CITY OF DENTON CITY COUNCIL MINUTES
January 9, 2024

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, January 9, 2024, at 2:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Brian Beck and Council Members Vicki Byrd, Paul Meltzer, Brandon Chase McGee, Joe Holland, and Chris Watts

ABSENT: None

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

**The posted agenda noted the registration process for in-person, call-in, and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person, call-in, and online comments received are reflected in the exhibit to the minutes of this meeting.**

## WORK SESSION

1. **Citizen Comments on Consent Agenda Items**

   None

2. **Requests for clarification of agenda items listed on this agenda.**

   - Clarification:
     - None
   - Pulled For Individual Consideration:
     - None

A. ID 23-2422 Meeting Questions, Responses & Handouts

3. **Work Session Reports**

A. ID 23-2426 Receive a report, hold a discussion, and give staff direction regarding appointments to vacancies on City of Denton boards and commissions. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to develop an ordinance that would apply a deadline of 90 days after a vacancy or end of term.

B. ID 23-2425 Receive a report, hold a discussion, and give staff direction regarding a future charter amendment election. [Estimated Presentation/Discussion Time: 45 minutes]

The item was presented, and discussion followed.

Following discussion, City Council consensus was to go with staff recommendation for a May 2025 election and a committee comprised of 21 members.

C. ID 23-2423 Receive a report, hold a discussion, and give staff direction on pending City Council requests for: 1) Request seeking a supermajority for a resolution to go directly onto an upcoming agenda to express support for state legislation similar to H.B. 870 and S.B. 1989, which would prohibit pet stores from selling dogs or cats unless they are obtained from an animal control agency, an animal shelter, or an animal rescue organization. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented, and discussion followed.

Following discussion, City Council did not obtain a supermajority, therefore the consensus was to not present a resolution to council.

The work session was recessed for a short break at 3:07 p.m. and reconvened into closed session at 3:15 p.m.

## CLOSED MEETING

1. The City Council convened into a Closed Meeting at 3:07 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 23-2376 Deliberations regarding Economic Development Negotiations - Under Texas Government Code Section 551.087; Consultation with Attorneys - Texas Government Code, Section 551.071. Receive a report and hold a discussion regarding the offer of a financial or other incentive to Fine Arts Theater of Denton, LLC. This discussion shall include commercial and financial information, including an economic development incentive request, the City has received from Fine Arts Theater of Denton, LLC, a developer, which the City Council seeks to have locate, stay, renovate or expand in or near the territory of the city, and with which the City Council is conducting economic development negotiations. Consult with the City's attorneys about legal matters related to economic development incentives to potentially be offered to Fine Arts Theater of Denton, LLC, where a discussion of these legal matters in an open meeting would conflict with the duty of City's attorneys to the City of Denton and its City Council under the Texas Disciplinary Rules of Professional Conduct.

**DELIBERATED**

The closed meeting was recessed for a short break at 4:14 p.m. and reconvened at 4:32 p.m.

B. ID 23-2377 Deliberations regarding Real Property - Under Texas Government Code Section 551.072 Receive information from staff, discuss, deliberate, and provide staff with direction pertaining to the potential purchase of real property situated in the Original Town of Denton, Abstract 511, in the City of Denton, Denton County, Texas, located along North Locust Street where a public deliberation of such potential purchase would have a detrimental effect on the City's position in negotiations with a third party.
**DELIBERATED**

The meeting was recessed at 4:56 p.m.

## SPECIAL CALLED MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Special Called Meeting on Tuesday, January 9, 2024, at 5:03 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Mayor Gerard Hudspeth, Mayor Pro Tem Brian Beck and Council Members Vicki Byrd, Paul Meltzer, Brandon Chase McGee, Joe Holland, and Chris Watts

ABSENT: None

Also present were City Manager Sara Hensley and City Attorney Mack Reinwand.

**The posted agenda noted the registration process for in-person, call-in, and public participation at this meeting. While citizen commentary received via the online registration process was not read, each member for the City Council received each online commentary as it was submitted. In-person, call-in, and online comments received are reflected on the exhibit to the minutes of this meeting.**

## 4. CONSENT AGENDA

During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Mayor Pro Tem Beck moved to adopt the Consent Agenda as presented. Motion seconded by Council Member McGee.

