martinez, Fire

INFORMAL STAFF REPORT
TO MAYOR AND CITY COUNCIL

SUBJECT:

Fee reduction or waiver for affordable housing developments

EXECUTIVE SUMMARY:

On September 22, Council Member Ferrie proposed a two-minute pitch requesting a work session to discuss establishing a formal city-wide policy that allows the City of Denton to waive or significantly reduce development and impact fees for permanent supportive housing and deeply affordable housing projects. The City has adopted development application and permitting fees that apply to all development and/or redevelopment within the city. Additionally, impact fees for water, wastewater, and roadway impacts apply to all developments based on the scale and proposed land use, while parkland dedication and development fees are limited in applicability to only new residential development. City Council could choose to establish policies related to reducing, waiving, or reimbursing some fees. City Council has some authority to waive impact fees for housing that would qualify as affordable housing under Local Government Code Chapter 395.

BACKGROUND:

Development and Permitting Fees

The City adopts fee schedules annually that include application fees for all development projects and permits. Fees for development projects are based upon a cost recovery model of approximately 80% with some subsidies related to historic preservation, smaller residential permits, and other work of benefit to the public, and those rates relate the amount of time staff spends reviewing and preparing projects for review by the City's various boards/commissions/Council to the cost of the application. Following permit issuance, additional fees apply for public works inspections associated with any public improvements required to support a project. As presently adopted, these development fees apply uniformly across all types of residential development with no reduction or waiver of fees presently authorized for affordable housing projects or permits.

Impact Fees

In addition to the application and permitting fees, new developments citywide are also subject to impact fees. Impact fees are authorized by the Texas Legislature for roadway, drainage, water, and wastewater facilities and are a mechanism for cities to fund new construction/replacement of public infrastructure by assessing a fee to recover the cost of the impacts of new development on the City's utilities and roadways. In the City of Denton, impact fees are currently adopted for water, wastewater, and roadway infrastructure impacts based on rates shown in the table below. Water and wastewater impact fees are based on the size of the meter required to support the

development, which is largely based upon the number of water-using fixtures within a building. Roadway impact fees are assessed based upon the land use type and number of dwelling units within the development. The ordinances authorizing these impact fees allow for payment of the fees to be offset if a development constructs utility improvements or roadways identified within the ordinances. Projects undertaken to expand capacity utilize a combination of collected impact fees and debt issued. When a city waives applicable impact fees, it is then required to use other funding to make up the shortfall, so any reduction in impact fees collected would result in a higher debt issuance for a project.

Fee Type	Year Adopted	Rate
Roadway	July 2024	20% of maximum allowable
Water	August 2025	75% of maximum allowable
Wastewater	August 2025	75% of maximum allowable

Under Texas Local Government Code Section 395.016(g), municipalities are allowed to reduce or waive impact fees for projects that qualify as affordable housing under the HOME Act (42 U.S.C. 12745); however, the City currently has no policy for waivers under this state law allowance.

Parkland Dedication and Development Fees

The City also recognizes the public benefit of parks and open space, and therefore parkland dedication and development fee requirements are also applicable to all residential developments. Parkland dedication may occur in the form of actual land dedication to the City or in the form of a fee-in-lieu of dedication. In addition to a dedication requirement, parkland development fees help fund park improvements within a park zone and apply at the time of permitting. These fees are calculated based upon the type of residential development (single-family/duplex/townhome versus multifamily), each of which has certain average residential density factors associated with them. Payment of these fees may be offset if a development dedicates the required amount of land and/or constructs improvements within that parkland, both of which are required to be approved by Council through a park dedication/development agreement. The City originally enacted the parkland dedication and development fees in 1998 and the last update was completed in 2022.

Statutory Authorization for Fee Reduction or Waiver

The City could adopt a policy establishing parameters by which a development of park fee reduction or waiver could be authorized. Because these fees are established by City Council under the City's home rule authority, there is flexibility to waive these fees as long as the primary objective accomplishes a legitimate public purpose, the City maintains sufficient control of the waiver to ensure the public purpose is actually carried out, and the City receives a return benefit.

For water/wastewater and roadway impact fees, Texas Local Government Code Section 395.016(g) authorizes a city to reduce or waive impact fees only for service units that qualify as affordable housing under United States Code Title 42 Section 12745, as amended. Qualifying units are those that provide permanent housing to low-income households, including those for disabled homeless persons, transitional housing, and single room occupancy housing. Income restrictions are set by the U.S. Department of Housing and Urban Development annually based on regional incomes known as the Area Median Income (AMI). More information about AMI and the definitions of affordability can be found in the attached "Defining Affordability" document.

Fee Programs in Affordable Housing

All affordable housing programs in the City seek to target the issue of cost burden among Denton residents. The City has two ways of reducing housing cost burden: by increasing supply of income-qualified and market-rate housing, and by providing rental subsides directly to residents (such as Housing Choice Vouchers, Project Based Vouchers, Tenant Based Rental Assistance, and other rental assistance programming). Fee reduction programs seek to reduce the cost of development, thereby encouraging increased supply of housing.

In 2020, the Council established a Development Fee Grant Program that was amended in 2022. The program was created to assist with the development and preservation of affordable housing and details are outlined in the attached program guidelines. The program sets a maximum project reimbursement of $50,000 for nonprofit facilities and $12,000 per unit for single-family affordable homes (up to four homes). Funding for the program varies year to year based on anticipated need and other priorities.

The City has previously provided grants or waivers to developments seeking to build affordable housing. On Oct. 14, 2025, the Council passed Ordinance 25-1769 waiving roadway impact fees in an amount not to exceed $140,600 for the McAdams Haven development to support their application to the state for additional time to claim their Housing Tax Credit award. At the September 22, 2026, City Council meeting, an ordinance was passed authorizing a Development Fee Grant of $50,000 to Giving Grace to support their Love First family shelter through the reimbursement of development fees paid.

