CITY OF DENTON CITY COUNCIL MINUTES
March 19, 2024

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, March 19, 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 public participation at this meeting. However, there were no online registrations or call ins on any items on the agenda.

WORK SESSION

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

   o None

2. **Requests for clarification of agenda items listed on this agenda for public hearing and individual consideration.**

   o None

3. **Work Session Reports**

A. ID 24-258 Receive a report, hold a discussion, and give staff direction regarding the FY 2022-23 Annual Comprehensive Financial Report and annual audit. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

B. ID 24-302 Receive a report, hold a discussion, and give staff direction on proposed amendments to City of Denton Code of Ordinances Chapter 6 Animals; and receive information on House Bill 870 and Senate Bill 1989 from the 2023 Texas Legislative Session. [Estimated Presentation/Discussion Time: 45 minutes]

The item was presented and discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

C. ID 24-110 Receive a report, hold a discussion, and give staff direction regarding potential subject matter to be discussed by a future Charter Election Discussion. [Estimated Presentation/Discussion Time: 45 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was to move forward with a Charter Review Committee Charge:

Section 2.01. Number, selection, and term

1. Examine the mix of geographical and at-large council seats.
2. Examine the number of council seats.
3. Examine the term length.

Section 2.02. Qualifications

1. Examine the council stipend.

Next steps:

The Council will move forward with the following Work Session schedule:

April 2, 2024	Article XIV. General Provisions,
April 16, 2024	Article IV. Initiative, Referendum and Recall
May 21, 2024	2 Minute Pitch

D. ID 23-2349 Receive a report, hold a discussion, and give staff direction regarding creating Public Facility Corporations to develop affordable housing in the City of Denton, including a comprehensive analysis of the definition, creation, and administration of Public Facility Corporations. [Estimated Presentation/Discussion Time: 45 minutes]

The item was presented and discussion followed.

Following discussion, City Council directed staff to proceed with the resolution, to accept the formation documents for the DPFC, and authorization to submit the necessary filings to the Secretary of State for City Council approval.

E. ID 24-080 Receive a report, hold a discussion, and give staff direction on pending City Council requests for: 1) Request for a work session to discuss restoration of the online vote record. 2) Request for Legal staff to research the best resolution(s) to the original IOOF Cemetery deed and contact IOOF representatives for them to participate in the process. [Estimated Presentation/Discussion Time: 30 minutes]

1) Request for a work session to discuss restoration of the online vote record.

The item was presented and discussion followed.

Following discussion, City Council consensus was to schedule for future work sessions.

2) Request for Legal staff to research the best resolution(s) to the original IOOF Cemetery deed and contact IOOF representatives for them to participate in the process.

The item was presented and discussion followed.

Following discussion, City Council consensus was to schedule for future work sessions.

The work session ended at 4:10 p.m.

CLOSED MEETING

1. The City Council convened into a Closed Meeting at 4:10 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. ID 24-634 Consultation with Attorneys - Under Texas Government Code Section 551.071. Consultation with City's attorneys regarding litigation in Cause No. 24-1005-481, styled "State of Texas v. City of Denton, et al." pending in the 481st District Court, Denton County, Texas; where a public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or jeopardize the City's legal position in pending litigation.
DELIBERATED

The closed meeting started at 4:12 p.m. and ended at 4:33 p.m. No votes or actions were taken during the closed meeting.

REGULAR MEETING

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Regular Meeting on Tuesday, March 19, 2024, at 6:30 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, Joe Holland, Brandon Chase McGee, and Chris Watts

ABSENT: Council Member Paul Meltzer

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.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. PROCLAMATIONS/PRESENTATIONS

A. ID 24-459 Proclamation: American Red Cross Month
PRESENTED

3. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

A. Review of procedures for addressing the City Council.

B. Reports from members of the public shall be received through the following two (2) methods. A total of up to seven (7) speakers are permitted to provide public comment and may include any combination of prior registration and open microphone speakers.