Motion carried.

AYES (7): Mayor Hudspeth, Mayor Pro Tem Beck and Council Members Byrd, Meltzer, Holland, McGee, and Watts

NAYS (0): None

A. ID 23-2420 Consider approval of the minutes of the December 12, 2023 Special Called Meeting.
**APPROVED**

B. ID 23-2421 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Committee on Persons with Disabilities.
**APPROVED**

**APPOINTMENTS LISTED ON EXHIBIT B**

C. ID 23-2440 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a second amendment to a Professional Services Agreement between the City of Denton and Quorum Architects, Inc., amending the contract approved by the City Council on November 15, 2022, in the not-to-exceed amount of $663,800.00; amended by Amendment 1 approved by Purchasing; said second amendment to provide additional design services for the Solid Waste Maintenance Facility for the Capital Improvements Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7818-004 - providing for an additional second amendment expenditure amount not-to-exceed $90,000.00, with the total contract amount not-to-exceed $771,300.00).
**ASSIGNED ORDINANCE NO. 23-2440**

D. ID 23-2441 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with C&C Environmental Services, Inc., for the removal, replacement, and inspection of filter media at the Ray Roberts Water Treatment Plant for the Water Production Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8355 - awarded to C&C Environmental Services, Inc., for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $1,224,000.00).
**ASSIGNED ORDINANCE NO. 23-2441**

E. ID 23-2442 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a contract between the City of Denton and Classic Chevrolet, Inc., amending the contract approved by the City Council on September 21, 2021, in the not-to-exceed amount of $6,000,000.00; said first amendment to provide additional funding for the supply of light duty vehicles which include sedans, passenger vans, pickup trucks, hybrid, and electric vehicles for various City of Denton departments through the Fleet Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 7661 - providing for an additional first amendment expenditure amount not-to-exceed $1,500,000.00, with the total contract amount not-to-exceed $7,500,000.00).
**ASSIGNED ORDINANCE NO. 23-2442**

F. ID 23-2443 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services

Agreement with Nelson + Morgan Architects, Inc., for the Municipal Court Renovation Design and Rendering project for the Facilities Management Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7818-009 - awarded to Nelson + Morgan Architects, Inc., in the not-to-exceed amount of $200,000.00).

**ASSIGNED ORDINANCE NO. 23-2443**

G. ID 23-2444 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Motorola Solutions, Inc., through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program Contract Number RA05-21, for the renewal extension of radio system hardware, products and services, and support annual maintenance for the Technology Services Department; providing for the expenditure of funds therefor; and providing an effective date (File 8287 - awarded to Motorola Solutions, Inc., in the five (5) year not-to-exceed amount of $11,405,038.00).

**ASSIGNED ORDINANCE NO. 23-2444**

H. ID 23-2445 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Texas Fire & Sound, Inc., for fire alarm monitoring, repairs, installation, and maintenance of various City buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8313 - awarded to Texas Fire & Sound, Inc., for three (3) years, with the option for two (2) additional one (1) year extensions, in total five (5) year not-to-exceed amount of $1,500,000.00).

**ASSIGNED ORDINANCE NO. 23-2445**

I. ID 23-2446 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Piedmont Door Automation, LLC dba Piedmont Door Solutions, for the installation, equipment, repair, and replacement of doors for various city buildings for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8305 - awarded to Piedmont Door Automation, LLC dba Piedmont Door Solutions, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $1,000,000.00).

**ASSIGNED ORDINANCE NO. 23-2446**

J. ID 23-2447 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Techline, Inc., for the supply of 25KV Insulated Rubber Goods, Connectors, Hardware, and Accessories for the City of Denton Warehouse; providing for the expenditure of funds therefor; and providing an effective date (RFP 8359 - awarded to Techline, Inc., for three (3) years, with the option for two (2) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $7,500,000.00).