DISCUSSION:

Affordable housing initiatives and programs of the City work to reduce the housing cost burden of Denton residents. Incentives related to affordable housing development seek to create a financial situation in which the expenses of a development are low enough that the revenue required allows for below-market rents for a set affordability period, generally 15 years.

The fees issued by the City to reimburse staff costs and to partially pay for the capital investments the City will later incur as a result of the development are considered a soft cost and are generally

a small proportion of the overall project costs. An analysis of properties under construction in 2025 showed that the City's total development fees were on average 3% of the total development cost.

The cost of an 'Affordable for Denton' unit (a unit with rent restricted to 50% AMI or below) over the affordability period is based on the anticipated difference between the restricted rate of an income qualified unit and the prevailing market rate for units of the same bedroom size in the City (also known as the rental reduction). The estimated cost of an 'Affordable for Denton' unit over a 15-year affordability period[1] is:

AMI Limit	Bedrooms	Cost to Project Over Affordability Period
30%	1	$ 100,000
	2	$ 125,000
	3	$ 175,000
50%	1	$ 5,000
	2	$ 15,000
	3	$ 45,000

Using the 16 most recent 'affordable' multifamily developments complete or under construction as examples, there was a development fee total of $31,678,099 to reimburse the City for actual and future costs of the 4,295 new housing units. The average cost per unit was $7,376. The median cost of total development fees for each development was $1,977,486.

The City could establish a policy that seeks to exchange development fees, in part or in whole, for securing affordable unit restrictions for a set period where the cost of the impact fee wavier would be able to 'buy' affordable unit development. For example, in a 250-unit development, the development fee would likely be between $1.5 and $2 million. Based on estimated project affordability costs, this could be exchanged for various combinations of affordability, 10 three-bedroom units at 30% AMI to support low-income families, or; 10 one-bedroom units at 30% AMI, 23 two-bedroom units at 50% AMI, and seven three-bedroom units at 50% AMI.

The efficacy of any potential policy converting development fees into housing cost burden relief will be dependent upon how strictly the policy requires demonstrated affordability concessions for participation.

Policy Options

If the Council is interested in establishing a policy for fee reductions or waivers, the following options could be considered:

[1] Assuming a 2% increase in rental savings each year (a market in which rent rises faster than regional income).

1. **Adopt an ordinance authorizing a reduction or waiver of Development Project and Permit Review Fees**. As noted above, the adopted application, permitting, and inspection fees are applicable to all projects city-wide. The Council could elect to adopt an update to the fee schedule or a separate ordinance that authorizes the reduction or waiver of all or some of those fees if a development meets set affordability criteria, which could be determined by the Council.
2. **Adopt an ordinance authorizing a reduction or waiver of Parkland Dedication and Development Fees.** Similarly, the City's adopted Parkland Dedication and Development fees currently apply uniformly to all residential development City-wide, so the ordinance would have to be updated to authorize conditions under which either the land dedication/fee-in-lieu and/or development fee could be reduced or waived for qualifying affordable housing projects.
3. **Adopt a policy formalizing when impact fees are either reduced or waived entirely.** State law already authorizes the reduction or waiver of impact fees for qualifying affordable housing projects. Council could adopt an ordinance specifying the conditions under which Council would waive or reduce specific development fees.

Considerations of a Fee Reduction of Waiver

Any reduction or waiver of fees for new developments would have a financial impact on the City. The overall impact of the most recent 16 affordable housing projects is $31.7 million in total development fees, including permitting, development, impact fees, and parks fees. Any reductions in these amounts affect the City's general fund and the ability to fund infrastructure improvements for water, wastewater, roads, and parks.

CONCLUSION:

While establishing a fee reduction or waiver policy may incentivize affordable housing development and indirectly influence housing cost burden in Denton, it directly impacts the City's cost recovery and long-term capital improvement funding. Any comprehensive waiver policy would require careful balancing against future infrastructure needs and debt issuance. Staff recommend that City Council carefully weigh these financial trade-offs and establish clear parameters ensuring any fee relief directly yields verifiable, long-term affordability commitments for the community.

Upon receipt of the Informal Staff Report, Council Member Ferrie may indicate if the information provided satisfies their request. The item will be considered by the Agenda Committee for placement on a future Work Session agenda and routing through an appropriate board, commission, or committee.

STAFF CONTACTS:

Charlie Rosendahl
Director of Development Services
Charlie.Rosendahl@cityofdenton.com
(940) 349-8452

Hayley Zagurski
Planning Director
Hayley.Zagurski@cityofdenton.com
(940) 349-7785

Jesse Kent
Director of Community Services
Jesse.Kent@cityofdenton.com
(940) 349-7234

REQUESTOR: Council Member Ferrie
STAFF TIME TO COMPLETE REPORT: 6
PARTICIPATING DEPARTMENTS: Development Services, Community Services

INFORMAL STAFF REPORT
TO MAYOR AND CITY COUNCIL

SUBJECT:
The City of Denton has filed a protest of Denton County Municipal Utility District No. 7 and GB878 LLC's Texas Pollutant Discharge Elimination System (TPDES) Permit (ID WQ0016751001) for a proposed domestic wastewater treatment facility which will be located approximately 0.65 miles southeast of the intersection of Lights Ranch Road and Farm-to-Market Road 1385, near the city of Pilot Point, in Denton County, Texas 76258.

BACKGROUND:
The City Manager, or their designee, is authorized to protest TPDES permit applications in accordance with the City's TPDES Delegation Ordinance (Ordinance 24-2480). Tollway West Point 1385 LP & Coit Main Redemption LLC is the property owner of 615.62 acres southeast of Pilot Point, Texas – a proposed 2,000 lot development planned by GRBK Edgewood, LLC. This development is located on the east side of FM 1385 and northeast of the intersection of FM 1385 and Friendship Road southeast of Pilot Point, Texas in the Mustang Special Utility District's Sewer Certificate of Convenience and Necessity (CCN).