1) Pre-registration. This section of the agenda permits any person who has registered in advance to make a citizen report regarding a public business item he or she wishes to be considered by the City Council. Each speaker is allowed a maximum of four (4) minutes to present their report. At the conclusion of each report, the City Council may pose questions to the speaker or may engage in discussion. If the City Council believes that a speaker's report requires a more detailed review, the City Council will give the City Manager or City Staff direction to place the item on a future work session or regular meeting agenda and advise staff as to the background materials to be desired at such meeting.

a. ID 24-552 Tanner Small regarding e-Waste.
PRESENTED

b. ID 24-574 Max Folmar regarding access transportation.
PRESENTED

c. ID 24-570 Amira Rasoul regarding Ceasefire for Palestine.
PRESENTED

d. ID 24-571 Erin Taylor regarding Ceasefire Resolution.
PRESENTED

e. ID 24-572 Gaelle Antoine regarding Ceasefire for Palestine.
PRESENTED

f. ID 24-573 Malak Abu-esheh regarding Ceasefire for Palestine.
NOT PRESENTED

g. ID 24-582 Dana Zoltner regarding City Council Responsibilities.
PRESENTED

2) Open Microphone. This section of the agenda permits any person who has not registered in advance for a citizen report to make comments about public business items not listed on the agenda. Such person(s) shall have registered using the "Virtual White Card" or "By Phone" process outlined by the City on its website or meeting notice.

(2) Additional Citizen Reports (Open Microphone)

Citizen comments received are noted on Exhibit A.

4. CONSENT AGENDA

The Consent Agenda consisted of Items 4. A – T. 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 Byrd.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Beck and Council Members Byrd, Holland, McGee, and Watts

NAYS (0): None

ABSENT (1): Council Member Meltzer

A. ID 24-088 Consider approval of the minutes of the March 5, 2024 Regular Meeting.

APPROVED

B. ID 24-096 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Airport Advisory Board, Denton Police Chief Advisory Board, and Tax Increment Reinvestment Zone Number One Board.
APPROVED
APPOINTMENTS LISTED ON EXHIBIT B

C. ID 24-442 Consider approval of a resolution of the City of Denton denying Jeffery Barr and John Barr's petition for removal of property from the extraterritorial jurisdiction of the City of Denton and denying the City's consent to the reduction of the City's extraterritorial jurisdiction; and providing an effective date.
ASSIGNED RESOLUTION NO. 24-442

D. ID 24-622 Consider adoption of an ordinance of the City of Denton prohibiting right turn movement at the signalized intersection where the approaching traffic is facing a red signal light and U-turn where the approaching traffic has no traffic control signs; a repealer clause; providing a savings clause; providing for penalty not to exceed $200 for violations of this ordinance; providing that violations of this ordinance shall be governed by chapter 18 of the code of ordinances of the City of Denton; and providing for an effective date.
ASSIGNED ORDINANCE NO. 24-622

E. ID 24-360 Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a 1.287 acre Public Utility Easement granted to the City of Denton by Selwyn School, a corporation organized and maintained under the laws of the State of Texas recorded by County Clerk file number 1986-4670, Real Property Records, Denton County, Texas; providing for the quitclaim thereof to DIN1 Land Ltd, a Texas limited partnership; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Denton; providing for severability and an effective date.
ASSIGNED ORDINANCE NO. 24-360

F. ID 24-361 Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of a 0.784 acre portion of an Electric Easement granted to Brazos River Transmission Electric Cooperative, Inc., by County Clerk file number 1949-4017, Deed Records, Denton County, Texas and assigned to the City of Denton by County Clerk file number 1990-9563, Real Property Records, Denton County, Texas; providing for the quitclaim thereof to Mayhill Road Associates, LLC., a Texas limited liability company; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for the

consideration to be paid to the City of Denton; providing for severability and an effective date.