**ASSIGNED ORDINANCE NO. 23-2447**

K. ID 23-2448 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with Custom Landscapes, Inc. dba Classic Landscapes and Maintenance, for a landscaping and improvement contractor for the Parks and Recreation Department and other City departments; providing for the expenditure of funds therefor; and providing an effective date (RFP 8358 - awarded to Custom Landscapes, Inc. dba Classic Landscapes and Maintenance, for one (1) year, with the option for four (4) additional one (1) year extensions, in the total five (5) year not-to-exceed amount of $1,375,000.00).
**ASSIGNED ORDINANCE NO. 23-2448**

L. ID 23-2451 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute an Interlocal Cooperative Purchasing Agreement with the Town of Prosper, under the Texas Government Code, Section 791.001, to authorize the Town of Prosper and City of Denton to utilize each entities' solicited contracts for the purchasing of various goods and services; authorizing the expenditure of funds therefor; and declaring an effective date (File 8447 - award an Interlocal Cooperative Purchasing Agreement with the Town of Prosper).
**ASSIGNED ORDINANCE NO. 23-2451**

N. ID 23-2275 Consider adoption of an ordinance of the City of Denton dissolving the Traffic and Safety Commission; repealing all ordinances and resolutions in conflict; and providing an effective date.
**ASSIGNED ORDINANCE NO. 23-2275**

M. ID 23-2465 Consider adoption of an ordinance of the City of Denton establishing the Mobility Committee as an Advisory Committee; establishing the powers and duties of the Mobility Committee; dissolving the Traffic Safety Commission; dissolving the Council Mobility Committee; repealing all ordinances and resolutions in conflict herewith; providing for a severability clause and an effective date.
**ASSIGNED ORDINANCE NO. 23-2465**

## 5. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ID 23-2407 Consider adoption of an ordinance of the City of Denton amending Chapter 14, Article VIII of the Code of Ordinances (Non-Discrimination in Public Accommodations, Employment Practices, and Housing), to add a fair chance hiring provision to Section 14-203-5 setting hiring standards to limit employers' consideration of the criminal history on an initial job application; providing severability; providing a savings clause; providing for publication and codification; providing for a penalty; and providing an effective date.
**ITEM TABLED FOR 120 DAYS**

The item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Mayor Hudspeth submitted Exhibit C to Agenda Item 23-2407.

Following discussion, Council Member McGee moved to table the item as presented for 120 days. Motion seconded by Council Member Meltzer.

Motion carried.

AYES (5): Mayor Hudspeth, and Council Members Byrd, Meltzer, Holland, McGee, and Watts

NAYS (2): Mayor Pro Tem Beck and Council Members Holland

ABSENT (0):

## 6. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 6:16 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

JESUS SALAZAR
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: January 23, 2024

**January 9, 2024 City Council Regular Meeting - EXHIBIT A**

**Speaker Commentaries/Registrations**
**Online, Email, Phone**

| Name | Last | Address | City | Agenda | Position | Method | Comments |
|---|---|---|---|---|---|---|---|
| Stephen | Dillenberg | | Denton | 23-2420 | Opposition | e-comment | I do not consent. See you soon. |
| Sage | Thorne | 1101 Collier Street | Denton | 23-2407 | Support | Open Mic | |
| Erin | Carter | 401 N Elm Street | Denton | 23-2407 | Opposition | Open Mic | Denton Chamber of Commerce |
| April | Stokes | | Denton | 23-2407 | Opposition | Open Mic | Denton Chamber of Commerce |
| Alison | Maguire | 2208 Miranda Place | Denton | 23-2407 | Support | White Card | |

BOARDS & COMMISSIONS - NOMINATIONS LIST
January 9, 2024

| BOARD/COMMITTEE/COMMISSION | COUNCIL PLACE | NOMINATING CCM | NOMINEE | PRESENT TERM | NEW TERM | STATUS & QUALIFICATION OR PREFERENCE, IF ANY |
|---|---|---|---|---|---|---|
| Committee on Persons with Disabilities | | Bradon Chase McGee | Judy Patman | N/A | UNEXPIRED<br>September 1, 2023<br>through<br>August 31, 2025 | New |
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