On March 11, 2025, Denton County Municipal Utility District No. 7 and GB878 LLC filed an application for a TPDES permit. The Texas Commission on Environmental Quality (TCEQ) published the Notice of Receipt of Application and Intent to Obtain Water Quality Permit (NORI) on April 2, 2025. TCEQ completed its technical review of the permit application, and on September 10, 2026, reissued the NORI updating the discharge route description and Applicant's representative, and issued a Notice of Application and Preliminary Decision (NAPD), along with a draft permit. Notice was published in the Denton Record Chronicle on September 19, 2026.

Staff reviewed the draft permit and filed comments and a request for a contested case hearing on Oct. 19, 2026.

Summary of filed comments:

- The proposed permit is not protective of water quality;
- The applicants failed to fully demonstrate their need for the proposed permit; and
- The applicants failed to meet the sludge and biosolids management and disposal requirements.

The primary impact to the City regarding this permit is its potential effect on water quality within Lewisville Lake, one of Denton's drinking water supply sources.

DISCUSSION:

There is no financial impact to the City to file or withdraw the protest. This action preserves the City's ability to negotiate with Denton County Municipal Utility District No. 7 and GB878 LLC as the TPDES permit application moves forward. Staff will provide updates to Council.

The next steps following the City's submission of its protest letter are:

- TCEQ Review – TCEQ staff evaluate the application, public comments, and any technical or legal issues.
- Responses to public comments are issued by the TCEQ Executive Director.
- Hearing Referral – The TCEQ Commissioners determine whether hearing requestors are "Affected persons" entitled to hearing. If there are "Affected persons," the Commissioners will grant a hearing to those persons and refer the matter to the State Office of Administrative Hearings (SOAH), with a list of issues for review.
- SOAH Hearing – The SOAH Administrative Law Judge conducts the hearing, considers evidence, and issues an opinion.
- Final Determination – The TCEQ Commissioners consider whether to issue the permit based on the hearing outcome and other regulatory requirements.

Staff will attempt negotiations with Denton County Municipal Utility District No. 7 and GB878 LLC. The matter can be settled prior to a hearing at SOAH.

ATTACHMENTS:

Protest Letter dated October 19, 2026

STAFF CONTACT:
Denis Qualls
Assistant General Manager, Water Utilities
Denis.qualls@cityofdenton.com

REQUESTOR: Staff Initiated
STAFF TIME TO COMPLETE REPORT: 2.0 hrs.
PARTICIPATING DEPARTMENTS: Water Utilities Administration

Denton Water Utilities
901-A Texas St., Denton, TX 76209 • (940)349-8086

October 19, 2026

Ms. Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality
Office of the Chief Clerk, MC-105
P.O. Box 13087
Austin, Texas 78711-3087

Via Electronic Filing

Re: City of Denton Comments and Request for Contested Case Hearing; Texas Pollutant Discharge Elimination System Permit Application No. WQ0016751001; Applicants, Denton County Municipal Utility District No. 7 and GB878 LLC

Dear Ms. Gharis,

Please accept these comments and request for contested case hearing ("Comment Letter") timely filed on behalf of the City of Denton, Texas. ("Denton" or "City"). Denton respectfully submits the following comments regarding proposed permit No. WQ0016751001 and the associated application filed by Denton County Municipal Utility District No. 7 ("MUD 7") and GB878 LLC ("GB878") on March 11, 2025 ("Application"). The City submits its comments in accordance with Chapter 5, Subchapter M and Section 26.028 of the Texas Water Code and Title 30, Chapter 55 of the Texas Administrative Code. The City requests a contested case hearing regarding the Application and proposed permit number WQ0016751001.

I. BACKGROUND

Denton is a Texas home-rule municipality and Retail Public Utility that provides water service to approximately 158,349 Texans within its City limits and many others throughout its service area and surrounding areas in Denton County. The City possesses Certificates of Convenience and Necessity Nos. 10195 (Water) and 20072 (Wastewater) issued by the Public Utility Commission of Texas. The City also holds Texas Pollutant Discharge Elimination System ("TPDES") Permit Nos. WQ0010027003 and WQ0014416001 and Certificates of Adjudication Nos. 08-2348 and 08-2335, which authorize the City to appropriate surface water from Lewisville Lake and Ray Roberts Lake, respectively. The Elm Fork Trinity River passes through the City's ETJ and connects Ray Roberts Lake and Lewisville Lake.

Denton adopted a new Wastewater Master Plan ("WWMP") in 2024. The City uses the WWMP as a planning tool to address rapid population growth and increased development in the City and the region. The WWMP is intended to assist the City with its efforts to ensure efficient and sustainable management of wastewater, protect public health and safety, and construct wastewater treatment and conveyance infrastructure needed for the population growth projected over the next 25 years.

MUD 7 and GB878 (Collectively, "Applicants") filed the Application on March 11, 2025. The Notice of Receipt and Intent to Obtain a Permit ("NORI") states that the Application is "to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 950,000 gallons per day." Additionally, the Combined NORI and Notice of Application and Preliminary Decision ("NAPD"), issued on September 10, 2026, characterizes the facility and discharge as follows:

> The facility will be located approximately 0.65 miles southeast of the intersection of Lights Ranch Road and Farm-to-Market Road 1385, in Denton County, Texas 76258. The treated effluent will be discharged to a man-made channel or storm sewer system, thence to unnamed tributaries, thence to Pecan Creek, thence to Lewisville Lake in Segment No. 0823 of the Trinity River Basin.

