

## CITY OF DENTON CITY COUNCIL MINUTES

December 3, 2024

After determining that a quorum was present, the City Council of the City of Denton, Texas convened in a Work Session on Tuesday, December 3, 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 Paul Meltzer and Council Members Brian Beck, Vicki Byrd, Joe Holland, Brandon Chase McGee (arrived 2:06 P.M.) and Jill Jester.

**ABSENT:** None

Also present were Assistant City Manager Frank Dixon and First Assistant City Attorney Benjamin Samples.

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**

Citizen comments received are noted on Exhibit A.

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

- Clarification was requested on the following items:
  - o Mayor Pro Tem Meltzer: Consent Item I and J
- The following item was pulled for Individual Consideration:
  - o None

#### **3. Work Session Reports**

- A. ID 24-2357 Receive a report, hold a discussion, and give staff direction regarding the Charter Review Committee recommendations. [Estimated Presentation/Discussion Time: 1 hour]

The item was presented and discussion followed.

Following discussion, City Council consensus was to include items A, B, C, and I on the ballot for the May 2025 election.

- B. ID 24-2038 Receive a report, hold a discussion, and give staff direction regarding Audit Project 028 - Warehouse Inventory Management: Follow-Up Review. [Estimated Presentation/Discussion Time: 15 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 24-2359 Receive a report, hold a discussion, and give staff direction regarding the Denton Chamber of Commerce's Fair Chance Hiring pilot program. [Estimated Presentation/Discussion Time: 30 minutes]

The item was presented and discussion followed.

Following discussion, City Council consensus was to reconsider the Fair Chance Hiring ordinance if a 2 Minute Pitch is presented by the requesting Council Member at a future meeting.

- D. ID 24-1558 Receive a report, hold a discussion, and give staff direction on pending City Council requests for: 1) Installation of rooftop and wall gardens and solar panels with batteries on City buildings. [Estimated Presentation/Discussion Time: 30 minutes]

Following discussion, City Council consensus was as follows:

- o Consensus for an Informal Staff Report (ISR).

The work session ended at 3:35 p.m.

### **CLOSED MEETING**

1. The City Council convened into a Closed Meeting at 3:37 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

- A. ID 24-2430 Deliberations regarding Real Property - Under Texas Government Code, Section 551.072. Receive information from staff, discuss, deliberate, and provide staff with direction about the potential purchase or lease of real property situated in The Arts Council Abstract SD0533A, both in the City of Denton, Denton County, Texas, located off Bell Avenue, where public deliberation of such potential purchase would have a detrimental effect on the City's position in negotiations with a third party.

### **DELIBERATED**

The closed meeting started at 3:37 p.m. and ended at 4:06 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, December 3, 2024, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

**ABSENT:** None

Also present were Assistant City Manager Frank Dixon and First Assistant City Attorney Benjamin Samples.

The posted agenda noted the registration process for in-person, call-in, and public participation at this meeting. There were no call-in or online comments received. In-person comments received are reflected on the exhibit to the minutes of this meeting.

### **1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas

### **2. PROCLAMATIONS/PRESENTATIONS**

- A. ID 24-2001 Proclamation: Senator Drew Springer Service Honor  
**PRESENTED**
- B. ID 24-2184 Proclamation: Salvation Red Kettle Challenge  
**PRESENTED**
- C. ID 24-1721 Proclamation: Nu Pi Sigma Chapter of Sigma Gamma Rho Sorority Service Recognition  
**PRESENTED**
- D. ID 24-2420 Proclamation: Denton 360 Graduation  
**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.

1) Scheduled Citizen Reports from Members of the Public

- a. ID 24-2372 Ms. Linda Yeatts regarding fluoride in water.  
**PRESENTED**
- b. ID 24-2373 Ms. Courtney Gilcrease regarding Gunner.  
**NOT PRESENTED**
- c. ID 24-2374 Ms. MaKayla Rogers regarding fluoride in water.  
**PRESENTED**
- d. ID 24-2375 Mr. Charles Lee regarding ICE and immigration enforcement.  
**PRESENTED**
- e. ID 24-2377 Mr. John Gilcrease regarding Gunner.  
**NOT PRESENTED**
- f. ID 24-2385 Dr. Todd McCracken regarding fluoride in water.  
**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

None

4. **CONSENT AGENDA**

The Consent Agenda consisted of Items 4. A - N. During the Work Session held earlier in the day, no items were pulled for Individual Consideration.