ASSIGNED ORDINANCE NO. 24-361

G. ID 24-362 Consider adoption of an ordinance of the City of Denton providing for the abandonment, relinquishment, and quitclaim of 1) a 0.106 acre tract and a 0.184 tract, both areas being portions of the Public Utility easement granted to the City of Denton by Allegiance Hillview, L.P., a New York limited partnership recorded by County Clerk file number 2008-11630, Real Property Records, Denton county, Texas and 2) a 1.088 acre tract being a portion of the waterline easement granted to the City of Denton by Allegiance Hillview, L.P., a New York limited partnership recorded by County Clerk file number 2008-11630, Real Property Records, Denton County, Texas; providing for the quitclaim thereof to Home Depot U.S.A. Inc., a Delaware corporation; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Denton against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Denton; providing for severability and an effective date.

ASSIGNED ORDINANCE NO. 24-362

H. ID 23-749 Consider adoption of an ordinance of the City of Denton authorizing the City Manager, to 1) execute a Letter Agreement for real property purchase and 2) accept the dedication of a fee simple interest in approximately 4.5390 acres of land located in the Robert Beaumont Survey, Abstract No. 31, and being a portion south of that certain tract described as section 1, tract one in the deed to Rayzor Investments, Ltd. Recorded in volume 1796, page 601 in the City and County of Denton, Texas; and providing for severability and an effective date.

ASSIGNED ORDINANCE NO. 23-749

I. ID 24-259 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Agreement between the City of Denton and the University of North Texas, A Higher Education Agency of the State of Texas (UNT), for the improvements and modifications to Union Circle as part of the 2019 Bond: Neighborhoods 2 & 6 Reconstruction Capital Improvement Project.

ASSIGNED ORDINANCE NO. 24-259

J. ID 24-342 Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute an Interlocal Agreement between the City of Denton and the University of North Texas, A Higher Education Agency of the State of Texas (UNT), regarding the installation of an empty duct bank within the Bonnie Brae Phase 3 Widening and Reconstruction Project.

ASSIGNED ORDINANCE NO. 24-342

K. ID 24-539 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 Professional

Services Agreement between the City of Denton and Halff Associates, Inc., amending the contract approved by the City Council on November 15, 2022, in the not-to-exceed amount of $1,144,280.00; said first amendment to provide additional engineering and design services for a Conditional Letter of Map Revision and a Letter of Map Revision in relation to the Westgate Drive Reconstruction Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7599-011 - providing for an additional first amendment expenditure amount not-to-exceed $62,000.00, with the total contract amount not-to-exceed $1,206,280.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-539

L. ID 24-540 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 TREG Erosion Control Specialists, LLC., for the Avondale Park Streambank Restoration Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8288 - awarded to TREG Erosion Control Specialists, LLC., in the not-to-exceed amount of $974,148.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-540

M. ID 24-541 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 Tyndale Enterprises, Inc., for the supply of flame-resistant clothing and uniform management for Denton Municipal Electric; providing for the expenditure of funds therefor; and providing an effective date (RFP 8349 - awarded to Tyndale Enterprises, Inc., 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 $1,316,700.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-541

N. ID 24-542 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 Pipe View, LLC dba Pipe View America, as the primary vendor, and Pro-Pipe, Inc., as the secondary vendor, for storm pipe cleaning and inspection services for the Drainage Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8395 - awarded to Pipe View, LLC dba Pipe View America and Pro-Pipe, Inc. for one (1) year, with the option for four (4) additional one (1) year extensions, in total five (5) year not-to-exceed amount of $2,500,000.00). The Public Utilities Board recommends approval (5 - 0).