The City reserves its right to supplement or amend this Comment Letter to address any additional information or responses provided by TCEQ or the Applicants.

II. PUBLIC COMMENTS

The City of Denton contends that the Application should be denied, and the proposed permit should not be granted because:

A. The proposed permit is not protective of water quality;
B. The Applicants failed to fully demonstrate their need for the proposed permit; and
C. The Applicants failed to meet the sludge and biosolids management and disposal requirements.

A. The proposed permit is not protective of water quality.

The City is concerned that the proposed permit is not protective of water quality.[1] Lewisville Lake (Segment 0823) is classified high aquatic life use, public water supply, and primary contact recreation.[2] Given these classifications and Lewisville Lake's status as a source of drinking water for Denton, Dallas, and the region, Denton contends that the permit limitations for carbonaceous biochemical oxygen demand (BOD) and dissolved oxygen (DO) are not stringent enough. Specifically, the BOD limitation should be seven (7) milligrams per liter, and there should be a DO limitation of five (5) milligrams per liter.

---

[1] *See* TEX. WATER CODE § 26.003.
[2] 30 TEX. ADMIN. CODE § 307.10.

The Combined NORI/NAPD states,

> A Tier 1 antidegradation review has preliminarily determined that existing water quality uses will not be impaired by this permit action. Numerical and narrative criteria to protect existing uses will be maintained. A Tier 2 review has preliminarily determined that no significant degradation of water quality is expected in Pecan Creek and Lewisville Lake, which have been identified as having high aquatic life uses. Existing uses will be maintained and protected.

The City disputes this assessment due to the need for more stringent BOD and DO permit limitations and the uses and characteristics of the receiving waters, including Lewisville Lake. The City also disagrees with the Executive Director's articulation of the Tier 2 standard. "Significant degradation" is not the standard articulated in the TCEQ's rules.[3] Rather, as a default, the rules prohibit degradation of waters, with degradation being defined as, "a lowering of water quality by more than a de minimis extent, but not to the extent that an existing use is impaired." [4] "De minimis" does not mean that a matter is not significant. It means that, in terms of degree, the matter is so insignificant as to be overlooked or disregarded.[5]

The City also notes that there is an aggregate effect that should be considered when it comes to this Application and other pending applications that seek to discharge wastewater into the water bodies stated above. As of the date of this Comment Letter, multiple applications exist for wastewater treatment plants discharging less than 1 million gallons per day ("MGD") into Denton watersheds. All these applications, including this Application, would discharge effluent into Lewisville Lake, resulting in multiple loads of less than 1 MGD. Together they represent a significant loading of pollutants into Lewisville Lake.

Finally, the City contends that the Applicant's package plant is not likely able to treat and manage PFAS and other emerging contaminants that require advanced treatment. Proper long-term planning requires consideration of the ability of package plants to remove PFAS from wastewater.

B. The Applicants failed to fully demonstrate their need for the proposed permit.

Domestic Wastewater Permit Application Technical Report 1.1 asks whether any part of the proposed service area is within the Certificate of Convenience and Necessity ("CCN") of another utility.[6] If so, the technical report requires applicants "to attach a justification for the proposed facility **and a cost analysis** of expenditures that includes the cost of connecting to the CCN facilities versus the cost of the proposed facility or expansion."[7] The proposed service area is

---

[3] 30 TEX. ADMIN. CODE § 307.5(b)(2).
[4] *Id.*
[5] DE MINIMIS, Black's Law Dictionary (12th ed. 2024).
[6] Domestic Wastewater Permit Application Technical Report 1.1 at 1.
[7] *Id.* at 2 (emphasis added). *See also* Tex. Comm'n On Envt'l Quality, Instructions for Completing the Domestic Wastewater Permit Application (TCEQ-10053-inst) (Apr. 2026) at 59. Hereinafter referred to as the "Application Instructions."

located within Mustang Special Utility District's CCN No. 20930. However, the Applicants did not include the cost analysis. Without this, TCEQ's need analysis is incomplete.

C. The Applicants failed to meet the sludge and biosolids management and disposal requirements.

In the Application, the Applicants state the proposed facility will generate biosolids and that it will dispose of them in a landfill.[8] However, the method of transportation and the disposal site are listed as "TBD."[9] The application requires that these portions be completed. The Application Instructions state to, "[p]rovide **detailed information** for each disposal site."[10] This information must include, "the name of the site, the site's permit or registration number, and the county in which each disposal site is located."[11] Likewise, the next subsection requires a "method used to transport the sludge to the disposal site."[12] The Applicants have not provided the information and there is no way for the TCEQ to know where the biosolids will be disposed or if there is a disposal site willing to accept them.[13] Because the Applicants have failed to include this information, the Application should be denied, and the proposed permit should not be granted.

III. REQUEST FOR CONTESTED CASE HEARING

I, on behalf of the City of Denton, respectfully request a contested case hearing to address the issues raised in this Comment Letter with respect to the Application and proposed permit number WQ0016751001. The City reserves its right to supplement or amend this Comment Letter to address any additional information or responses provided by TCEQ or the Applicants.