Council Member Beck moved to adopt the Consent Agenda as presented. Motion seconded by Council Member Holland.

Motion carried.

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

NAYS (0): None

- A. ID 24-440 Consider approval of the minutes of the November 19, 2024 Regular Meeting.

**APPROVED**

- B. ID 24-507 Consider nominations/appointments to the City's Boards, Commissions, and Committees: Committee on Persons with Disabilities and Airport Advisory Board.

**APPROVED**

**APPOINTMENTS/REAPPOINTMENTS AS LISTED ON EXHIBIT B**

- C. ID 24-2190 Consider approval of a resolution of the City of Denton providing the October 17, 2024 meeting absence by Charter Review Committee Member Michelle Jones be excused; and providing an effective date.

**ASSIGNED RESOLUTION NO. 24-2190**

- D. ID 24-2192 Consider approval of a resolution of the City of Denton providing the October 14, 2024 and October 28, 2024 meeting absences by Public Utilities Board Member Susan Parker be excused; and providing an effective date.

**ASSIGNED RESOLUTION NO. 24-2192**

- E. ID 24-2235 Consider adoption of an ordinance of the City of Denton, A Texas Home-Rule Municipal Corporation, authorizing the City Manager or designee to execute an Inter Local Agreement between the Town of Argyle, Texas; and the City of Denton, Texas, for the location of a traffic signal partially within the territorial limits of Argyle, Texas, to be maintained by the City of Denton in accordance with its standard policies and procedures for traffic safety.

**ASSIGNED ORDINANCE NO. 24-2235**

- F. ID 24-2348 Consider adoption of an ordinance of the City of Denton, A Texas Home-Rule Municipal Corporation, authorizing the City Manager or Designee to execute and deliver an Advance Funding Agreement for a Highway Safety Improvement On-System project, between the City of Denton and the Texas Department of Transportation (TxDOT), regarding the construction of traffic signals on US 377 at Fort Worth Drive, Eagle Drive at US 77 (Elm), and FM 428 at Kings Row; confirming expenses; and providing an effective date.

**ASSIGNED ORDINANCE NO. 24-2348**

- G. ID 24-2198 Consider adoption of an ordinance of the City of Denton, Texas considering all matters incident and related to the issuance, sale and delivery of up to \$100,000,000 in principal amount of "City of Denton General Obligation Refunding Bonds"; authorizing the issuance of the bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing instruments and procedures relating to said bonds; enacting other provisions relating to the subject; and providing an effective date.

**ASSIGNED ORDINANCE NO. 24-2198**

- H. ID 24-2199 Consider adoption of an ordinance of the City of Denton, Texas considering all matters incident and related to the issuance, sale and delivery of up to \$300,000,000 in principal amount of "City of Denton Utility System Revenue Refunding Bonds, Series 2025"; authorizing the issuance of the bonds; delegating the authority to certain city officials to execute certain documents relating to the sale of the bonds; approving and authorizing instruments and procedures relating to said bonds; enacting other provisions relating to the subject; and providing an effective date. The Public Utilities Board recommends approval (4-0).

**ASSIGNED ORDINANCE NO. 24-2199**

- I. ID 24-2200 Consider approval of a resolution of the City of Denton amending Policy Number 403.07 "Debt Service Management" to make administrative maintenance revisions based on annual review of the policy; and providing for an effective date. The Debt Committee recommends approval (4-0).

**ASSIGNED RESOLUTION NO. 24-2200**

- J. ID 24-2201 Consider approval of a resolution of the City of Denton amending Policy Number 403.06 "Investment Policy" to make administrative maintenance revisions based on annual review of the policy; and providing an effective date. The Investment Committee recommends approval (4-0).

**ASSIGNED RESOLUTION NO. 24-2201**

- K. ID 24-2350 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 Facility Solutions Group, Inc., amending the contract approved by City Council on January 4, 2022, in the not-to-exceed amount of \$1,375,000.00, said first amendment to continue to provide security access controls for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (File 7835 - providing for a first amendment expenditure amount not-to-exceed \$343,750.00, with the total contract amount not-to-exceed \$1,718,750.00).

**ASSIGNED ORDINANCE NO. 24-2350**

- L. ID 24-2351 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 Kimley-Horn and Associates, Inc., for the design of traffic signals at the intersection of South Woodrow Lane at Morse Street for the Transportation (Development

Services) Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 8377-004 - Professional Services Agreement for design services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$84,000.00).