ASSIGNED ORDINANCE NO. 24-542

O. ID 24-543 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of the first amendment to a contract between the City of Denton and Integrated Computer Systems, Inc., amending the contract approved by City Council on April 9, 2019, in the not-to-exceed amount of $3,090,863.53, for continued licensing and vendor support for the Computer Aided Dispatch (CAD) System,

the Law Enforcement Records Management System (RMS), and the Mobile Data System (MDS) for the Technology Services Department, said first amendment to extend the term of the contract for one (1) year, with the option for two (2) additional one (1) year extensions; providing for the expenditure of funds therefor; and providing an effective date (RFP 6400 - providing for an additional first amendment expenditure amount not-to-exceed $772,000.00, with the total contract amount not-to-exceed $3,862,863.53, and extending the contract with Integrated Computer Systems, Inc., for one (1) year, with the option for two (2) additional one (1) year extensions).

ASSIGNED ORDINANCE NO. 24-543

P. ID 24-544 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 E Brooke Associates LLC., for professional design services for Audra Oaks Park Master Plan for the Parks and Recreation Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7850-008 - Professional Services Agreement for professional design services awarded to E Brooke Associates LLC., in the not-to-exceed amount of $51,465.00).

ASSIGNED ORDINANCE NO. 24-544

Q. ID 24-545 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 E Brooke Associates LLC, for projects related to site planning and parks and trails design services for the City of Denton for the Parks and Recreation Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7850-010 - Professional Services Agreement for design services awarded to E Brooke Associates LLC, 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. 24-545

R. ID 24-546 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 BiblioCommons Corp., for software maintenance and licensing from BiblioCommons for the Online Library Catalog Discovery & Overlay Tool for the Denton Public Library, which is the sole provider of this software, in accordance with Texas Local Government Code 252.022, which provides that procurement of commodities and services that are available from one source are exempt from competitive bidding, and if over $50,000 shall be awarded by the governing body; and providing an effective date (File 8448 - awarded to BiblioCommons Corp., in the three (3) year not-to-exceed amount of $83,000.00).

ASSIGNED ORDINANCE NO. 24-546

S. ID 24-547 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, ratifying the expenditure of funds by the City Manager for the emergency purchase of Emergency Medical Services/Emergency Medical Technicians Professional Liability insurance coverage for the City of Denton, through the City's sole

broker of record, Lockton Companies, LLC; and providing an effective date (File 8467 - awarded to Admiral Insurance Company, in the three (3) year not-to-exceed amount of $112,155.00).
ASSIGNED ORDINANCE NO. 24-547

T. ID 24-548 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 Stryker Sales, LLC, through the Sourcewell Cooperative Purchasing Network Contract Number 041823, and through the Savvik Buying Group Contracts 2019-05 and 2021-06, for the purchase of medical equipment for the City of Denton Fire Department; providing for the expenditure of funds therefor; and providing an effective date (File 8482 - awarded to Stryker Sales, LLC, in the five (5) year not-to-exceed amount of $2,000,000.00).
ASSIGNED ORDINANCE NO. 24-548

5. ITEMS FOR INDIVIDUAL CONSIDERATION

A. A23-0003 Consider adoption of an ordinance of the City of Denton, Texas regarding a Municipal Services Agreement, pursuant to Tex. Loc. Gov. Code Sec. 43.0672, between the City of Denton and Lake City Holdings, LLC for the provision of city services to approximately 6.28 acres of land, generally located 224 feet north of E. McKinney Street and 1,140 feet east of Trinity Road; approving a schedule of annexation; authorizing the City Manager to execute the agreement; and providing an effective date. (A23-0003, M. Forrest Annexation, Angie Manglaris)

There were no online registrations or call-ins on the item.

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem Beck moved to adopt the item as presented. Motion seconded by Council Member McGee.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Beck and Council Members Byrd, Holland, McGee, and Watts

NAYS (0): None

ABSENT (1): Council Member Meltzer

6. PUBLIC HEARINGS

A. A23-0003a Hold a public hearing and consider a petition for voluntary annexation of approximately 6.28 acres of land, generally located 1,176 feet north of East McKinney Street

and east of Trinity Road into the City of Denton, Denton County, Texas. (A23-0003a, M. Forrest Annexation, Angie Manglaris)

There were no online registrations or call-ins on the item.