IV. DESCRIPTION OF AFFECTED PERSON STATUS

The City is an affected person. Pursuant to TEX. WATER CODE § 5.115 and 30 TEX. ADMIN. CODE § 55.203, "an affected person is one who has a personal justiciable interest related to a legal right, duty, privilege, power, or economic interest affected by the application."[14] Interests common to the members of the general public do not qualify.[15] Governmental entities, like the City, with "authority under state law over issues raised by [an] application," can be affected persons.[16] Among other relevant factors, in assessing whether to grant affected person status, the TCEQ may consider:

> 1. Whether the interest claimed is one protected by the law under which the application will be considered;

---

[8] Domestic Wastewater Permit Application Technical Report 1.0 at 11.
[9] *Id.* at 12.
[10] Application Instructions at 52 (emphasis added).
[11] *Id.*
[12] *Id.*
[13] This is especially important given the fluidity of the regulatory landscape and risk tolerance with respect to PFAS as a hazardous substance.
[14] 30 TEX. ADMIN. CODE § 55.203.
[15] *Id.*
[16] *Id.*

2. Distance restrictions or other limitations imposed by law on the affected interest;

3. Whether a reasonable relationship exists between the interest claimed and the activity regulated;

4. Likely impact of the regulated activity on the health and safety of the person, and on the use of property of the person;

5. Likely impact of the regulated activity on use of the impacted natural resource by the person;

6. For a hearing request on an application filed on or after September 1, 2015, whether the requestor timely submitted comments on the application that were not withdrawn; and

7. For governmental entities, their statutory authority over or interest in the issues relevant to the application.[17]

The TCEQ may also consider, "the merits of the underlying application and supporting documentation in the commission's administrative record, including whether the application meets the requirements for permit issuance."[18]

As stated in the Background section of this Comment Letter, Denton is a Retail Public Utility that serves approximately 158,349 Texans within its city limits and many others in its service area and surrounding portions of Denton County. Denton is a holder of water rights to appropriate Waters of the State stored in Lewisville Lake, a regional water supply to Dallas, Denton, and many other cities and utilities. The proposed discharge enters Lewisville Lake, one of the City's primary sources of drinking water. Therefore, the City, a governmental entity with water rights in one of the receiving waters, has interests not common to members of the public, has interests protected by state law related to its water rights, and has a statutory interest over or interest in the issues relevant to the Application.

Adverse impacts to water quality associated with the proposed discharge could negatively impact Denton's diversion of water from Lewisville Lake from both a financial and technical perspective. Reduced DO and increased BOD loading could cause ecological stress in Lewisville Lake and could increase treatment costs and require additional investments in treatment technology and maintenance by the City, thereby interfering with the City's use of its water rights. As a home-rule municipality, Denton has an interest in and the authority to protect its customers and public health and safety within its jurisdictional boundaries, including its extraterritorial jurisdiction.[19] A portion of Lewisville Lake is in the City's ETJ and City residents use the lake for recreation. The City is concerned that the proposed discharge will degrade water quality thereby impacting the municipal, environmental, and recreational uses of Lewisville Lake and increasing the cost of service to the City's customers.

---

[17] *Id.*
[18] *Id.*
[19] *See* TEX. LOC. GOV'T CODE §§ 42.001, 54.004, 212.003, 212.044, and 242.001.

The City contends that a contested case hearing is necessary to ensure that the Application and associated discharge will comply with state and federal law and will not negatively impact the City, its residents, and its neighbors. An evidentiary hearing with sworn testimony in front of a neutral fact finder is essential to ensure that the Application conforms with state and federal law.

V. ADDITION TO THE MAILING LIST AND CORRESPONDENCE

In accordance with Title 30, Chapter 55 of the Texas Administrative Code, please add the following contacts to your official mailing list for this matter:

Stephen Gay, General Manager of Water Utilities
City of Denton
901-A Texas Street
Denton, TX 76209
(940) 349-8086

Mack Reinwand, City Attorney
City of Denton
215 E. McKinney St.
Denton, TX 76201
(940) 349-8333

Please send all future correspondence using the addresses and telephone numbers provided above.

VI. CONCLUSION

Denton respectfully submits these comments for consideration by the Executive Director and requests a contested case hearing regarding this matter. The City may supplement or amend this Comment Letter based on additional information provided by the TCEQ or the Applicants. For the reasons stated above in the City's comments, the Application does not meet the requirements for permit approval, the Application should be denied, and the proposed permit should not be granted.

If you have any questions or need any additional information, please feel free to contact me.

Sincerely,

Stephen Gay
General Manager, Water Utilities

Copy: Cassey Ogden, Interim City Manager
Christine Taylor, Assistant City Manager
Mack Reinwand, City Attorney

Friday Report - Council Requests FY 26-27

	Summary of Request or Item	Council Member Requestor	Date Received	Staff Assigned	Department	Comments	Action
1	Residential Curb Repair	Council Member Holland	10/22/26	Seth Garcia	Capital Projects & Street Ops	Response sent.	Complete
2	DME Data Center Cost Impact	Council Member Ferrie Council Member Rumohr	10/23/26	Antonio Puente	DME	Response sent.	Complete
3	PlacerAI Tool Usage	Council Member Ferrie	10/05/26	Brittany Sotelo	Economic Development	Response sent.	Complete
4	ODB MSOA Amendments	Mayor Pro Tem Stevens	10/26/26	Jesse Kent	Community Services	Response sent.	Complete
5	Utility ROI Question	Mayor Pro Tem Stevens	10/25/26	Antonio Puente	DME	Response sent.	Complete
6	Barricades and Sandbags left on Hickory	Mayor Pro Tem Stevens	10/28/26	Jen Basham	Parks	Response sent.	Complete
7	Feedback on Upcoming SUP	Council Member Rumohr	10/22/26	Charlie Rosendahl	Development Services	Response sent.	Complete
8	Overnight shelter	Council Member Ferrie	10/05/26	Jesse Kent, Matthew Hamilton	Community Services Finance	Referred to staff.	In Progress
9	Fire Compensation Comparison	Mayor Pro Tem Stevens	10/22/26	Aimee Kaslik	Strategy, Budget, & Performance	CMO Review.	In Progress
10	Utility Invoice Inquiry	Mayor Watts	10/26/26	Antonio Puente	DME	Referred to staff.	In Progress
11	AMI Project Costs and Options	Council Member Ferrie	10/26/26	Stephen Gay	Water Utilities	CMO Review.	In Progress
12	City Open Records Process	Mayor Watts	10/27/26	Kristi Gilbert	City Secretary's Office	CMO Review.	In Progress
13	Sherman Basin Litter Follow Up	Mayor Pro Tem Stevens	10/30/26	Jesse Kent	Community Services	Reinspection scheduled.	In Progress
14	Marietta Street Parking Issues Follow Up	Council Member Rumohr	10/28/26	Farhan Butt	Development Services	CMO Review.	In Progress
15	Hobson Lane Right Turn	Council Member Holland	10/11/26	Farhan Butt	Development Services	Scheduled for 10/30 - CMO Review	Scheduled
16	Riding a Bicycle on North Sherman	Council Member Rumohr	10/26/26	Farhan Butt	Development Services	Scheduled for 11/4	Scheduled

