

**Subject** Cole Ranch - Introductory Meeting  
**Location** Teams Call **Date/Time** August 20, 2020 @ 1:00pm  
**Participants** City of Denton, Southridge Park, Cole Trust, TBG Partners, LJA Engineering

Task	Notes
1 INTRODUCTIONS	<p>City of Denton</p> <ul style="list-style-type: none"> <li>• Richard Cannone, <i>Deputy Director of Development Services</i></li> <li>• Scott McDonald, <i>Director of Development Services</i></li> <li>• Ken Schmidt, <i>Development Project Facilitation Manager</i></li> <li>• Todd Estes, <i>Director of Engineering</i></li> <li>• Brian Jahn, <i>City Traffic Engineer</i></li> <li>• Ethan Cox, <i>Director of Public Works</i></li> <li>• Kenneth Banks, <i>General Manager of Utilities</i></li> <li>• Brian Boerner, <i>Director of Solid Waste</i></li> <li>• Frank Pugsley, <i>Director of Water and Wastewater</i></li> <li>• <b>Gary Packan, <i>Director of Parks and Recreation</i></b></li> <li>• Emily Loiselle, <i>Deputy Building Official</i></li> <li>• Frank Dixon, <i>Police Chief</i></li> <li>• David Becker, <i>Fire Chief</i></li> <li>• Scott Gray, <i>Airport Manager</i></li> <li>• Antonio Puente, <i>CFO, Interim Gen Manager of DME</i></li> <li>• Sara Hensley, <i>Asst City Manager</i></li> </ul> <p>Southridge Park</p> <ul style="list-style-type: none"> <li>• Ocie Vest, P.E., <i>Project Manager, The Cole Ranch Company</i></li> </ul> <p>The Cole Ranch Company</p> <ul style="list-style-type: none"> <li>• Jennifer Alexander, <i>Manager, M.T. Cole Family Partnership No. 1</i></li> </ul> <p>LJA Engineering</p> <ul style="list-style-type: none"> <li>• Kyle Salzman, P.E. (<i>Project Manager</i>)</li> <li>• Lauren Gilstrap, P.E. (<i>Project Manager</i>)</li> <li>• Michael Baitup, RPLS (<i>Survey</i>)</li> <li>• Susan Alford, REM (<i>Environmental Services</i>)</li> <li>• Cody Malke (<i>Environmental Services</i>)</li> <li>• Larissa Knapp-Scott, CFM (<i>Flood Study and Dam Safety</i>)</li> <li>• Scott Booth, P.E. (<i>Traffic Engineer</i>)</li> </ul>

Task	Notes
	<p>TGB Partners (<i>Lead Planner</i>)</p> <ul style="list-style-type: none"> <li>• Mark Meyer, PLA</li> <li>• Yixiao Liu, AICP</li> <li>• Robert Acuna-Pilgrim, PLA</li> </ul> <p>Alpha Testing (<i>Geotechnical Consultant</i>)</p> <ul style="list-style-type: none"> <li>• Brian Powell, P.E.</li> <li>• Brian Hoyt, P.E.</li> </ul> <p>Crawford &amp; Jordan LLP (<i>District Attorney</i>)</p> <ul style="list-style-type: none"> <li>• Clay Crawford</li> </ul> <p>Schupe Ventura, PLLC (<i>Land Use Legal Counsel</i>)</p> <ul style="list-style-type: none"> <li>• Misty Ventura</li> <li>• Melissa Lindelow</li> </ul>
2 GOALS & SCHEDULE	Development Timeline
3 COORDINATION	<p>District</p> <ul style="list-style-type: none"> <li>• Establishing Voter Residence</li> </ul> <p>Survey &amp; Topography</p> <ul style="list-style-type: none"> <li>• Detailed LiDAR/Ortho Contouring and Photogrammetry</li> </ul> <p>Environmental Evaluation</p> <ul style="list-style-type: none"> <li>• Wetlands Determination Report</li> <li>• ESA Validation and Refinement</li> <li>• City &amp; USACE Permitting</li> </ul> <p>Traffic and Transportation</p> <ul style="list-style-type: none"> <li>• Loop 288 &amp; I-35 W Status</li> <li>• Transportation Improvements and Phasing</li> </ul> <p>Flood Study and DCSWCD Lake/Dam Management</p> <ul style="list-style-type: none"> <li>• Master Drainage Study Review Process</li> <li>• Floodplain Reclamation</li> <li>• Dam Safety/Emergency Action Plan Coordination</li> <li>• City Involvement in DCSWCD 547</li> </ul>

Task	Notes
	<p>Development Master Plan</p> <ul style="list-style-type: none"> <li>• Updates Per Current Data <ul style="list-style-type: none"> <li>○ Wetlands Delineations</li> <li>○ ESA</li> <li>○ Historical Features, if any</li> <li>○ Loop 288 Preliminary Parcel Descriptions</li> <li>○ Field Survey</li> <li>○ NRCS Dam Easements</li> <li>○ Denton ISD School Tract Boundaries</li> <li>○ Gas Well/Pad Setbacks</li> </ul> </li> </ul> <p><b>Parks &amp; Recreation Facilities</b></p> <ul style="list-style-type: none"> <li>• <b>Conceptual Master Plans of Parks, Trails, and Open Space</b></li> </ul> <p>Water/Wastewater Infrastructure</p> <ul style="list-style-type: none"> <li>• Improvements and Phasing</li> </ul>
4 SPECIAL DISTRICT	Creation and Status