The item was presented and no discussion followed.

Note: There was no action taken as the item was only a public hearing.

B. Z23-0014a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in zoning district and use classification from a Rural Residential (RR) district to a Light Industrial (LI) district on approximately 13.4 acres of land generally located on the south side of US 380 approximately 2,400 feet west of Masch Branch Road in the City of Denton, Denton County; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of $2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend approval of the request. Motion for approval by Commissioner Cole and second by Commissioner Thaggard. (Z23-0014a, RDO Equipment - RR to LI, Ashley Ekstedt)
ASSIGNED ORDINANCE NO. Z23-0014a

There were no online registrations or call-ins on the item.

The item was presented and no discussion followed.

The public hearing was opened and citizen comments received are noted on Exhibit A.

With no other callers on queue, the public hearing was closed.

Following discussion, Council Member Watts moved to adopt the item as presented. Motion seconded by Mayor Pro Tem Beck.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Beck and Council Members Byrd, Holland, McGee, and Watts

NAYS (0): None

ABSENT (1): Council Member Meltzer

7. **ITEMS FOR INDIVIDUAL CONSIDERATION - CONTINUED**

A. A23-0003b Conduct the first of two readings of an ordinance of the City of Denton, Texas annexing approximately 6.28 acres of land, generally located 1, 176 feet north of E. McKinney Street and east of Trinity Road to the City of Denton, Denton County, Texas; providing for a correction to the city map to include the annexed land; and providing for a savings clause and an effective date. (A23-0003b, M. Forrest Annexation, Angie Manglaris)
Note: There was no action taken as the item was only a reading.

B. ID 24-463 Consider adoption of an ordinance of the City of Denton, Texas establishing the schedule of rates for electric service; providing for a severability clause; and providing for an effective date. The Public Utilities Board recommends approval (6 - 0).
ASSIGNED ORDINANCE NO. 24-463

There were no online registrations or call-ins on the item.

The item was presented and discussion followed.

Following discussion, Council Member Watts moved to adopt the item as amended. Motion seconded by Mayor Pro Tem Beck.

Motion carried.

AYES (6): Mayor Hudspeth, Mayor Pro Tem Beck and Council Members Byrd, Holland, McGee, and Watts

NAYS (0): None

ABSENT (1): Council Member Meltzer

8. CONCLUDING ITEMS

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 8:16 p.m.

GERARD HUDSPETH
MAYOR
CITY OF DENTON, TEXAS

JESUS SALAZAR
CITY SECRETARY
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: April 2, 2024

March 19, 2024 City Council Regular Meeting - EXHIBIT A							
Name	**Last**	**Address**	**City**	**Agenda Item**	**Position**	**Method**	**Comments**
Alvaro	Medina	980 N Mill St.	Lewisville	A23-0003a	Opposition	White Card	
Aimee	Bissett	109 N. Elm	Denton	Z23-0014a	Support	Public	Applicant
Jaysohn	Thorn	1406 Amherst Dr.	Denton		Support	Open Mic	

BOARDS & COMMISSIONS - NOMINATIONS LIST						
BOARD/COMMITTEE/COMMISSION	**COUNCIL PLACE**	**NOMINATING CCM**	**NOMINEE**	**PRESENT TERM**	**NEW TERM**	**STATUS & QUALIFICATION OR PREFERENCE, IF ANY**
Tax Increment Reiinvestment Zone Number One Board (TIRZ1)	N/A	N/A	Suzanne Johnson		UNEXPIRED September 1, 2023 through August 31, 2025	Chairperson
Denton Police Chief Advisory Board	5	Brandon Chase McGee	Sage Thorne		TBD	appointment
Airport Advisory Board	2	Brian Beck	Brownie Stonecipher		UNEXPIRED September 1, 2023 through August 31, 2025	appointment