City of Denton

Meeting Calendar

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Criteria : Begin Date: 11/2/2026, End Date: 2/5/2027

Date	Time	Meeting Body	Meeting Location
November 2026			
11/2/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Redbud Room
11/4/2026	10:00 AM	Animal Shelter Advisory Committee	Cancelled
11/4/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
11/5/2026	8:00 AM	Agenda Committee	Council Work Session Room
11/5/2026	12:00 PM	Bond Oversight Committee	Council Work Session Room
11/5/2026	6:00 PM	Denton Police Department Chief of Police Advisory Board	Public Safety Training Center 719 E. Hickory Street Denton, Texas 76205
11/9/2026	9:00 AM	Public Utilities Board	Council Work Session Room
11/9/2026	5:30 PM	Historic Landmark Commission	Development Service Center
11/9/2026	5:30 PM	Library Board	Emily Fowler Central Library
11/11/2026	3:00 PM	Airport Advisory Board	CANCELLED
11/12/2026	9:00 AM	Main Street Board	Development Service Center
11/12/2026	3:00 PM	Health & Building Standards Commission	CANCELLED
11/12/2026	5:30 PM	Board of Ethics	Council Work Session Room
11/12/2026	6:00 PM	Board of Ethics	Council Work Session Room
11/13/2026	10:00 AM	Community Services Advisory Committee	Development Service Center
11/16/2026	3:00 PM	Development Code Review Committee	Development Services Center
11/16/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
11/17/2026	11:00 AM	Denton City Public Facility Corporation	Council Work Session Room
11/17/2026	1:00 PM	City Council	Council Work Session Room & Council Chambers
11/18/2026	10:00 AM	Mobility Committee	Council Work Session Room
11/18/2026	12:00 PM	Tax Increment Reinvestment Zone Number One Board	Development Service Center

Date	Time	Meeting Body	Meeting Location
11/18/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
11/18/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
11/19/2026	3:00 PM	Committee on Persons with Disabilities	Development Service Center
11/25/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
December 2026			
12/1/2026	1:00 PM	City Council	Council Work Session Room & Council Chambers
12/3/2026	8:00 AM	Agenda Committee	Council Work Session Room
12/3/2026	8:30 AM	Downtown Economic Development Committee	Development Service Center
12/3/2026	4:00 PM	Public Art Committee	Civic Center Community Room
12/7/2026	9:00 AM	Public Utilities Board	Council Work Session Room
12/7/2026	6:00 PM	Parks, Recreation and Beautification Board	Civic Center Community Room
12/9/2026	11:00 AM	Economic Development Partnership Board	Development Service Center
12/9/2026	1:00 PM	Sustainability Framework Advisory Committee	City Council Work Session Room
12/9/2026	3:00 PM	Airport Advisory Board	Airport Terminal Meeting Room
12/10/2026	3:00 PM	Health & Building Standards Commission	Development Service Center
12/14/2026		Public Utilities Board	Council Work Session Room
12/14/2026	5:30 PM	Board of Ethics	Council Work Session Room
12/14/2026	5:30 PM	Library Board	North Branch Library
12/14/2026	5:30 PM	Zoning Board of Adjustment	Development Service Center
12/15/2026	2:00 PM	City Council	Council Work Session Room & Council Chambers
12/16/2026	10:00 AM	Mobility Committee	Council Work Session Room
12/16/2026	5:00 PM	Planning and Zoning Commission	Council Work Session Room & Council Chambers
12/23/2026	1:00 PM	Civil Service Commission	City Hall East Human Resources Training Room
12/31/2026		City Council	Council Chambers

Date	Time	Meeting Body	Meeting Location
January 2027			
1/27/2027	12:00 PM	Tax Increment Reinvestment Zone Number One Board	Development Service Center