**ASSIGNED ORDINANCE NO. 24-2351**

- M. ID 24-2352 Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, rejecting any and all competitive proposals under RFP 8632 for the Uninterrupted Power Supply Service for the Facilities Management Department; and providing an effective date (RFP 8632).

**ASSIGNED ORDINANCE NO. 24-2352**

- N. ID 24-2353 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 North Central Texas Council of Governments (NCTCOG), under Section 791.001 of the State of Texas Government Code, to authorize the City of Denton to purchase new Digital Orthophotography Spatial Data from the NCTCOG Geographic Information System for the Technology Services Department, providing for the expenditure of funds therefor; and providing an effective date (File 8676 - awarded to North Central Texas Council of Governments, in a five (5) year not-to-exceed amount of \$650,000.00).

**ASSIGNED ORDINANCE NO. 24-2353**

**5. PUBLIC HEARINGS**

- A. Z24-0013a 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 General Office (GO) district to a Highway Corridor (HC) district on approximately .358 acres of land generally located on the west side of I35E approximately 1,500 feet north of Schuyler Street in the City of Denton, Denton County, Texas; 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 [4-1] to recommend approval of the request. Motion for approval by Chair Ellis and second by Commissioner Pruett. (Z24-0013a, I-35 RV Supercenter, Ashley Ekstedt)

**ASSIGNED ORDINANCE NO. Z24-0013a**

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

The item was presented and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Jester.

Motion carried.

AYES (6): Mayor Hudspeth and Council Members Beck, Byrd, Holland, Jester, and McGee

NAYS (1): Mayor Pro Tem Meltzer

ABSENT (0): None

- B. Z24-0011a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request to rezone approximately 10.51 acres of land from Residential 6 (R-6) District to Public Facilities (PF) District generally located on the south side of Mills Road, approximately 1,900 feet east of North Mayhill Road, in the City of Denton, Denton County, Texas; 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 (4-0) to recommend approval of the request. Motion for approval by Commissioner Villareal and second by Commissioner Padron. (Z24-0011a, DISD Transportation Facility, Julie Wyatt)

**ASSIGNED ORDINANCE NO. Z24-0011a**

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

The item was presented and 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 Jester moved to adopt the item as presented. Motion seconded by Mayor Hudspeth.

Motion carried.

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

NAYS (0): None

ABSENT (0): None

- C. PDA24-0002a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, repealing zoning ordinance (Z20-0001b) for 3.185 acres of land zoned

Mixed-Use Neighborhood with overlay conditions; and adopting a new zoning designation of Planned Development-Mixed-Use Neighborhood (PD-MN) District for 3.185 acres generally located east of I-35N, approximately 1,078 feet south of Windsor Drive, in the City of Denton, Denton County, Texas; 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 [3-1] to recommend approval of the request. Motion for approval by Commissioner Villareal and second by Commissioner Pruett. (PDA24-0002a, Elite Hospitality Pickleball and Restaurant, Angie Manglaris)

**ASSIGNED ORDINANCE NO. PDA24-0002a**

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

The item was presented and 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 Jester moved to adopt the item as presented. Motion seconded by Council Member Meltzer.

Motion carried.

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

NAYS (0): None

ABSENT (0): None

- D. PD24-0003a Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Residential 1 (R1) and Rural Residential (RR) Districts to a Planned Development with a base of zoning of Residential 4 (PD-R4) District on approximately 15.44 acres of land generally located northeast of the intersection of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas; 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 [3-1] to recommend approval of the request. Motion for approval by Commissioner Pruett and second by Chair Ellis. (PD24-0003a, The Reserves at Brush Creek, Angie Manglaris)

**ASSIGNED ORDINANCE NO. PD24-0003a**

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

The item was presented and 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 Jester moved to adopt the item as presented. Motion seconded by Council Member Holland.

Motion carried.

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

NAYS (2): Mayor Pro Tem Meltzer and Council Member Beck

ABSENT (0): None

- E. ID 24-2389 Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, Amending Ordinance No. 2010-316 concerning Tax Increment Reinvestment Zone Number One, City of Denton, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries and extending the term of Tax Increment Financing Reinvestment Zone Number One, City of Denton, Texas; and providing an effective date.

**ASSIGNED ORDINANCE NO. 24-2389**

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

The item was presented and discussion followed.

The public hearing was opened and with no callers in the queue, the public hearing was closed.

Following discussion, Mayor Hudspeth moved to adopt the item as presented. Motion seconded by Council Member Jester.

Motion carried.