Tentative Work Session Topics and Meeting Information
Updated: October 29, 2026

Meeting Date	Item	Legistar ID	Departments Involved	Type	Estimated Time
November 17 Work Session (@1:00 p.m.) Special Called Meeting (Upon conclusion of the WS)	A. Council Priority Update (Affordable Housing)	26-1692	**Community Services**	City Business	1:00
	B. Franchise Fee Collections Audit Follow-Up	26-1191	**Internal Audit**	City Business	0:15
	C. Network Management Audit Follow-Up	26-1190	**Internal Audit**	City Business	0:15
	D: Tree and Landscape Code	26-1608	**Development Services**	City Business	0:45
	E: Multifamily Moratorium	26-1395	**Development Services**	City Business	0:30
	X. Two Minute Pitch:	26-0636	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s): Review City Manager applicant pool with SGR.		**Legal (if any)**	City Business	1:15
				Total Est. Time:	4:30
	Other Major Items for Meeting:				
December 1 Work Session (@1:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Boards and Commissions Update	26-1855	**City Secretary's Office**	Council Request	0:45
	B. Citizens' Committee of Art and Culture	26-1856	**City Manager's Office**	Council Request	0:30
	C. Minimum Parking Reduction Pilot Program	26-1607	**Development Services**	City Business	0:45
	D. MUD Policy	26-1611	**Development Services**	City Business	1:00
	X. Two Minute Pitch:	26-0637	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s): Review candidates and determine semifinalists for in-person interviews.		**Legal (if any)**	City Business	2:00
				Total Est. Time:	5:30
	Other Major Items for Meeting:				
December 15 Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Hold for City Manager Interviews	TBD			0:00
	X. Two Minute Pitch:	26-0638	**City Manager's Office**	Council Request	0:00
	Closed Meeting Item(s): Interviews		**Legal (if any)**	City Business	4:15
				Total Est. Time:	4:15
	Other Major Items for Meeting:				
~2027~					
January 12 Work Session (@2:00 p.m.) Special Called Meeting (Upon conclusion of the WS)	A. Monthly Financial Update	TBD	**Finance**	City Business	0:45
	B. Parks Update	TBD	**Parks**	City Business	0:45
	C. ED Catalyst Projects	TBD	**Economic Development**	City Business	1:00
	D. Community Forever Village	26-2429	**Development Services**	City Business	0:45
	E. Financial Planning Audit	25-2153	**Internal Audit**	City Business	0:15
	X. Two Minute Pitch:	TBD	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s):		**Legal (if any)**	City Business	0:30
				Total Est. Time:	4:30
	Other Major Items for Meeting:				
February 2, 2027 Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Monthly Financial Update	TBD	**Finance**	City Business	0:15
	B. HOT Funds & Sponsorship Allocation Process	TBD	**Finance**	City Business	1:00
	C. Ethics Ordinance Update	TBD	**City Manager's Office**	Council Request	0:30
	X. Two Minute Pitch:	TBD	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s): Hunter/Cole Impact Fees		**Legal (if any)**	City Business	0:30
				Total Est. Time:	2:45
	Other Major Items for Meeting:				
February 16, 2027 Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Quakertown Memorial Fund	TBD		Council Request	0:30
	B. City-Wide Fiscal Impact Analysis	TBD		Council Request	0:30
	C.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s): MUD 12 Update		**Legal (if any)**	City Business	0:30
				Total Est. Time:	2:00
	Other Major Items for Meeting:				
March 2, 2027 Work Session (@2:00 p.m.) Regular Meeting (@ 6:30 p.m.)	A. Monthly Financial Update	TBD	**Finance**	City Business	0:15
	B.	TBD		City Business	0:00
	C.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s):		**Legal (if any)**	City Business	0:30
				Total Est. Time:	1:15
	Other Major Items for Meeting:				
March 23, 2027 Work Session (@2:00 p.m.) Special Called Meeting (@ 6:30 p.m.)	A. Long Term Financial Policies	TBD	**Finance**	City Business	1:00
	B. Alternative Schedule Pilot Program	TBD	**City Manager's Office**	City Business	1:00
	C.	TBD		City Business	0:00
	X. Two Minute Pitch:	TBD	**City Manager's Office**	Council Request	0:30
	Closed Meeting Item(s):		**Legal (if any)**	City Business	0:30
				Total Est. Time:	3:00
	Other Major Items for Meeting:				

**This is for planning purposes only. Dates are subject to change.*

1 Street Closure Report: Upcoming Closures

smartsheet

SCR Nov 2nd – 8th

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Brush Creek Rd	US377	Hamilton Rd	11/16/26	05/16/26	Road Expansion/ Paving drainage. Mill and overlay for new street. PCM26-0004	Public Works Inspections	Bull Rivers	Full Closure
2	University Dr (US-380)	240' East of Bonnie Brae St	240' West of Bonnie Brae St	10/30/26	10/30/26	Existing signal will be removed. New traffic signal mast arm will be installed along with new traffic heads and wiring. Westbound traffic will be closed and must adhere to detour route except emergency vehicles can use the inside most lane with contractor removing the proposed barrels.	Engineering	Taylor Holt	Full Closure

2 Street Closure Report: Current Closures

smartsheet

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Bernard St	Maple St	Prairie St	11/02/26	11/19/26	Milling and paving intersection of Bernard and W Highland street to tie into new section of W Highland.	Streets	Kevin Kronenberger	Full Closure
2	Bonnie Brae St S	Corbin Rd	Goodson Way	10/21/26	11/05/26	Road street repair fixing a base failure in the streer	Streets	Marlon Harrison	Lane Closure
3	Carroll Blvd	Prairie St	Hickory St	08/24/26	11/06/26	Driver to perform gas work at the SE corner of intersection of Carroll/Mulberry Street.	Atmos Public Works Inspections	Zabdiel Mota	Lane Closure
4	Carroll Blvd	Pearl St	Stroud St	11/02/26	12/04/26	Driver Pipeline to use TCP to spot utilities prior to installing service to the Denton County building at 401 West Hickory, via bore.	Public Works Inspections	Zabdiel Mota	Lane Closure
5	Carroll Blvd	Oak St	Sycamore St	09/28/26	12/11/26	Driver Pipeline to use TCP set to retire gas service along the southside of Carroll Boulevard.	Atmos	Zabdiel Mota	Lane Closure
6	Carroll Blvd S	Pearl St	Mulberry St W	10/12/26	11/09/26	Driver Pipeline will use the TCP during their gas main line relocation ahead of City of Denton CIP (PEC4)	Public Works Inspections	Zabdiel Mota	Lane Closure
7	Fishtrap Rd	5501 Fishtrap Rd (Fishtrap Business Center)	Greenleaf Cir	10/12/26	12/07/26	Fink Construction extending waterline on Fishtrap for Riviera Mobile Home Park.	Public Works Inspections	Eder Talamantes	Lane Closure
8	Hampton Rd	Lariat Rd	Masch Branch Rd	09/10/26	03/29/27	Utility relocate, widening of Masch Branch	Public Works Inspections	Scott Wilson	Full Closure
9	Hickory Creek Rd	Riverpass Dr	Country Club Rd (FM 1830)	03/13/23	12/31/26	Bridge Installation	Engineering	Tracy Beck	Full Closure
10	Masch Branch Rd N	Hampton Rd	Lovers Lane Rd	10/21/26	12/25/26	Lane Closure for Privated Development and CIP project	Public Works Inspections Streets		Full Closure
11	McKinney St	Loop 288	500' east of Loop 288	11/04/26	11/19/26	Demo existing curb-gutter and install new D/W approach	Public Works Inspections	Jacob O'Briant	Lane Closure
12	Quail Creek Dr	Stockbridge Rd	Berry Down Ln	05/04/26	11/06/26	Replacing water lines	Private Development Public Works Inspections	Alexander Cervantes	Full Closure
13	Redstone Rd	Hercules Ln	Neptune Dr	05/05/25	10/31/26	Utilities and Pavement replacement	Engineering	Dante Hale	Full Closure
14	Robson Ranch Rd	I-35W	Gibbs Road/Ed Robson Blvd	08/10/26	02/06/27	Roadway widening from Sagehawk Drive to I-35W and at the Gibbs Road/Ed Robson Blvd intersection	Engineering	Megan Davidson	Lane Closure
15	Stockbridge Dr	Hudsonwood Dr	Quail Creek Dr	03/30/26	11/06/26	Contractor replacing water lines for Providence Place Project	Private Development Public Works Inspections	Alexander Cervantes	
16	Stuart Rd	Sun Valley Dr	Imperial Dr	05/15/26	11/20/26	Utility Work	Public Works Inspections	Armando Beltran	Lane Closure
17	University Dr W	200' West of Bonnie Brae Intersection	500' East of Bonnie Brae Intersection	10/21/26	11/18/26	Saw cutting on US-380 joint for new tie in of concrete for new North Bound Bonnie Brae Street.	Engineering	Taylor Holt	Lane Closure
18	Vintage Blvd	I-35 W (North Bound service road)	approx. 1100' to the east	10/26/26	11/16/26	New drive approach and turn lane install	Public Works Inspections	Jacob O'Briant	Lane Closure
19	Welch St	Maple St	Prairie St	11/02/26	11/19/26	Milling and paving in the intersection of W Highland and Welch	Streets	Kevin Kronenberger	Full Closure
20	Yellowstone Pl	Imperial Dr	Sun Valley Dr	05/15/26	11/20/26	Utility Work	Public Works Inspections	Armando Beltran	Lane Closure

3 Street Closure Report: Completed Closures

smartsheet

	Street/ Intersection	From	To	Closure Start Date	Closure End Date	Description	Department	Department Contact	Closure Type
1	Bonnie Brae St	University Dr (US 380)	Carril Al Lago Dr	07/13/26	10/10/26	Contractor is to demo existing southbound lanes of Bonnie Brae	Engineering	Jesus Perez	Lane Closure
2	Bonnie Brae St	University Dr (US 380)	Elm St (US77)	05/11/26	10/10/26	Contractor will continue to demolish and install infrastructure along the whole length of the project. At times Contractor will need the use of an additional lane.	Engineering	Jesus Perez	Rolling Closure
3	Bonnie Brae St	Riney Rd / Bronco Way	Elm St (US77)	05/22/26	10/10/26	Contractor to construct the new concrete southbound lanes.	Engineering	Jesus Perez	Full Closure
4	Bonnie Brae St S	Bonnie Brae South at US-377	Bonnie Brae south at US-377	10/24/26	10/26/26	Union Pacific Railroad Emergency closure of roadway at rail crossing	Engineering	Scott Fettig	Full Closure
5	Carril Al Lago Dr	Aurora Ln	Bonnie Brae St	05/25/26	10/10/26	Contractor will be demolishing the street intersection and median to the new right of way line.	Engineering	Jesus Perez	Full Closure
6	Downtown Square	various streets (see link)		10/24/26	10/24/26	Various streets in the downtown square area will be completely closed for this weekend's Day of the Dead Festival and parade. Please visit the link for location details. https://app.oneplan.io/share/CirH4McPSBu23QuvwOzZNg?level_id=6af15a11-f6c9-4f27-86b2-4c77f23f376a			
7	Highland St W	Welch St	Bernard St	08/03/26	10/05/26	Reconstruct on W Highland	Streets	Jesse Rodriguez	Full Closure
8	Oak St	Carroll Blvd	Fry St	05/08/26	10/16/26	A&D completing restoration for gas work	Public Works Inspections	Stephany Trammell	Rolling Closure
9	Oak St	Welch St	Ave C	05/08/26	10/16/26	A&D completing restoration for gas work	Public Works Inspections	Stephany Trammell	Rolling Closure
10	Vintage Blvd	Vintage Blvd at US-377	Vintage Blvd at US-377	10/24/26	10/26/26	Union Pacific Railroad Emergency closure of roadway at rail crossing	Engineering	Scott Fettig	Full Closure
11	Windsor Dr	Northway	Parkside Dr	04/22/26	10/01/26	The Contractor will be demolishing the asphalt roadway that form the (2) west bound lanes West of the Windsor/Bonnie Brae intersection.	Engineering	Jesus Perez	Lane Closure
12	Windsor Dr	Northway	Bonnie Brae St	07/20/26	10/01/26	Contractor will be installing concrete pavement on the eastbound lanes west of the street intersection of Windsor & Bonnie Brae	Engineering	Jesus Perez	Lane Closure
13	Windsor Dr	Bonnie Brae St	Westgate Dr	03/26/26	10/23/26	Water Tap and Tie in. Closure will be active from 9am-3pm	Public Works Inspections	Armando Beltran	Lane Closure