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

NAYS (2): Mayor Pro Tem Meltzer and Council Member Beck

ABSENT (0): None

**6. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. ID 24-2259 Consider adoption of an ordinance approving an economic development agreement under Chapter 380 of the local government code to promote economic development and to stimulate business activity and economic growth of the City of Denton between the City of Denton and Enginetech North America Corporation, regarding the expansion of operations and increase in the number of jobs in the City of Denton; authorizing the expenditure of funds therefor; and providing an effective date. The Economic Development Partnership Board recommends approval (9-0).

**ASSIGNED ORDINANCE NO. 24-2259**

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

The item was presented and discussion followed.

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

Motion carried.

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

NAYS (0): None

ABSENT (0): None

- B. ID 24-2183 Consider approval of a resolution of the City of Denton exercising its rights and casting votes for membership to the board of directors of the Denton Central Appraisal District; and providing an effective date.

**ASSIGNED ORDINANCE NO. 24-2183**

**APPROVED THE CITY OF DENTON'S 189 VOTES TO BE CAST FOR CHARLES STAFFORD**

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

The item was presented and discussion followed.

Following discussion, Mayor Pro Tem moved to adopt the item with a division of the City of Denton's 189 votes split between Council Member Vicki Byrd and Charles Stafford. Motion seconded by Council Member Holland.

Council Member Vicki Byrd declined the nomination.

Mayor Pro Tem amended his motion to adopt the item with all 189 votes to be cast for Charles Stafford. Motion Seconded by Council Member Holland.

Motion carried.

AYES (5): Mayor Pro Tem Meltzer and Council Members Beck, Byrd, Jester, and McGee

NAYS (2): Mayor Hudspeth and Council Member Holland

ABSENT (0): None

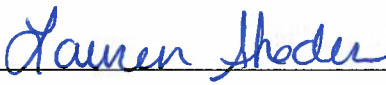
**7. CONCLUDING ITEMS**

Council Members expressed items of interest.

With no further business, the meeting was adjourned at 9:05 p.m.



  
\_\_\_\_\_  
GERARD HUDSPETH  
MAYOR  
CITY OF DENTON, TEXAS

  
\_\_\_\_\_  
LAUREN THODEN  
CITY SECRETARY  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON: December 17, 2024

| December 3, 2024 City Council Regular Meeting - EXHIBIT A |           |                         |            |             |          |                        |           |
|-----------------------------------------------------------|-----------|-------------------------|------------|-------------|----------|------------------------|-----------|
| Name                                                      | Last      | Address                 | City       | Agenda Item | Position | Method                 | Comments  |
| Charles                                                   | Lee       | 624 W. University Dr..  | Denton     | 24-507      | Opposed  | Work Session - Consent |           |
| Alexander                                                 | Allen     | 4609 Upper Glenwick Ct. | Argyle     | PD24-0003a  | Opposed  | White Card             |           |
| Terry                                                     | Boaz      | 1050 Brush Creek Rd.    | Argyle     | PD24-0003a  | Opposed  | White Card             |           |
| Charles                                                   | Lee       | 624 W. University Dr..  | Denton     | Z24-00011a  | Opposed  | Public Hearing         |           |
| Aimee                                                     | Bissett   | 109 N. Elm              | Denton     | PD24-0002a  | Support  | Public Hearing         | Applicant |
| Amy                                                       | Blackburn | 900 Brush Creek         | Argyle     | PD24-0003a  | Opposed  | Public Hearing         |           |
| Omar                                                      | Oweir     | 2061 S Stemmons Fwy.    | Lewisville | PD24-0003a  | Support  | Public Hearing         |           |
| Darius                                                    | Maggi     | 1201 Whispering Lane    | Southlake  | PD24-0003a  | Support  | Public Hearing         |           |



**BOARDS & COMMISSIONS - NOMINATIONS LIST**  
**December 3, 2024**

| BOARD/COMMITTEE/COMMISSION             | COUNCIL PLACE | NOMINATING CCM | NOMINEE           | PRESENT TERM | NEW TERM                    | STATUS & QUALIFICATION OR PREFERENCE, IF ANY |
|----------------------------------------|---------------|----------------|-------------------|--------------|-----------------------------|----------------------------------------------|
| Airport Advisory Board                 | 5             | McGee          | Clyde R. Woolfolk | 1            | Sept 1, 2024 – Aug 31, 2026 |                                              |
| Committee on Persons with Disabilities | 3             | Meltzer        | Sarah Dighton     | NEW          | Sept 1, 2024 – Aug 31, 2026 |                                              |

